



**REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES MANAGER**

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 4 August 2021

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 4TH AUGUST 2021

Application Ref: 21/0430/PIP

Proposal: Permission in Principle: Erection of 1 dwellinghouse.

At: Land To The East Of 372 Gisburn Road, Blacko

On behalf of: Mr P. Wilds

Date Registered: 28/05/2021

Expiry Date: 02/07/2021

Case Officer: Laura Barnes

This application has been brought before Committee as over three representations have been received.

Site Description and Proposal

The application site is located to the rear of Nos. 362-370, with an access track running between Nos. 346 and 348 which is used as an existing access for a garage colony. The application site is outside of, but directly adjacent to the existing settlement boundary for Blacko.

This is an application for Permission in Principle for the erection of one dwelling on the site.

Relevant Planning History

16/0820/OUT: Outline: Major: Erection of 24 dwelling houses, Full: Demolition of 372 Gisburn Road and creation of access (Access and Layout only).
Refused

18/0268/OUT: Outline: Major: Residential development of land 0.92 ha. for 20 dwellinghouses with access off Gisburn Road (Access and Layout) Full: Demolition of 372 Gisburn Road (Re-Submission).
Refused

18/0015/AP/REFUSE: Outline: Major: Residential development of land 0.92 ha. for 20 dwellinghouses with access off Gisburn Road (Access and Layout) Full: Demolition of 372 Gisburn Road (Re-Submission).
Appeal Dismissed

Consultee Response

LCC Highways

Having considered the information submitted, together with site observations, the Highways Development Support Section does not support the principle of development at this location and objects on highway safety grounds.

Principle matters

The site would be accessed via a private track leading from Skipton Road between the gable ends of 346 and 348 Gisburn Road.

The track is steep for the first section from Gisburn Road, narrow (being only single width), unmade, unlit and with a very narrow footway at the gable end of 348 Gisburn Road. At the time of the visit this was being used for the storage of refuse bins from adjacent properties.

The track also provides access to rear garden areas for properties on Gisburn Road, together with a small garage colony and a limited number of off-road parking spaces. Site observations would suggest that not all the garages are currently in regular use by vehicles.

Vehicles parked on Gisburn Road, particularly at the junction of the access track, would obstruct visibility to/from Gisburn Road, as was noted at the time of the visit. Parked vehicles would also conceal the access for vehicles on Gisburn Road.

The access track is not suitable for emergency nor delivery vehicles, reasonably expected to service a domestic property.

This site has been the subject of previous planning applications as part of larger developments, being accessed through the curtilage of 372 Skipton Road, which was proposed would be demolished. (Applications 16/0820/OUT for 24 houses and 18/0268/OUT for 20 houses refer.) One of the reasons for refusal for both applications was the failure to provide safe and suitable access. An appeal was made against the decision for application 18/0268/OUT. This appeal was dismissed and the Planning Inspector concluded that safe and suitable access could not be provided.

Whilst this application is for one dwelling, the development site contained within the edge would be capable of accommodating further dwellings. This raises concerns from a highways point of view about the density of any future development, including the adjacent field, which formed part of the previous planning applications referred to above, and the impact on the surrounding highway network.

Any development on this green field site would lead to an intensification of use of the access which, in the highway authority's view, is not suitable for increased vehicular use.

Blacko Parish Council

-The principle of the development is unacceptable as the proposal lacks a safe access point from the public highway, a planning inspector has recently concluded that accesses on to this part of Gisburn Road are unsafe.

-There is no indication that the applicant has the right of access over the land to access the site

-The prevailing pattern of development in the locale is one of linear development with residential properties fronting the public highway, the proposal would amount to backland development which is harmful to the character of the area

-The principle of residential development on the site would adversely affect the amenity of adjoining residential properties

We would also highlight the following with regard to supporting documentation.

There are 2 planning statements 1 added to the document list 19 May another added 28 May, there is no statement with regard to hierarchal relevance and both documents are dated April 2021.

In the 19 May version 1.1 states up to 6 dwellings whilst 3.2 states 1 dwelling, the 28 may version corrects the anomaly, however both versions have material inaccuracies.

Para 4.7 refers to 3 public houses, there are in fact 2

Reference is made to the evangelical chapel which is not functioning

Reference is also made to a village show and family fun day, which do not occur now and were contemporaneous.

Public Response

Nearest neighbours have been notified by letter. 11 responses have been received objecting on the following grounds:

- The access is too steep and narrow, it would be unsafe for construction and emergency vehicles
- Part of the access is not owned by the applicant, they do not have a right of access
- The proposed house would cause damage to the local ecosystem
- Concerns over changing the water table, potentially causing flooding
- The original documentation for this application suggested that the site is capable of accommodating more dwellings

- Loss of greenbelt land
- Effect upon the character and appearance of the area
- Concern that work on the land could cause considerable damage or cause a wall to collapse
- Loss of light to properties
- Noise from construction
- It would result in unacceptable parking in the local area
- Concerns over safety of children crossing the road
- Access to the existing garages would become difficult
- On the days the bins are emptied the access track is even narrower than usual because of the bins having to be collected from here

Officer Comments

This type of application can only be determined on matters of the principle of the development with its scope limited to location, land use and the amount of development. Conditions and/or planning obligations cannot be imposed at this stage. If approved a Technical Details application would be required before the development could take place, which would include details such as plans and technical reports. Conditions and planning obligations can only be imposed at that stage.

Policy

Local Plan Part 1: Core Strategy

The following Local Plan policies are relevant to this application:

Policy SDP2 identified Blacko as a 'Rural Villages'. These settlements are to accommodate development primarily to meet local needs. It also advises that where Greenfield land is required for new development, it should be in a sustainable location and well related to an existing settlement.

Policy SDP3 indicates that new housing provision and distribution will be guided by the settlement hierarchy within the policy. Rural Pendle (inc. Blacko) is expected to account for 12% of the Borough's supply over the plan period. It should be noted that this figure is not a fixed limit, it is a representation of the projected housing distribution.

Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings. The proposal's compliance with this policy is addressed in the design and amenity sections.

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 LIV4 sets out the targets and thresholds required to contribute towards the provision of affordable housing.

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.

Principle of Housing

Policy LIV1 states that until the Council adopts the Pendle Local Plan Part 2: Site Allocations and Development policies then sustainable sites outside but close to a Settlement Boundary, which make a positive contribution to the five year supply of housing land, will encourage significant and early delivery of the housing requirement.

This site is located immediately adjacent to the settlement boundary of Blacko, which is a Rural Village. Blacko has a limited number of services and facilities with residents needing to travel into nearby

Barrowford or Nelson for everyday shopping needs. However, there is a regular bus service to Blacko covering the surrounding area.

It has been demonstrated in the previous applications that access is the key issue with this site. However, this would need to be considered at the technical details stage.

The proposed site is a sustainable location for new development. The principle of development of this site for one dwelling adjacent to the settlement boundary, subject to conditions, is acceptable. The principle of housing is therefore acceptable in accordance with policies SDP2 and LIV1.

Other Matters

Comments have been received regarding access, residential amenity, impacts on ecology, flooding and drainage issues. This Permission in Principle application can only consider the principle of development, including location, land use and the amount of development. Therefore, factors outside of this cannot be considered as part of this application and must be dealt with at the technical details consent stage.

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. Taking into account all material considerations the proposed development is acceptable in principle. 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

INFORMATIVE

As part of a technical details application the following information should be provided:

- Plans, including location plan, site plan, access visibility splay plan, elevation and floor plans.
- Planning Statement.
- Foul and Surface Water Drainage Scheme.
- Ecology Survey.
- Landscaping Scheme.

Application Ref: 21/0430/PIP

Proposal: Permission in Principle: Erection of 1 dwellinghouse.

At: Land To The East Of 372 Gisburn Road, Blacko

On behalf of: Mr P. Wilds

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 4TH AUGUST 2021

Application Ref: 21/0479/PIP

Proposal: Permission in Principle: Erection of up to two detached dwellinghouses.

At: Land To The Rear of 145 and 147 Wheatley Lane Road, Barrowford

On behalf of: Mr & Mrs Yates and Mr & Mrs Nelson

Date Registered: 04/06/2021

Expiry Date: 09/07/2021

Case Officer: Laura Barnes

Site Description and Proposal

The application site currently forms part of the rear gardens of Nos. 145 and 147 Wheatley Lane Road, Barrowford. The proposed access to them is via a track between Nos. 145 and 141 Wheatley Lane Road.

The proposal is for the erection of two detached dwellings, with access and parking. The principle of residential development in this location is the only aspect to be considered as part of this application.

Relevant Planning History

None relevant

Consultee Response

Barrowford Parish Council

This site falls within the Carr Hall Road and Wheatley Lane Conservation Area, with the appraisal highlighting predominately houses built between the early 19 hundred's and the mid 1930's. With differing styles but built over a short period with the majority being profession class houses set in substantial gardens. The proposal in principle will be against the spirit and ethos of the Conservation Area and detract from the Character, setting and amenity of the Conservation Area as a whole.

The proposed access to the development using what currently gives the appearance of an idyllic country lane when viewed from Wheatley Lane will be lost forever. This lane with its natural vegetation to either side provides both a habitat and travel corridor to the indigenous wildlife.

The out of sight out of mind approach to certain areas of this conservation area have reduced the quality of original design of some of the buildings and begun to increase the housing density within the Conservation Area, which is one of the key factors for its original designation.

Environmental Health

With regards to this development, we would recommend the following:

Construction Phase Nuisance Condition

A Construction Method Statement shall be submitted to the Local planning authority and approved prior to commencement of the development. The Method statement must cover the topics detailed below, including:

- Hours of operation
- Hours of deliveries
- Construction site noise and vibration
- Control of Dust
- Burning onsite

Hour of Work – Operations

No machinery shall be operated nor any potentially noisy processes carried out at the site outside the hours of 08:00 and 17:30 on weekdays and 09:00 and 13:30 on Saturdays and there shall be no machinery operated or potentially noisy processes carried out at all on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of occupiers of adjoining and nearby properties.

Hours of Deliveries

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 and 17:30 on weekdays and 09:00 and 13:30 on Saturdays and there shall be no deliveries taken or dispatched from the site at all on Sundays, Bank or Public Holidays.

No Vehicles shall be left idling onsite with the engine running.

Reason: In the interests of the amenity of nearby properties.

Construction Site Noise/Vibration

Demolition or construction work shall not begin until a scheme for protecting the residential and business neighbours from noise and vibration from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of the approved scheme shall be adhered to throughout the period of demolition and/or construction.

Note

1. The contractor shall have regard to the relevant parts of BS 5228 1997 “Noise and Vibration Control on Construction and Open Sites” during the planning and implementation of site activities and operations.
2. The local planning authority expects that the best practical means available in accordance with British Standard Codes of practise 5228:1997 Parts 1 to 4 shall be employed at all times to minimise the emission of noise from the site.
3. Reference should be made to the Council’s ‘Code of Practice for Construction and Demolition Sites’.

Reason: To ensure a satisfactory standard of amenity for neighbouring properties.

Control of Dust

Details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development for the suppression of dust from the site; all agreed details shall be implemented throughout the course of the development.

Note

1. The details of dust control measures for Haul Roads, the use of suitable wheel cleaning facilities and proposals for the sheeting of vehicles carrying dusty materials shall be included by the applicant.
2. Reference should be made to the Council’s ‘Code of Practice for Construction and Demolition Sites’.

Reason: To protect human health and the environment from adverse effects of air pollution.

Burning on site

The Borough of Pendle Council has announced a climate emergency, therefore to help improve air quality there should be no burning of any materials on site. Pendle Borough Council receives many complaints about smoke from bonfires, which are inappropriate in any area of the borough. The practice of burning wastes on site is an old-fashioned practice, which normally constitutes an offence under the Duty of Care provisions of the Environmental Protection Act 1990. The applicant is cautioned against permitting any bonfire to take place during demolition, site clearance or construction. For further information contact Environmental Health at Pendle Borough Council by telephoning (01282) 661199.

Contaminated Land Informative

If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed, and agreed with the local planning authority.

Lancashire County Council Highways

Having considered the information submitted, the Highway Development Support Section makes the following comments.

Principle matters

The proposed development site would be accessed via a single, unmade and unlit track leading from Wheatley Lane Road, and which currently provides vehicular access for Nos 141, 143 and 143a Wheatley Lane Road. This track is not contained within the blue ownership edge and so proof of access rights over the track would be needed. Or, the third party owner of the track would need to give authority for its use to access the development site.

If third party authorisation is given, then we would accept the principle of the development. If it is not, then there would be an objection in principle to the proposal as adequate access would not be possible, due to the improvements required.

Technical details stage

If Permission in Principle is granted there are a number of matters that would need addressing at the technical details stage. These include, but are not exclusive to:

- Improvements to the track by widening at its junction with Wheatley Lane Road to allow two vehicles to pass.
- Provision of an amended access, constructed to an appropriate standard, including radius kerbs and buff coloured tactile paved dropped pedestrian crossings on either side of the access. (These works would need to be carried out under a legal agreement – Section 278 – with Lancashire County Council, as the highway authority.)
- Widening of the track into the verge to allow two vehicles to pass on the track.
- Surfacing of the track with a bound porous material for a minimum distance of 5m from the rear edge of the adopted footway on Wheatley Lane Road.
- Provide off-road car parking for each dwelling in accordance with the Pendle Borough Council's Parking Standards. That is, two spaces for two – three bedroom dwellings and three spaces for four plus bedrooms. There should also be adequate internal manoeuvring space to allow vehicles to enter/leave the site in forward gear.
- Provide secure, covered cycle parking for at least two cycles and an electric vehicle charging point at each dwelling.
- To be counted as one parking space single garages should have minimum internal dimensions of 6 x 3m. This size of garage could also provide secure storage for two cycles. To count as two spaces a double garage should have minimum internal dimensions of 6 x 6m.

Public Response

Four letters of objection have been received from neighbouring occupiers, their comments can be summarised as follows:

- The proposed development is a Conservation Area
- Over development of the plot
- Increase in traffic
- Not appropriate in the context of character and appearance of surrounding area
- Natural habitats and protected trees would be affected
- Demand for housing questioned when the site at Trough Laithe is so close by
- Overlooking and loss of privacy to nearby gardens
- Concern over subsidence during the construction phase
- Increase in air pollution and noise
- This would set a precedent for other people to build in their gardens
- Garden space is precious and has been especially valuable to people during the pandemic
- The access track being used by two additional houses would cause a danger to children playing on it
- The land contains a gas main which is not suitable for HGVs to pass over during the construction phase
- The access track is not wholly owned by the applicant

Officer Comments

This is an application for a Permission in Principle (“PiP”). This is a form of planning application that has been specifically allowed to come forward as an alternative to normal planning applications.

The scope of permission in principle is limited to location, land use and the amount of development. A decision must be made in accordance with relevant policies in the development plan but based around the three factors. There is no other specific guidance about the way a PiP should be considered other than considering it based on existing prevailing planning policies. A site that benefits from a PiP would then be subject of a further application for approval of technical details. It is regrettable that there has been no adequate guidance on what this would entail but in basic terms a Council can require any necessary details to be considered at the technical stage. The principle could not however be revisited at that stage.

Policy

Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) sets out the presumption in favour of sustainable development which runs through the plan.

Policy SDP2 (Spatial Development Principles) states that new development within settlement boundaries will be acceptable, unless it is an exception outlined in the Framework or elsewhere in the LPP1.

Policy LIV1 (Housing Provision and Delivery) sets out the housing requirement for Pendle, on allocated sites within settlements.

Policy ENV1(Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets.

Replacement Pendle Local Plan

Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Principle of Development

Policy LIV1 deals with housing provision and delivery. It states that non-allocated sites within a settlement boundary, where they are sustainable and make a positive contribution to the five year supply of housing land will be supported.

The application site is located within the settlement boundary of Brarrowford. The site is a compact plot to the rear of dwellings on Wheatley Lane Road. Access would be gained directly off Wheatley Lane Road, which is an existing access track to residential dwellings. The site is heavily screened by the dwellings on Wheatley Lane Road to the north and would abut 143a to the south.

The relationship with Barrowford and Nelson are such that the site would be considered in a sustainable location. Therefore, in accordance with Policy LIV1, the principle of residential development on this site is acceptable.

Housing is an appropriate land use for the site and would not conflict with other land uses adjacent.

Other Matters

The issue of ownership of the access track has been raised during the consultation period. It is unclear whether the access track which is within the ownership of the applicant is wide enough to safely accommodate vehicular access. The issue of ownership is a civil matter. However, the applicant would need to demonstrate that the access is sufficiently wide enough at the 'stage 2: technical details' stage of the process. Similarly, the issues of: impact upon the Conservation Area, Protected Trees, overlooking and loss of privacy, the gas main and pollution would be addressed through the technical details stage.

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 principle. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

INFORMATIVE

As part of a technical details application the following information should be provided:

- Plans, including location plan, site plan, elevation and floor plans
- Planning Statement
- Contamination Survey

- Foul and Surface Water Drainage Scheme
- Ecology Survey
- Landscaping Scheme
- Heritage Statement
- Arboricultural Impact Assessment

Application Ref: 21/0479/PIP

Proposal: Permission in Principle: Erection of up to two detached dwellinghouses.

At: Land To The Rear of 145 and 147 Wheatley Lane Road, Barrowford

On behalf of: Mr & Mrs Yates and Mr & Mrs Nelson

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 4th AUGUST 2021

Application Ref: 21/0483/HHO
Proposal: Full: Erection of conservatory to rear
At 2 Woodside Cottages Wheatley Lane Road Fence
On behalf of: Mr Brian Newman
Date Registered: 7th June 2021
Expiry Date: 2nd August 2021
Case Officer: Yvonne Smallwood

Site Description and Proposal

The application site is a stone mid-terraced house located on the edge of Fence.

The proposed development is to erect a conservatory to the rear of the property.

The properties either side of the proposed site have existing conservatories. There is a downstairs window at number 3 Woodside Cottages.

There is a 2m fence between 1 Woodside Cottages and the proposed site.

The row of terraced houses have a 2m fence behind which backs onto the A6068. Behind the fence is a grass verge and the properties, including the upper sections of the conservatories, are visible from the other side of the road.

Relevant Planning History

No relevant planning history.

Consultee Response

Old Laund Booth Parish Council – No objections

Public Response

Points have been raised by neighbours with regard to the:

- Boundary line of the proposed site.
- Rights of access (this is not material considerations for a planning proposal).

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum. Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new

development. It states that siting and design should be in scale and harmony with its surroundings. Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development. National Planning Policy Framework The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Officer Comments

The main issues to consider in this application are amenity impacts on neighbouring houses and its design and materials.

Policy

ENV2 of the Pendle Local Plan Part 1: Core Strategy requires new development to be in scale and harmony with the surrounding area.

Design

The Design Guide Supplementary Planning Document SPD states that conservatories should be in character, scale and proportion with the original house. The plinth and window frames should match or compliment the materials found on the house. If the proposed siting is near to the boundary of an adjacent property then obscure glazing should be used on the elevation nearest the property.

The proposed conservatory is in scale with the existing property. The materials would be painted render, glazed panels with PVC, oak effect frames, which will visually complement the existing stonework and it is in keeping with similar developments in the locality.

Privacy and Amenity

There is a small window at 3 Woodside Cottages, to the East of the proposed development which could be impacted by the development. It is located between the existing extension on the house and the conservatory of the neighbour. There would be only a very limited view of the new conservatory from it and there would be no impact on the living conditions of the occupants of the neighbours from that window.

The relationship with the conservatory at number 1 would be acceptable provided there was obscure glazing in the new conservatory which is proposed.

The side windows of the conservatory will be obscured glazing to protect the privacy of the neighbouring properties.

There is a 2m fence between the applicant's property and 1 Woodside Cottages. The existing conservatory at number 1 Woodside Cottages is already screened by the fence and the proposed conservatory at 2 Woodside Cottages would be 0.5m higher than the fence. This would not result in an unacceptable reduction in privacy or other residential amenity, as the glass would be obscured and would allow light through.

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 housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. 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:

Location Plan: 21/010/2a
Elevation Plan: 21/010/1b

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

3. The materials to be used externally on the development hereby authorised shall be as stated on the approved plans and application forms.

Reason: These materials are appropriate for the external appearance in this location and in keeping with other similar developments in the locality.

4. The glazing on the side of the conservatory facing number 1 and number shall at all times be obscure at level 5.

Reason: In order to ensure there is no loss of privacy to the occupants of the adjoining houses.

Application Ref: 21/0483/HHO

Proposal: Full: Erection of conservatory to rear

At 2 Woodside Cottages Wheatley Lane Road Fence

On behalf of: Mr Brian Newman

Date Registered: 7th June 2021

