

SECTION '2' – Applications meriting special consideration

Application No : 15/02867/OUT

Ward:
Chislehurst

Address : Norlands Gate Norlands Crescent
Chislehurst BR7 5QY

OS Grid Ref: E: 543878 N: 169612

Applicant : Mr Adrian Lawrence

Objections : YES

Description of Development:

Proposed replacement dwelling to that permitted within application 92/00944 - outline permission for appearance, landscaping and layout

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Smoke Control SCA 16

Proposal

Permission was granted under reference 92/00944/FUL for the demolition of an existing building and the erection of four detached, four bedroom dwellings and new access road. The permission was implemented with the erection of three of the four permitted dwellings (plots 1,2 and 3) however the dwelling on plot 4 was never constructed. This is an outline application for the erection of the fourth dwelling with slight alterations proposed to the design and siting.

The application has been submitted in 'outline' with approval being sought for appearance, landscaping and layout. All other matters (access and scale) are reserved. Matters concerning the scale (height, width, depth of the dwelling) and access are not a matter for determination.

Location

The application site is accessed from the eastern side of Norlands Crescent within a cul- de-sac of three houses named Norlands Gate. The application site bounds number 37 Norlands Crescent to the south west, 26 Paget Gardens to the west and 'Magnolia' to the north. The site is surrounded by the three residential properties within Norlands Gate to the east and south east and shares an access

road from Norlands Crescent. The site is bounded by mature high level planting to the west of the site with an approximate 2m high wall to the north.

The site is located within the Chislehurst Conservation Area with the surrounding area characterised by residential properties.

The site has a PTAL of 1b.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- The scheme would encroach upon and overcrowd the local vicinity
- Invasion of privacy as neighbouring properties will be overlooked
- The dwelling will alter the appearance of the entire neighbourhood
- The height of the dwelling will overshadow and cut out natural light
- Disruption and noise from development
- Delivery of materials will damage properties and cause highways issues
- Pollution from development i.e. dust and debris
- Disruption to the existing drainage system
- Cranes and bulldozers may move the foundations of neighbouring properties
- The property will overlook Magnolia to the north
- The application makes no consideration to privacy and there are no details of landscaping to mitigate this.
- The house is larger and higher than the original house and closer to the rear boundary
- The height of the land the dwelling is sited on will be higher due to the earth spoiling's from the previous development being left there.
- Strongly object to the design and the increase in floors from 2 to 3 and the number of bedrooms from 4 to 5.
- The house will be out of keeping with the surrounding properties as it will be the largest property in the least adaptable plot.
- The width of the plot is not suitable and the plot is too small
- The new proposal is a garden grab and an over development of the site

Highways - No comments have been received from Highways to date however these will be reported verbally to committee when received.

Drainage - No Objections subject to conditions

Conservation Officer - No Objections

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
BE11 Development in Conservation Areas
H1 Housing Supply
H7 Housing Density and Design
NE7 Development and Trees
T3 Parking
T7 Cyclists
T18 Road Safety

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

London Plan (July 2015)

Policy 3.3 Increasing Housing Supply.
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

Planning History

There is a considerable planning history to the site, of which the most relevant applications include:

83/02133/OUT - MAGNOLIA CRICKET GROUND ROAD CHISLEHURST BR7
5HD
1-4 BEDROOMED HOUSE WITH GARAGE 4-4 BEDROOMED HOUSES
LINKED BY GARAGES OUTLINE - Refused

85/03139/OUT - ERECTION OF TWO DETACHED DWELLINGS WITH
GARAGES AND ACCESS AND DETACHED GARAGE OUTLINE - Refused

86/00727/OUT - EXTENSION OF NORLANDS CRESCENT AND ERECTION OF
4 HOUSES LINKED BY GARAGES - Refused

86/03618/OUT - FOUR DETACHED HOUSES WITH DOUBLE GARAGES
OUTLINE - Refused

89/01871/OUT - TWO DETACHED DWELLINGS WITH GARAGES AND ACCESS
AND DETACHED GARAGE RENEWAL - Permission

90/01252/DET - DETAILS PURSUANT TO 863618 GRANTED ON APPEAL FOR
FOUR 2 STOREY 4 BEDROOM HOUSES WITH GARAGES AND ACCESS
ROAD - Permission

92/00944/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4
DETACHED FOUR BEDROOM HOUSES WITH GARAGES AND ACCESS
ROAD - Permission

Conclusions

The main issues relating to the application are the principle of the development and the effect in principle that a residential development would have on the character and appearance of the locality, the effect of the design layout and appearance on the locality and visual amenity of the area and the impact the scheme would have on the living conditions and amenities of nearby properties.

The application is an outline application to consider appearance, landscaping and layout. In this respect the following criteria can be assessed:

Layout: the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development

Appearance: Aspects of a building or place which affect the way it looks, including the exterior of the development

Landscaping: The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen

Principle of Development

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework or where specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) but it excludes gardens from the definition of previously developed land.

Policy 3.4 Optimising housing potential of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.

Policy H7 of the UDP sets out criteria to assess whether new housing developments are appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

Members may consider that one of the most pertinent issues to consider within this application is the extant planning permission for the site. Without the need for further planning permission, a fourth property could be erected on the site at any time; as such the principle of a new residential unit on this site has already been established. In effect, this application seeks approval of only a change in siting and appearance of the dwelling.

Nevertheless, the site is currently in residential use and is located adjacent to residential dwellings. In this location the Council will consider residential infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of the new dwelling on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

Density

Policy 3.4 in the London Plan seeks to ensure that development proposals achieve the optimum housing density compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Table 3.2 (Sustainable residential quality) identifies appropriate residential density ranges related to a site's setting (assessed in terms of its location, existing building form and massing) and public transport accessibility (PTAL). This site is considered to be in a 'suburban' setting and has a PTAL rating of 1b giving an indicative density range of 35-55 dwellings per hectare. The London Plan states that residential density figures should be based on net residential area, which includes internal roads and ancillary open spaces. UDP Policy H7 also includes a density/location matrix which supports a density of 30-65 u/ha for locations such as this provided the site is well designed, providing a high quality living environment for future occupiers whilst respecting the spatial characteristics of the surrounding area.

The density of this proposal equates to 14.2 u/ha which is below the Bromley and London Plan guidance. Development plan policies related to density are intended to optimise not maximise development and a numerical calculation of density is only one consideration. It is also necessary to consider the quality of the development in relation to the surrounding context.

Members may consider that whilst the density figures suggest that the site could cater for a more intense form of development, the Inspector allowed the principle of four detached dwellings on the site within appeal ref: AA/G5180/A/87/069641. The principle of the construction of a new dwelling and the site density are therefore considered acceptable.

Appearance

The National Planning Policy Framework (NPPF) states that a key role for planning is to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Further to this, paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, respond to local character and history, and reflect the identity of local surroundings and materials; and are visually attractive.

The London Plan further reiterates the importance of ensuring good design, and states, in Policy 7.4, that development should improve an area's visual or physical connection with natural features and, in areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 of the London Plan also states that development should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and should comprise details and materials that complement, not necessarily replicate, the local architectural character.

BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

The existing development within Norlands Gate is characterised by large detached dwellings sited within substantial plots and detached garaging within the front amenity areas. The dwellings within Norlands Gate are of similar architectural design, with a mixture of render and tile hanging to the front elevations of numbers 3 and 4 and brick and render to number 2. This provides an open and spacious character with a distinctive pattern. The site slopes upwards from the entrance to Norlands Gate to the northern boundary.

The dwelling is proposed to be constructed utilising a red stock brick with render to the upper floors. The dwelling will host a hipped roof profile with prominent chimney stack and two storey front projecting hipped gable, similar in appearance to the surrounding properties, especially number 2. The proposed gables hip back away from the road in contrast to the design originally approved which allows for a two storey projecting gable frontage. The hipped roofline would mitigate some of the prominence of the dwelling when viewed from the highway and is considered a betterment to that as previously approved. In terms of materiality, whilst a red stock brick would not be in keeping with the surrounding dwellings, if permission was forthcoming a condition could be added to the permission to allow for the submission and approval of materials prior to development. Correspondence with the Agent suggests he is amenable to change in brick colour.

There are a variety of window designs within the locality inclusive of brown wooden apertures and white upvc. The change in design of the windows compared to the original dwelling is negligible and is considered acceptable. The proposed dwelling also proposes one velux roof light and a roof lantern to allow for additional habitable accommodation within the roof space. These do not appear incongruous additions nor out of place by virtue of the roof detailing of the neighbouring dwellings.

Whilst some concern as to the height of the dwelling has been highlighted from neighbour objections due to the proposed second floor element, this will be a matter to consider within the reserved matters application as the scale of the proposal is not to be considered under this outline application. Whilst the height and scale of the dwelling is a matter for future consideration, floor plans have been provided within the submission highlighting a small increase in the width of the property from that as previously approved from 11.2m to 11.4m whereas the depth has decreased from 12.1m to 11.8m which may be considered acceptable. Furthermore indicative floor space calculations have been provided highlighting an increase in floor area from that as previously approved from 190m² to 198m², inclusive of the additional bedroom.

Policy 3.3 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The shape, room size and layout of the rooms in the proposed building are considered satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use. All habitable rooms would have satisfactory levels of light and comply with the internal room space requirements within policy 3.3.

The scheme was amended slightly to allow for a greater level of amenity space to be provided to account for the additional bedroom proposed. The dwelling has been sited 0.5m further forward within the plot and the rear projection of the dwelling has been reduced to allow for 13.1m in length of amenity space, 196.5m² in total area which Members may consider acceptable for a five bedroom, detached dwelling.

Siting

Policy H9 of the Unitary Development Plan

Saved Policy H9 requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary, which has been provided in this case. However, H9(ii) states that 'where higher standards of separation already exist in residential areas, proposals will be expected to provide a more generous side space. Para 4.48 explains that the Council considers that it important to 'prevent a cramped appearance and is necessary to protect the high spatial standards and visual amenity which characterise many of the Borough's residential areas'. As previously stated, the siting of a dwelling within this plot has already been established through the granting of permission on appeal ref: AA/G5180/A/87/06964. The newly proposed dwelling provides a greater separation between the flank elevation of the dwelling and the front elevation of 2 Norlands Gate by re-siting the dwelling closer to the boundary with 37 Norlands Crescent whilst still retaining over 1m separation distance. This would allow for an increased sense of spaciousness within the road when compared to the original proposal whilst still complying with Policy H9.

Impact on Adjoining Properties

The proposed dwelling is sited approximately 12m from the front elevation of number 2 Norlands Gate, 2m from the common side boundary with number 37 Norlands Crescent and 2m from the common side boundary with number 26 Pagent Gardens. Magnolia to the north is sited over 35m from the rear boundary of the dwelling and in excess of 45m from the rear elevation.

The location of the flank elevation of the newly proposed dwelling from the front habitable room windows within number 2 Norlands Gate is considered

unacceptable. The impact of the two storey structure within close proximity would allow for an unacceptable impact upon outlook and cause a loss of light to the owner/occupiers of the neighbouring dwelling, detrimental to residential amenity. The impact of the new dwelling however needs to be weighed against the extant permission for the site, which allows for a deeper dwelling house approximately 2m closer to the front elevation of number 2 than is currently proposed. Whilst the current scheme is not complaint with policies BE1 or H8 of the UDP by virtue of the impact of the dwelling on neighbouring amenity, it is considered a betterment to the dwelling that can built out as part of the original permission. The planning history for the site is a pertinent planning consideration that should be weighed up with the current local plan policies. Members may consider that whilst the dwelling would have some impact upon the residential amenity of number 2, it is considered favourable when compared to the current scheme that could readily be implemented on the site. On balance the proposed siting of the dwelling is considered acceptable.

Comments have been received from the property to the north, Magnolia, concerning overlooking. The neighbour also highlights the changes in land level of the site when compared to when the dwelling was first given permission in 1992 due to the left over soil from the original development being left on the site and turfed over, raising the land by approximately 2m. Whilst the height and scale of the dwelling is not a matter for which approval is being sought as part of this application, a slab level condition can be added to the decision if permission was to be forthcoming to ensure that the level of the land is re-instated to the same level as the existing properties within Norlands Gate. Furthermore, whilst the objections of the neighbours are taken into consideration, the property is located over 35m from the rear boundary of the site and 45m from the rear elevation, as such it is not considered that the dwelling would cause actual or perceived overlooking of the neighbouring dwelling by virtue of the extent of the separation distance provided. Nevertheless, through the submission of a reserved matters application, the scale of the dwelling inclusive of the height of the property will be considered and another judgement will be made on residential amenity at this point.

In terms of the impact upon residential amenity of number 37 Norlands Crescent and number 26 Pagent Gardens, after a comprehensive site visit it was noted that high level mature trees are located along the boundary with these properties which due to the sites location within a Conservation Area would be subject to a tree application if they were to be removed. The level of the planting along the boundary and the lowering of the land level which is to be conditioned would mitigate the impact of the property upon the neighbouring dwellings. Again, through the submission of a reserved matters application, the scale of the dwelling inclusive of the height of the property will be considered and another judgement will be made on residential amenity at this point. Furthermore, Members are minded that a dwelling within this location has already been approved within application 92/00944/FUL.

It is not considered that the dwelling would adversely impact upon number 3 and 4 Norlands Gate by virtue of the separation distances provided between the properties and the oblique degree in which the proposed property will be sited, preventing actual and perceived overlooking. In terms of potential overbearing and

overshadowing, the scale of the dwelling inclusive of the height of the property will be considered and another judgement will be made on residential amenity at the submission of reserved matters. Furthermore the inclusion of a slab levels condition would mitigate some of the impact of the dwelling upon neighbouring residential properties.

Conservation Area

No objections have been received from the Conservation Officer. Due to the secluded nature of the site and the residential character of the surrounding area, it is not considered that the proposed development would adversely impact upon the Chislehurst Conservation Area.

Landscaping

The application is for outline permission with matters of landscaping included. The property will be sited within an established residential area where a scheme of landscaping was implemented during the original construction phase. Whilst no details in reference to the landscaping within the front amenity space of this dwelling have been included, it is considered that this could be conditioned for submission at a later date. No TPOs are located within close proximity to the proposed dwelling and any other tree work would be subject to a tree application due to the sites location within a Conservation Area. The proposed boundary treatment will also be considered through the submission of details post determination.

Access

Whilst this is an outline application to only consider appearance, landscaping and layout, some details concerning access have been provided. There is one access to Norlands Gate provided from Norlands Crescent. The access was deemed satisfactory for four dwellings in 92/00944/FUL with the detached garage to serve the proposed dwelling located to the south of the site, already constructed. Comments as to the suitability of the access would be sought at the submission of reserved matters.

Concerns were raised with regards to the impact of the scheme upon pollution, drainage and construction noise. Whilst construction noise is not a material planning consideration, due to the enclosed nature of the cul-de-sac a condition will be added restricting work hours in the interest of the protection of neighbouring amenities. Furthermore, the drainage is considered satisfactory subject to the inclusion of conditions.

Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL contributions will be sought in connection with any subsequent reserved matters applications.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material

planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

as amended by documents received on 18.09.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 Details of access and scale (inclusive of the height, width and depth of the dwelling) (Hereinafter referred to as the "reserved matters") shall be submitted to the local planning authority. No development shall commence until details of the reserved matters for that phase have been approved in writing by the local planning authority. The development shall be carried out in full accordance with the approved details.**

In order for the local planning authority to consider the details pursuant of permission and in order to ensure compliance with policy BE1 and H7 of the Unitary Development Plan.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 3 Details and samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any above ground works are commenced. A schedule for applying the approved render shall be submitted including the type of render and manufacturer and the procedure for application. The development shall be carried out in accordance with the approved details.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4 The arrangements for storage of refuse (which shall include the provision for storage and collection of recyclable materials) and the means of enclosure shall be submitted in writing to the local authority for approval in writing prior to the occupation of the hereby approved development.**

In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

- 5 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.**

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 6 No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:**

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;

ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and

iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan

- 7** Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 8** Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 9** Details of a scheme of landscaping, which shall include the materials of paved areas, other hard surfaces, boundary treatments and types and specifications of trees (including age and size), shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

In order to prevent overdevelopment of the site in future, to protect the amenities of future residents and nearby residents, and to comply with Policy BE1 of the Unitary Development Plan.

11 Before the development hereby permitted is first occupied the proposed window(s) in the east and west side elevations shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

12 During the demolition and construction works hereby approved no operations including deliveries to or from the site shall be carried out on the site other than between the hours of 07.30 to 17.00 Mondays to Fridays inclusive and to 13.00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays.

To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promoted with regard to amenity.