

SECTION '2' – Applications meriting special consideration

Application No : 17/02800/FULL1

Ward:
Crystal Palace

Address : Keswick House 207A Anerley Road
Penge London SE20 8ER

OS Grid Ref: E: 535035 N: 169627

Applicant : Mr Oliver Denby

Objections : NO

Description of Development:

Roof extension forming 1No 2B3P unit, and alterations to existing mansard, and applied rendered coatings and changes to the glazing forming the main entrance.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 32

Proposal

Planning permission is sought for a rooftop extension forming 1 two bedroom flat, re-glazing of existing staircase, internal courtyard area and alterations to existing roof mansard to the left of the main entrance to the building.

The application is a resubmission of two previously refused planning applications and one dismissed appeal. Following the refusal of the first application the agent reduced the number of units from two to one. Following the refusal of the second application the agent has modified the drawings and reconfigured the internal layout by swapping the bedrooms with the living area from the east elevation to the west elevation. A private courtyard has been inserted into the centre of the flat which is accessed through sliding doors from the living room and hallway. Two balconies are also shown on the plans via bedroom 1 and the living/dining room area. The footprint of the structure has also been reduced from 75.15m² to 63.4m². Minor alterations to fenestration and external appearance of the building are also proposed.

The application has been accompanied by a supporting statement.

Location

The site is located on the northern side of Anerley Hill. The site is set back from the road and is located behind No 207 Anerley Road (Gilbert House). No 207 comprises a residential block made up of 10 flats.

The site itself comprises a 1980's two-storey purpose-built office building. This was granted prior approval and planning permission in 2014 and 2015 to enable the change of use of the ground and first floors from office accommodation to eight flats with associated parking. An element of the ground floor remains in D1 (office) use.

The site is the subject of a blanket Tree Preservation Order (No 215). The site also falls within an Air Quality Management Area declared for NOx.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Consultee comments:

Highways: Anerley Road (A214) is a London Distributor Road. The site is located in an area with medium PTAL rate of 4 (on a scale of 1 - 6, where 6 is the most accessible).

There are waiting restrictions and a bus stop immediately outside the development. No additional car parking space is offered. However 9 car (one for commercial and 8 allocating residential) parking spaces can be accommodated within site's curtilage. The applicant should be encouraged to provide two cycle parking spaces within the site's curtilage for the occupier of the development.

Tree officer - No objections to this application.

Environmental Health - Pollution - No objections.

Environmental Health - Housing - In summary, general issues with levels of natural ventilation and the use of combined living/kitchen/dining rooms.

Planning Considerations

London Plan:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.1 Climate change mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage

- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 7.21 Trees and Woodlands
- 8.3 Community Infrastructure Levy

Housing: Supplementary Planning Guidance. (March 2016)

Technical housing standards - Nationally Described Space Standard (March 2015)

Unitary Development Plan:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE7 Development and Trees
- ER10 Light pollution
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T16 Traffic Management and Sensitive Environments
- T18 Road Safety

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

- SPG1 General Design Principles
- SPG2 Residential Design Guidance

Emerging Bromley Local Plan:

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Local Plan process advances.

Draft Policy 1 - Housing supply
Draft Policy 4 - Housing design
Draft Policy 10 - Conversion of Non Residential Buildings to Residential
Draft Policy 30 - Parking
Draft Policy 32 - Road Safety
Draft Policy 33 - Access for All
Draft Policy 34 - Highway Infrastructure Provision
Draft Policy 37 - General design of development
Draft Policy 77 - Landscape Quality and Character
Draft Policy 112 - Planning for Sustainable Waste management
Draft Policy 113 - Waste Management in New Development
Draft Policy 115 - Reducing flood risk
Draft Policy 116 - Sustainable Urban Drainage Systems (SUDS)
Draft Policy 117- Water and Wastewater Infrastructure Capacity
Draft Policy 118 - Contaminated Land
Draft Policy 119 - Noise Pollution
Draft Policy 120 - Air Quality
Draft Policy 122 - Light Pollution
Draft Policy 123 - Sustainable Design and Construction
Draft Policy 124 - Carbon dioxide reduction, Decentralise Energy networks and Renewable Energy

Planning History

96/02761/FUL: Change of use of ground floor from offices to drop in centre for advice counselling and therapy retrospective application. Approved 05.02.1997

02/03628/FULL1: Ventilation ducting from kitchen. Approved 11.12.2002.

14/04021/RESPA: Change of use of first floor from Class B1(a) office to Class C3 dwellinghouses to form four 2 bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO). Prior Approval Granted 08.12.2014.

15/01429/RESPA: Change of use of first floor from Class B1 (a) office to Class C3 dwellinghouses to form 2 two bedroom and 3 one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class O Part 3 of the GPDO). Prior Approval Granted 29.06.2015.

15/04171/FULL1 Enlargement of 2No existing velux window and insertion of 1No new Juliette balcony. Refused 30.12.2015.

15/05256/FULL3: Change of use of part of existing Ground floor D1 space to form 3No new residential flats, retaining a separate space for the D1 use, with a new independent entrance. Alterations to Ground floor external elevations, providing

new windows and doors and new hard and soft landscaping. New juliette balcony to first floor. Approved 22.02.2016.

16/02764/FULL1: Rooftop extension to provide 2x1 bedroom residential units. Alterations to existing entrance and mansard roof to left of entrance. Refused 29.09.2016.

Reasons for refusal:

- The proposed addition of two rooftop flats constitutes a cramped and over-intensive use of the property, lacks adequate facilities commensurate with modern living standards, and is thereby contrary to Policy 3.5 of the London Plan, the Council's general requirements for residential conversions and policies BE1 and H7 of the Unitary Development Plan
- The proposed development by reason of limited natural daylight/ventilation, private amenity space and general facilities commensurable with modern living standards represents an overdevelopment and an unsatisfactory form of cramped living accommodation for future occupants of the building, contrary to Policies BE1 and H12 of the Unitary Development Plan, Policy 3.5 of the London Plan and the Technical Housing Standards (DCLG).
- The addition of two rooftop flats would appear an incongruous addition to the host building and the overall bulk and mass would appear out of keeping with the surrounding area and impact on neighbours in Gilbert House through a loss of privacy, overlooking and noise contrary to Policies BE1 and H7 of the Unitary Development Plan.
- The proposed roof extension will present excessive pruning pressures to trees surrounding trees. The application conflicts with policy NE7 of the Bromley Unitary Development Plan (adopted July 2006).
- In the absence of sufficient information to demonstrate satisfactorily otherwise, the proposals would likely result in conditions prejudicial to the wellbeing of trees on the site and immediately adjoining land contrary to Policy NE7 of the Bromley Unitary Development Plan and Policy 7.21 of the London Plan.

The above application (Ref:- 16/02764) was also dismissed at Appeal on 03.04.2017. The Inspector considered that the proposal would harm the living conditions of the residents of both flats, having regard to internal space, outlook and outdoor space.

17/00087/FULL1: Rooftop extension forming 1 two bedroom flat, re-glazing of existing staircase, screening to amenity areas and alterations to existing rear mansard to left of main entrance to building. Refused 24.02.2017

Reasons for refusal:

- The proposed development by reason of its design, siting, scale, bulk and massing and its relationship to adjacent and nearby buildings in this location would be an inappropriate, incongruous and visually obtrusive development resulting in a cramped and over-intensive use of the property detrimental to the character and appearance of the area contrary to Policies BE1 and H7 of the Unitary Development Plan and Policies 3.4, 3.5, 7.4 and 7.6 of the London Plan.
- The proposed development by reason of its overbearing nature, siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the perceived privacy and amenity enjoyed by the occupants of neighbouring property contrary to Policies BE1, H7 and H12 of the Unitary Development Plan and Policies 7.6 of the London Plan.
- The proposed development would fail to provide a satisfactory standard of good quality accommodation for future occupiers by reason of its lack of reasonable outlook for rear habitable rooms contrary to Policy BE1 and H7 of the Unitary Development Plan, Policy 3.5 of the London Plan, Supplementary Planning Guidance: Housing of the London Plan Implementation Framework.

Conclusions

The primary issues in the assessment of this planning application are:

- Principle of development
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the area and locality
- Impact on the amenity of neighbouring properties
- The quality of living conditions for future occupiers
- Highways and traffic Issues

Principle of development

Housing is a priority use for all London Boroughs. Policy 3.3 Increasing housing supply, Policy 3.4 Optimising housing potential and Policy 3.8 Housing choice in the London Plan (2015) generally encourage the provision of redevelopment in previously developed residential areas 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 indicate development should be restricted.

Policy H7 of the UDP advises that new housing developments will be expected to meet all of the following criteria in respect of; density; a mix of housing types and sizes, or provides house types to address a local shortage; the site layout, buildings and space about buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas; off street parking is provided; the layout is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles; and security and crime prevention measures are included in the design and layout of buildings and public areas.

Policy H12 - Conversion of non-residential buildings to residential use states that the Council will permit the conversion of genuinely redundant office and other non-residential buildings to residential use, particularly above shops, subject to achieving a satisfactory quality of accommodation and amenity.

Where the above criteria are met any change of use must be sympathetic to the design, character and appearance of the original building if it is considered to be a positive contribution to local character.

In this case the proposed scheme does not greatly affect the lower floor uses except for minor intervention to the second floor to build up a mansard section to facilitate the roof top structure to be built.

The application site currently comprises of an existing office building which has cumulative permissions to be converted into 7 or 8 flats depending on which prior approval permission is implemented on the first floor for 4 or 5 units respectively in connection with the separate full planning permission on the ground floor for 3 units with retention of a small area on the ground floor for D1 use (non-residential institutions). The proposal now seeks to add a further flat to the rooftop of the building. The principle of development therefore needs to be carefully considered and weighed up with regard to whether the need for the development (whether it would add to the Council's target to provide housing) against the impact it will have to the character of the area and impact upon residential amenity.

Therefore with regard to Policy H12 the principle of the additional residential unit on the roof area appears acceptable; however this is subject to the scheme's compliance with all other relevant development plan documents and policies.

Design, Siting and Appearance

Policies 3.4 and 3.5 of the Further Alterations to the London Plan (March 2015) (FALP) reflect the same principles. Policy 3.4 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range. This reflects paragraph 58 of the National Planning Policy Framework, which requires

development to respond to local character and context and optimise the potential of sites.

Policy BE1 and H7 of the UDP set out a number of criteria for the design of new development. With regard to local character and appearance 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.

As noted above, the application site comprises of an existing office building which benefits from prior approval/planning permission to be converted into flats with retention of a small area on the ground floor for D1 use (non-residential institutions). This revised proposal seeks to add a single further flat to the rooftop of the building.

The proposal would incorporate a striking contemporary design which is a sharp contrast to the existing building and surrounding residential properties, as such the introduction of a rooftop flat could be seen as an overdevelopment of the existing building. The submitted plans show a variety of different materials being used to construct and build the roof top addition including alum cladding, glass, fabricated metal and louvre screening. The overall scale and bulk of the flat roofed addition may harm the external appearance of the building which has remained two storey since 1980's.

No objection is made to the proposed changes to the existing entrance.

Standard of Residential Accommodation

Policy 3.5 of the London Plan and the Housing SPG (2016) 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 should comply with Nationally Described Housing Standards (2015).

The floor space size of the proposed unit on the rooftop of the building is 63.4m² (a reduction from the previous unit, which had a floor space size of 74.15m²). The nationally described space standard requires 61m² of internal area in relation to the number of persons and bedrooms provided in the unit. On this basis, the floorspace provision for the unit is compliant with the required standards and is considered acceptable. The shape and room size is also considered satisfactory and none of the rooms would have a particularly convoluted shape which would limit their specific use.

However, new homes should not only have adequately sized rooms and convenient and efficient room layouts but should also provide a reasonable outlook for occupants. As part of the current application the submitted drawings show that the unit has been reconfigured and the bedrooms located on the east elevation and

the living/dining room located on the west elevation. The west elevation looks over to the rear garden of 205 Anerley Road and the east elevation the rear gardens of Beeches Close. High level windows are shown on both elevations. A new purpose build amenity area has also been inserted which will overlook onto the north elevation. The Council's Environmental Health Officer has raised concerns about the adequacy of the ventilation arrangements under the scope of Environmental Health legislation but is also a factor in the design of the units.

The development would therefore be contrary to Policy 3.5 of the London Plan and Policies BE1 and H7 of the Bromley UDP, insofar as these policies require new housing to be of the highest quality by providing not only adequate internal space but also an environment that would provide satisfactory living conditions for its occupiers.

Amenity Space

In terms of amenity space a courtyard area has been inserted between the second bedroom and the living area. The courtyard would be accessed by two sliding doors (one from each room). The courtyard measures 4m in width x 6.5m in length with a floor area of 26m².

A balcony would provide rooftop amenity space as shown from Bedroom 1 which measures 2.4m in width x 2.9m in length with a floorarea of 6.96m². The drawing shows a 1m high balustrade with wood handrail.

The existing parapet wall will also act as a partial balcony area to the living and dining area which will be accessed from a door located on the southern elevation.

Members may consider that the balcony screening that has been put forward on an amended plan could be conditioned to ensure that there would be minimum loss of privacy or overlooking between residents in Keswick House and Gilbert House.

Impact on Adjoining Properties

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

In terms of residential amenity, the site is surrounded on all sides by residential properties. Following the changes to the layout of the internal floorarea the bedrooms are now located on the eastern flank elevation (overlooking Beeches Close) and the living/dining room on the western flank (overlooking the rear garden of No. 205 Anerley Road); the level of overlooking and loss of privacy is reduced, however a balcony area is still shown from bedroom 1. Previously the main impact was to residents living in No 207 Anerley Road, in particular on the higher floors. The bedrooms are now located on the opposite flank elevation and an amended plan has been forward that show an element of boundary screening to cut down on the loss of privacy and overlooking between future occupiers and nearby residents.

An existing parapet wall will act as a partial balcony area to the living and dining area which will be accessed from a door located on the southern elevation. This outdoor amenity space may cause issues of mutual loss of privacy and overlooking between the new occupier of the flat and those residents already living in 207 Anerley Road.

The new Courtyard area does alleviate previous concerns about mutual loss of privacy and overlooking to the occupants of the new flats and those existing residents living in 207. It will overlook the rear garden of 205 Anerley Road but this is considered to cause no additional overlooking than the first floor windows on the floor below.

The ground and first floors of the existing building have permission to be converted from office development to residential units with nine off-street car parking spaces. The current application seeks permission to add a single but larger unit only to the existing rooftop, which is currently occupied by a water tank.

Highways and Car parking

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the UDP and London Plan should be used as a basis for assessment.

The Council's Highway Officer has reviewed the current application and not raised any objection in this regard. Therefore, the proposal is considered generally acceptable from a highways safety perspective subject to appropriate planning conditions.

Trees and landscaping.

Policy NE7 of the UDP states that proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.

The Council's Tree Officer previously raised concerns that the rooftop extension could lead cause post development pressure. The previously dismissed appeal stated however at paragraph 15 that "there would be no trees of significant public value overhanging the roof of the host building or the rooftop additions thus there would be no conflict with UDP Policy NE7".

Members may consider that in light of the Appeal Inspectors comments that the Trees located close to the site would not be impacted if the rooftop extension was to be built .

Cycle parking

Cycle parking is required to be 1 space per studio and 1 bedroom flats and 2 spaces for all other dwellings. The applicant has not provided details of a location

for cycle storage for the units. Further details in this regard are recommended by condition.

Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage location for the units in the rear curtilage parking area accessed from Westfield Road. The location point is considered acceptable. Further details in this regard are recommended by condition in relation to capacity and a containment structure.

Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

No details have been supplied in this regard which is not required by policy for schemes of this size.

Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Summary

The proposed internal changes to deal with issues of overlooking and loss of privacy needs to be carefully considered. The agent has taken account of previous refusal grounds and advice given by the Appeal Inspector and shown a reconfigured layout and courtyard area, however, outdoor amenity provision albeit with screening is still shown on the drawings which Members may feel would cause a mutual loss of privacy and overlooking to future occupiers of the flat and that to residents in 207 Anerley Road and 21-24 Beeches Close.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) DC/17/02800/FULL1, 16/02764/FULL1, 15/05256/FULL3, 15/04171/FULL1, 15/01429/RESPA & 14/04021/RESPA as set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The boundary enclosures indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied and shall be permanently retained thereafter.**

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

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.

- 4 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.**

- 5 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: 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.

- 6 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 7** Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned 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 arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: 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.

- 8** Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 9** Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

- 10** Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy BE1 of the Unitary Development Plan.