

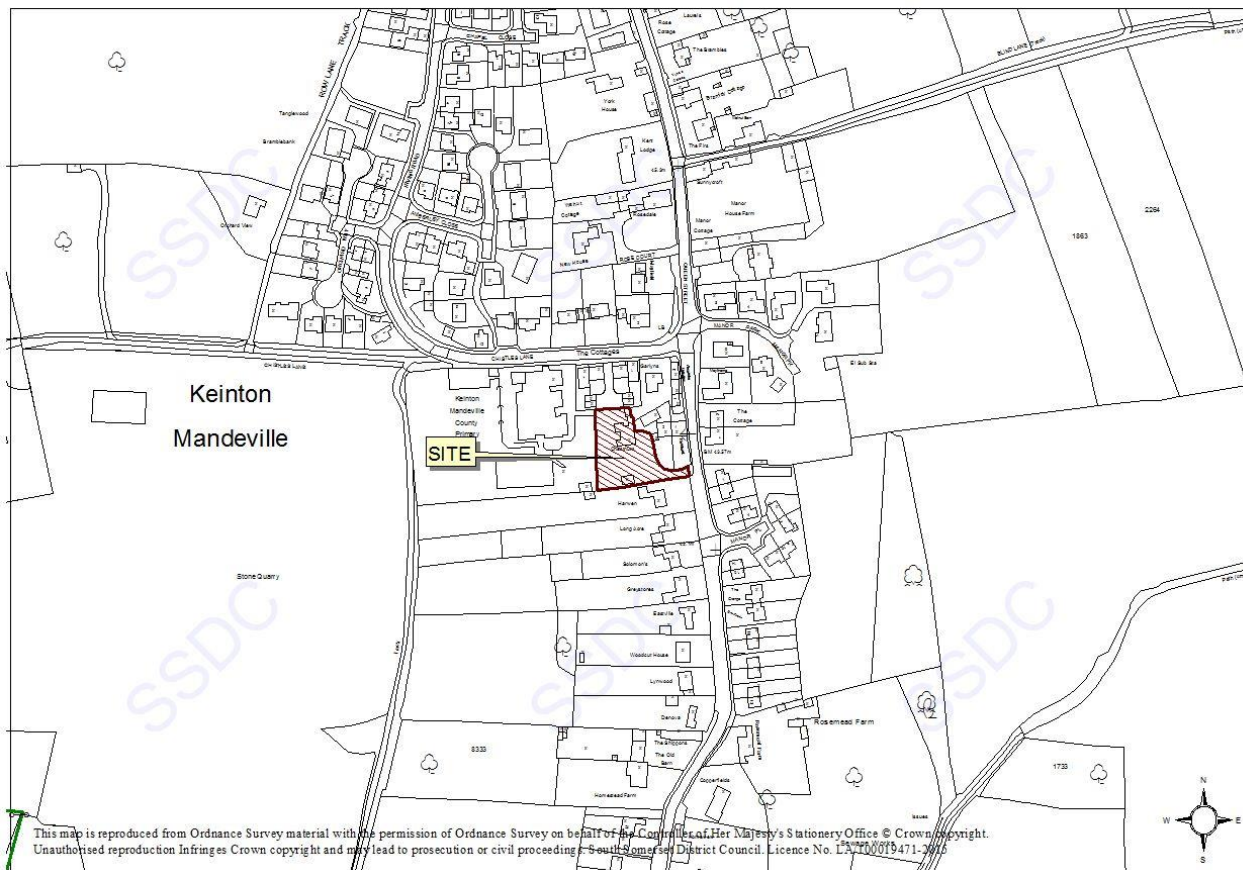
Officer Report On Planning Application: 17/03797/FUL

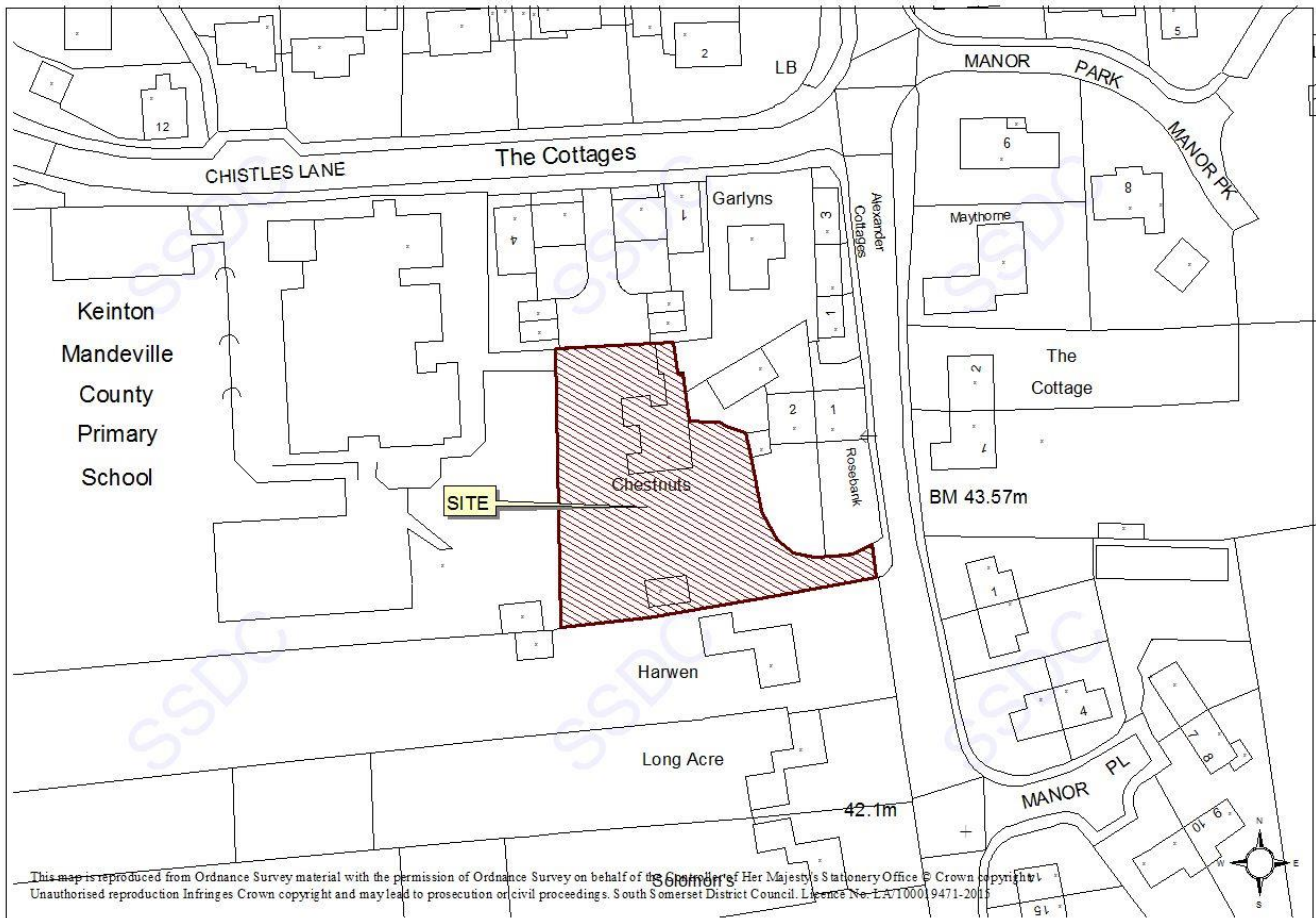
Proposal :	Demolition of existing dwelling and outbuildings and erection of replacement 2.5 storey dwelling with associated detached garage.
Site Address:	The Chestnuts Queen Street Keinton Mandeville
Parish:	Keinton Mandeville
NORTHSTONE (SSDC Member) Ward	Cllr David Norris
Recommending Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	13th November 2017
Applicant :	Mr M Tetstall
Agent: (no agent if blank)	Mr Richard Rowntree Della Valle Architects Lake View Charlton Estate Shepton Mallet BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

The application has been referred to Area East Committee at the request of the Ward Member and with the agreement of the Area Chair in order to give further consideration to the concerns raised in relation to the heritage issues and overlooking of the neighbouring school.

SITE DESCRIPTION AND PROPOSAL





This application is seeking full planning permission for the demolition of the existing dwelling and erection of a replacement dwelling and associated garage.

The Chestnuts is a modest traditional stone built cottage that appears on the 1888 OS map and is considered to be an undesignated heritage asset. There are no conservation areas or Article 4's in Keinton Mandeville. The property is set back from the public highway behind a pair of semi-detached cottages. The property is surrounded on all sides by residential development except to the west where there is a primary school. There is a grade II listed bee house / dove cote within the school grounds which sits alongside the southwest boundary corner of the site within the schools grounds. The garden was in an overgrown state at the time of visiting and there was a mature cedar tree growing close to the southeast corner of the garden. The property is located within flood zone 1.

RELEVANT HISTORY

None

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Rural Settlement

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General Development

EQ3 - Historic Environment

EQ4 - Biodiversity

National Planning Policy Framework:

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Keinton Mandeville Parish Council: Latest comments - Recommend refusal. Our previous comments stand, the amended plans do not address our previous concerns. The roof terrace still overlooks the school and it would be preferable for the original dwelling to remain.

Objects. In view of the additional information available and the changes to the proposed design the Parish Council agreed to recommend refusal for the following reasons:

- The increased use of render is not in-keeping with the dwelling to be demolished. This change was likely to increase the visual impact of the proposed new dwelling on surrounding properties. Natural stone would be preferable;
- The terrace remains, albeit smaller, and overlooks the school;
- The observations in the conservation officers report, not available at the time of the original consideration, were judged to be significant, and the council would support retention of the existing property if possible.

Initial comments - Recommend approval. Offered the following observations:

- Materials - use of natural stone is positive and desirable. The timber cladding will make the house look smaller which is positive.
- Issue with terrace overlooking the school. The existing hedge is tall enough to obscure this, however the hedge could be easily removed, especially if it blocks sunlight from the terrace.
- Proposed garage is large - concern about residential use in the future, but no objection to use as office space
- Combination of building materials is acceptable
- Height had been queried with the applicant and was acceptable.
- Window in eastern elevation of garage - would be desirable for this to be fixed and obscured, it is questionable whether there is actually a need for this window given the other windows.

County Highways: Referred to their standing advice.

SSDC Highway Consultant: No significant highway issues on the basis that this development represents a like for like scheme in traffic impact terms. The first 6m of the access needs to be properly surfaced with appropriate drainage measures implemented.

Ecologist: The bat survey does not record any bats roosting in the house but due to potential for roosting recommend an Ecological Construction Method Statement. This too has been submitted and therefore recommend a condition requiring the development is undertaken in accordance with the method statement.

Tree Officer: By far the most notable tree currently present on-site is the early-mature Yew located close to the access driveway. The proposal aims to sustainably retain the Yew tree by constructing a specially engineered permeable driveway. If consent is to be granted, please consider imposing a condition requiring tree protection measures.

Conservation Officer: Latest comments - Recommend refusal.

My views on the Historic Building Assessment prepared by Context One. I have reviewed this document and can provide you with the following comments.

I agree that the building is not 'a fine exemplar of Victorian architecture'. This isn't in question. If the building were so special it would be listed or worthy of an designation request to Historic England to be considered for listing. The criteria for the selection of an undesignated heritage asset must be lower. We don't have a local list here in South Somerset. This is a formal process whereby buildings of local or regional heritage significance are identified, in accordance with an agreed protocol. At South Somerset we identify undesignated heritage assets in a more ad hoc way, and usually record them on the County HER.

The building is relatively intact. It is a good example of a mid to late C19th Keinton Mandeville house, built in good quality local materials, with nice attention to detail. The use of good quality local stone in Keinton Mandeville is itself of value as the growth of the village is a result of the success of the quarries here. The report clarifies that the original roof is still in place. Decorative features are retained such as the barge boards, and front sashes with margin lights. The original planform is identifiable and original fireplaces exist in the principle first floor rooms. Some changes have taken place internally and extensions added to the rear, but these are not so damaging as to detract from what is a relatively intact historic property.

The report unhelpfully refers to a Conservation Area in Keinton Mandeville. There isn't and as far as I am aware never has been a Conservation Area in this village.

I am mindful of the strong views of Save Britain's Heritage, most recently in their letter dated 23.02.18. They object to the demolition of the building, advising that the 'building is of the type that give the village of Keinton Mandeville and surrounding settlements their character... Collections of typical undesignated heritage assets are important to preserve local character'.

I am afraid I must still recommend refusal. I am of the view that the building warrants consideration as an undesignated heritage asset, and that its demolition should weigh heavily against the proposal, in accordance with para. 135 of the NPPF.

Comments in response to the agent's email dated 24/10/17 - In terms of the demolition of the existing building the application needs to include clear justification if we are to support the principle of a replacement dwelling. In the context of paragraph 135 of the NPPF 'the scale of any harm or loss' must be considered severe as the application proposes the full demolition of the existing building, which logically must be considered to cause harm to the significance of the existing building. No case has been made to justify the demolition of the existing building, therefore in accordance with the balanced judgement referred to in paragraph 135 of the NPPF I recommend refusal.

On the basis that a case is made to justify the demolition of the building I still have concerns about the bulk of the proposed dwelling and specific elements of the design. It is interesting to note that the

proposed dwelling will technically only be marginally taller than the existing building. I suggest that its scale is exacerbated by the oversized porch element and large areas of glazing on the front elevation.

If a case cannot be made to satisfy paragraph 135 of the NPPF then I suggest a scheme that sensitively repairs the existing cottage and seeks extension (for which there appears to be plenty of scope to the west) should be looked upon favourably.

Initial comments - Recommend refusal. The site has an historic context that has not been adequately reflected in the submission. The existing house is a pretty mid C19th dwelling, with fine sash windows with margin lights, and decorative barge boards. The east facing gable is readily seen from the road, in context with modest traditional lias cottages. Adjacent to the southwest corner of the site is a listed winter bee house.

The NPPF makes it clear that heritage assets don't have to be designated to be worthy of consideration in developing proposals. The application proposes the demolition of the existing dwelling, which needs to be justified against paragraph 135 of the NPPF. The brief letter included relating to the building's structural condition suggests that there could be structural solutions that will allow the building to be retained. The building appears to be capable of taking a well-considered extension.

The Design & Access Statement should consider the setting of the little Bee House. The proposal includes a large garage building close to it, which will be likely to overwhelm the scale of this protected building. I suggest that a revised location is considered.

Setting these matters aside, I have several concerns with the proposed design. In general terms the building seems significantly over scaled given the scale of the existing building and scale of cottages nearby. Consideration should be given to a more modest two storey form with a lower eaves level and overall height. The huge front 'porch' is a really poor design element that should be removed, as should the diagonal glazing set behind - openings of this form look poor, especially set into a masonry wall. Stone water tabling would be best avoided.

As the application stands I recommend refusal. The submission fails to properly evaluate the setting of the adjacent listed building and justify the demolition of the existing dwelling. The proposed dwelling will cause harm to the character of the area and setting of the listed Bee House.

REPRESENTATIONS

Written representations have been received from five local households raising the following observations and concerns:

- The new house is too big for the site. The huge roof terrace and multi-storey porch are completely out of character with the surrounding houses.
- The terrace will overlook the primary school and presents a potential safeguarding issue.
- My property abuts the site and the level of my garden is at least 1.5m lower than on the Chestnuts side so the height and dominance of the proposed building is magnified.
- The main part of the new house will be 800mm higher than the former building. The extension to the north is approximately the same height as the former house. The main part of the dwelling will extend forward (about half the length of my garden) and will be built 2.5m closer to my boundary considerably blocking the light from the west. The extension to the north will also enfringe on light to my studio where I work. The size of the house is nearly double that of the former one.
- The three windows on this east elevation are to be obscured glass, can this be enforced?
- The plans show my boundary to be just a hedge. At present it is a 6 foot high stonewall along

my boundary but belongs to The Chestnuts, can this be preserved?

- The garage is too close to the dovecote, which is listed, and is too close to our boundary. The garage is too big, concerned that it will be used as a dwelling.
- The new house is also much bigger than the original and will overlook all the neighbouring properties and the primary school.
- Will the boundary wall that borders our garden (Old Paddock / Garlyns) be retained?
- The Chestnuts is a charming period house and makes an important contribution to neighbouring cottages and the streetscene. The application fails to take into account the relationship with the grade II listed beehouse that adjoins the site. The beehouse is one of only two in Somerset and is the only example known in Britain of a beehouse combined with pigeon accommodation. The proposed demolition and replacement dwelling and detached garage will adversely affect the setting of this important heritage asset.
- The loss of The Chestnuts would cause harm to Keinton Mandeville's character, distinctiveness and heritage and the proposed new dwelling will be harmful to the character of the village centre and setting of the listed building, contrary to paragraphs 129, 131, 135 and 137 of the NPPF and policies EQ3 and SS2 of the local plan. There is no justification for the demolition of The Chestnuts.
- The structural engineer's letter shows no substantive link between a cursory description of the property and the list of possible remedial work. Putting a case for the demolition of a period property because more modern construction techniques might provide more energy efficiency demonstrates a lack of care and understanding of the historic built environment and are no reasons to justify the demolition of a period property. There is no inevitability that with appropriate care and repair of this property it would not be mortgagable or insurable.
- A building does not have to be listed to be of local value and importance. This historic building is unique to the village and irreplaceable and makes an important contribution to Keinton Mandeville's local history, identity and sense of place.
- SSDC has a statutory duty to conserve and enhance the historic environment.
- The terrace will overlook my back garden (Orchid Cottage) reducing my privacy.
- The new house due to its size will possibly reduce the daylight to my property (Orchid Cottage).

Representations have also been received from the charitable organisation SAVE Britain's Heritage objection to the application for the following reasons:

- Whilst not listed or in a conservation area The Chestnuts should be considered as a non-designated heritage asset due to its architectural merit and connection to the history of the village. It is also within the setting of a listed dovecot of particular rarity. As such paragraphs 129, 131, 135 and 137 of the NPPF must be taken into account.
- The D&A Statement does not include any analysis of the significance of the non-designated heritage asset or the potential impact on the listed dovecot. The proposals will cause harm to both heritage assets.
- The application is also counter to local planning policy.
- The Heritage Statement disregards established principles in considering this application. The application proposes the loss of a nicely detailed vernacular building of the type that gives the village of Keinton Mandeville and surrounding settlements their character. Demolishing individual structures on the basis that others remain as examples of the local vernacular can only erode that character and potentially lead to its destruction.
- The house has not been statutorily listed but this in itself should not be cited as a reason to demolish a historic structure and does not justify an assertion that it has no architectural or historic value on a local scale. A heritage asset, including a non-designated heritage asset, simply needs to have a degree of significance meriting consideration in planning decisions. The Chestnuts certainly merits this consideration due to its place in local history and architectural tradition of the village and wider area.

- That the house is unoccupied and has become dilapidated should also not be advanced as arguments to demonstrate lack of significance. Nor does it follow that this poor condition demonstrates a lack of commercial, social or environmental value. All heritage assets are vulnerable to this. The house may have been altered over time but enough historic fabric, especially externally, remains clearly to evidence its character and place in the local vernacular.
- Repair and adaptive reuse of historic buildings including non-designated heritage assets should be prioritised over destruction and replacement. Structural defects are relatively common in historic buildings and should not be regarded as meaning that the structure is necessarily beyond repair.

CONSIDERATIONS

This application is seeking full planning permission to demolish the existing dwelling and erect a larger replacement dwelling and associated outbuilding.

Principle

The Chestnuts is a modest stone built cottage dating from the mid-19th century that is neither listed nor is it located within a conservation area, it is however considered to be a vernacular building of some merit that has a pleasing façade with some fine features and to therefore be a heritage asset, albeit non-designated. Adjacent to the southwest corner of the cottage is a grade II listed winter bee house and the east facing gable of the cottage is readily viewed from the road in context with modest traditional stone cottages that sit gable end on to the road.

Paragraph 135 of the NPPF relates specifically to the treatment of non-designated heritage assets stating that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

The proposed development involves the demolition of the existing house and so will represent the total loss of this heritage asset. It is noted that the Conservation Officer, a number of local residents as well as the Parish Council have objected to the application due to its loss. The charitable organisation SAVE has also provided comment objecting to the loss of this vernacular building.

The applicant's principle justification for seeking a replacement house would appear to be due to its physical condition which they argue has been affected by subsidence and that it makes more financial sense to erect a new dwelling rather than repair the existing house. Whilst a structural survey has been requested from the applicants to support their case they have instead provided a letter from a structural engineer setting out his visual observations which states that the cause of the movement is not certain and that possible solutions to the problem would be complex and expensive. The letter does not give any indication of when the subsidence most likely occurred or a definitive explanation for what caused it or whether this is still an ongoing issue. It has not therefore been possible to conclude what the actual remedial works would entail, their cost and whether there are likely to be ongoing issues in the future. This supporting information, given the lack of apparent analysis beyond a visual exploration, is therefore considered to be unconvincing as an argument for justifying the loss of this heritage asset.

In accordance with the requirements of the NPPF and at the request of the Council's Conservation Officer the applicant has provided a Historic Building Assessment in support of their application. Unfortunately this report does not really tackle the crux of the issue. The author goes into some detail with regard to the condition of the property and its internal and external features and its relationship with the listed bee house. Within the report he states that the house retains some mid-to late 19th century

features but is not unusual in any way, does not warrant retention as an exemplar of Victorian architecture and does not fulfil Historic England's guidelines for designation as a listed building. It is on this basis that he questions whether The Chestnuts warrants the classification as a non-designated heritage asset and suggests the significance of the house is minimal.

The author's views on what constitutes a non-designated heritage asset do not accord with the Council's Conservation Officer's own views. It is accepted that The Chestnuts is not exemplar of its kind because otherwise a case would have been put to Historic England to seek its listing, but just because it is not exemplar does not mean that the building has no merit and cannot be considered a non-designated heritage asset.

Unfortunately there is no clear definition of what constitutes a non-designated heritage asset and it falls to the LPA to identify whether they consider something merits being considered as such. A heritage asset, however, be it designated or non-designated, can be buildings, monuments, sites, places, areas or landscape that are identified as having a degree of significance meriting consideration in planning decisions.

In this instance, it is considered that sufficient historic fabric remains, especially externally, that evidence its character and historic origins as a pleasing example of the local vernacular which in turn makes a positive contribution to the locality and the distinctiveness of Keinton Mandeville. On this basis it is considered appropriate to treat The Chestnuts as a non-designated heritage asset.

It has already been established that the development will result in the total loss of this heritage asset, however, paragraph 135 of the NPPF also requires this to be balanced against the significance of that heritage asset.

Whilst The Chestnuts is an attractive vernacular building its significance as a heritage asset should be considered more broadly in terms of the contribution it makes to local distinctiveness, the context of its surroundings and its visual presence within any public views. The dwelling is set in from the public highway and behind the neighbouring cottages 1 & 2 Rosebank and its east gable is visible across their gardens from the highway and is viewed in conjunction with these cottages. This view however is quite restricted in that you can only see The Chestnuts for a brief period before the cottages 1 & 2 Rosebank to the east and intervening vegetation and the neighbouring property Harwen to the south block such views. This along with its set back position ensures that whilst the property has a visual presence within the streetscene it is in essence a background feature rather than one of prominence and as such its impact upon the character and appearance of the streetscene is quite subtle. Furthermore it is not considered to form part of a particularly interesting or place defining group of historic buildings.

On this basis it is concluded that the significance of this heritage asset in terms of its importance both architecturally and the contribution that it makes to the character and distinctiveness of the locality is limited and is of insufficient merit to warrant insisting on its retention. Accordingly it would be unreasonable to object to the proposed development on the basis of the loss of the existing dwelling.

Further to the above comments, the application is seeking a replacement dwelling on a one for one basis. For this reason and the reasons set out above the principle of the proposed development is considered to be acceptable.

Visual amenity and setting of listed bee house

The scheme has been amended since it was first submitted in response to concerns raised in respect of the design of the new dwelling. Whilst the new dwelling has quite a contemporary design its form and use of natural stone on its most prominent facades (i.e. front elevation and east side elevation) and use of natural slate or double roman roof tiles accord with the prevailing traditional material pallet

of the area. The highest part of the new house will be 1m higher and overall its massing will be greater than the existing cottage however the plot is relatively generous in size and it will be fairly comfortably accommodated within it. Furthermore, given its position set well back from the highway it should not appear unduly dominant or out of scale of surrounding properties.

The scheme includes a large double garage / outbuilding which is to be sited alongside the south boundary of the site and close to the southwest corner of the site and the listed bee house. According to the listing details the bee house could have been built at any time during the 18th century and therefore quite possibly pre-dates The Chestnuts, as such it is unclear whether the bee house is associated in anyway historically with The Chestnuts. In any case the bee house sits within the adjoining school grounds and is clearly within separate ownership to The Chestnuts, which appears to have been the case since before the bee house was listed. It is not considered therefore that The Chestnuts sits within the listed curtilage of the bee house.

At the time of visiting the time there was a modest tine shed on the site of the proposed garage and the end gable of the bee house was visible from the southwest corner of the application site. Whilst currently there is inter-visibility between the bee house and the site it is appropriate to acknowledge that permitted development rights would allow the current owners of The Chestnuts to put up high fencing and to erect a substantial outbuilding immediately alongside the bee house without the need for planning permission.

Bearing this in mind and the tenuous association between The Chestnuts and the bee house it is considered unreasonable to object to the garage purely on the basis of the setting of the bee house. To reduce any impact however the applicant has amended the scheme to set the garage building further away from the bee house so that the bee house is afforded a greater degree of separation and space from this development.

The Conservation Officer has raised no objection to the latest amended scheme and overall, for the aforementioned reasons, the proposed development is considered to be acceptable visually without adversely affecting in any substantial way the setting of the listed bee house.

There is a mature cedar tree growing within the south east corner of the site and close to the access drive. The Tree Officer is satisfied that its retention and protection is feasible as part of this scheme but has requested a condition to secure a tree protection plan.

Residential amenity

A number of adjacent neighbours have objected to the proposed development raising a number amenity concerns.

The replacement dwelling will be larger both in its footprint and height (the highest ridge of the house will be 1m higher than that of the existing cottage), it will also be in a slightly different position in that it will be positioned further to the south than the existing house by several metres.

In terms of the impact of the new house upon the nearest neighbour, 2 Rosebank Cottage, it is acknowledged that the application site is raised up above the level of their own property and that an upper window is proposed in the east gable that will look directly across the private garden of 2 Rosebank. The plans detail this window as being obscurely glazed and it is considered that any potential overlooking issues can be appropriately controlled by the imposition of a condition to ensure it is retained in perpetuity with obscure glass and fixed closed and a further condition to restrict any additional first floor / roof openings within this elevation. Due to the position of the dwelling in relation to 2 Rosebank and its studio the proposal is not considered to give rise to any substantive overbearing or loss of light concerns to this neighbour.

The owners of 2 Rosebank Cottage has also sought reassurance that the existing high stonewalls along their adjoining boundary will be retained. It is not unreasonable to expect high boundary treatment to be retained around the garden of The Chestnuts in order to ensure future occupiers as well the occupiers of neighbouring properties have an acceptable level of privacy. To this end a condition is proposed to secure such boundary treatment.

Objections have been received from neighbours to the north raising concerns about overlooking from the new dwelling as well as loss of light. However, the new dwelling is not considered to give rise to any substantive additional levels of overlooking of these neighbours compared to the existing dwelling given its position and the intervening structures and shared parking area, or, because of the intervening distance to cause any substantive loss of light.

One of the neighbours has suggested the terrace proposed on the west elevation, which will allow views towards the school, is a potential safeguarding issue. It is considered that there is no justification for this suggestion. The majority of schools are located in built up areas and are often overlooked by surrounding properties, it is unreasonable to assume that anyone choosing to live close or in a property that overlooks a school is likely to have a harmful interest in children. If this ever were shown to be the case then this would be a police matter.

The new garage is a substantial building and is to be built close to the south boundary, the boundary with the neighbouring property Harwen. The garage will be set away from the house at Harwens and due to its position to the north of the neighbour should not cause any significant loss of amenity to this neighbour. In terms of any loss of privacy issues, there are no openings proposed in the south elevation of the garage that faces on to Harwen and the first floor window in the garage will only have a very oblique view towards the rear of this house. No new window to window issues will be created as a result of the new dwelling and the garage associated with Harwen obstructs any direct views across the private rear garden of Harwen.

For the above reasons, the proposed development is not considered to give rise to any demonstrable harm to neighbour amenity.

Highway safety

The proposed parking and turning arrangements accord with the highway authority's parking standards and is therefore considered acceptable. The proposal should not result in any noticeable increase in traffic movements from that existing and so although the access is substandard in regards to its visibility splays the proposal does not represent any increased highway safety concerns over and above the existing situation.

Other matters

The Council's Ecologist is satisfied that the proposal is unlikely to negatively impact upon any protected species but has requested a condition to ensure that the development is carried out in accordance with the Ecological Construction Method Statement that formed part of the submitted bat report.

The development does not trigger a need for any off-site contributions however it will be CIL liable, it is noted that the applicant has provided the relevant CIL form accepting this.

Conclusion

For the reasons set out, the proposed development is considered to constitute a sustainable form of development that respects the character and appearance of the locality and the setting of the adjacent bee house. It is considered that the existing dwelling lacks the necessary special interest and does not

make a significant contribution to the local character and distinctiveness to warrant its retention as a non-designated heritage asset, as such it would be unreasonable to insist on its retention or to object to the proposed development for this reason. The development is not considered to cause any demonstrable harm to neighbour amenity, visual amenity, highway safety, nor are there any overriding ecology or other environmental concerns that would warrant withholding planning permission. For these reasons the application is recommended for approval.

RECOMMENDATION

Grant consent for the following reason:

The development, by reason of its siting, scale, layout, design and materials, respects the local context and local distinctiveness as well as the setting of the adjacent bee house and is not considered to give rise to any substantive visual amenity, residential amenity, ecological, highway safety or other environmental concerns, nor is the existing dwelling considered to be of such interest or to make a significant contribution to character and interest of the local area that it warrants retention as a non-designated heritage asset. The proposal thereby accords with the aims and objectives of policies SD1, TA5, TA6, EQ2, EQ3 and EQ4 of the South Somerset Local Plan as well as the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered F1406_001, F1406_101e, F1406_100d and F1406_102b.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) materials (including the provision of samples where appropriate) to be used for external walls and roofs;
- b) full details of the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
- c) material and external finish to be used for all windows, external doors, lintels, entrance gates, boarding and openings;
- d) details of all eaves/fascia board detailing, guttering and downpipes and other rainwater goods;
- e) details of the surface material for the parking and turning area; and
- f) details of all boundary treatment, to include the retention of the existing boundary walls.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the dwelling hereby permitted have been submitted to and approved in writing by

the Local Planning Authority. The highest ridge of the new dwelling hereby permitted shall be no greater in height than 1.0 metre above the ridge height of the existing dwelling on the site.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

05. The development hereby permitted shall be carried out in complete accordance with the requirements and recommendations of the Ecological Construction Method Statement by Country Contracts.

Reason: For compliance with the Wildlife and Countryside Act 1981, and for the conservation of biodiversity in accordance with policy EQ4 of the South Somerset Local Plan and the NPPF.

06. Prior to commencement of the development, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, the submitted scheme of tree protection measures (as prepared by Hillside Trees Ltd, dated September 2017) shall be installed and made ready for inspection. The pre-commencement site meeting requirement shall be arranged to include the presence of the Council (01935 462670) at a mutually convenient time for all parties. The locations and suitability of the tree protection measures shall be inspected by the Council and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development. The approved tree protection requirements (inclusive of the specified arboricultural supervision) shall be implemented in their entirety for the duration of the construction of the development (inclusive of hard and soft landscaping measures) and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with policies EQ2 and EQ4 of the South Somerset Local Plan.

07. Prior to the development hereby approved being first brought into use the second floor window in the east elevation of the dwelling hereby permitted shall be fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interest of residential amenity to accord with policy EQ2 of the South Somerset Local Plan.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed above ground floor level in the east elevation of the dwelling hereby permitted, without the prior express grant of planning permission.

Reason: In the interest of residential amenity to accord with policy EQ2 of the South Somerset Local Plan.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the south elevation of the garage building hereby permitted, without the prior express grant of planning permission.

Reason: In the interest of residential amenity to accord with policy EQ2 of the South Somerset Local Plan.