

## Officer Report On Planning Application: 17/01396/FUL

<b>Proposal :</b>	Removal of existing garage and erection of a detached dwellinghouse.
<b>Site Address:</b>	Coker Firs 141 West Coker Road Yeovil
<b>Parish:</b>	East Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Case Officer:</b>	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
<b>Target date :</b>	19th May 2017
<b>Applicant :</b>	Mr & Mrs B Delves
<b>Agent: (no agent if blank)</b>	Alan J Young Ltd The Lodge Penn Hill Yeovil BA20 1SF
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### Reason for Referral to Committee

This application is referred to the Area South Committee at the request of the Ward Members with agreement of the Area Chairman due to the public interest in the application.

### Site Description and Proposal





The site is located on the southern side of West Coker Road, approximately 100m to the east of the Bunford Hollow Roundabout. The application site is part of the property previously known as Coker Firs (No.141) West Coker Road. The existing property has recently been sold to a third party and this property is now known as The Oaks.

The host property is a substantial red-brick detached dwelling with mock-Tudor detailing located within a large linear curtilage and double garage to the side.

The frontage of the site adjoins West Coker Road where there are a significant group of trees subject to a group tree preservation order. A recessed vehicular access exists at the western of the site with access onto West Coker Road with gravelled driveway meandering through the trees.

The general context to the site is distinctive insofar as it adjoins other large detached properties to the east within substantial grounds and wooded frontages on West Coker Road, but to the west adjoins properties facing onto Nash Lane. Here the streetscene is universally bungalows/chalet bungalows dug into the sloping ground from the rear garden of Coker Firs to the lane.

Full planning permission is sought to erect a 2 storey detached dwelling (plot 1) on the site of the existing double garage located to the west of the existing dwelling.

In detail the proposed 2 storey dwelling is similar, but slightly larger to that previously approved under application 10/04538/FUL. The provision of an integral garage and larger bedroom 1 at first floor results in a larger dwelling.

The application is supported with a Design and Access Statement and a Tree Report.

During the course of the application questions have been raised about land ownership at the front of the site. The agent has confirmed that this land is within land owned by Somerset County Council as

Highways Authority. On this basis at a late stage Certificate B has been served on the County Council.

Also an amended plan has been received showing a blue line i.e. all other land within the applicants ownership.

## **HISTORY**

16/05373/FUL - Improvements to access into the site, construction of new garage to existing house, construction of detached dwelling and alterations to existing garage. Construction of new driveway and three bungalows (Revised application) - Refused - 22/02/17

16/02974/FUL - Alteration to access arrangements into the site, construction of new garage to existing house, construction of detached dwelling and alterations to existing garage. Construction of new driveway and three bungalows. - Application Withdrawn - 17/08/2016

13/01429/TPO - Application to fell 3 No. Sycamore Trees, 1 No. Macrocarpa Tree, 1 No. Oak Tree and 1 No. Ash Tree under South Somerset District Council Tree Preservation Order 2012 (EACO 2). - Application permitted with conditions -22/05/2013

10/04538/FUL - Alterations and the erection of a detached dwellinghouse with associated access and parking - Application permitted with conditions - 18/03/2011

05/01913/FUL - The erection of a two storey extension to dwellinghouse (Renewal of 00/01917/FUL) - Application permitted with conditions - 17/08/2005

00/01917/FUL - The erection of a two storey extension to dwellinghouse - Application permitted with conditions - 10/10/2000

00/00118/FUL - The erection of a single storey extension to dwelling - Application permitted with conditions - 02/03/2000

790155 - The erection of a bungalow and double garage on land adjoining Coker Firs, Nash Lane, Yeovil - 22/03/79

## **POLICY**

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

South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

YV1 - Urban Framework and Greenfield Housing for Yeovil

HG4 - Provision of Affordable Housing - Sites of 1 - 5 Dwellings

TA3 - Sustainable Development at Chard and Yeovil

TA5 - Transport Impact of New Development

TA6 - Parking Standards  
EQ2 - General Development  
EQ3 - Historic Environment  
EQ4 - Biodiversity  
EQ5 - Green Infrastructure

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport  
Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design  
Chapter 11 - Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Paragraph: 031 Reference ID: 23b-031-20160519 (This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014). This basically says that contributions should not be sought for developments less than 10 dwellings.

Other Relevant Considerations

Somerset Standing Advice  
Somerset Parking Strategy

## **CONSULTATIONS**

East Coker Parish Council - *"The East Coker Parish Council note that nothing in this new planning application changes their objections noted to you for the previous application, made in 2010 and they have also taken into consideration the objections and comments from the surrounding residents."*

In 2010 the Parish Council made the following comments,

Parish Council carefully looked at the amended application but considered that the proposed dwelling would still be threatening and overbearing to neighbouring properties in Nash Lane. Therefore they consider it to be overdevelopment of the site causing loss of privacy and light and an intrusion into their everyday amenities as stated in your policy. Drainage will still be a significant problem for lower properties.

It is considered that this development would also adversely affect the character and streetscene of the area as it would impact on the view from either direction.

Due to public reaction, the Parish Council wish to have this application called in and dealt with by Area South Committee.

West Coker Parish Council (neighbouring) - *"West Coker Parish Council would support East Coker Parish Council comments based on their appraisal of the full information with regards to proximity of the proposed dwellinghouse to neighbouring bungalows on Nash Lane."*

County Highway Authority - *"I refer to the above-mentioned planning application received on 10 April 2017 and after carrying out a site visit have the following observations on the highway and transportation aspects of this proposal:-*

*I am aware that that there have been previous applications on the site and most recently the Highway*

*Authority did not raise an objection to the proposal of up to 3 additional bungalows, ergo, it would be unreasonable to raise an objection to this application on traffic generation as this represents a decrease of vehicle movements over the previous application.*

*The applicant has provided a total of 4 car parking spaces which is in line with the Somerset Parking Strategy (SPS). The SPS also comments on bicycle storage and one bicycle space should be provided for each bedroom.*

*The applicant should make sure that there is sufficient space available to enable vehicles to park and turn within the site. This would enable vehicles to enter the highway in a forward gear which would help prevent a potential highway safety concern.*

*The access is deemed sufficient for the proposed level of vehicle movements from this application and is likely to not place the highway over capacity.*

*Taking the above into account, the Highway Authority does not wish to raise an objection to the application, however, should planning permission be granted then I would recommend that [ ...] conditions are imposed"*

SSDC Highways Consultant - Refers to the comments of the Highways Authority.

Ecologist - Has no comments or recommendations to make

Archaeologist - On the previous application (16/05373/FUL) made the following comments, *"The development lies to the east of an area, which is known to contain a Romano-British settlement (Nash Lane). The remains of at least one building was uncovered. Associated coins and other artefacts including pottery dating indicate a settlement date range between 2nd-4th centuries AD. For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in paragraph 141 of the National Planning Policy Framework. This should be secured by the use of model condition 55 attached to any permission granted."*

Tree Officer - *"Though brief mention has been made regarding tree protection measures, a Tree Protection Plan and Arboricultural Method Statement has not been submitted. However, subject to careful measures; I have reasonable confidence that the proposed scheme is viable without there being any need to cause significant harm to the protected trees. If consent is to be granted, I'd be grateful if you would consider imposing the following [conditions]."* Conditions suggested.

Engineer - On the previous application (16/05373/FUL) made the following comments. On the basis of the agent confirming that the starting point would be to utilise soak away drainage for the rainwater collection and if inadequate soil porosity was available an agreement with Wessex Water would be sort.

It is likely that a system of attenuation could be provided whereby below ground storage crates are installed to hold storm water in an appropriate location before slowly discharging to the storm water drainage system. This proposal would follow the program of Sustainable Urban Drainage Systems (SUDS) preferred by the Environment Agency.

Agrees with the theory suggested but would be useful to see some evidence to back that up or some design details. Suggests the imposition of a condition.

Wessex Water - No records of pipes, sewers etc crossing the site. Points of connection to be agreed at the detailed design stage.

## REPRESENTATIONS

12 letters of representation have been received with a solicitor representing 3 properties (2, 2A and 4 Nash Lane) and the following concerns have been made;

- Is not considered to be a sustainable form of development as fails to satisfy the environmental or social role of the NPPF.
- The site is a substantial property and large grounds which compliments buildings to the east. Including on the site protected trees. The Nash Lane bungalows are smaller properties and the proposals would be detrimental to the quality of built environment in the area.
- A previous permission, for a single dwelling (10/04538/FUL) included a condition relating to obscure glazing and this is essential but this would not overcome concerns regarding overbearing.
- The proposals would have an adverse effect on the bungalows in Nash Lane due to loss of amenity due to overlooking / loss of light, loss of television signal and flooding / drainage issues.
- The proposal would be seriously detrimental to the streetscene due to loss of a tree and the proposal would be an alien feature in the area.
- Overbearing of neighbouring properties especially Plot 1.
- Proposal would be out of character with the area and appear as if been squeezed into the site.
- Overshadowing of bungalows at lower level in Nash Lane.
- Surface water drainage concerns.
- The erection of Plot 1 would close up the visual gap in the streetscene and blur the boundary between Furzy Knap properties and adjacent properties contrary to the local distinctiveness.
- The previously approved application has subsequently lapsed and should not be given material weight due to subsequent changing policy.
- Loss of landscape view from neighbouring bungalows.
- Concerns over subsidence due to changing levels between the site and Nash Lane.
- Overdevelopment of the site as the dwelling feels it is being squashed into the site.
- Concerns over the future as whilst No. 141 has been sold the majority of the rear area is still within the ownership of the applicant.
- Obscure first floor windows are proposed. How can this be retained?
- Questions over land ownership details of the visibility splays.
- Closeness of access to roundabout could cause problems.

## ENVIRONMENTAL IMPACT ASSESSMENT

None required.

## CONSIDERATIONS

### Principle

The site, whilst located within East Coker Parish is detailed in the adopted Local Plan as being within the Urban Framework for Yeovil as shown on the Yeovil Inset Map. This map considers the built form for the settlement of Yeovil and therefore regardless of the Parish has identified the Urban Framework for the greater Yeovil area. This Policy requires that 5,876 dwellings are located within this area. As such the proposal has to be considered against Policy YV1 as opposed to Policy SS2.

This policy states;

"Within the overall provision of at least 7,441 dwellings at Yeovil, 5,876 dwellings are anticipated in the

Urban Framework of the town, and 1,565 dwellings at the Sustainable Urban Extensions."

In considering this the principle of development in this location is accepted.

It is also noted that as at July 2016 it was recorded in the Five-year Housing Land Supply Update that the Council's supply was just over 4 years, 2 months. The Council, at present, therefore cannot demonstrate a five-year supply of deliverable housing land.

#### Visual Amenity / Character of the Area

There is a contrast in the pattern and form of development between West Coker Road, incorporating the development site, and Nash Lane to the west. The immediate character of West Coker Road from Nash Lane to Placket Lane is characterised by large detached two-storey dwellings in spacious plots along the road frontage with large rear curtilages and wooded frontages. This is in contrast to the denser development of bungalows / chalet bungalow on the eastern side of Nash Lane, which are in proportionally smaller plots, more formally address the street and have garages dug into the ground. The properties themselves are up a flight of steps. To the rear their gardens continue to rise towards the application site.

Representation has been questioned in relation to the weight a previous lapsed permission can be given. In 2010 permission (10/04538/FUL) was granted for a 2 storey dwelling on a similar location to Plot 1. It is correct that this permission has lapsed and was before the NPPF and Local Plan were adopted. However similar policies existed at the time in relation to the character of the area and this building and form was deemed to be appropriate. On this basis a dwelling in this location is not considered to have an adverse effect upon the character of the area as suggested by objectors.

In this instance, due to protected trees on the road frontage, the existing access is to be retained to access the site. The existing access is located at the western end of the road frontage and the 2 storey dwelling is proposed to be located immediately to the south of the existing access.

#### Residential Amenity

There is a levels difference between the application site and the existing bungalows / chalet bungalows and their gardens in Nash Lane to the west. The site slopes steeply down to the west of the application site. The submitted information shows a details survey of the neighbouring property to the east, No 139 however no details have been shown on the survey drawing even identifying the bungalows in Nash Lane, let alone any detailed levels information. Notwithstanding this lack of information, the impact upon the properties in Nash Lane can be assessed in terms of residential amenity and the concerns expressed during the course of the application.

Concerns have been expressed over the form of the dwelling, overlooking and its proximity to neighbouring properties. Save for a larger wing facing 2A Nash Lane this dwelling is the same as approved under application 10/04538/FUL. This application was granted and its impact assessed including the condition requiring that first floor windows on the southern elevation be obscure glazed. A similar condition can be imposed now. In addition planting is proposed to the south and west to further minimise the impact.

Concerns have been expressed over the proximity of the proposed dwelling to the neighbouring bungalow. The proposed dwelling is a 'T' shape and the proposed dwelling is to wrap around the existing site of the garage. The dwelling is to be located 8.6m from the southern boundary and 3.2m from the western boundary. No gable windows are proposed on the western elevation. In noting that the existing garage is located on the boundary and has clear windows facing directly to the neighbouring properties this arrangement is considered to be appropriate. The dwelling is to be 7m from the boundary with the existing house and 1.8m high close boarded fence between the two properties. This arrangement is

deemed to be acceptable.

Neighbour comments have been received regarding the potential loss of television signal. With current technology and anyone requiring either freeview or a satellite this can only be given very limited weight and would not be an overriding reason for refusal.

Concerns have also been expressed over loss of view of landscaping / trees from the bungalows. Loss of private views is not a material planning consideration and therefore cannot be given any weight.

In considering residential amenity the proposal is considered to comply with Policy EQ2.

### Trees

Trees on the road frontage are covered by a Tree Preservation Order. This revised application has proposed that access to the site should be via the existing access as opposed to the formation of a new access in the middle of frontage, as shown on withdrawn application 16/02974/FUL. This arrangement has been discussed with the Council's Tree Officer and the access drive near the existing trees is shown as being widened. This has resulted in detailed information being provided showing the surface treatment through this area and tree protection measures. In order to facilitate this access improvement it is proposed to remove a protected Beech tree. This aspect has also been discussed with the Council's Tree Officer, who agrees to its removal. Other Beech trees on the site have previously fallen down in high winds and as such this remaining tree is more vulnerable than before. Recently replacement tree planting at the front of the site has been undertaken to replace trees that have fallen / been removed with consent. On this basis the proposal is acceptable in relation to the impact upon protected trees.

### Surface Water Drainage

Concerns have been expressed by the neighbours in relation to surface water drainage especially the topography, the alleged sandy soils and the provision of soakaways on the site. Under application 10/04538/FUL a report was submitted which detailed drainage, the disposal of surface water and cause of previous problems. This information is not something that changes over time, such as ecology report and is deemed to still be of relevance today. This application was also accompanied with a detailed drainage scheme. This agreed a rainwater harvesting system to the garden area of the new house with an overflow to an area in the rear garden on the existing house. The agent has confirmed that the same approach could be had here with the overflow to the soak away in the retained rear garden area or below the front drive of the house.

It is also noted by the agent that the garage building has a roof area of 75m<sup>2</sup> and the new dwelling has a roof area of 98m<sup>2</sup>. Therefore the proposal has an extended area of 23m<sup>2</sup> and rainwater currently is dealt with on site. As such this extended size is likely to be easily dealt with on site.

Alternatively, the agent has detailed that an alternative would be to utilise soak away drainage for the rainwater collection and if inadequate soil porosity was available an agreement with Wessex Water would be sought.

It is likely that a system of attenuation could be provided whereby below ground storage crates are installed to hold storm water in an appropriate location before slowly discharging to the storm water drainage system. Whilst initially raising concerns over the use of soakaways in this area and suggesting that some evidence to back up the design details, the Council's Engineer suggest a condition could be imposed to resolve this matter before work commences. Therefore on the basis of the expert advice, a suitable form of drainage can be achieved on site. This matter can be conditioned to ensure that an acceptable scheme can be implemented. Also it is considered necessary to limit the amount of hardstanding to that shown on the plans with the removal of PD rights.



## Archaeology

As detailed above, the County Archaeologist has not raised an objection or required any assessment of the site at this time. Instead a condition is proposed regarding monitoring of the site. Therefore this can be adequately conditioned and such a procedure would comply with the NPPF.

## Highways

Under the Somerset Parking Strategy the site is located within Zone B and sufficient parking on site is proposed for the existing and proposed dwellings. The proposal has been considered by the County Highways Authority and the access, vehicle movements, parking and turning has been assessed.

Whilst concerns have been expressed regarding the access and the proximity of the Bunford Hollow Roundabout, it is noted that the County Highways Authority do not have a concern over this. Also it is noted that the access currently exists, has sufficient visibility splays for a 30mph road and there are other accesses along this part of the road.

Ownership of this land has been clarified during the course of the application. Land Registry details have been provided by a neighbour detailing the extent of the ownership to the front of the site. This corresponds with the highway record provided by the agent via the County Highways Authority. Therefore despite information provided by the agent representing the new owners of No 141, land ownership details are clearly with the land controlled by the Highways Authority. Certificate B has now been signed and served on the Highways Authority.

The proposal is thus considered to comply with TA5 and TA6 of the South Somerset Local Plan.

## Other Matters

It is noted that electricity wires cross the site. Western Power Distribution has been consulted on this matter. No comments have been received at the time of writing the report. But in considering that a previous scheme was granted with the same arrangement this matter can be dealt with by informative.

Policies HG3 and HG4 of the adopted South Somerset Local Plan requires either on site provision of affordable housing (schemes of 6 or more units) or a financial contribution towards the provision of affordable housing elsewhere in the district. In May 2016 the Court of Appeal made a decision (SoS CLG vs West Berks/Reading) that clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less. It is considered that whilst policies HG3 and HG4 are valid, the most recent legal ruling must be given significant weight and therefore the Local Planning Authority are not seeking an affordable housing obligation from this development.

## CIL

This development is CIL liable at £40 per m<sup>2</sup> and in this respect Form O has been filled in.

## Planning Balance / Summary / Conclusion

The site is located within the Urban Framework for Yeovil as shown on the Yeovil Inset Map and therefore the principle of developing the site is accepted. However that does not mean that all schemes put forward on these sites are acceptable.

The assessment of sustainable development is needed as detailed in the NPPF. Economic benefits would be achieved from the developing the site, social benefits would arise through the provision of additional dwellings in a sustainable location and environmental benefits can be achieved through the retention of trees, landscape enhancement on the site and minimising travel in a deemed sustainable

location.

The site has previously had a permission granted for it and whilst planning policy is slightly different the proposal complies with these matters. It is noted the area identified in YV1 is the main area of growth for the District and in considering the Council's shortfall in housing provision there are considered to be no strong reasons for resisting this proposal. Therefore the proposals are deemed to be acceptable.

## **RECOMMENDATION**

Grant permission

01. Notwithstanding the concerns and objections raised, the proposal represents an efficient use of land within the urban framework of Yeovil and an appropriate form of development that respects the character of the area and causes no demonstrable harm to residential amenity in accordance with Policies SD1, SS1, YV1, TA5, TA6 and EQ2 of the adopted South Somerset Local Plan (2006- 2028) and the aims and objectives of the NPPF.

### **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: 3944/SD01 Rev A received 5 May 2017.

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

03. No works shall be undertaken on the finished walls and roofs, fenestration, rainwater goods or boundary treatments unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) materials and colour finish (including the provision of samples) to be used for all external walls and roofs;
- b) materials and colour finish (including the provision of samples) to be used for all windows and doors;
- c) details of the recess for all windows and doors;
- d) the design and materials of eaves/verge details plus rainwater goods; and
- e) details of all boundary treatments.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

04. Prior to the first occupation of the dwelling hereby approved the bathroom and bedroom 3 first floor windows in the rear (south) elevation shall be fitted with obscure glass and in the case of the bedroom 3 window shall be fixed shut and in the case of the bathroom window installed as per the approved plan so the top half of the window is a top hung opening; all of which shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 building, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages or other outbuildings shall be erected other than those expressly authorised by this permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no further areas of hardstandings within the application site, including driveways and patios, than those shown on the approved plans.

Reason: To ensure surface water issues are not exacerbated by additional hard surfaces to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

09. No works shall be carried out unless foul and surface water drainage details to serve the development, incorporating Sustainable Urban Drainage (SUDs) principles and rainwater harvesting, have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure the site benefits from proper drainage to accord with the aims and objectives of the NPPF.

10. No development hereby approved shall take place 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 by the local planning authority.

Reason: In the interests of archaeology in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

11. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. The submitted tree protection scheme shall include details relating to specially engineered hard-surfacing and the installation/routing of any required below-ground utility services. Upon approval in writing from the Council, the agreed tree protection measures shall be made ready for inspection. The approved tree protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (protected trees) in accordance with policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

12. The dwelling hereby approved shall not be occupied unless there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall specify the use of UK-provenance planting stock, the planting locations, numbers of individual species, sizes at the time of planting, details of root-types/volumes, e.g. whether "cell-grown" or "container-grown" and the approximate date of planting. The installation details regarding ground preparation, staking, tying, strimmer-guarding and mulching shall also be included within the scheme. All plantings and installations comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of fifteen years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the owner of the development in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the policies EQ2, EQ4 and EQ of the adopted South Somerset Local Plan (2006 - 2028).

13. Prior to the occupation of the dwelling hereby approved the existing garage shall be removed and the site and the levels restored in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual and residential amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028)

14. The areas allocated for access, parking and turning on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for access, parking and turning, in connection with the development hereby permitted. The proposed dwelling shall retain the two parking spaces shown on Drawing No.3944/SD01 Rev A, received 5 May 2017 thereafter.

Reason: To ensure the development is served by the appropriate parking provision to accord with policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).

#### **Informatives:**

01. In relation to condition 11 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.

02. The applicant is advised to contact Wessex Water and Western Power at an early stage in the detailed design process to agree points of connection.