

11/00608/FUL: CONSTRUCTION OF 2 SEMI-DETACHED AND 1 LINK DETACHED HOUSES (1 X 3 BED AND 2 X 4 BED) WITH PARKING AT 45 HIGH STREET, MAXEY (27<sup>th</sup> APRIL 2011)

VALID: 27<sup>th</sup> APRIL 2011

APPLICANT: SEAGATE HOMES LTD

AGENT: ROBERT DOUGHTY CONSULTANCY LIMITED

REFERRED BY: COUNCILLOR HILLER

REASON: PREVIOUS APPLICATION 10/01648/FUL WAS REFUSED AT PLANNING COMMITTEE ON 15TH FEBRUARY 2011.

DEPARTURE: NO

CASE OFFICER: MATT THOMSON

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## 1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- Policy context and the principle of development;
- Design and visual amenity
- Whether the proposal will impact on the Historic Environment; and
- Highway Implications

The Head of Planning, Transport and Engineering Services recommends that the application is **APPROVED**.

## 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.

### Peterborough Core Strategy DPD (2011)

**CS1 Settlement Hierarchy:** Maxey is designated as a Small Village. In Small Villages, no new sites or development will be formally allocated in the Peterborough Site Allocations DPD and residential development of any windfall site will be limited in scale to infilling or a group of no more than nine dwellings.

**CS10 Environmental Capital:** All development proposals of one dwelling or more, and other non-dwelling proposals concerning 100 square metres or more, should explicitly demonstrate what contribution the development will make to the Environment Capital agenda over and above that which would be required by the Building Regulations in force at the time, other development plan policies or any other consents as required through regional and national legislation.

**CS13 Developer Contributions to Infrastructure Provision:** Where a planning obligation is required in order to meet the principles of policy CS12 'Infrastructure' then this may be negotiated on a site-by-site basis. However, to speed up and add certainty to the process, the City Council will encourage developers to enter into a planning obligation for contributions based on the payment of a standard charge. Subject to arrangements as set out in a separate Planning Obligations Implementation Scheme SPD, contributions received via this standard charge may be assembled into pools at an authority-wide level and to the relevant Neighbourhood Management Area (as described in policy CS6).

**CS14 Highways:** New development in Peterborough will be required to ensure that appropriate provision is made and does not result in a Highway Safety Hazard

**CS16 Urban Design and the Public Realm:** new development should respond appropriately to the particular character of the site and its surroundings, using innovative design solutions where appropriate; make the most efficient use of land; enhance local distinctiveness through the size and arrangement of development plots, the position, orientation, proportion, scale and massing of buildings and the arrangement of spaces between them; and make use of appropriate materials and architectural features.

**CS17 The Historic Environment:** All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value

### **Peterborough Local Plan (First Replacement (2005))**

**H16 Residential Design and Amenity:** Planning permission will only be granted for residential development if a basic standard of amenity can be secured.

**T10 Car and Motorcycle Parking Requirements:** Planning Permission will only be granted for car and motorcycle parking outside the city centre if it is in accordance with standards set out in Appendix V.

### **Government Policy/Advice**

#### **Planning Policy Statement (PPS) 1: Delivering Sustainable Development**

Good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development and use of land.

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community.

It states: 'Community involvement is vitally important to planning and the achievement of sustainable development. This is best achieved where there is early engagement of all the stakeholders in the process of plan making and bringing forward development proposals. This helps to identify issues and problems at an early stage and allows dialogue and discussion of the options to take place before proposals are too far advanced'.

#### **Planning Policy Guidance (PPS) 3: Housing**

Paragraph 41 of PPS3 (2010) states 'there is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed' Paragraphs 16 and 49 of PPS3 (2010) go on to state 'development should be well integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Careful attention to design is particularly important where [a proposal] involves intensification of the existing urban fabric. More intensive development is not always appropriate'.

#### **Planning Policy Guidance (PPS) 5: Planning and the Historic Environment (2010)**

The PPS states: 'It is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and the past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns,

villages and countryside. The historic environment is also of immense importance for leisure and recreation.'

'Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area.'

'the setting of a building may....often include land some distance from it. Even where a building has no ancillary land - for example in a crowded urban street - the setting may encompass a number of other properties. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Such areas require careful appraisal when proposals for development are under consideration....Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building'.

'The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest'.

**ODPM Circular 05/2005 "Planning Obligations"** Amongst other factors, the Secretary of State's policy requires planning obligations to be sought only where they meet the following tests:

- i) relevant to planning;
- ii) necessary to make the proposed development acceptable in planning terms;
- iii) directly related to the proposed development; (in the Tesco/Witney case the House of Lords held that the planning obligation must at least have minimal connection with the development);
- iv) fairly and reasonably related in scale and kind to the proposed development; and
- v) reasonable in all other respects.

In addition 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.

**Planning Obligations Implementation Scheme** – The Peterborough Planning Obligations Implementation Scheme (POIS) Supplementary Planning Document (SPD) was adopted on 8th February 2010 Prior to adoption, the POIS was the subject of a 6 week public consultation period between March and April 2009. The POIS sets out the Council's approach to the negotiation of planning obligations in association with the grant of planning permission. A planning obligation is a legal agreement made under Section 106 of the Town & Country Planning Act 1990 (as amended by Section 12(1) of the Planning and Compensation Act 1991).

Associated with the POIS is the Peterborough Integrated Development Programme (IDP). Its purpose is to provide a single delivery programme for strategic capital-led infrastructure which will allow for appropriately phased growth and development in the period to 2031. This document builds on the previous version of the IDP completed in April 2008. The purpose of the IDP is to:

- Summarise key strategies and plans for Peterborough, highlight their individual roles and importantly show how they complement one another.

- Set out what infrastructure and support Peterborough needs for the next 15 years or so, why we need it, who will deliver it, and what it might cost. For a variety of audiences, it shows, and gives confidence to them, that we have a coordinated plan of action on infrastructure provision.
- Form the basis for bidding for funding, whether that be from: Government; Government Agencies; lottery and other grants; charities; private sector investment; and developer contributions (s106 and potentially CIL).

In this context, the IDP is the fundamental bedrock to support the City Council's policies: the Core Strategy (CS) and the Planning Obligations Implementation Scheme (POIS). The IDP identifies key strategy priorities and infrastructure items which will enable the delivery of the city's growth targets for both jobs and housing identified in the Regional Spatial Strategy (RSS) (commonly known as the East of England Plan) and the Core Strategy. The investment packages that are identified – and within them, the projects that are proposed as priorities for funding – are not unstructured 'wish-lists', instead they are well evidenced investment priorities that will contribute in an unambiguous manner to enhancing the area's economic performance, accommodating physical growth and providing a basis for prosperous and sustainable communities.

The IDP is holistic. It is founded on a database for infrastructure provision that reflects delivery by the private sector, the City Council and a range of agencies and utilities. The 2009 review adds to the programme for Peterborough; and all partners are committed to developing the IDP's breadth further through engagement with a broader range of stakeholders, including those from the private sector.

The document has been prepared by Peterborough City Council (PCC) and Opportunity Peterborough (OP), with the assistance from the East Midlands Development Agency (EEDA) and other local strategic partners within Peterborough. It shows a "snap shot" in time and some elements will need to be reviewed in the context of activity on the growth agenda such as the Core Strategy, City Centre Area Action Plan (CCAAP), and the Long Term Transport Strategy (LTTTS) plus other strategic and economic strategies and plans that are also identifying key growth requirements. As such, it is intended that this IDP will continue to be refreshed to remain fit-for-purpose and meet the overall purposes of an IDP as set out above.

### **Other Guidance**

Maxey Conservation Area Appraisal (2007)

## **3 DESCRIPTION OF PROPOSAL**

The proposal is to erect 2 no. 4 bed dwellings. Each dwelling has a double garage served off Woodgate Lane, and its own dedicated rear amenity spaces.

Further, amendments have been requested following Highways and Conservation Comments. Additional plans have been received;

- Drawing 564-37-02-DD-01 Rev B – Elevations and Floor Plans illustrating rain water goods and increase in height of boundary wall (700mm).
- Site Plan 546-37-SP01 Rev D – Site Plan illustrating revised access and wall positioning.

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

The site has been subject to several applications for residential redevelopment over the past 5 years. In 2006 the site was host to a 1960's bungalow, now demolished. Footings have been constructed on site, however these were not in accordance with a previous approved scheme and work has since stopped. In 2010 an application for 3 dwellings was refused at Committee as it was considered the proposal was overdevelopment of the site and the proposal did not reflect the character or appearance of buildings in Maxey (see section 5). The site is cordoned off by security fencing and is effectively rough ground.

The site is within Maxey's conservation area and is a key feature in the village street scene. The surrounding land uses are residential with a bus depot/workshop (Shaws of Maxey) to the West.

The Barn on Woodgate Lane, 26 & 28 High Street situated to the immediate North and East are Grade 2 listed buildings.

## **5 PLANNING HISTORY**

05/00535/FUL - Demolition of bungalow and erection of two dwellings with detached double garages (Withdrawn)

06/01923/FUL - Demolition of existing bungalow and erection of two dwellings (Approved)

10/01648/FUL – Erection of 2 semi detached and 1 detached dwelling (1x3 bed and 2x4 bed) with parking.

- R 1 The proposal is considered to represent over-development of the site which is located within the Maxey Conservation Area. The nature of the traditional built form in the conservation area is typically, wide frontage properties being set in relatively spacious plots whereas the proposed development results in narrow frontages set in small plots. The proposal is therefore contrary to the following Policies in the Peterborough Local Plan (First Replacement) – Adopted 2005:
- DA1 – as it is not compatible with its surroundings in the context of the relationship with nearby buildings and spaces, creating an adverse visual impact.
  - DA2 – as it has an adverse impact on the character of the area
  - CBE3 – as the development fails to preserve or enhance the appearance of the Conservation Area.

And contrary to:

PPS 1 – as it does not provide for a high quality development that protects and enhances the historic environment and character of the area to the benefit of peoples' quality of life

PPS 5 – as it fails to meet the objectives set for the redevelopment of gap sites in conservation areas i.e. high quality design that enhances the area.

- R 2 The design of the dwellings themselves (the archway, scale and form in particular), do not reflect the character and appearance of traditional buildings within the Maxey Conservation Area. The proposal is therefore contrary to the following Policies in the Peterborough Local Plan (First Replacement) – Adopted 2005:
- a) DA1 – as it is not compatible with its surroundings in the context of the relationship with nearby buildings and spaces, creating an adverse visual impact.
  - b) DA2 – as it has an adverse impact on the character of the area
  - c) CBE3 – as the development fails to preserve or enhance the appearance of the Conservation Area.

And contrary to:

a) PPS 1 – as it does not provide for a high quality development that protects and enhances the historic environment and character of the area to the benefit of peoples' quality of life.

b) PPS 5 – as it fails to meet the objectives set for the redevelopment of gap sites in conservation areas i.e. high quality design that enhances the area

## **6 CONSULTATIONS/REPRESENTATIONS**

### **INTERNAL**

**Highways** – The Local Highway Authority request amended plans to correct a boundary error, to show visibility splays and enlarged garage.

Note – amended plans have been received and comments awaited. These will be reported in the update report.

**Rights of Way Officer** – At the time of writing this report no comments have been received.

**Conservation Officer** – No Objection - No. 28 High Street (opposite) is positioned close to High Street and provides a sense of enclosure and visual ‘stop’ to the street scene. The Maxey Conservation Area appraisal identifies two other grouping of buildings in High Street where the street scene is enhanced by enclosure of buildings – the gable of the three storey Blue Bell public house and the ‘pinch point’ formed around Manor Farm and 36 High Street.

The approved ‘06’ scheme provided an opportunity through the redevelopment of this site (and the removal of a modest 20<sup>th</sup> C bungalow) to strengthen the street scene by providing a development which accentuated the ‘pinch point’ in the street and provide a strong focal point building.

The proposed development is broadly a resubmission of the ‘06’ approved scheme. The design creates the appearance of a single building which is angled towards the highway with a forward projection to provide a strong sense of enclosure in association with No. 28 Main Street opposite. The use of natural stone as a facing material with replica Collyweston slate roof and traditional style timber casement windows are appropriate.

The proposal will enhance the townscape by providing a long and relatively low building typical of a former agricultural village and partially resembling a converted barn. The Design and Access Statement sets out the design principles - see 5.3. The building, as shown in the sketch drawing, will be a positive feature in the street scene and enhance the character of the conservation area. (Policy HE7.4 PPS5)

The revised plans (drawing 564-37-02-DD-01 Rev B - Elevations and Floor Plans) illustrating positioning of rain water goods and an increase in height of boundary wall (700mm) are acceptable (20/5/11).

**Archaeology Services** – No objection - The proposed development is unlikely to cause significant damage to important archaeological remains.

**Environmental Health** – At the time of writing this report no comments have been received.

**S106 Officer** – A S106 contribution of £16,000 is sought using POIS. A 2% Monitoring Fee of £320 also applies.

**Education** – Have requested £24,560 towards Primary and Secondary Education.

## **EXTERNAL**

**Parish** – No comments have been received, consultation on the amended plans expire on 3/6/11. Note – these will be reported in the update report.

**NEIGHBOURS** - At the time of writing this report no comments have been received, though consultation on the amended plans expire on 3/6/11. Note – these will be reported in the update report.

## **7 REASONING**

### **a) Introduction**

The proposal was the subject of a pre-application enquiry in 2010, where the principle of development was supported by officers, and an application was submitted on that advice as 10/01648/FUL. The Application was refused at Planning Committee for the following reasons;

- Overdevelopment of the site
- Proposed design did not reflect the character or appearance of traditional buildings in Maxey

The Agents have met with Cllr Hiller, Parish Council and concerned residents and this proposal has been designed to reflect feedback. It was considered 3 dwellings (11 bedrooms) represented overdevelopment and, would detract the conservation area and lead to on-street parking. This scheme is similar to previously approved 2007 design and layout.

The submitted scheme is essentially the same as that previously approved in 2006 under App Ref: 06/01923/FUL.

**b) Policy context and the principle of development**

The principle of development must be considered under Policy CS1; Maxey has been identified within the Local Plan for limited housing groups and infill. The site is clearly infill as it is a small gap in an otherwise built up frontage.

The site of development is situated within the centre of the village adjacent to High Street.

**c) Design, Layout and Impact on the Conservation Area and adjacent Listed Building**

The proposed development is for two dwellings which is of a traditional barn design, form, height, arrangement and detailing. This results in the development 'reading' as one uniform building.

Combined the building will have a maximum width of 24.875m x 13.025m depth including the front and rear gables. The main building will stand at 4.1m to eaves and 7.8m to ridge, the front gable proposes to stand at 5m to eaves and 7m to ridge, and the rear gable 5m to eaves and 7.5m to ridge due to a slightly wider width.

The proposal utilises recessed dormer windows, gable fronted porches and chimney detailing. A 600mm high dwarf wall with coping atop bounds the front of the plot which is consistent with the immediate context of the area. Materials proposed are natural limestone and Bradstone conservation slate with timber doors and windows.

The table below shows how the current scheme compares to the previously approved scheme.

	2006 Approval	2010 Refusal	Current Proposal
Frontage Width to High Street	25.1m	23.2m	24.8m
Ridge Height	8m	8.2m / 6.6m / 7.1m	7.8m / 7.5m / 7m

Frontages

The frontage of the development will be similar to the 2006 approval; the frontage onto High Street will be 300mm less, and the frontage onto Woodgate Lane will be 11metres.

Roof Heights

The 2006 permission permitted a ridge height of 8m; the design of which represents a uniform barn style design. This proposal mimics this design standing at 7.8m at the highest point.

The ridge height of The Barn, to the immediate East, has a ridge height of 7.85m.

Materials

The development proposes replica Collyweston slate and Stamford Stone, which is in keeping with the local palette of materials. The Conservation Officer has recommended a condition be attached to ensure a lime-based mortar is utilized in accordance with Cambridgeshire Conservation Note 4.

Garden Sizes

Both properties will have dedicated amenity spaces, which are proportionate to the size of the dwellings. Including garaging and turning. Please see table below for rear amenity sizes, not including the shared access;

	Garden Sizes
Plot 1	7.2m x 6.5m (46.5m <sup>2</sup> )
Plot 2	7m x 5m (35m <sup>2</sup> )

Outbuildings

Plot 1 will utilise a detached garage carport for two vehicles. The timber building has a floor area of 5.5m x 5.5m and proposes to stand at 2.4m to eaves and 4.6m to ridge. Whilst the outbuilding considered to be tall, it is located at the rear of the proposed dwellings hidden the street scene.

The development is considered to follow the spirit and context of the area; the proposal will be set close to the front of the site, creating a pinch point along Main Street, the design of which addresses both High Street and Woodgate Lane. The development will utilise Bradstone conservation slate and natural limestone, which is in keeping with the local palette of materials. The design, height and form is considered to heighten visual interest, strengthen the village townscape and maintains the experience of varying spaces and uses when travelling through the village.

By virtue of size, scale, design, materials and appearance the proposal is considered to preserve and enhance the character and appearance of the Conservation Area and street scene, and is considered to be in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policy H16 of the Peterborough Local Plan (First Replacement) 2005, PPS1 (2005), PPS5 (2010) and Maxey Conservation Area Appraisal (2007)

**d) Impact to neighbouring Amenity**

No. 47 High Street abuts the boundary between the two plots; a dining room window faces onto the proposed rear amenity space of Plot 1. This is a historic relationship that previously existed shared with the 1960's Bungalow. The proposed development is not considered to result in a loss of light or privacy to this window compared to the previous relationship.

By virtue of size, scale and appearance the proposal is not considered to create an overbearing form of development that would detract neighbouring amenity by way of loss of light or privacy, and is considered to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011)

**e) Highway Safety**

At the time of writing this report comments are awaited on the revised access and parking proposals. Comments will be reported in the update report.

**f) S106**

The S106 contribution required by the Planning Obligations and Implementations Scheme (POIS) has been agreed by the Applicants Solicitors. Subject to the granting of Planning Permission a S106 contribution of £16,000 will be sought and a 2% Monitoring Fee of £320 also applies.

Education have requested a contribution of £24,560 towards Primary and Secondary Education. Having discussed the matter with the S106 Officer, POIS includes a contribution towards Education; therefore the POIS calculation should be used in this instance.

**g) Archaeology**

The Archaeology officer responded with no objections to the proposal, stating the proposed development is unlikely to cause significant damage to important archaeological remains.

## **8 CONCLUSIONS**

It is considered the revised layout reflects the grain of development in the vicinity, it creates a pinch point along High Street reinforcing townscape by creating a series of differing spaces and experiences when travelling through the village. The proposal is considered to preserve and enhance the character and appearance of the conservation area and will not detract neighbour amenity.

By virtue of size, scale, design, materials and appearance the proposal is considered to preserve and enhance the character and appearance of the Conservation Area and street scene. The proposal is not considered to create an overbearing form of development that would detract neighbouring amenity by way of loss of light or privacy. The proposal is considered to be in accordance with Policies CS1, CS13, CS14, CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policies H16, and T10 of the Peterborough Local Plan (First Replacement) (2005), Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010) and the Maxey Conservation Area Appraisal (2007)



The Head of Planning, Transport and Engineering Services recommends that this application is APPROVED for the following reason:

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 design of the dwellings are considered of appropriate size, scale and design which will preserve and enhance the character, appearance and context of the conservation area
- the proposal is not considered to form an overbearing form of development that will create a detrimental loss of light, privacy or outlook to neighbour occupiers
- the proposal is considered to provide satisfactory off-street parking and would not result in a highway safety hazard

Hence the proposal accords Policies CS1, CS13, CS14, CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policies H16, and T10 of the Peterborough Local Plan (First Replacement) (2005), Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010) and the Maxey Conservation Area Appraisal (2007)

### **Conditions**

- 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).

- 2. The Bradstone Conservation Slate shall be laid in diminishing courses and in accordance with the manufacturer's specifications.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 3. All facing masonry shall be carried out using locally sourced natural limestone, laid in level courses and pointed using a lime-based mortar finished in accordance with Cambridgeshire Conservation Note 4. No development shall take place until sample panels of all stone, including quoins, lintels and sills have been inspected on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 4. All windows and external doors shall be of timber with the frames set back a minimum of 60mm behind the face of the masonry. Scaled cross section drawings (1:2) and elevation drawings (1:10), or manufacturers details, of all new windows and doors, including details of glazing bars, sills and lintels shall be submitted to, and agreed in writing by, the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details. The windows shall be side-hung flush fitting casements and have symmetrical elevations, with fixed and opening lights of the same dimensions. Standard storm proofed joinery will not be acceptable.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 5. Notwithstanding the submitted plans hereby approved, details of rooflights shall be submitted to and agreed in writing by the Local Planning Authority. These shall be of**

**traditional appearance and include a central glazing bar. Works shall be undertaken on site in accordance with the approved details.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 6. Notwithstanding the submitted plans hereby approved, large scale drawings of the construction of the chimneys shall be submitted to, and agreed in writing by, the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 7. All verges, with the exception of the dormers, shall to be plainly pointed.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 8. Notwithstanding the submitted plans hereby approved, the finish of the dormer cheeks and apex and size and finish of the timber bargeboards shall be submitted to, and agreed in writing by, the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. These should be rendered and in a naturally finish.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 9. Notwithstanding the submitted plans hereby approved, details of rainwater goods, soil vent pipes and means of ventilating the roof space shall be submitted to an approved in writing by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 10. Details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment, shall be submitted to and agreed in writing by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011)

- 11. Surface water shall be disposed of by means of a soakaway, but if found to be unsuitable by way of a satisfactory percolation test an alternative method shall be used that has been approved by the Local Planning Authority.**

Reason: In order to protect and safeguard the amenity of the local residents or occupiers, in accordance with Policies U1 and U2 of the Peterborough Local Plan (First Replacement) 2005.

- 12. 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), planning permission will be required for extensions, openings and dormer windows, porches, outbuildings, hard surfaces, chimneys, flues or soil and vent pipes, microwave antenna, fences and gates.**

Reason: In order to protect the amenity of the area, in accordance with Policies DA2 and CBE3 of the Peterborough Local Plan (First Replacement) 2005.

- 13. The development shall not commence until details of all boundary walls and fences have been approved in writing by the Local Planning Authority. These shall be erected prior to the first occupation of the development, and thereafter such boundary treatment 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) 2005.

- 14. The vehicular access to Woodgate Lane hereby approved shall be un gated.**

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011)

- 15. The development shall be constructed so that it achieves a Target Emission Ratio of at least 10% better than building regulations at the time of building regulation approval being sought.**

Reason: To be in accordance with Policy CS10 of the Peterborough Core Strategy DPD (2011)

Further Highway conditions to be confirmed in the update report.

Note to Applicant

1. Pursuant to condition 9 all soil vent pipes can be capped off in the bathrooms or roof void with an air admittance valve (for example manufactured by Durco or similar) or alternatively use the Bradstone Conservation Slate vent which is made for this purpose
2. Building Regulations

Copies to Councillor P Hiller

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