

Item No 5.3

Planning and EP Committee 17 December 2019

Application Ref:	19/01171/FUL
Proposal:	New Detached Dwelling with Existing Dwelling Retained as Garage and Annexe.
Site:	Gardeners Cottage, Second Drift, Wothorpe, Stamford
Applicant:	Mr Justin Wilson
Agent:	Mr John Trotter, Wythe Holland Limited
Referred by:	Wothorpe Parish Council
Reason:	Residents have concerns about the height and scale of development in relation to surrounding buildings. Wothorpe residents would like to present their concerns to the Committee.
Site visit:	26.09.2019
Case officer:	Andrew Dudley
Telephone No.	01733 453457
E-Mail:	andrew.dudley@peterborough.gov.uk
Recommendation:	GRANT subject to relevant conditions

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

Site and surroundings

The application site is located within the village of Wothorpe, and it's Special Character Area. The site is an existing large residential plot containing one residential cottage, in its northwest corner. The site sits within a group of five residential plots. The four surrounding plots adjacent the application site have all been fully developed with large detached dwellings. The existing dwelling which occupies the northern corner of the application site is far smaller than those on the other surrounding plots. The existing dwellinghouse is seen as part of the street scene of Second Drift. Agricultural fields lie to the north-west of the site and beyond that the A43 Kettering Road.

Second Drift rises from the A43 and at the point where the application site lies is characterised by large residential properties detached dwellings of various sizes. To the north west of Gardener's Cottage, to the opposite side of the road, there is a group of Victorian terraced properties of local historic interest.

Proposal

The applicant seeks planning permission to construct a large detached dwelling centrally on the plot, retaining the existing dwelling as an ancillary annexe for the new property. The existing dwelling would be converted from a two storey dwelling into an ancillary studio flat on the first floor and a garage and storeroom accommodation on the ground floor. The new dwellinghouse would be of two and a half storey design with dual pitched dormer windows in the roof slope, stone wall detailing with stone lintels, timber sash windows and stone quoins. The front would have 5 bays with a stone string course between the ground floor and first floor windows. The side elevation facing north-west would have a balustrade above the level of the existing retaining wall, with a terraced area behind to enjoy the views of the open space which exists between the plot and the A43.

A single storey side extension is also proposed to the existing dwellinghouse with lean-to roof to allow a ground floor room to be converted into a garage for the parking of 2 cars. The existing garden gate at the side of the dwelling which exits onto Second Drift would be incorporated into the building as a doorway into the garage rather than directly into the garden.

2 Planning History

No relevant planning history

3 Planning Policy

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

National Planning Policy Framework 2019

Paragraph 11: Sustainable development

Plans and decisions should apply a presumption in favour of sustainable development, and approving development proposals that accord with an up-to-date development plan without delay

Paragraph 47: Planning Law

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise

Paragraph 120 and 121: Alternative uses

Planning policies and decisions need to reflect changes in the demand for land and take a positive approach to applications for alternative uses

Paragraph 130 - Poor Design

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an areas and the way it functions. Conversely where the design accords with clear expectations in plan policies, design should not be used by the decision marker as a valid reason to object to development. Local Authorities should seek to ensure that the quality of the development approved is not materially diminished between permission and completion.

Peterborough Local Plan (2016 - 2036) Adopted 2019

LP01 - Sustainable Development and Creation of the UK's Environment Capital

The council will take a positive approach that reflects the presumption in favour of sustainable development within the National Planning Policy Framework. It will seek to approve development wherever possible and to secure development that improves the economic, social and environmental conditions in the area and in turn helps Peterborough create the UK's Environment Capital.

LP02 - The Settle Hierarchy and the Countryside

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP03 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 21,315 dwellings from April 2016 to March 2036 in the urban area, strategic areas/allocations.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs

that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP20 - Special Character Areas

To preserve the character of Wothorpe, Thorpe Road and Ashton proposals will be assessed against specific criteria in respect of garden sub-division, extensions and alterations, design including site analysis and trees. Proposals for Wothorpe will also be considered against an additional criterion in respect of landscape character.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

Peterborough Design and Development in Selected Villages – Supplementary Planning Document (2011)

- VDS1 – Architectural Character
- VDS2 – Scale
- VDS3 – Relationships between buildings
- VDS5 – Location of new development
- VDS6 – Buildings lines
- VDS7 – Building heights

4 Consultations/Representations

PCC Conservation Officer

No Objection – The site falls within Wothorpe Special Character Area. The existing cottage is considered to be a non-designated heritage asset due to its late C19 character and modest proportions, deep bracketed eaves and simple stone elevations. The appearance of the historic cottage is particularly diminished from the west due to a poor late C20 brick extension. This harms the idyllic rural views over the paddock between the site and Kettering Road.

The principle of a new dwelling on the site and using the existing Cottage as ancillary accommodation is generally supported subject to appropriate scale, massing and treatment of the site. Adjacent to this site there are a number of large modern executive style dwellings, to the east.

Consideration should be given to removing the poor extension to Gardners Cottage, and so returning it to its original character. If retained its modern character together with the new modern house could give a cramped appearance to its curtilage and appear overdeveloped and imbalanced in terms of scale and massing.

The dwelling is sited on a significant slope, with buildings of lowering in height and massing towards the edge of the development. This very large two storey dwelling will command a great level of prominence within its surroundings and be made to look even more out of scale with the small existing dwelling on the site. I strongly feel that rather than building up the ground, the ground should be excavated to sit the property on lower ground, thus reducing this impact.

When travelling up Second Drift the appearance is that of rural character. The boundary wall, whilst modern in sections has a character that suits its setting. Removing large sections of this wall to install

a glass balustrade is entirely out of character and the glare from it on sunny days makes it even more inappropriate. The wall should be treated with modesty to befit the surrounding landscape.

The boundary wall fronting onto Second Drift is a historic stone wall and should be retained as it exists.

Any permission should require samples of all external materials to be submitted to and approved.

PCC Tree Officer

No Objection - No Arboricultural Implications Assessment and Arboricultural Method Statement including Tree Protection Plan were submitted within the application. Therefore suggested conditions be imposed to include a full landscaping scheme to ensure the plot is enhanced by the development and to include replacement tree planting, and to produce the Arboricultural Assessments to ensure trees close to and on land owned by The Redoubt are not adversely affected by the demolition of existing structures, a change of levels adjacent the new entrance, driveway, dwelling and the installation of new services, etc.

PCC Wildlife Officer

No Objection - Subject to a condition relating to the provision bird boxes. There would be no net loss to biodiversity subject to the condition being implemented.

Nesting Birds: The proposal is likely to involve the removal of vegetation which may support nesting birds. I would therefore recommend that a standard bird nesting Informative be attached should the scheme be approved.

To mitigate for the loss of potential nesting habitat, I would recommend that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which may be secured via a suitably worded condition.

PCC Archaeological Officer

No Objection – No condition is suggested as the archaeological watching brief carried out in 2014 in advance of the construction of a replacement dwelling on land at Bergen House, Wothorpe did not uncover any artefacts, features or deposits of archaeological significance, and was only 50 metres to the south of this site

PCC Peterborough Highways Services

No Objection - Second Drift is a privately maintained road, and not part of the public highway. Kettering Road would not be significantly affected by the proposals.

PCC Pollution Team

No Objection -Advises a condition should be added which addresses unsuspected contamination found during development

PCC Waste Management

No Objection

Cambridgeshire Fire & Rescue Service

No comments received

Wothorpe Parish Council

The issues of concern centre on the scale of the development, in particular the height with regard to the surrounding buildings. In this respect, we should like you to consider VDS2 Scale, VDS6 Building Lines and VDS7 Building Heights given in the Peterborough CC SPD Policy for Wothorpe. Also these are mirrored in Guidelines 2,6 and 7 of the Council's Village Design Statement. I attach copies of these for your reference.

Should Officers be minded to approve this application in its entirety, we should request that the matter is determined by your Development Control Committee and Wothorpe residents would seek to be represented at the particular meeting.

(Comments on Revised Plans) The recent changes to the application, whilst welcome do not appear to have satisfied the local residents, which have lodged further representations. I request that you review the latest plans in accordance with PCC's SPD policy for Wothorpe and with particular consideration to the Village Design Statement VDS2, VDS6 and VDS7. Should the proposed property be lowered by a further 1m, then it may be that the residents concerns will have been satisfactorily dealt with.

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 5

Total number of objections: 5

Total number in support: 0

Letters of objection have been received from 5 neighbouring properties raising the following issues:

- The height is 5 metres higher than the existing dwelling, and does not step down due to being on lower land, being only marginally lower than The Redoubt;
- It is not a replacement dwelling;
- Does not comply with the adopted SPD policies for Wothorpe which expects careful consideration of the scale, height and bulk of any development and building heights should relate to the forms and proportions of surrounding buildings;
- Three storey properties sit further back from the Drift with immediately adjacent properties being only two storeys. Height and scale of the proposal would make it overbearing;
- The height will dominate the skyline and landscape when travelling up The Drift.
- Distances on the plans of 33 and 35 metres are misleading;
- No tree survey, and a good specimen Copper Beech would be lost;
- Second floor dormer windows overlook the property Meadowhurst;
 - It will be overbearing and dominate the immediate landscape, due to its height and scale;
 - A further reduction of 2m in height would be appropriate;
 - The 1m reduction in height is not sufficient and it will remain overbearing and will dwarf the original house.

5 **Assessment of the planning issues**

- **The Principle of Development**
- **Character and appearance**
- **Residential Amenity**
- **Wildlife, Landscaping and trees**
- **Parking**

a) **The principle of development**

The Peterborough Local Plan 2019 defines Wothorpe as a small village. As such, sustainable development can be supported so long as it is within the village envelope boundary, and is limited to infill or the redevelopment of sites of a scale appropriate to the village.

The erection of the new dwelling on this site is not to subdivide the existing plot and create a new additional independent dwelling. Nor is it proposed that the existing dwelling is to be demolished and the new dwelling would replace it. The redevelopment proposal is for the erection of a new dwelling and the retention and reconfiguration of the existing Cottage to provide ancillary annexe accommodation and garaging. By utilising the existing site in this way, the resulting plot would have a new property of a similar size and scale to other nearby properties whilst retaining the original much smaller Cottage as an associated curtilage building.

The size and scale of the proposed dwelling is considered to be appropriate to this location. The retention of the existing dwellinghouse as an ancillary outbuilding within its curtilage would be of a subservient size and scale to the new main dwelling and as such would be appropriate and not out of keeping with a property of this size and scale. The principle of the proposed development is therefore considered to meet with the provisions of policies LP01, LP02, LP03 of the Peterborough Local Plan (2016-2036) Adopted 2019.

b) Character and appearance

Presently, the site sits within a group of five plots off Second Drift. The existing site appears slightly unbalanced as the existing dwelling on the application site is of a far smaller size and scale than the other four neighbouring dwellings to the south and east. It appears to be a much older building and it has a smaller footprint in relation to other detached properties along Second Drift. In contrast, the proposed dwelling, which is to be built would be sited more centrally within the plot to match the other 4 surrounding dwellings and would be of a more comparable size and scale to its neighbours.

Objections have been received regarding the height of the proposed dwellinghouse at more than two storey (the proposal is for a two and a half storey dwelling). Three of the existing dwellings within this group of five plots are also of two and a half storey height, while 'The Redoubt' opposite is one and a half storeys with a slightly lower roof height. The hill slope can therefore benefit such proposals so that the roof heights of taller buildings are no taller than the surrounding dwellings. It is not essential for roof tops to follow the level of the road in order to be considered of an appropriate scale or height, or to be considered proportionate to surrounding dwellings.

The Conservation Officer expressed concerns regarding the impact of the proposal within the Special Character Area. When viewing the north western elevation from Second Drift 'this very large two storey dwelling will command a great level of prominence within its surroundings and be made to look even more out of scale with the small existing dwelling on the site. He strongly feels that rather than building up the ground, the ground should be excavated to sit the property on lower ground, thus reducing this impact'. The applicant's agent has submitted amended plans on this basis and this has the effect of reducing the overall height of the development against the backdrop of existing buildings and has improved the scale of the development in relation to surrounding buildings, including the existing cottage on the site. The overall height of the proposal has been reduced from the original proposed ridge height of 20.9m as taken from a nearby datum to 19.9m a reduction in the ridge height of 1.0m

The Conservation Officer has commented that the existing Gardeners Cottage is 'a non-designated heritage asset due to its late C19 character and modest proportions, deep bracketed eaves and simple stone elevations. The appearance of the historic cottage is particularly diminished from the west due to a poor late C20 brick extension. This harms the idyllic rural views over the paddock between the site and Kettering Road'. The agent was contacted to see if the 20th century extension could be removed as part of the proposal in order to address the Conservation Officer's concerns and improve the visual appearance of the site from the north west. The agent was unwilling to do so, as this would reduce the space within the annexe and would make it less viable as an annexe

while providing 2 car parking spaces. Although it may have improved the visual appearance of this non-designated heritage asset to remove the extension, it could not be a reason to refuse the application, and is an existing feature of the site. The proposal would add another extension to the opposite side to provide sufficient space for a garage. However, it would not be as visually dominant, as it would be located to the rear of the front boundary stone wall, and would therefore not have such a detrimental visual impact. The re-use and adaptation of the Gardener's Cottage is seen as an appropriate use of the building and retains the cottage and the boundary wall within the street-scene.

The Conservation Officer was also concerned that the proposed glass balustrade would be out of character to the area, unlike the existing boundary wall which, 'whilst modern in sections has a character that suits its setting'. The agent has agreed to alter this detail for something more appropriate. The agent has again complied with this request by replacing part of the boundary wall with a more appropriate metal balustrade which would complement the appearance of the proposed dwelling which is built to a traditional style.

The Parish Council has highlighted that the development ought to also seek to comply with the specific Wothorpe policies within the Design and Development in Selected villages SPD (2011), in particular VDS2, VDS6 and VDS7. Taking into account the relationship of the proposed dwelling with the existing properties that neighbour the site in relation to the position, roof height, design and scale and also taking into account the character of the village of Wothorpe, which has a marked number of large detached dwellings of both traditional appearance and modern contemporary design, the amendments that have been made to the proposal are considered to be acceptable. Whilst objections have been maintained from local residents and the Parish Council to the development of the site despite these changes to the height, it is considered that the proposed dwelling which would now sit lower down on the plot would limit its impact of the site and when viewed with the existing two and a half storey buildings which neighbour the plot would retain the character and appearance of the area. The traditional design that the applicant has submitted also respects the appearance of the nearby existing dwellings and the Gardeners Cottage on the site. It is considered that the proposal is compliant with the provisions of Policy LP16 of the Peterborough Local Plan (2016-2036) adopted 2019.

c) Residential Amenity

The positioning of the new dwelling on the site ensures that there is a reasonable separation distance from other neighbouring dwellings. The rear elevation would be over 30m from the dwellings to the rear. The side/rear elevations that are closest to Redcoat House to the South would be approximately 20m from any facing window proposed at an angle. The side of proposed dwelling would be approximately twelve metres from the nearest side elevation The Redoubt, but this elevation is devoid of windows. The only side windows facing the site from The Redoubt are within the rear wing of the building which is located approximately 24m from the side windows of the proposed dwelling. Any facing windows belonging to a neighbouring property are therefore too far away to cause any overlooking between windows, especially as the facing elevation of the proposed property is of a one and a half storey height due to the slope of the hill. The rear of the dwelling would be 16m from the rear boundary, and over 30m from the dwelling located to the rear.

An objection has been made to say that these distances are misleading and therefore incorrect, with distances much closer than suggested. There is nothing to suggest that the submitted drawings have not been drawn accurately, indeed there has been submitted a full topographical survey of the site which further suggest that the dimension shown are accurate.

An objection was also made which mentioned that the dormer windows of the proposed dwelling would overlook the front of Meadowhurst which lies on the opposite side of Second Drift, opposite Gardeners Cottage. The windows within the front elevation of the proposed dwellinghouse would be around 37m from the windows on the front elevation of Meadowhurst. Similarly, the front elevations of Holywell House and Cromwell House will be around 36-37m from the proposed dwellinghouse. The front gardens of dwellings, whilst closer, are not considered to be private amenity areas as they are seen from the road and public vantage points.

There is considered to be sufficient distance between the proposed dwellinghouse and the surrounding properties to prevent any overlooking concerns. In addition, the amended plans that have been submitted have reduced the overall height of the proposed dwelling, which would reduce its impact when viewed from those properties on the opposite side of Second Drift.

The only dwelling that would be overlooked by the proposed new dwelling would be Gardeners Cottage itself. As this property is to be an ancillary annexe to the main dwelling on the site the considerations of overlooking and over dominance are not factors that need to be taken into consideration. A condition should be attached to a grant of planning permission for the development to ensure the property remains ancillary to the use of the proposed dwellinghouse. It is considered that the proposal complies with the provisions of Policy LP17 of the Peterborough Local Plan (2016-2036) adopted 2019.

d) Wildlife, Landscaping and trees:

The Wildlife Officer has suggested the need for conditions relating to the loss of potential nesting habitats, suggesting that bird boxes are provided and an informative about nesting birds be placed on any decision notice. This would ensure there is no net loss to biodiversity.

The Council's Tree Officer has commented that there has been insufficient information provided regarding trees on the site and the likely impact of development. It has been suggested by the Tree Officer that a basic Arboricultural Implications Assessment (AIA) including an Arboricultural Method Statement (AMS) with a Tree Protection Plan should be provided either before the decision is made, or as a condition to be implemented prior to development.

A landscaping scheme has also not been provided and which is required to ensure the site is adequately enhanced as would be expected for a house and garden of this size and potential. It is not considered necessary or reasonable to condition how the gardens of the proposed property are laid out and developed, and as such thereafter maintained, but a condition that seeks to control the type of boundary treatments ought to be attached.

e) Parking:

Policy LP13 and Appendix C of the Peterborough Local Plan (2016-2036) adopted 2019 requires two parking spaces to be provided within this site. The ground floor of the proposed annexe, formerly Gardeners Cottage, is proposed to provide a double garage with a store behind, as can be seen within drawing number 1948-102. There would also be sufficient hardstanding space within the site for additional vehicles to be parked off the highway. Accordingly, the proposed development is considered to meet with parking standards and is in accord with Policy LP13 and Appendix C of the Peterborough Local Plan (2016-2036) adopted 2019.

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:

It is not considered that the dwelling would unacceptably harm the character of the area, the amenity of the occupiers of neighbouring dwellings, highway safety, biodiversity, or the landscape character; and as such is considered to be in accordance with policies LP13, LP16, LP17, LP20, LP28 and LP29 of the Peterborough Local Plan (2016-2036) Adopted 2019.

7 Recommendation

The Executive Director of Place and Economy 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 The development hereby permitted shall be carried out in accordance with drawings:

- drawing no. 1948-100 - Site location plan
- drawing no. 1948-101A - Site block plan
- drawing no. 1948-102A - Ground floor plan
- drawing no. 1948-103A - First floor and attic - floor plans
- drawing no. 1948-104A - North east elevation
- drawing no. 1948-105 - North west elevation (received 14th August 2019)
- drawing no. 1948-106A - South east and south west elevations
- drawing no. 1948-107A - Annexe garage section, south west elevation and south east elevation
- drawing no. 1948-108 - Annexe existing floor plan and elevations
- drawing no. 1948-109 - Site survey

Reason: For the avoidance of doubt.

C 3 No development shall take place on the site until an Arboricultural Implications Assessment including an Arboricultural Method Statement and an Arboricultural Protection Scheme has been submitted to and agreed in writing by the Local Planning Authority. The Arboricultural Protection Scheme shall include:

a. The location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the site;

b. The details of all Root Protection Area infringement during the demolition, construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);

c. The details of facilitation pruning; and

d. The location for access, material storage, site office, mixing of cement, welfare facilities etc.

The approved scheme shall be implemented in full, strictly in accordance with the agreed details/plans and shall be retained as such for the lifetime of the demolition/construction of the development.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP20 and LP29 of the Peterborough Local Plan (2016-2036) Adopted 2019.

C 4 Notwithstanding the submitted details, no development shall take place above foundation level until a scheme that includes the following requirements for the development of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

a. Details of retained and replacement trees, including species, numbers, size and density of planting;

b. Details of any boundary treatment, particularly planting enhancement measures to the north west boundary; and

c. Bin storage areas.

The development shall be carried out in accordance with the approved scheme prior to the occupation of the dwelling, and retained thereafter.

Any replacement trees and/or hedging proposed shall be carried out during the first available planting season following first occupation or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Any replacement trees or hedgerows dying or damaged within five years of planting shall themselves be replaced with a tree or hedgerow of an equivalent size, number and species within the following planting season.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP20 and LP29 of the Peterborough Local Plan (2016-2036) Adopted 2019.

- C 5 No development shall take place above foundation level until a scheme for the provision of nesting boxes for House Sparrow, Starling & Swift has been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, number and position of the nest boxes. The development shall not be carried out except in accordance with the approved details and the nesting boxes shall be provided prior to occupation of the dwelling, and shall thereafter be so retained.

Reason: In order to ensure that replacement nesting facilities are provided to off-set the loss of vegetation as a result of the development in accordance with Policy LP28 of the Peterborough Local Plan (2016-2036) Adopted 2019.

- C 6 No development other than groundworks and foundations shall take place until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

The required details are:

External wall and roofing materials and finishes;
Mortar mix;
Windows and external doors;
Cills, lintels and external steps;
Rainwater goods;
Any external vents and ducting; and
Ballustrade;

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2016-2036) Adopted 2019.

- C 7 The buildings shall not be occupied until the vehicular access has been constructed in accordance with drawing numbers 1948-101, 1948-102 and 1948-103.

Reason: In the interest of highway safety in accordance with policy LP13 of the Peterborough Local Plan 2019.

- C 8 The original dwelling on the site known as Gardeners Cottage, Second Drift, Wothorpe shall not be occupied or used at any time other than for purposes ancillary to the residential use

of the dwelling hereby approved, and shall not be occupied, leased or rented as a separate dwelling.

Reason: The site of Gardeners Cottage, Second Drift Wothorpe is not adequate to support a separate dwelling because of the substandard level of residential amenity which would be achieved and therefore the original dwelling known as Gardeners Cottage is only acceptable as ancillary accommodation in accordance with Policies LP3 and LP17 of the Peterborough Local Plan (2016-2036) Adopted 2019.

- C 9 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 117 and 118 and Policy LP33 of the Peterborough Local Plan (2016-2036) Adopted 2019.

Copies to Cllrs. Over