



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

DATE: 4th September 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO WEST CRAVEN COMMITTEE ON 04 SEPTEMBER 2018

Application Ref: 18/0394/FUL

Proposal: Full: Erection of one detached dwelling house

At: Land Adjacent No 7 The Hayfields, Salterforth.

On behalf of: Mr C Nuttall

Date Registered: 05/07/2018

Expiry Date: 30/08/2018

Case Officer: Alex Cameron

This application is brought to committee by the number of objections received.

Site Description and Proposal

The site is scrub land approximately 0.03ha in area positioned towards the end of the cul-de-sac adjacent to garages and No. 7 The Hayfields, the proposed site includes one of these existing garages. This is a full application for the erection of a detached 3 bedroom property constructed of artificial stone, concrete roof tiles and wood grain effect UPVC for the windows. The plans show a 1.5m high fence positioned along the south western boundary and a 0.9m post and rail fence along the south eastern boundary.

The proposal is essentially an infill and would be the eleventh dwelling on this cul-de-sac. It adjoins open countryside to the south east and is bounded by the development being constructed by Seddon Homes to the south west. The footprint of the property occupies approximately 62sqm of the site. The property is positioned within the settlement boundary of Salterforth.

A previous application was approved in 2016, this application is for an amended design to that existing permission. The amendments to the plans are the addition of a porch to north west the side, a Juliet balcony window to the south east side and minor alterations to the layout of the hard landscaping.

Relevant Planning History

13/83/0942 - approved outline planning permission for residential development of the Hayfields site.

13/85/0741 - refusal of planning permission for ten dwellings, as it constituted overdevelopment, with substandard provision of private open space, was poorly located adjacent to industrial activity and would create a highway hazard at the junction of the cul-de-sac with Earby Road.

13/85/1187 - refused planning permission for ten dwellings, for similar reasons to above, though this was overturned at appeal.

13/02/0401P – Erect detached bungalow – Refused – 03/09/2002.

16/0113/FUL – Erection of 3 bedroom detached dwelling house – Approved – 9th June, 2016.

Consultee Response

LCC Highways – No objection subject to the following comments being noted.

The above application is a revision of a previous scheme, approved under Planning Permission 13/16/0113. The revisions include the addition of a porch and balcony at first floor level. Whilst these would not have an impact on the adopted highway network we still have concerns regarding the proposed parking provision for this development. As it is not adjacent to the dwelling it could encourage parking in the existing turning head, which would be detrimental to other highway users on this cul-de-sac. We note that all other properties on The Hayfields have off-road parking provision.

The developer has enclosed part of the 2m service strip and proposes to build a fence over a section. This fence should be moved back into the site so that it does not encroach into the service strip.

Furthermore, the developer has not indicated the location of street lighting column 3 on their plan and how this would be affected by the development. Any removal or re-location of the street lighting column would be at the developer's expense. They are advised to contact the county council's Street Lighting Section to discuss their proposals.

Earby and Salterforth Drainage Board - We have slight concerns that surface water from this development might eventually enter Salterforth Beck and would like to see conditions in place to ensure all surface water run off is contained and does not drain via the field and Seddons development into the beck which has a limited capacity.

Salterforth Parish Council

Public Response

Press and site notices posted and nearest neighbours notified. Responses received objecting on the following grounds:

- Detrimental impacts on light, privacy and outlook of adjacent dwellings.
- There is a street light within the boundary not shown on the plan and there is a fence built over the required 2 metre service strip which would require a revised boundary plan.
- Adverse highway safety impact of proximity to turning head.
- Maintenance access for garages.
- Loss of previous landscaping on the site.
- Adverse visual impact.
- Materials and design of the property isn't in keeping with surrounding dwellings.
- Over-densification of the site.
- Housing targets for the area have been met.
- Previous refusals should be taken into account.
- Noise impact of the heat pump.
- Radon levels should be investigated.
- Impact of dust and dirt and safety concerns during construction.

Officer Comments

Policy

The following Local Plan policies are relevant to this application:

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 requires developments to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.

Policy ENV2 seeks to encourage high standards of design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV4 advises that development should have regard to the potential impacts they may cause to the highway network. Where these impacts are severe, permission should be refused.

Policy LIV1 sets out the housing requirements for 2011 to 2030 and how this will be delivered.

Policy LIV3 provided guidance on the housing needs in order to provide a range of residential accommodation.

Policy LIV5 requires all new housing to be designed and built in a sustainable way. New development should make the most efficient use of land and built at a density appropriate to their location taking account of townscape and landscape character. Provision for open space and/or green infrastructure should be made in all new housing developments.

Replacement Pendle Local Plan

Policy 31 of the Replacement Pendle Local Plan details the current parking standards for new development.

Principle of Housing Development

The acceptability of housing development on this site has been established by the existing planning permission. This application is simply for revision to the plans, the proposed revision to the plans do not affect the acceptability of the development.

Design

The design of the proposed dwelling remains essential the same as that approved in 2016 with the addition of a porch and a Juliet balcony a changes to the layout of the paving around the property and a wall. These are minor changes are do not adversely impact upon the appearance of the proposed building. The proposed development is therefore acceptable in terms of visual amenity in accordance with policies ENV2 and LIV5.

Residential Amenity

The residential amenity impacts of the development, including the impacts on the new development to the south west, were considered in the previously approved application in 2016 and found to be acceptable. The only material change in circumstances since that date is the current application for residential development of that land (18/0362/FUL).

The proposed Juliet balcony would face onto that site. The proposed plans would maintain acceptable privacy distances between the two proposed developments. Taking this into account the proposed Juliet balcony raises no unacceptable residential amenity impacts.

The proposed porch would raise no privacy issues unacceptable or overbearing impacts. The hard landscaping changes would also raise no adverse amenity impacts.

The proposed dwelling raises no other privacy impacts and would be a sufficient distance from adjacent dwellings to ensure that it does not result in any unacceptable loss of light or overbearing impacts.

Concerns have been raised regarding noise from the proposed air source heat pump, which was also present in the previously approved development. Taking into account that this equipment could be installed under permitted development rights, the typical noise levels of domestic air source heat pumps and the distance it would be from adjacent dwellings this is acceptable in terms of residential amenity.

The proposed development is therefore acceptable in terms of residential amenity in accordance with policies ENV2 and LIV5.

Highways

Concerns have been raised in relation to the proposed parking arrangements and issues regarding the service strip and a lighting column. This application does not propose any material changes to the existing approval in relation to these matters.

The proposed revisions to the approved development to not raised any additional highway implications. The proposed development is acceptable in terms of parking provision and highway safety in accordance with policies ENV4 and 31.

Drainage

This application would result in a slight increase in the developed area of the site with the addition of a small porch. Acceptable drainage can be ensured by condition.

Other Issues

Concerns have been raised regarding the impacts of construction. The development does not involve demolition and therefore is unlikely to result in significant levels of dust. Taking into account the scale of the development and the access to the site it is not necessary to attach conditions to control construction operations.

Concerns have been raised regarding radon gas. The Environmental Health response to the previous application included a note regarding the potential for the presence of radon gas, this is not a matter which requires a planning condition, the necessary protection measures would fall within the remit of the Building Regulations process.

Summary

The proposed revisions to the approved development do not raise any unacceptable impacts and the proposed development therefore remains acceptable.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in accordance with the policies of the Pendle Local Plan Part 1: Core Strategy and saved policies of the Replacement Pendle Local Plan. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1, 2, 3A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

- 4 Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

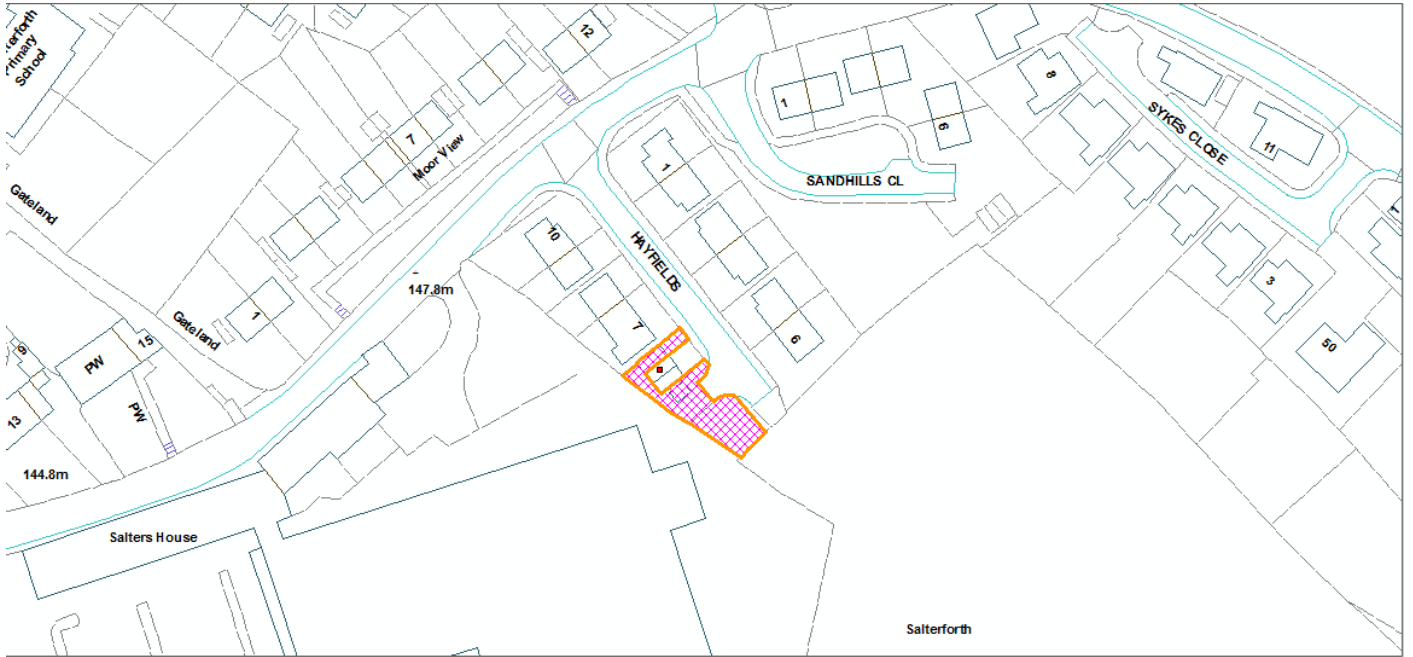
- 5 The proposed dwelling shall not be occupied unless and until the turning head shown on the approved plan has been cross hatched in accordance with details to be submitted to and agreed and writing with the Local Planning Authority. The turning head provided shall then always remain unobstructed and available for turning purposes unless otherwise agreed in writing by the Local Authority.

Reason: In the interest of highway safety.

Note

1. Alterations to the existing site layout as part of the new works may require changes to the existing street lighting at the developer's expense. Before any works commence the developer should contact Lancashire County Council's Street Lighting Section to discuss the removal/replacement of the street lighting column on site adjacent to the garages. They can be contacted for further information on 0300 123 6780 or by e-mail on highways@lancashire.gov.uk .

2. The property is located in an area where over 10% of properties are potentially affected by Radon. Full protective measures should be installed or a BR211 report should be carried out to determine if no basic or full protective measures are applicable. For further advice, contact the Pollution Control Section of the Environmental Protection department on (01282) 661199 or environmental.pollution@pendle.gov.uk.



Application Ref: 18/0394/FUL

Proposal: Full: Erection of one detached dwelling house

At: Land Adjacent No 7 The Hayfields, Salterforth.

On behalf of: Mr C Nuttall

REPORT TO WEST CRAVEN COMMITTEE 4th SEPTEMBER, 2018

Application Ref: 18/0468/FUL

Proposal: Full: Erection of one detached dwelling.

At: Brooklea, 284 Colne Road, Earby (land to southwest)

On Behalf of: Mr Andrew Morgan

Date Registered: 03 July, 2018

Expiry Date: 28 August, 2018

Case Officer: Christian Barton

This application has been referred to committee as more than 3 objections have been received.

Site Description and Proposal

The application seeks to erect a, two-storey dwelling to the southwest of 284 Colne Road in Earby. It is a resubmission of expired schemes that were approved in 2009 and 2012.

The site would be accessed off an unnamed cul-de-sac. It is currently a lawned area of domestic garden with tall shrubs on the north and east boundaries. It is surrounded by residential properties to three sides with open countryside to the south.

The proposed development would have three bedrooms. It would have a footprint of 11.2m x 8.8m with pitched roof 4.1m in height. Mock tudor bay windows are proposed to the front. The house would have natural stone elevations, slate roofing tiles and a light oak uPVC fenestration. A patterned concrete driveway is proposed to the front providing two car parking spaces.

The site is within the settlement boundary of Earby and has designated Open Countryside immediately to the south.

Relevant Planning History

13/12/0326P - Full: Erection of a detached dwelling house – Approved with Conditions – September 2012.

13/09/0396P - Full: Erection of detached dwellinghouse – Approved with Conditions – November 2009.

13/03/0704P - Outline: Residential development (0.1ha) – Refused – November 2003.

Consultee Response

LCC Highways - The Highway Development Support Section does not have any objections regarding the proposed erection of one detached dwelling at the above location.

Conditions have been advised including provisions to allow cars to leave the site in forward gear, use of bound surfacing materials adjacent to the highway, off-street car parking provision and secure storage for two cycles.

Yorkshire Water - Please note we have no comments on this application at this time. A suitable drainage condition should be attached to any approval.

National Grid (Cadent) - General comments forwarded highlighting the proximity of nearby gas infrastructure. All developers are required to contact Cadents Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Earby and Salterforth Internal Drainage Board - We have no objections to this development provided surface water run off does not discharge into the waterways on the Salterforth side of Colne Road.

Earby Town Council - No comments received.

Public Response

The nearest 7 neighbours have been notified by letter. Comments have been received objecting on the following grounds;

- Loss of trees from previous developments
- Visual effects of the existing houses on the cul-de-sac
- Increased parking requirements
- Reduced manoeuvrability of vehicles
- Reduced highway safety
- Reduced safety of the adjacent bridleway
- Poor visibility for motorists from the existing hedge
- Loss of openness and effects of urban sprawl
- Effects on existing infrastructure networks
- Loss of views and visual effects of a new house

Officer Comments

This application is the same as application 13/12/0326P that was approved with conditions in September 2012.

The main considerations for this application are the principle of the development, design and materials, impacts on residential amenity, highways and parking, landscaping, drainage and flooding.

The Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) is the starting point for considering planning applications. Policies that conform to the National Planning Policy Framework and are up to date must be given full weight when planning applications are considered. Other relevant material considerations are then set against the Policies of the Local Plan and contribute to the decision making process.

1. National Planning Policy Framework (NPPF)

Paragraphs 73 and 74 of the NPPF specifies that Local Planning Authorities (LPAs) should identify a supply of deliverable housing sites to provide five years' worth of land for housing requirements.

The NPPF states that that relevant policy that relates to housing land supplies should not be considered up-to-date if the LPA is not able to demonstrate a five-year supply of deliverable

housing sites. The most recent Annual Monitoring Review (AMR) has demonstrated a five-year housing supply and as such the Policies from the Core Strategy apply.

Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development. Paragraph 130 of the NPPF states that planning permissions should be refused where development exhibits a poor design and fails to take opportunities to improve the character and quality of an area and the way that area functions.

2. The relevant Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) policies are:

- CS Policy ENV1 seeks to protect and enhance the natural and historic environment and sets out the requirements for development proposals.
- CS Policy ENV7 concerning development and the management of flood risk.
- CS Policy ENV2 relates to the achievement of good design in new developments.
- CS Policy LIV5 echoes these requirements but with specific relevance to housing.
- CS Policy SDP1 sets out the presumption in favour of sustainable development which runs through the Core Strategy.
- CS Policy SDP2 relates to spatial development principles, the role of individual settlements and the selection of sites for new development.
- CS Policy SDP3 seeks to direct new housing to the most sustainable places. The largest percentage will be located in the M65 corridor, which includes Brierfield.
- CS Policy LIV1 supports new residential development which accords with other policies within the Core Strategy, particularly when located on non-allocated sites within a settlement boundary where they are sustainable.

3. Other policies and guidance's are also relevant:

- Saved Replacement Local Plan Policy 31 that sets out the parking standards for developments.
- The adopted Design Principles Supplementary Planning Document (SPD) applies to new build homes and sets out the aspects required for good design.

4. Principle of Housing

The site is located within the settlement boundary of Earby. Taking its proximity in relation services and facilities, it cannot be considered an isolated site. It also lies within an existing residential area.

There are no objections to the principle of development and the scheme complies with the aforementioned housing policies as part of the Pendle Local Plan.

5. Design and Materials

Paragraphs 59 through to 79 of the NPPF contain guidance on providing a wide variety of homes and requiring good design. Policy ENV2 reiterates these points and is relevant to the determination of this application.

The adopted Design Principles SPD advises that walling materials and roof tiles should complement those of surrounding properties. In addition, window styles should also complement those of neighbouring dwellings and any regular spacing between dwellings should be respected, with adequate garden areas.

Concerns have been raised regarding the visual effects of the proposal. The existing street scene of Colne Road consists of a mixture of housing types constructed from a range of materials. The proposal would resemble the adjacent house, Brooklea in terms of scale and appearance.

The materials proposed are also similar to the adjacent property. The height and mass of the proposal would relate to the existing dwellings on the west side of Colne Road. It would therefore positively contribute towards the character of the area. It would have no adverse effects on the setting of adjacent Open Countryside.

The proposed layout would emulate that of surrounding properties with ample garden space provided around the entire house. Concerns have been raised regarding loss of openness and the potential effects of urban sprawl.

Identical schemes have been approved on the site previously and although never implemented, those schemes have established the principle to build a house on the site. It would be unreasonable to refuse a scheme that has been previously approved due the effects it would have on the building densities of the area.

The development is therefore acceptable in terms of design and materials along with the effects on the visual amenity of the area.

6. Residential Amenity

The policy background for the scheme is principally contained with Policy ENV2 requiring good design in relation to neighbours. The adopted Design Principles SPD provides further clarity on what is an acceptable design in relation to neighbouring properties.

The SPD advises that new build schemes must adequately protect neighbours enjoyment of their homes. They must not overshadow property to an unacceptable degree or have an overbearing effect on neighbouring properties. They must also maintain a minimum distance of 12m between existing primary openings and proposed, blank two-storey elevations. Minimum distances of 21m must be maintained between existing and proposed directly facing primary openings.

Concerns have been raised from neighbours about loss of openness and views. Losses of private views are not material planning considerations. There would be no loss of public views of value that would lead to the conclusion that the application should be refused.

The minimum privacy distances, as guided by the SPD, would be maintained thus ensuring the living environments of neighbours would not be affected by the development. No houses to the south and east would be within 21m of the proposal. The development would have no effects on the living environments and privacy of those neighbours. 286 and 288 Colne Road also sit beyond 21m from the proposal.

284 Colne Road sits to the west, 6m from the proposed house. The modest height of the proposal and separation would ensure no adverse impacts on the living conditions of those neighbours would arise. The east elevation of number 284 has primary openings at ground floor level. These are currently screened from the site by tall shrubs. However some form of screening must be permanently maintained between the site and number 284 in order to maintain privacy. A suitable condition should therefore be attached to any approval.

The development would have no effects on the living environments of the occupants of 282 Colne Road. This property sits offset to the proposal by 8m. Primary openings are proposed for the north elevation serving a kitchen and lounge. View from those openings would be confined to tall shrubs on the north boundary. A suitable condition should be attached to any approval to ensure the rear rooflight is obscure glazed in order to maintain privacy.

The presence of the new dwelling here raises no adverse impacts with regard to the immediate neighbours. The proposed development is therefore acceptable in terms of residential amenity and ultimately complies with Policies LIV5 and ENV2 and the adopted Design Principles SPD.

7. Highways and Parking

Concerns have been raised regarding reduced manoeuvrability for vehicles and the resultant effects on highway safety. Concerns have also been raised regarding visibility and increased parking requirements.

Visibility splays extend 20m+ in both directions ensuring adequate sight lines are provided for motorists leaving the site. Dwarf walls bound the access at around 1m in height. Given the ample width of the access there is no requirement to reduce the height of the shrubs around it. The development would have no effects on the safety of the nearby bridleway. The bridleway and proposed house would not share an access.

The house would be afforded ample space to the front to allow for effective vehicle manoeuvrability. The position and surface area of the driveway would allow cars to readily leave the site in a forward gear.

LCC Highways have requested a condition to be placed on any approval to ensure the driveway is laid out and surfaced in accordance with the submitted plans. The use of such a condition would be suitable in this instance. As the site sits off a main road, a suitable condition should be attached to any approval to ensure wheel washing facilities are provided.

A request has also been made by LCC to condition the provision of secure cycle storage. The use of such a condition would not be suitable here given the scale of the development proposed.

In accordance with Policy 31, the three bedroom house is afforded two off-street parking spaces. LCC Highways have raised no principal objections to the scheme and I concur with their findings. It would not generate significant numbers of vehicular movements and it therefore raises no adverse highway safety concerns regarding the local highway network.

8. Trees and Landscaping

Concerns have been raised owing to tree loss in the area along with the visual effects of boundary treatments. The Laurel hedge on the east boundary is proposed to be retained. Although tall, this feature would provide screening for the proposed garden area along with separation from the busy road.

The landscaping shown on the Proposed Site Plan is acceptable for the development. There are no protected trees within the site.

9. Drainage and Flooding

Concerns have been raised regarding the soakaway and potential discharge into the adjacent watercourse. Any drainage infrastructure issues are resolved post application at the Building Regulations stage when Part H4 of the Regulations is satisfied.

A suitable condition is to be attached to any approval specifying the submission of a full drainage scheme for the new dwelling. This condition will allow the surface water management systems of the scheme to be further assessed.

Policy ENV7 specifies that all new developments within flood prone areas should seek to eliminate or reduce the potential for flooding to occur. The site sits within Flood Zones 2 and 3 due to the close proximity of a watercourse.

The Agent has submitted a Flood Risk Assessment. This concludes that the floor levels should be no less than 140.725 Above Ordnance Datum (AOD). A suitable condition is to be attached to any approval to ensure this guidance is implemented in order to protect the future occupants of the dwelling from flooding.

10. Summary

The proposal seeks to erect a two-storey dwelling to the side of 284 Colne Road in Earby. It would have no adverse effects on the living environments or domestic privacy of the immediate neighbours. It is also acceptable in relation to the principle of the development, design and materials, effects on the local highway network, landscaping, flooding and drainage.

The development is therefore acceptable for the site and complies with Policies ENV1, ENV2, ENV7, LIV1, LIV5, SDP1, SDP2 and SDP3 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), Policy 31 of the Saved Replacement Local Plan and the adopted Design Principles Supplementary Planning Document.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal is acceptable in terms of design and materials and would not unduly adversely impact on amenity. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approval

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Layout (Drawing Number ADM/18/26/02) and Proposed Floor Plans and Elevations (Drawing Number ADM/18/26/03).

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of any development on site, samples of all the external materials to be used in the construction of the roofs, walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter, at all times be carried out in strict accordance with the approved materials and details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the Second Schedule of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C and E of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

- (A) No extensions shall be erected
- (B+C) No alterations and/or additions to the roof of the building shall be carried out
- (E) No outbuildings/sheds shall be erected

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

5. The ground floor level of the proposed dwellinghouse shall be set no lower than 140.725 metres AOD.

Reason: To reduce the danger to intended occupants of the building from potential flooding.

6. All existing boundary trees and shrubs on the west boundary, between the site and 284 Colne Road, shall be retained, unless shown on the approved drawings as being removed. No ground clearance shall commence on site unless and until all trees and shrubs on, and immediately adjoining the site shall be protected from damage for the duration of works on the site, by the erection of protective fencing in accordance with BS 5837 : 2012. Any of those boundary trees and shrubs removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such a size and species and in such positions to be agreed in writing by the Local Planning Authority.

Reason: In order to protect the trees and shrubs within and on the boundary of the site that provide privacy.

7. The window on the rear roof slope of the development hereby permitted shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing with the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The window shall also be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

Reason: To safeguard residential amenity and prevent overlooking.

8. Prior to the commencement of any development on site, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

9. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately surfaced in a bound porous material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

10. The dwelling hereby approved shall not be used unless and until the proposed parking spaces within the curtilage of the dwelling, including the proposed driveway to the front, has been constructed, surfaced and laid out in accordance with a scheme to be approved in writing by the Local Planning Authority. These spaces shall at all times remain unobstructed and available for parking thereafter.

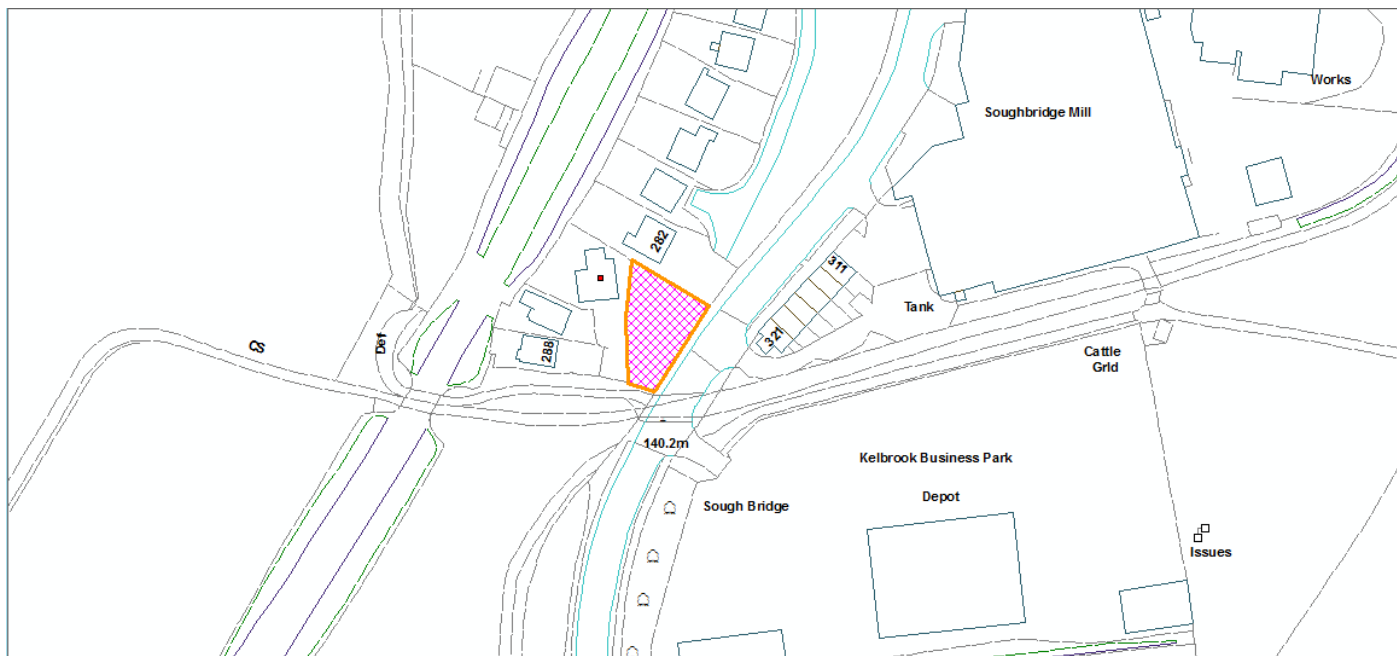
Reason: In the interests of highway safety and to provide suitable off-street parking provision.

11. Before work commences on the site, facilities shall be provided and retained within the site, by which means the wheels of vehicles may be cleaned before leaving the land. All vehicles shall thereafter use the facilities.

Reason: In the interest of highway safety.

12. Before the dwelling unit is occupied waste containers shall be provided in the bin storage areas.

Reason: To ensure adequate provision for the storage and disposal of waste.



Application Ref: 18/0468/FUL

Proposal: Full: Erection of one detached dwelling.

At: Brooklea, 284 Colne Road, Earby (land to southwest)

On Behalf of: Mr Andrew Morgan

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 24th August 2018