

**Committee date 11/07/2023**

**Application No:** 50/22/00131

**Application Type:** Full Planning Permission

**Case Officer:** Chris Mitchell

**Registered Date:** 06/01/2023

**Expiry Date:** 02/03/2023

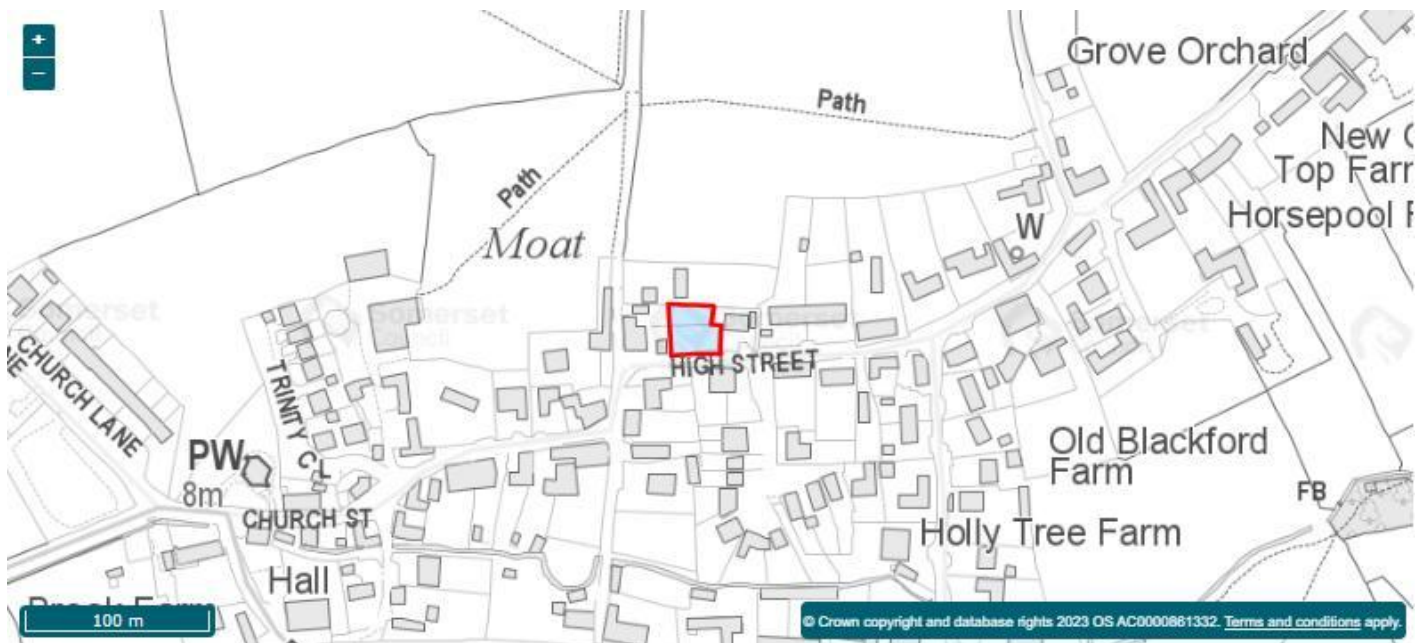
**Parish:** Wedmore

**Division:** Wedmore & Mark

**Proposal:** Erection of 1no.dwelling with car port.

**Site Location:** Lofty Heights, High Street, Blackford, Wedmore, Somerset, BS28 4NL

**Applicant:** Raymont Property Development Limited



**Committee decision required because**

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the Parish Council to be debated.

## **Background**

The site is located to within the village of Blackford with access taken from High Street. The site is a piece of land located to the rear (east) of the dwelling house of Lofty Heights and Laburnum Cottage. The site is the rear gardens of neighbouring properties bounded with a hedge to the south adjacent to High Street.

Permission was granted on the site for the erection of a dwelling following submission of an application in 2020. Additional land has now been included and so a scheme of different design is now submitted. This new proposal is for the erection of a four-bedroom single-storey dwelling with garage. The dwelling would be with Purbeck Ragstone façade (south) and render to the north, east and west elevations, painted composite windows and composite oak doors and clay tiled roof. A double garage would be provided with two parking spaces in front.

A revised proposal has been submitted during the course of the application removing the garage and relocating the proposed dwelling to the western side of the site with two parking spaces provided to the eastern side of the property next to the neighbouring property of Perry Lea with a turning area in front of the dwelling. The design of the dwelling has been altered with the removal of large single window and insertion of two pairs of narrow double doors, central entrance door and two casement windows with four roof lights above. The building would be finished with stone wall on the south elevation facing the street with render to the walls on the north, east and west elevations, powder coated windows and doors (except the front door that will be timber) and tiled roof.

## **Relevant Planning History**

50/20/00013 GTD Erection of a dwelling.

## **Consultation Responses**

Parish Council: 26/04/2023 – Objection

Although this application has been amended some of the Parish Council's original objections are still relevant for this proposal. The new design will still dominate the street scene contrary to National Planning Policy Framework 11 paragraph 120 - Making effective use of land (point e) 'In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

The Parish Council agree that the new design will result in unacceptable impact on the residential amenity of occupants of the nearby dwelling contrary to Policy D25 of the Sedgemoor Local Plan - Protecting Residential Amenity. Development proposals that would result in unacceptable impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings, will not be supported. Particular consideration will be given to (but not limited to) the extent that the proposal could result in unacceptable impacts relating to: loss of privacy and overlooking; overbearing and visual dominance; noise or disturbance; odours, fumes or vibration; and the living conditions of future occupants.

The proposal, located on Blackford High Street a narrow road where parking of vehicles is very common opposite the proposed access and this has resulted in further concerns raised about the visibility splay, although there is one now included, it does not appear from the plan to be effective enough to offer safe exit given the high bank and neighbouring walls. This is contrary to section 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor Local Plan.

The Parish Council would also like to question as to whether the hedgerow is or should be assessed for protected status given its age and the suggested habitation of House Sparrows which are red listed as a species of high conservation concern. If there are House sparrows in habitation removal of part of this hedgerow to create the access would be Contrary to WED4 of the Wedmore Neighbourhood Plan Natural Environment and -D22 of the Sedgemoor Local Plan - Trees and Woodland- Where possible development should seek in the first instance to avoid or minimise the loss of or damage to trees, woodland and hedgerow. Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of irreplaceable habitats. Adequate tree and/or ecological information (proportionate to the nature and scale of the potential impact) will be required where it is judged that development proposals may affect trees, woodland or hedgerow. The Parish Council are also disappointed to see the lack of consideration for renewable sources onsite.

We would ask that consideration is given to the inclusion of renewable sources in line with the Wedmore Neighbourhood Plan, Policy WED7 SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES. "The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes: 1. Siting and orientation to optimise passive solar gain 2. The use of high quality, thermally efficient building materials 3. Installation of energy efficient measures such as loft and wall insulation and double glazing 5. Any new development to incorporate on-site energy generation from renewable sources such as solar panels or heat pumps 8. New homes of 2 bedrooms or more should be constructed to Lifetime Homes Standards 9. An electric vehicle charging point should be provided at each new dwelling."

Finally, the Parish Council would agree with the comments made by the Ecologists with regards to Phosphates and Ecology and would like to see relevant surveys are carried out.

02/02/2023 – Objection

The Parish Council would like to make the following objection to the application. The design has changed dramatically in both size and scale, it will now dominate the street scene and overshadow neighbouring properties. The Parish Council agree the new design will also have a detrimental effect on the neighbouring properties amenity space. The Parish Council would also ask that the applicant provide a sweep path diagram to address the highways safety concerns.

The new design is now contrary to WED 5 DESIGN “Development that is of high-quality design and is sympathetic to the traditional built character of the villages within the Parish will be supported where it takes into account the recommendations of the Wedmore Village Design Statement. Development should also:

1. Respect the historic value and architectural integrity of heritage assets so that new buildings maintain a harmonious appearance in scale, mass and bulk;
2. Respect the visual and physical inter-relationship with surrounding heritage assets by maintaining spatial character, sight lines and avoiding dominating forms that detract from their significance or setting;
3. Have regard to the open nature of the surrounding land, all amenity space should be located within the core of the development with natural, non-suburban materials which emulate the agrarian character of the village.”

The Parish Council also feel this application is contrary to Sedgemoor Local Plan Policy D25 – Protecting Residential Amenity Development proposals that would result in the loss of land of recreational and/or amenity value, or unacceptably impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings, will not be supported. Particular consideration will be given to (but not limited to) the extent that the proposal could result in unacceptable impacts relating to: loss of privacy and overlooking; overbearing and visual dominance; loss of light (daylight/sunlight); noise or disturbance; Finally, it is noted that the application is not supportive of Wedmore Neighbourhood Plan particularly Policy WED7 SUSTAINABILITY. PROVISION OF WELLDESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES. “The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.”

Ecology: The applicant has submitted a Preliminary Ecological Assessment and the Ecologist has considered the report and stated No objection subject to conditions and recommended informative

- No external lighting to be installed without prior agreement with the Local Planning Authority;
- No removal of vegetation during March to September unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of buildings commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site;
- Prior to removal of vegetation it shall be lowered to a height of 10 cm left for 48 hours before complete removal;
- Submission of a habitat enhancement and mitigation plan of the site to be submitted to and approved by the Local Planning Authority;
- Bat, badger and bird informative will be placed on any permission granted.

The application site is outside of the catchment flowing into the Somerset Levels and Moors Ramsar, and there is no hydrological link between the location of the Sewage Treatment Works and watercourses entering the Somerset Levels and Moors Ramsar. Therefore, it is unlikely to add significantly to nutrient loading on the Somerset Levels and Moors Ramsar site; therefore a Likely Significant Effect under The Conservation of Habitats and Species Regulations 2017 (and as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) can be ruled out.

02/02/2023 – Objection

The site is within phosphates zone and therefore results of the survey(s) and further information regarding phosphates.

A Preliminary Ecological Appraisal is required to be submitted to assess if any protected species are on the land.

Highways: 16/05/2023 – No objection subject to conditions:

- The driveway must be built in accordance with proposed plans on drawing 003;
- The car port hall only be used for parking no of motor vehicles;
- A scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development;
- No surface water to discharge onto the highway;
- Prior to development commencing the submission of Construction method statement.

23/01/2023 – Objection

The Highway Authority cannot recommend approval of this application. It does not meet Standing Advice and has been referred back to the Highway Authority for detailed comment.

The proposal is located on a classified un-numbered road, High Steet in Blackford. Parking of vehicles has been evidenced opposite the proposed access. There is no provision for vehicles to turn on site to leave in a forward gear. This is a requirement of our Standing Advice document for development on classified roads. The parking area and garage will need to be of sufficient dimensions to allow a vehicle to stand clear of the adjacent carriageway. These need to be shown on a plan.

No visibility splays have been included on the plans. The high bank and neighbouring walls have the potential to restrict visibility for anyone pulling out of the proposed dwelling.

No details have been provided to demonstrate that a consolidated surface will be present for at least the first 6m from the adopted highway. In addition the parking area must not exceed 1 in 10 gradient.

No details of cycle parking/storage and electric vehicle charging points have been demonstrated.

In light of the above, the Highway Authority recommend that this application be refused on highway grounds for the following reasons.

The proposal is contrary to Section 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor District Council Local Plan (2011 and 2032) since the formation of the parking area, without adequate visibility of/for emerging vehicles, together with the introduction of conflicting traffic movements, would be prejudicial to highway safety.

The proposed development does not make adequate provision for the manoeuvring of vehicles within the site and would therefore be likely to result in vehicles reversing onto or manoeuvring off the highway, with consequent risk of additional hazard to all users of the road and interference with the free flow of traffic contrary to Section 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor District Council Local Plan (2011 and 2032)

Natural England: No objection. Though recommends the erection of bird and bat boxes; e.g 4x Schwegler multi-purpose bird and/or bat.

06/02/2023 – Objection – Further information is required to be submitted with regard to Ecology and phosphates.

Environmental Health: No comment/observation

Somerset Wildlife Trust: No comments received

South West Heritage: No objection subject to the placement of a condition for a Programme of Works in Accordance with a Written Scheme of Investigation to be placed on any permission granted.

06/02/2023 – No objection subject to the placement of a condition for a Programme of Works in Accordance with a Written Scheme of Investigation to be placed on any permission granted.

Representations: The revised proposal has received four letters of objection received, summarised as:

- The proposed building is too large for the plot of land, being more than double that of neighbouring properties and results in an overbearing building when compared to neighbour properties;
- Overdevelopment of the site;
- The previous planning permission 50/22/00133 was less than half the size of this proposal and as such it should be refused;
- The scale and massing would result in loss of light to living room patio doors and green house of Perry Lea and would adversely impact upon the property of Applecroft to the north;
- The height of the proposed building would result in overshadowing of Applecroft with a 12m shadow over living areas patio and back garden;
- Concern to loss of privacy to Fern Villa from fully glazed west gable elevation;
- The applicant does not own the land it is still in the ownership of the property of Lofty Heights therefore the wrong certificate has been signed on the application form;
- Concern to highway safety, with the creation of an access opposite No.2 Hillside and whilst there is a proposed turning area can acceptable visibility splays be achieved;
- Objection to loss of hedgerow, vegetation and store where bats roost.

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- The height of the proposed building would result in overshadowing of Applecroft with a 12m shadow over living areas patio and back garden;
- The applicant does not own the land it is still in the ownership of the property of Lofty Heights therefore the wrong certificate has been signed on the application form;
- Concern to highway safety of the new access onto the High Street, there is no proposed turning area and can acceptable visibility splays be achieved.

### **Most Relevant Policies**

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

#### **Sedgemoor Local Plan 2011-2032**

S2 Spatial Strategy

T4 Tier 4 settlements housing

D1 Flood Risk and Surface Water Management

D2 Promoting High Quality and Inclusive Design

D13 Sustainable Transport

D14 Managing the Transport Impacts of Development

D19 Landscape

D20 Biodiversity and Geodiversity

D25 Protecting Residential Amenity

D26 Historic environment

#### **National Planning Policy Framework February 2019**

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Section 16 –

### **Community Infrastructure Levy (CIL)**

The application is for residential development non urban Residential £105.20sqm of additional gross internal floor area created. Based on current rates, the CIL receipt for this development would be in the region of £19,315.35. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.



## **Main Issues**

### Principle

The site is within the settlement boundary of Blackford, a Tier 4 settlement where policy T4 supports infill housing development. The site, currently a private garden between existing properties, is considered to be a suitable candidate for infill and it is not considered that its development would result in the loss or harm to a space that contributes to the character and role of the settlement.

The revised proposed dwelling house is acceptable as a previous planning permission 50/20/00013 for a 4-bedroom dwelling house has previously been granted.

The objections received in that the property is over development of the site is noted. The revised proposal has reduced the size of the proposed dwelling thereby providing an acceptable garden and sufficient off-street parking to this proposed property. Officers do not consider the proposed dwelling would be over development of the site.

As such it is considered that the revised proposal is acceptable in principle under the provisions of Policy T4 of the Sedgemoor Local Plan (LP), subject to consideration of the detail of the proposals.

### Visual Amenity

The revised proposal has removed the large full height glazed double door and window elevation and replaced with two sets of standard size double doors and two casement windows on the front (south) elevation, thereby providing a more balanced design to the dwelling house. The glazing on the east elevation has been removed with the exception of a small circular window high in the eaves of the elevation. The rear extension's roof facing west will have full length rooflight fitted and a high level one fitted on the east elevation. Officers consider these alterations to the proposed dwelling to be in keeping with neighbouring properties within High Street of Blackford.

The proposed use of ragstone stone walls with brick quoins to the front (south) elevation with render to the east, west and north elevations, powder coated aluminium windows and doors with a timber front door and clay tiled roof would be in keeping with the character and appearance of the existing street scene.

The objection by the Parish Council in that the proposal is dominant upon the street scene is noted. The revised proposal's ridge height matches that of the neighbouring bungalow of Perry Lea, therefore the building does not have a dominate impact upon the character and appearance of the street scene.

Consequently, the revised proposal is considered to be of an appropriate scale, design and detailing that would respect the form and character of the existing building and identity of the locality. In this respect the proposal complies with policy D2 of the LP and the Wedmore Neighbourhood Plan.

### Residential Amenity

The revised proposal has relocated the proposed dwelling away from the boundary of the neighbouring property of Perry Lea thereby removing the previous officer concerns to the issue of dominance and unneighbourly development.

The objection to the issue of overlooking into 2 Hillside, High Street garden from the proposed dwelling house is noted. The revised proposal has repositioned the property away from direct views into the windows of No. 2 Hillside and whilst the distance is some 14m the application proposes the planting of boundary hedge that in time will provide screening to their rear garden. The proposed dwelling is single storey with high level rooflights therefore no overlooking would occur to neighbouring properties opposite the site.

The concern to the issue of loss of privacy to Fern Villa from gully glazed west elevation is noted. The revised proposed has remove the fully glazed elevation and replace with rendered wall with port hole window at first floor. The rooflights on the front (south) elevation are at high level and therefore, there is no ability to overlook any of the neighbouring properties from this elevation.

The issue of the dominance and loss of light due to the height of the dwelling house upon the neighbouring properties of Applecroft and Perry Lea sited to the north and east of the site are noted. The revised proposal has moved the massing of the building into the centre of the site away from the neighbouring property of Applecroft and along with supporting evidence of sunlight surveys detail that the neighbouring property would only be impacted in the winter months in line with that of the previously permitted dwelling house. The revised proposal would also result in a lesser impact upon Perry Lea with the first floor over the proposed garage being removed from the proposal thereby omitting any adverse impact upon the neighbour. Therefore, officers do not consider that these concerns are overriding reasons to refuse this planning application.

It is considered that the revised proposal would not prejudice the amenities of occupiers of the property and, in terms of its bulk, window arrangement and proximity to the neighbouring properties, would not adversely affect the amenities of the occupiers of the neighbouring properties. In this respect the proposal complies with policies D2 and D25 of the LP.

## Ecology

The application site was originally identified as being within the catchment of the Somerset Levels and Moors Ramsar and that it could give rise to phosphates impacts. It has since been confirmed that as the dwelling is connecting to foul mains, and as such there is no hydrological link between the location of the receiving Sewage Treatment Works and watercourses entering the Somerset Levels and Moors Ramsar. Therefore, it is unlikely to add significantly to nutrient loading on the Somerset Levels and Moors Ramsar site; therefore a Likely Significant Effect under The Conservation of Habitats and Species Regulations 2017 (and as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) can be ruled out subject to a condition securing connection to the foul mains.

The applicant has submitted a Preliminary Roost Assessment and Emergence Survey has been considered by the Council's Ecologist who raises no objection subject to the placement of the following conditions, no external lighting to be installed without prior agreement with the Local Planning Authority, prior to removal of vegetation it shall be lowered to a height of 10 cm left for 48 hours before complete removal and submission of a habitat enhancement and mitigation plan of the site to be submitted to and approved by the Local Planning Authority. Controls are recommended regarding works during bird nesting season.

It is also recommended that informative relating to the protection of bats, badgers and nesting birds be placed on any permission granted.

The objections received to harm to protected species and loss of habitat with this proposed dwelling are noted though a PEA and Emergence survey report have been submitted and considered by the Council's Ecologist who raises no objection to the proposed loss of habitat and there are no protected species on the site.

Therefore, the proposal is considered acceptable in accordance with policies D19, D20 and D23 of the Sedgemoor Local Plan.

## Highways

The objections received to the issue of highway in respect of achieving satisfactory visibility splays and the location of the driveway are noted. A previous permission has been granted on the site that complied with highways standing advice and this revised proposal has provided an acceptable vehicular access that the Highways officer has accepted this fall-back position and has removed their objection.

The recommended conditions are the access to be built in accordance with the proposed plan drawing number 003 and the turning area kept clear of obstruction, the car port shall only be used for parking of motor vehicles, the submission of Construction Method statement. These conditions will be imposed on the permission. A condition to secure electric vehicle charging points is now covered by Building Regulations and need not be imposed.

The objections by neighbours to the new access, turning area, visibility splays and issues of highway safety are noted. The Highways officer has assessed the proposal and raises no objection to the application subject to the recommended conditions.

### Other Matters

it is considered that the drainage of the site would adequately be dealt with under the building control regime and as the site is not at risk of flooding the proposal complies with policy D1. The position of the archaeologist is noted and subject to the suggested condition the proposal would comply with policy D26.

The objection raised to the issue that no site notice has erected is noted. A site notice is not required for all planning applications it depends on the nature of the development and as this is for a single dwelling only immediate neighbours who bound the site are required to be notified, it is advertised on the weekly list in newspaper and the Councils website. Therefore, officers consider that the application has been advertised in accordance with the regulations.

The concern that the incorrect certificate has been signed is noted and the correct certificate B has now been signed serving notice upon the owner of part of the land.

The objection raised by the Parish Council that no renewable provision has been proposed on this new dwelling as detailed in Wedmore Neighbourhood Plan, Policy WED7 Sustainability Provision of Well-Designed Energy efficient building and places. The agent has submitted a Renewable Energy Strategy where solar panels will be placed on the front elevation, an air source heat pump, a mechanical ventilation and heat recovery system and an electric car charging point. Officers consider this addresses the concern raised by the Parish Council. Furthermore, any new build is required under building regulations to provide a standard amount of renewable features, therefore, this would be dealt with by Building Control.

### Conclusion

The revised proposal is of an acceptable design and appearance that would have no adverse impact of the character of the existing building or the locality, residential amenity, or highways safety. As such the proposal complies with policies T4, D2, D14, D19, D20, D23, D25 and D26 of the Sedgemoor Local Plan and the Wedmore Neighbourhood Plan.

## **RECOMMENDATION**

### **GRANT PERMISSION**

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 ( as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

- 4 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: This is a pre-commencement condition in the interest of the highway safety and in accordance with Adopted Sedgemoor Local Plan Policy D14.

- 5 The proposed access shall be constructed in accordance with details shown on the submitted plan Site Plan as Proposed, drawing number 003, and shall be available for use prior to first occupation. Once constructed the access shall be maintained thereafter in that condition in perpetuity and the turning area to be kept clear of obstruction.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 6 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge on to the highway. Such provision shall be installed before the first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 7 Prior to the construction of any part of the development above damp-proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by

the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 8 The car port hereby approved shall be only be permitted for the storage of motor vehicles.

Reason: To ensure sufficient off-street car parking to the property hereby approved in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 9 Prior to any vegetative clearance or groundworks, any vegetation in the construction area should initially be reduced to a height of 10 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles and/or amphibians that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October under the supervision of competent ecologist. Once cut vegetation should be maintained at a height of less than 10cm for the duration of the construction period. Any features such as rubble piles, scrub or hedgerow bases (as identified in the Preliminary Ecological Appraisal (Quantock Ecology, June 2023) which potentially afford resting places for reptiles and/or amphibians will be dismantled by hand by a competent ecologist in April or August to October and any individuals found translocated to a location agreed with the Local Planning Authority prior to works commencing on site. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the ecologist responsible prior to works commencing on site.

Reason: In the interests of UK protected and priority species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 10 A habitat enhancement and mitigation area which includes the planting of replacement trees, hedgerow and rough grassland shall be provided and maintained thereafter. The layout of and a planting schedule for the habitat

creation / enhancement of this space will be submitted to and agreed with the Local Planning Authority. This approve enhancement and mitigation area will be planted no later than the end of the first planting season following first occupation of the dwelling hereby approved. Notwithstanding the submitted detail, for the avoidance of doubt the landscape scheme shall include a planting schedule and shall detail the proposed species, quantities, stock sizes, planting densities and spacings. All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity, and to provide net gain in accordance with paragraph 174(d) of the National Planning Policy Framework.

11 Prior to first use of the dwelling hereby approved, the following biodiversity enhancement(s) will be installed on the/at the site:

- Installation of 4x Schwegler multi-purpose bird and/or bat on to a building or mature tree on site, facing south or west, at a height above 3m.

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

12 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb roosting or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux



levels. Lux levels should be below 0.5 Lux. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No other external lighting shall be installed without prior consent from the Local Planning Authority through submission of a planning application.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 13 All foul water from the development hereby approved shall discharge via connection into the Wessex Water mains foul sewer. No other means of disposal of foul water shall be permitted.

Reason: To ensure that the proposal does not negatively impact upon the Somerset Levels and Moors Ramsar site (due to an increase in nutrient loads (phosphorous) from foul waste) in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

### **Schedule A**

Location Plan and Block Plan Drg No. 001 (Mar 23)

Existing Site Plan Drg No. 002

Existing Street Elevation Drg No. 004

Existing Site Sections Drg No. 003

Proposed Site Plan Dg. No. 003

Proposed Street Elevations Drg No. 008

Proposed Side Elevation & Section thro Drive Drg No. 006

Proposed Timber Car Port Elevations Drg No. 007

Proposed Plans & High Street Elevation Drg No. 004 Rev A

Proposed Elevations & Cross Sections thro the House Drg No. 005 Rev A

Daylighting Angles for Front & Rear Elevations Drg No 008

3D Shadow Views at Solstice Times

### **DECISION**

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