

Application Ref: 12/01385/FUL

Proposal: Construction of 5 bed detached dwelling and double garage

Site: Land adjacent and to the South of 14 Lincoln Road, Glinton, Peterborough

Applicant: Mr A Perna

Agent: Mr Ben Hogg

Referred by: Glinton Parish Council

Reason: Impact on character of the area, overdevelopment of the site, adverse affect on the retention and protection of trees and hedge and impact on street scene.

Site visit: 02.10.2012

Case officer: Mrs J MacLennan
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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

The site is approximately 0.11 hectares and forms part of the garden area to no. 14 Lincoln Road and is located on the eastern side of Lincoln Road close to the southern edge to the village of Glinton and within the Conservation Area boundary. The site contains a large two storey detached dwelling with triple garage to the side/front and has a single access off Lincoln Road leading to a courtyard area. The site is enclosed by mature trees to the western and southern boundaries and there are a number of trees within the site, several of which are protected under a Tree Preservation Order. The immediate context comprises detached dwellings of individual style and the site lies directly opposite the Arthur Mellows Village College School Playing Fields. Lincoln Road is the main route through the village and speed restrictions have been implemented in the form of 'build outs' which includes the stretch of road to the site's frontage.

Proposal

The application seeks consent for a two and a half storey dwelling with detached double garage. The proposed dwelling would be set within the grounds of and to the south of the existing dwelling, no.14 Lincoln Road. The dwelling would contain five bedrooms, with two shown to be located within the roof space. Overall the dwelling will also contain 6 bathrooms including en-suite rooms. Vehicular access would be gained from the access to the south which is shared with properties at nos. 10 and 12 and a pedestrian access would be provided through the western (front) boundary hedge.

2 Planning History

Reference	Proposal	Decision	Date
07/00974/FUL	Erection of dwelling	Application Withdrawn	07/08/2007
07/01204/FUL	Change of use from residential dwelling to corporate hospitality and training facility	Application Refused	29/10/2007
07/01451/FUL	Erection of dwelling	Application Withdrawn	20/03/2008
08/01090/FUL	Erection of 5 bedroomed dwelling and detached garage	Application Permitted	09/01/2009

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (2012)

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

Peterborough Core Strategy DPD (2011)

CS10 - Environment Capital

Development should make a clear contribution towards the Council's aspiration to become Environment Capital of the UK.

CS13 - Development Contributions to Infrastructure Provision

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non scheduled nationally important features and buildings of local importance.

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS02 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 25 500 dwellings from April 2009 to March 2026 in strategic areas/allocations.

Peterborough Site Allocations DPD (2012)

SA04 - Village Envelopes

These are identified on the proposals map. Land outside of the village envelope is defined as open countryside.

Peterborough Planning Policies DPD (Submission Version 2012)

Whilst this document is not yet adopted, it is at an advanced stage of preparation having been found 'sound' subject to amendment by an Inspector of the Secretary of State. In accordance with the National Planning Policy Framework (paragraph 216), considerable weight can be given to the policies contained within the document in decision-making.

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, daylight, opportunities for crime and disorder, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP17 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

Peterborough Local Plan (First Replacement) (2005)

H16 - Residential Design and Amenity

Permission will only be granted for residential development (including change of use) where adequate amenity for the residents is provided.

T10 - Car and Cycle Parking Requirements (Outside of the City Centre)

Parking should be provided in accordance with the identified standards.

DA09 - Protected Spaces and Frontages in Villages

Development should not result in loss of an important green space/open view/ tree or hedgerow frontage or substantial wall/railing.

LNE09 - Landscaping Implications of Development Proposals

Adequate provision should be made for the retention/protection of trees and other natural features and for new landscaping.

DA15 - Development in the Vicinity of Hazardous Installations

Development should not increase the number of people in the vicinity of a hazardous installation/notified pipeline where there would be a risk to public safety.

Material Planning Considerations

Peterborough Design and Development in Selected Villages SPD
Glinton Conservation Area Appraisal and Management Plan

4 Consultations/Representations

Archaeological Officer – No objection - There are no known archaeological implications. No conditions recommended.

Planning Obligations Officer – No objection - A S106 contribution of £9,000 is sought using POIS for this proposed 5 bed dwelling. A 2% Monitoring Fee of £180 also applies.

Building Control Surveyor – No objection -Building regulations approval required. Please ensure suitable surfacing to main entrance from parking area.

Landscape Officer - Concern with initial plans due to shading and subsequent loss of amenity space available across the whole plot, also concerns regarding the proximity of the trees to the dwelling which has not been considered. The proposal is contrary to Policy TD1 of the Trees and Woodlands Strategy 2012, policy LNE9 of the Adopted Peterborough Local Plan (First Replacement) (2005) and Policy CS20 of the Core Strategy. Agrees to loss of trees T3, T11, T12, T16 T17, T20, T31-33 and G2. Trees T9 and T10 need not be felled and T34 does not need crown reduction. The Arboricultural Survey recommends 30% reduction and visual amenity value/landscape benefits will be totally lost. The measurements are no longer considered appropriate under BS3998:2010. However, the loss of T9 and T10 have been accepted under the previous approval. The latest tree survey will need to be referenced as a compliance document, with the exception of removing crown reduction to T34.

Conservation Officer - The height and depth of the proposed dwelling is considered to be excessive and as a result it would not relate sympathetically to its neighbours. It is to be 1.2m higher than the existing dwelling immediately to the north yet is to be within 3m of it. The dwelling will project forwards of the building line of no.10 Lincoln Road to the south and the existing dwelling at no.14. The development of the site is constrained by the tree presence on site the dwelling should respect the tree presence by reducing the footprint and depth. Whilst the site is reasonably screened by the tree presence the design of the dwelling should not be compromised as the tree screen could be lost any time. The design of the dwelling has a poor solid to window relationship. In addition to this the downstairs bathroom window within the west/principle elevation clearly disrupts and clutters the pattern of the fenestration. Since the previous permission the Glinton Village Design Statement has been adopted as a supplementary planning document (SPD). The proposal would be contrary to policy Glin1 which states that 'the design of any new dwelling should be sympathetic to its neighbour and in keeping with the village character.

Transport and Engineering Services - The addition of the dwelling would result in the vehicles of the occupiers of the new dwelling having to share in the use of vehicular access, which is of substandard dimensions, accessing directly onto a classified road (the B1443). Two vehicles would be unable to pass within the first part of the access road potentially leading to vehicles blocking

and reversing onto the public highway. Specifically the vehicular access should be 5.5m in width for the first 10m of the driveway. The application details show that the width would be restricted to 5 metres for a maximum of 8.5m into the access. The details show that the pedestrian to vehicle visibility can be obtained and this could be secured by condition.

Parish Council - Object to proposal on grounds of height and scale of development which would adversely impact on the character of the area and result in an overdevelopment contrary to policy CS16 of the Adopted Core Strategy, DA2 and H15 of the Peterborough Local Plan and policy PD1 of the Design and Development in Selected Villages SPD. The development would have an adverse affect on the retention and protection of trees and footpath access through the existing hedge would impact upon street scene contrary to policy LNE9, LNE10, LNE12 and DA9 of the Peterborough Local Plan and policy HG1 and Glin 9 of the Design and Development in Selected Villages SPD. Development lies within the outer zone of a major hazard, the Ginton Natural Gas Compressor Station at 1650 Lincoln Rd. Request the application to be determined by planning committee if LPA minded to approve.

Following re-consultation on the amended scheme the Parish Council maintains its objection for the reasons stated above. The Parish Council's objection to the creation of the footpath is supported by the Landscape Officer.

Local Residents/Interested Parties

A letter of objection has been received from a neighbouring property raising the following issues:

- Overlooking and loss privacy
- Development is out of keeping with surrounding properties
- Development is overbearing and will compromise the setting of the old Rectory
- Development devalue our property [this is not a material planning consideration]
- Proposed access is unacceptable and the width is unsuitable for additional traffic
- What is the appropriate width for an access serving 3 no. dwellings and is there appropriate visibility
- The access is in our ownership and the applicant does not have right of way

5 Assessment of the planning issues

a) Background

Planning permission was granted in 2008 (08/01090/FUL) for an almost identical scheme (other than for a reduction in the height of the garage, an increase in amenity area to the east of the site and deletion of balcony, to be discussed within this report). The original permission was not implemented within the statutory 3 year period and has now expired. The scale, design, sitting and footprint of the dwelling remain the same as previously approved. Re-consultations have been undertaken on the revised scheme and members will be advised of representations received via an update report.

b) The Principle of development

The site lies within the village settlement boundary of Ginton where the principle of residential development is supported under policy CS1 and CS2 of the Adopted Peterborough Core Strategy DPD and policy SA4 of the Adopted Site Allocations Document DPD. In addition a major policy change since the previous approval has been the National Planning Policy Framework which has at its heart a presumption in favour of sustainable development. The site is located within the village settlement boundary of Ginton, where there are appropriate services and facilities to meet the residential needs of the future occupiers.

c) Design and Amenity

The dwelling would be quite substantial in both footprint and scale. The western elevation of the dwelling would be mainly set back 14.5m from the carriageway although in this elevation there is a small single/one and a half storey element that would be set back 11.5m from the carriageway.

This elevation will project nearer to the carriageway than the west facing elevations of either no.10 and no.14 Lincoln Road. The detached double garage is to be located set back 2m from the eastern boundary and 14m from the proposed dwelling. The footprint of the dwelling is expansive in area. The deepest part of the dwelling being 21m with the remainder being 13m to 15m. The width of the dwelling being 14m. The ridge height of the dwelling is 11m. The double garage is to have a footprint of 5.5m by 5.7m with a squat pyramidal hipped roof to a height of 4.7m.

The dwelling would provide substantial accommodation; the ground floor of the dwelling is to comprise five large rooms with a centrally located open fire place. The first floor is to accommodate three bedrooms and there are two bedrooms in the roof space with one bathroom. Both of these bedrooms will have small dormer windows facing east. Two conservation roof lights are proposed in the west facing roof area to provide light to the staircase to the two bedrooms in the roof space.

It is acknowledged that the design of the proposed dwelling is unusual for the area, having design features which appear to be drawn from the Arts and Crafts tradition. Windows are vertically emphasised, there are dormers and elements of varying heights. This was the view of the planning officer who dealt with the previously approved scheme however, it was considered that the design itself is well proportioned and attractive. The design is also considered to balance with the existing house at No 14. The drop of roof line to the north balances the lower elements on the south of the existing dwelling. The three adjacent dwellings are all of varying designs.

The comments of the Conservation Officer and Parish Council in respect to height and scale of the proposed dwelling are noted and your officer is mindful of the Adopted 'Peterborough Design and Development in Selected Villages SPD' which was adopted in June 2011. However, the impact on the character and appearance of the Ginton Conservation Area would have been given considerable weight in determining the previous scheme. It is considered that the character of development along this part of Lincoln Road is very varied and neither of the adjacent properties fronting Lincoln Road is typical of the village character. In addition, whilst the footprint of the proposed dwelling would project beyond both properties at number 14 and number 10 Lincoln Road, there is no firm building line in the immediate vicinity of these properties. Your officer is also mindful of the approved scheme at the Crown Inn public house neighbouring the site to the north. In 2009 planning permission was granted (ref 09/00059/FUL) for 'demolition of former public house and construction of two and a half storey dwellings and a large apartment block' whose footprints were closer to the highway with heights inconsistent with neighbouring properties. It is considered that neither property at number 10 or number 12 respect the village character.

The western and southern boundaries are almost entirely enclosed by mature trees and hedges. It is proposed that some trees would be lost as a result of the development, however the boundary treatment would preclude direct views of the development and only glimpses would be available from outside the site. There is a degree of certainty that these trees would be retained and the site is within the Conservation Area boundary and permission would be required for their removal.

The submitted details state that the materials for the development are to comprise Collyweston slate roofs, typical gault multi finish bricks, timber joinery and metal rainwater goods.

The National Planning Policy Framework (NPPF) emphasises the importance of design and that good design is indivisible from good planning. Bullet point 4 of para. 58 states that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

It is considered that the site is of adequate size to accommodate the development and the footprint, positioning, scale and design would not detract from the surrounding built form or that of the character and appearance of the Conservation Area. Hence the proposal accords with policies CS16 and CS17 of the Adopted Peterborough Core Strategy DPD, policy PP2 of the Peterborough Planning Policy Document and the National Planning Policy Framework.

d) Highway implications

Parking would be provided within the curtilage of the dwelling and a double garage would be provided. There is adequate space within the site for vehicle to turn and leave the site in forward gear. The 4.5m wide vehicular access to the dwelling would be created off the existing shared access to the Old Rectory to the eastern and no.10 Lincoln Road to the south. This entrance is to be set approximately 30m from the carriageway. Pedestrian access to the pavement to the west of the site is shown which is to be midway along the site frontage.

The shared access which currently serves no. 10 and no. 12 is only 3.7m wide where it passes through the pillars at the entrance. The required standard for a shared access is a width of 5.5m for a distance of 10m into the site to enable two vehicles to pass and to avoid impact on the adjacent highway. The access width is in excess of 5.5m for approximately 8.5m into the site and has a splayed nature. However, in this instance the application states that no. 14 already has a right of way over this access and therefore use could be increased by the equivalent of one household without any reference to Peterborough City Council. This suggests that allowing the new dwelling to use the access without insisting on upgrading would be acceptable and once the new dwelling is occupied, the occupiers at no. 14 would have no reason to use it as they have an independent access and parking available within the site.

It is considered that the proposal would not result in a significant intensification of use of a sub standard access as this could occur under the present access arrangements within the site and the proposal is not therefore contrary to policy CS14 of the Adopted Peterborough Core Strategy DPD.

e) Landscape implications

In order to accommodate the dwelling there will be a need to remove a number of trees within the outer area of the site and an updated Arboricultural Survey dated August 2012 has been submitted with the application. The principle of removing these trees however, has already been supported under the previously approved scheme. The Landscape Officer has raised no objections to the loss of a number of smaller trees within the site principally located along the western boundary; however, the proposal seeks to fell a number of trees that provide a good amenity. The Officer's view is that, contrary to the Arboricultural Report recommendations, the proposed 30% crown reduction of a large tree located just inside the boundary is not supported as this would result in the total loss of the visual amenity value of this tree. It is suggested that a condition is appended to the decision requiring that no works are undertaken to this tree without the prior approval of the Local Planning Authority.

In addition, the Landscape Officer's view is that no consideration has been given to the relationship of the trees and their proximity to the proposed dwelling along with the amount of amenity area that would be shaded and the inevitability that the future occupiers of the dwelling would request the felling of more trees contrary to policy TD1 of the Trees and Woodlands Strategy 2012. The scheme has been revised to show a larger amenity area to the rear of the site which is outside the canopy of the tree.

The hedge to the site frontage is protected under policy DA9 (c) of the Adopted Peterborough Local Plan (First Replacement) (2005) which is soon to be replaced by policy PP17 of the Peterborough Planning Policy Document when the DPD is adopted. The hedge is to be retained in its entirety apart from a small gap which would provide a pedestrian access/gate. On balance this is considered acceptable and would avoid vehicle-pedestrian conflict along the shared access.

f) Neighbouring Amenity

The common northern boundary of the curtilage of the proposed dwelling with the existing dwelling is shown at a separation distance 1.3m. The separation distance between the two dwellings is proposed at 2.7m. The north side of the new house would run alongside the south side of the garage and front wing of the existing house. There are some windows on the south face, but these are to the garage and a secondary window to a sitting room. The roof along this side of the proposed new house slopes away from the existing house. There is one small first floor window on this elevation, which serves a bathroom and would be obscure glazed.

The retained garden for the existing house is of a reasonable size, including the existing large courtyard patio.

The proposal would not unduly impact on the level of amenity currently afforded by the host dwelling and hence the proposal accords with policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP3 of the Peterborough Planning Policy Document.

The east facing elevation of the proposed dwelling is to be 15m -17m back from the eastern boundary. At the request of the planning officer, amendments have been made to the scheme as previously approved, this includes the removal of the balcony to the rear (eastern) elevation and the full height glazing replaced with standard glazing. This has significantly dealt with the perception of overlooking. The first and second floor windows would avoid detrimental overlooking and are positioned approximately 31m from the side of no. 12 to the rear.

There are windows on the south elevation facing the (fenestrated) side of no. 10 however, these at first and second floor are to bathrooms. There is one bedroom window on this elevation which is a high level window. The south facing elevation is to be set back 11.5m from the southern boundary of the site and the number of mature trees along this boundary would provide adequate screening.

Given the separation distances there are no concerns regarding overshadowing.

The amenity of occupiers of the existing neighbouring properties will remain to a suitable standard, as required by Policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP3 of the Peterborough Planning Policy Document.

g) Residential Amenity

The plot is generous and the proposed house is large. There is a good amount of amenity space to the south and east of the dwelling, although largely shaded by the protected tree. Concern has been raised regarding the shading and the likelihood of future occupiers applying to remove or reduce the trees. Many of the trees which provide shading are deciduous, so shading will be less of a concern in the winter and may be a benefit in summer. In addition the delineation of the garden area has been increased to provide more amenity area outside of the tree canopy.

The windows have been aligned to avoid overlooking to the future occupiers and it is considered that the dwelling would provide a good standard of amenity in accordance with policy H16 of the Adopted Peterborough Local Plan (First Replacement) (2005).

h) S106

The development would give rise to an additional burden on the services of the City Council and therefore a contribution of £9,000 is sought in line with Policy CS13 of the Adopted Peterborough Core Strategy DPD and the Planning Obligations Implementation Scheme SPD. The applicant is willing to enter into an agreement with the City Council.

i) Misc

Hazard installations – The site is outside of the safety zone associated with the Gas Compressor Station in which the erection of a dwelling would be objected to by the Health and Safety Executive.

j) Issues not covered in the report

- Development devalue our property – this is not a material planning consideration in determining this application.
- The access is in our ownership and the applicant does not have right of way – the applicant has submitted information regarding the right of way, however, this is a civil matter between the applicant and the neighbouring occupier and therefore not a material planning consideration in respect of determining this application.

6 **Conclusions**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The site is located in a sustainable location within the village settlement boundary;
- the height, scale and design of the dwelling would not unduly impact upon the character and appearance of the conservation area and the site is of adequate size to accommodate the development;
- safe and suitable highway access and parking can be provided;
- protected trees and those which are worthy of retention can be suitably protected;
- there will be no significantly detrimental impact on occupiers of adjoining dwellings; and
- the proposed dwelling would afford future occupiers a good standard of privacy, light and outdoor amenity space

Hence the proposal accord with policies CS10, CS13, CS14, CS16 and CS17 of the Adopted Peterborough Core Strategy DPD, policies DA6, DA15, LNE9 and T10 of the Adopted Peterborough Local Plan (First Replacement) (2005), policies PP2, PP3 and PP17 of the Peterborough Planning Policies Document, the National Planning Policy Framework and the Peterborough Design and Development in Selected Villages SPD.

7 **Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Details of the following shall be submitted:

- masonry
- tiles
- windows
- rooflights
- doors
- rainwater goods.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Adopted Peterborough Core Strategy DPD.

- C 3 Development shall be carried out in accordance with the tree protection scheme contained in the approved Tree Survey, Arboricultural Implication Assessment and Method Statement. This shall exclude the crown reduction to tree T34.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C 4 The routes of all underground services shall be shown accurately on a site plan which has been agreed in writing by the Local Planning Authority before development commences.

No service trenches shall pass through the tree protection zones defined by protective fencing.

Reason: To ensure proper planning for tree protection where underground infrastructure is to be installed, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement) (2005).

- C 5 The dwelling shall not be occupied until the area for parking and turning of vehicles has been provided as shown on the approved plan. The area shall thereafter be available at all times for the purpose of the parking and turning of vehicles, in connection with the use of the dwelling.

Reason: In order to protect and safeguard the amenity of the local residents or occupiers, in accordance with Policy T10 of the Peterborough Local Plan (First Replacement) (2005).

- C 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re enacting that Order with or without modification), no windows shall be inserted into the north or south elevation of the permitted dwelling other than those expressly authorised by this permission.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Adopted Peterborough Core Strategy DPD.

- C 7 The windows to the first and second floor bathroom windows, on the north and south elevations, shall be fitted with obscured glazing, details of which shall be agreed in writing with the Local Planning Authority, before the development hereby permitted is first occupied, and shall thereafter be maintained as such at all times.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Adopted Peterborough Core Strategy DPD.

- C8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the property or buildings within the curtilage of the dwelling shall be constructed other than as those expressly authorised by this permission.

Reason: In order to protect the amenity of the area, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

- C9 Surface water drainage shall be via a soakaway and foul water via connect to mains sewer. The details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

Reason: In order to manage surface water run off and in accordance with policy CS22 of the Adopted Peterborough Core Strategy DPD.

Copies to Councillors J Holdich OBE, D Lamb