

10/01028/R3FUL: CONSTRUCTION OF FOUR-BED DWELLING AND DETACHED GARAGE ON LAND ADJACENT TO 1 PUDDING BAG LANE PILSGATE STAMFORD

APPLICANT: PETERBOROUGH CITY COUNCIL  
 AGENT: STATE OF DESIGN LTD  
 REFERRED BY: BARNACK PARISH COUNCIL  
 REASON: DESIGN, AMENITY, ACCESS  
 DEPARTURE: NO

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## 1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The proposal is to construct a 4 bedroom house and detached garage on vacant land adjacent to no. 1 Pudding Bag Lane, Pilsgate.

The main considerations are:

- Amenity, overlooking and overshadowing of the adjacent property
- Character of area
- Design/scale
- Loss of trees

The Head of Planning, Transport and Engineering Services recommends that the application is approved subject to conditions and prior completion of a Section 106 obligation relating to a financial contribution to comply with the Council's Planning Obligation Implementation Scheme SPD.

## 2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

### Development Plan Policies

#### Peterborough Local Plan (First replacement)

Relevant policies are listed below. The most relevant policies are highlighted in bold for easy reference.

- DA1 **Development shall be compatible with its surroundings create or reinforce a sense of place and not create an adverse visual impact.**
- DA2 **Development shall be satisfactorily accommodated on the site, not have an adverse affect on the character of the area and have no adverse impact on the amenities of occupiers of nearby properties.**
- H12 **Infill Settlement**
- H15 Development to be carried out at highest net residential density
- H16 Residential density
- LT20 Car Parking Standards
- CBE3 The City Council will require all proposals for development which would affect a conservation area (whether the site of the development is inside or outside the boundary) to preserve or enhance the character or appearance of that area.**
- T1 **New development should provide safe and convenient access for all user groups and not unacceptably impact on the transportation network.**
- T9 Cycle parking requirements.

- T8**      **Permission will only be granted for a development if vehicular access is on to a highway whose design and function is appropriate for the level and type of vehicular traffic likely to be generated by the proposed development.**
- T10**      Car parking provision to be in accordance with maximum car parking standard
- IMP1**     **Development shall secure for all additional infrastructure, services, community facilities and environmental protection measures which are necessary as a direct consequence of the development**

**Planning Policy Statement 3 – Housing.** This requires Local Planning Authorities to make best use of land for new residential development and that it is well integrated with and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

**Planning Policy Statement 7: The Countryside, Environmental Quality and Economic and Social Development** seeks to integrate development necessary to sustain economic and social activity in rural communities whilst protecting the character of the countryside. It indicates that new development should be sensitively related to existing settlement patterns and to historic, wildlife and landscape resources.

**Planning Policy Statement 5 – Planning for the Historic Environment** seeks to protect the character and appearance historic areas and buildings.

### **Material Planning Considerations**

Decisions can be influenced by material planning considerations. Relevant material considerations are set out below, with the key areas highlighted:

Circular 05/2005 states the following principles:

The use of planning obligations must be governed by the fundamental principle that **planning permission may not be bought or sold**. It is therefore not legitimate for unacceptable development to be permitted because of benefits or inducements offered by a developer which are not necessary to make the development acceptable in planning terms.

Similarly, planning obligations should never be used purely as a means of securing for the local community a share in the profits of development.

**Village Design Statement Implications:** The Barnack and Pilsgate VDS makes the following relevant comments:

- careful attention should be paid to the layout of new developments to reflect the character of the villages;
- new buildings and extensions should be traditional in form and appropriate in size and proportion to the available space;
- it is important that spacing and density of any new property is such that it does not appear out of place in relation to existing development nearby;
- new properties should not overlook or dominate existing dwellings thus infringing their private amenity;
- new houses should not abut on to older properties, thus diminishing the visual aspect of the line of ancient properties;
- attention should be given to roof slopes, gable ends and house frontages, so that they match or blend with surrounding properties;
- Care should be taken to ensure that original buildings and building features are integrated into new homes and should not be destroyed, so that the character of these rural villages remains.
- building materials should blend with surrounding properties.
- roof lights should not be installed on the street or road side of properties and if they are being considered attention must be paid to the size, shape and design to give minimum visual impact.
- old or modern replacement Collyweston slates, blue Welsh slates or pantiles should be used to match the existing or surrounding roof styles; chimneys should be retained and repaired in their original form when alterations take place in preference to being shortened or removed;

- Chimneys should be included in the design of new houses to match those already in existence in nearby properties;
- old stone walls should be preserved and repaired with natural stone and should not be demolished;
- modern style panel or close boarded wooden fencing is not appropriate on road frontages;

The VDS no longer forms part of the Development Plan for the area so only very limited weight can be given to it in deciding this application.

### **3 DESCRIPTION OF PROPOSAL**

Construction of a four bedroom house with three bedrooms on the first floor and one bedroom in the attic, and a tandem double garage at the bottom of the garden. The house is a skewed L shape, with frontages to both Pudding Bag Lane and the access track that serves a number of nearby houses.

### **4 DESCRIPTION OF SITE AND SURROUNDINGS**

The application site is an irregular shaped parcel of land at the end of a terraced row of simple and undistinguished two storey houses. To the side and rear is an access to other houses and fields, which also provides access to the proposed garage. At the front of the site is a walnut tree. There is a stone front boundary wall which links the site with the adjacent housing.

The site adjoins the Pilsgate conservation area and forms one side of an informal 'square' in the centre of the hamlet of Pilsgate. The 'square' is a field paddock with boundary treatments approx 1.5m high to the north, east and south. Chapel Orchard forms the western boundary. The eastern side of this square is currently open, being constrained only by the gable of 1 Pudding Bag Lane and the walnut tree on the application site.

### **5 PLANNING HISTORY**

Application Number	Description	Date	Decision
10/00198/R3FUL	Erection of a four bed dwelling	08.06.2010	REF

An application for the construction of a 4 bedroom house and detached garage was refused at Planning & Environmental Protection Committee meeting on 8<sup>th</sup> June 2010 for the following reason: -

R1 The proposal occupies a corner site adjacent to a row of relatively modern terraced properties and both are sited adjacent to the Pilsgate conservation area. The scale and form of the proposed dwelling is such that it over dominates the adjacent properties excessively to the extent that the dwelling will be visually out of context with the surrounding development, the setting in the street scene and when viewed from the conservation area. The proposal is therefore contrary to Adopted Local Plan Policies CBE3 and DA2 (Peterborough Local Plan, First Replacement, Adopted 2005)

### **6 CONSULTATIONS/REPRESENTATIONS**

#### **INTERNAL**

**Archaeology** – The proposed development site is likely to retain archaeological remains associated with the historic core of the settlement. Suitable archaeological mitigations should be attained through the application of a standard Planning Policy Statement 5 (PPS5) condition.

**Highways** – No objection. Condition and informative requested.

**Private Sector Housing** – Has no objection subject to comments on the layout.

**Conservation Officer** – The proposed scheme is an improvement on the earlier refused scheme. Supports the application with conditions dealing with materials, external finish and landscaping.

**Tree / Landscape Officer** – No objection to the loss of the walnut tree. Recommends use of a condition to provide a replacement.

## **EXTERNAL**

**Barnack Parish Council** - Objects for the following reasons:

- a) The plans have not been changed significantly since the last application. All the Parish Councils comments on the last submission still apply: -
- The design of the new house should be influenced by the adjacent ex-council houses and should be a smaller three bedroomed cottage style design.
  - The proposed house is too large and will completely overwhelm the existing row of houses next to it. It is also too large a house for the width of this plot. The huge end gable will dominate the entrance to Pudding Bag Lane on entry from the B1443
  - The front gable and roof height of the front elevation are too high and should be lowered to be the same height as the roof of the adjacent houses. The front gable should not protrude in front of the building line of the adjacent houses. The front of the house should be on the same building line to match the houses alongside.
  - The stone wall and wooden fence along the track are totally alien to the environment and are too high to match the stone wall of Chapel Orchard field on the opposite side of the track. If a wall or fence is required it should be no higher than the field wall, the other garden fences of the adjacent houses and the wall running along Pudding Bag Lane in the front of the row of houses next to it. A high fence will cut this property off and it will appear as a suburban dwelling rather than a village house. No new boundary wall or fence should be higher than 1 metre within the conservation area.
  - The windows facing on to Chapel Field are too large for a village environment and are totally alien to the other houses in Pudding Bag Lane. They will also overlook the garden of Chapel Orchard thus destroying its privacy.
  - The size of the chimneys are too large and will dominate the entrance from the B1443. One chimney pot on each chimney at each end of the property would be acceptable but not more, thus the chimney construction could be smaller matching those of the row of adjacent houses.
  - Pilsgate House on which this house has been modelled is the 'manor house' of the hamlet and is therefore the biggest house in the whole community. It should not be used as a model. The original cottages should have been used as a model which would be suitable to the width of this plot and would fit into the environment more comfortably. This proposed house will stand out and will not match the surrounding house or fit into its environment in any way.
  - The entrance to the garages is over a private field track. More vehicles using this track will cause disrepair thus inconveniencing the present users especially in the winter when the track gets very muddy. Barnack Parish Council would object strongly to this track having a tarred road surface.
  - A tandem garage suggests parking for three vehicles, which would prejudice the access of Chapel Orchard garage. A house of the proposed size with four bedrooms would generate at least four cars. There are insufficient parking spaces alongside the front of the house to accommodate vehicles without blocking access to The Old Stackyard and without blocking Pudding Bag Lane or using the parking outside other

houses. This is a further reason as to why a four bedroom house in this position would be totally unsuitable.

- The conclusion states that a family would benefit greatly from the Primary School, but it is not guaranteed that the school would be used as there are several private/direct grant schools available in the area. The family living in this house would be more likely to use the village school if it were a smaller design with a maximum of three bedrooms
- The property would not be comparable in size, scale and materials or proportion of those alongside it on Pudding Bag Lane.
- Barnack Parish Council request that a share of the 106 payment for this house be used for the benefit of the village, as a contribution towards the pre school replacement building and traffic calming for the B1443 running through Pilsgate.

Other comments (not previously made):-

- b) Design too large, not commensurate with (adjacent) houses. Very narrow frontage...size (of house) totally out of proportion in size and height...will dominate whole area and obliterate view of Pudding Bag Lane from B1443.
- c) Design should be more in keeping with domestic scale of surrounding properties.
- d) No room for scaffolding during construction and maintenance of no. 1 Pudding Bag Lane – blocking access to no. 1 and severely constrict the width of the (communal) access track.
- e) Access tracks to west and rear of site are private...construction vehicles and materials (in Pudding Bag Lane) will lead to congestion.
- f) Health and safety issues arising from close proximity of electricity transformer and wires across site.
- g) Stone should be used for whole development, with replica Collyweston slate and lead flashing, cast iron (rainwater goods) and wooden windows and doors.
- h) Reduced residential amenity for residents of no. 1 Pudding Bag Lane.

### **NEIGHBOURS**

Letters of objection have been received from 17 local residents raising the following issues:

- a) Despite modifications the proposed four-bed dwelling is totally inappropriate for this small and odd shaped plot of land adjacent to the conservation area of the village.
- b) Building will dominate surrounding properties and street scene. Higher ridge height inappropriate in this rural location
- c) Loss of garden to No 1 Pudding Bag Lane – the site has been maintained and used as garden for many years. Loss of walnut tree.
- d) Loss of light and view to Nos. 1 and 2 Pudding Bag Lane
- e) Building style inappropriate not sympathetic to the adjacent houses.
- f) Overlooking/loss of privacy – failure to comply with policy H16.
- g) The proposal is not of the high quality expected in the village.
- h) Devaluation of no. 1 and 2 Pudding Bag Lane.
- i) Insufficient gap between building and no. 1 Pudding Bag Lane
- j) Ownership boundary concerns.
- k) Light pollution to neighbouring properties.
- l) Over development of the site.
- m) Problems for existing users of the access track during and after construction
- n) Need to provide continued access for agricultural equipment.
- o) Development on garden land should be rejected
- p) Loss of amenity for residents and vehicle congestion during building works.

**a) Introduction**

This application is subsequent to a refusal (determined at Planning Committee 8.6.2010) to use an area of land that was not sold as garden when 1 Pudding Bag Lane was sold and has remained in Council ownership. This application is for a 4 bedroom house and detached garage on that land.

**b) Policy issues**

The site is within the Village Envelope for Pilsgate where the principle of residential use is acceptable and adjoins the Conservation Area. The controlling policies are DA1, DA2 and T1. Pilsgate is an 'Infill Settlement' (Policy H12) and development is limited to infill of no more than two dwellings on an undeveloped plot in a built up frontage.

**c) Design/Scale**

The Design and Access statement shows that this design has emerged from a design process that began with the constraints of the site, including the walnut tree, the character of the area and subsequent revisions following a refusal of planning permission.

Following the refusal of planning permission the building has been revised in the following areas:-

- The gable to Pudding Bag Lane has been omitted.
- The front elevation follows the building line to Pudding Bag Lane.
- The eaves height (front) is now continuous at 5.9m (600mm higher than no. 1)
- The principle ridge height is continuous at 8.2m (600-700mm higher than no. 1) and omits a previous 'step' level change.
- Reduction in window proportion and simplification of detailing
- Reduction in height and detail of chimney
- Use of stone to whole building (omitting brick to rear extension)
- 1m high stone wall and hedge replacing timber fence to boundary with access road
- Amended plans have been received showing a garage measuring 11m long (previously 10.350 m long) to accord with Highway officer comments.

The revised design has omitted the previous gable to Pudding Bag Lane. The building line is continuous with the terrace. The proposed building retains the same footprint as the previously submitted scheme. The revisions reduce slightly the accommodation in the roof space. The accommodation at ground and first floor is unaltered.

The loss of the walnut tree is regrettable as it provides a foil to the gable end of the terrace and is clearly visible as one enters Pudding Bag Lane. However, the retention of the tree is not justified due to its condition and therefore it could be removed by the applicant at any time, although a replacement is proposed.

Pilsgate is a small hamlet. A key character of the immediate area is the open 'square' formed by the walled field and adjacent buildings. Buildings forming the edge to the 'square' on the south, west and north are stone built with vernacular detailing. Buildings in the area are variable in height and variation in architectural style contributes to the character of Pilsgate.

New infill development within existing settlements will always have a significant impact on the character of the area and on neighbouring properties. However new buildings do not have to be pastiche or attempt to mimic historic style. A high quality contemporary design relevant to context can often be appropriate and successfully relate well with the surroundings and preserve the character of the area.

The proposed house is of higher status than the adjoining (20<sup>th</sup> Century) terraced houses. In many planned settlements, the end property is of higher status and in most villages focal points have higher status properties. In this case, the site is at the entrance to Pudding Bag Lane and is at a focal point; the entrance to Pudding Bag Lane is currently very low key with the existing terrace and converted farm buildings dominating views. This proposal could have continued the style and character of the terrace causing no harm to the setting or the conservation area.

However, the applicant's contextual analysis has identified that the dominant character of this area is stone buildings with Collyweston slate roofs. The terraced housing to the east of the application site is the exception and in view of its relationship with the square does not form a significant part of its character. The applicant has taken design principles from the nearby 'Pilsgate House' which is a very high status stone building with rich detailing and which forms a part of the west side of the 'square'. It would be inappropriate to create a competing building and the proposed dwelling is both smaller, less richly detailed and clearly of a modern design flavour. However, by using the characteristics and proportions of Pilsgate House, the proposed building has a sense of place and belonging that the existing terrace lacks, and provides both an interesting focal point in place of the existing gable and tree and a balance to Pilsgate House at the opposite corner of the square. The building will strengthen the visual enclosure to the 'square'. The proposed materials are natural stone and replica Collyweston slate which reflect the building material to the core of the hamlet. It is therefore considered that the design of the proposed house is a contemporary interpretation reflecting the traditional form, proportions, style and materials of existing buildings.

The Parish Council has concerns about the scale of the property. The eaves height of the building is some 600mm higher than the adjacent terrace and the ridge height is 650mm higher than the terrace. The additional height will give the building authority, presence and room in the attic for an additional bedroom. The scale of the dwelling is slightly greater than existing properties, but it now has a simpler fenestration and detailing and is considered not to be unacceptably overpowering. It is considered that no harm will arise to the rhythm of the street or to the amenity of the area.

The scale is emphasised by the large and unbalanced chimneys on the elevation facing the square. This slightly unsettling feature, together with different eaves levels at front and rear makes the building more appropriate in this village setting where regular and symmetrical architecture is a modern characteristic.

The size of the house is considerable and at the very limit of the capacity of the site. and it is considered to be the maximum acceptable size for the plot. The roof accommodation is lit by roof lights on the northern face, which will not be generally visible and allows the building to maintain the illusion of two storey accommodation.

Areas in which the design is less successful are the two ground floor windows immediately adjacent to the shared vehicular access, given the volume of traffic which uses this access the level of amenity for occupants will be reduced, but the loss of the windows would harm the balance of the building and the level of amenity will nevertheless be acceptable. Overall, window detailing to the gable provides architectural interest and an active elevation.

The stone front boundary wall is identified as a protected frontage in the local plan and will be retained as part of this scheme. The proposed stone wall along the southern boundary with hedge planting is appropriate.

The building is recognisably distinct. Overall, it is considered that its contemporary feel complements the local identity and reflects the incremental growth of Pilsgate. Its building style adds to the variety of building forms and types in Pilsgate, a characteristic of traditional villages character. The building complements the street pattern by continuing the form and design of vernacular buildings in an appropriate contemporary context and reinforces the spatial character and enclosure of the 'square'.

**d) Amenity/Overlooking/Overshadowing**

The neighbour most closely affected would be No. 1 Pudding Bag Lane to the east. The end terrace house has 2 windows directly overlooking the application site. The proposed house will be built approximately 1.4m from these windows. Inevitably this will result in significant loss of light. However, the windows affected are small, serving the stairs, and will result in an acceptable small loss of amenity for the occupant.

At the rear of no. 1, there is a small yard measuring approximately 8m x 5m (40 sq m) which links to the rear access by a triangular parcel of land 23m long and 5m (max) wide (57 sq m); the area of garden therefore meets the normal minimum garden size, but it is to the north of the house and is not convenient. This application does not propose to reduce the area of garden to 1 Pudding Bag Lane, but due to the relationship with the property, it will inevitably feel somewhat overshadowed, although the actual loss of sunlight is considered to be small. The rear first floor windows of the proposed house could result in some overlooking of the garden of no. 1 and to a lesser extent no. 2, but as they serve only a hall and landing they can all be obscure glazed and secured by condition. A further condition removing permitted development rights to insert windows into the roof slope or north-east elevation at first floor level would further protect privacy.

Although several neighbours have commented on loss of privacy and are concerned about overlooking, their concerns relate to overlooking from side windows across the square at distances of approximately 40m, which is twice the normal minimum distance and is therefore acceptable.

Concerns regarding the electricity pole are not matters for this decision. There is no proposal to move the pole and in the event that it needs to be moved an application under different legislation will be required, when any impact on amenity can be considered. It would be normal practice to remove overhead line clutter, so it is likely that any such application would improve the appearance of the Conservation Area.

The removal of gardens from the definition of brownfield development does not impact on an individual planning application. In principle a garden can be developed, and it remains possible to refuse applications for development on existing gardens where proposals are unacceptable.

e) **Access**

The access drive at the side of the proposed dwelling serves about 15 houses and is access to fields for agricultural machinery. The additional traffic for this dwelling will not result in any significant increase in wear and tear or congestion. The drive is in the ownership of the Council. Plans are submitted showing the garage accommodating 2 cars, which matches the Council's standards. There are no Highway objections to the proposal.

f) **Section 106 Obligation**

The applicant has offered a Unilateral Undertaking to make a contribution under POIS to the value of £6,000 (plus monitoring fee) in line with Council Policy.

## **8 CONCLUSIONS/REASONS FOR RECOMMENDATION**

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

- the proposed building will complement the character and design of the buildings surrounding the core of the conservation area;
- provide acceptable access and parking;
- provide a contribution under the Council's POIS;
- a suitable level of amenity can be provided for residents;
- a dwelling can be accommodated without unacceptable detrimental impact on the amenities of occupiers of neighbouring dwellings;
- the site is within the settlement boundary;
- the proposal is therefore in accordance with Policies DA1, DA2, CBE3, H12, T1, DA2, DA6 and IMP1 of the Peterborough Local Plan 2005 (First Replacement).

## **9 RECOMMENDATION**

The Head of Planning, Transport and Engineering Services recommends that this application is APPROVED subject to the following conditions and the prior completion of a Unilateral Undertaking for a financial contribution to comply with POIS:



- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- C2 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.**  
Reason: In the interests of visual amenity. This accords with Policies DA1 and DA3 of the Peterborough Local Plan (First Replacement).
- C3 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 garage, carport or domestic enlargement to the dwelling shall be constructed other than as those expressly authorised by this permission.**  
Reason: In the interests of visual and residential amenity. This accords with policy DA2 of the Adopted Peterborough Local Plan (First replacement).
- C4 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 roof slope or north-east elevation at first floor level.**  
Reason: In order to ensure that the Local Planning Authority can protect the amenity of the adjoining occupiers or the visual amenity of the area, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).
- C5 Surface water disposal shall be by means of soakaway unless percolation tests prove negative in which case an alternative means of disposal shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The soakaway or alternative approved means of disposal shall be implemented prior to the first occupation of the dwelling.**  
Reason: To prevent surface water flooding in accordance with the aims of PPS25.
- C6 Before the development hereby permitted is first occupied, the proposed first floor windows to the stairs and first floor landing on the west elevation shall be obscure glazed and shall be incapable of being opened and shall subsequently be maintained as such.**  
Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).
- C7 No works or development shall take place until full details of all proposed tree and shrub planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree and shrub planting shall be carried out in accordance with those details and at those times. The details shall include provision for a semi-mature tree to replace the walnut which is proposed to be removed.**  
Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy LNE10 of the Peterborough Local Plan (First Replacement).
- C8 The dwelling shall not be occupied until the garage shown on the approved plans has been constructed, in accordance with the details submitted to and approved in writing by the Local Planning Authority. The garage shall thereafter be available at all times for the purpose of the parking 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 Policies T1, T9 and T10 of the Adopted Peterborough Local Plan (First Replacement).

- C9** The wall to the site frontage shall be retained and the details of any new boundary treatment shall be approved in writing by the Local Planning Authority and shall include an extension of the existing wall along the western boundary at the same height and design. These shall be erected prior to the first occupation of the development, and thereafter shall be maintained to the satisfaction of the Local Planning Authority.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

- C10** No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that archaeological remains are not disturbed or damaged by foundations and other groundwork but are, where appropriate, preserved in situ, in accordance with Planning Policy Statement 5 (PPS5 Planning for the Historic Environment), and Policies CBE1 and CBE2 of the Peterborough Local Plan (First Replacement)

**Informative**

The applicant is advised to contact the Highway Authority to agree a proposed street naming/numbering scheme for the new dwelling prior to occupation.

Copy to Councillor Over