

Application Details	
Application Reference Number:	38/23/0406
Application Type:	Full Planning Permission
Earliest decision date:	04 January 2024
Expiry Date	26 January 2024
Extension of time	26 March 2024
Decision Level	Committee
Description:	Change of use of part residential (C3) and part community use (F2(B) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton
Site Address:	17 TRINITY STREET, TAUNTON, TA1 3JG
Parish:	38
Conservation Area:	n/a
Somerset Levels and Moors RAMSAR Catchment Area:	Within
National Landscape (AONB):	n/a
Case Officer:	Mrs A-M Galliot
Agent:	
Applicant:	A GREEN
Committee Date:	
Reason for reporting application to Committee	The applicant is a current employee of Somerset Council.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. Executive Summary of key reasons for recommendation

2.1 Though the loss of community use is regretted, it is considered that this would be outweighed by the benefit of bringing a vacant building back into use and securing the long term preservation of a listed building. The principle of the redevelopment of the

site is considered acceptable and there are no amenity concerns. The proposal has been screened out from requiring a Habitats Regulations Assessment.

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

- 3.1.1 Time limit
- 3.1.2 Approved plans
- 3.1.3 Doors, windows and roof lights
- 3.1.4 Partitions
- 3.1.5 Details of new stairs joinery
- 3.1.6 Details of external paint
- 3.1.7 Details of any new RWG
- 3.1.8 Details of garage doors/windows/roof materials
- 3.1.9 Gates
- 3.20 Cycle storage

3.2 Informatives (bullet point only)

- 3.2.1 Proactive Statement

4. Proposed development, site and surroundings

4.1 Details of proposal

The proposal seeks planning permission to revert the entire property back to sole residential use as a single dwelling house together with restoration and refurbishment of the listed building and its grounds.

The proposed works consist of the following key elements;

Ground floor:

- Demolition of modern extensions which are not subject to the listing
- Demolition and rebuilding of a single storey extension to the rear of the property
- Demolition and rebuilding of a new porch to the south elevation
- New porch to be timber and glass with flat roof and parapet walls to match adjoining extension
- A new stairway up to the first floor –location will be more in keeping with the original layout
- Installation of PV panels on the south and west facing elevations, circa 16 panels.
- Removal of all modern stairs

First floor:

- Erection of an extension to an existing toilet to include a shower
- Installation of new Juliet style balcony to the West façade
- Installation of conservation roof lights to west elevation
- Removal of existing stairs and replacement of stairs to work more harmoniously with ground floor stairs
- Refurbish original windows where possible and replace for timber sliding sash windows to match existing where necessary.

Second floor:

- Installation of conservation roof light to west elevation
- Reinstatement of dormer to south elevation per original design
- Upgrade of existing windows, not deemed fit to restore

Grounds

- Erection of a coach house style double garage and turning circle to include electric charging point
- West area of site to be transformed into large garden area, lawn and paving with landscaping

Please refer to drawings for full details of proposed works. Revised plans have been submitted and re-consulted. The revised drawings align with the originally submitted design and access statement, which mentions PV solar panels on the parapet roof. These can now be seen on Rev B. Additionally, the originally submitted plan shows a velux window on the north elevation but this should be on the west elevation - the updated drawings reflect this.

The existing first floor layout has been amended to show the kitchen that was in place at point of the last occupancy. The proposed floor plan at second floor level has been revised by replacing one of the bedrooms with a dressing room as this is now what the applicants are envisaging.

4.2 Sites and surroundings

The application relates to the Grade II Listed No. 17 Trinity Street - National Heritage List for England (NHLE) List Entry Ref. 1276310, listed July 1975.

The following heritage assets are in proximity to the site:

Grade II Listed Church of the Holy Trinity (NHLE – 1059942), located immediately opposite the site to the north-east;

Grade II Listed No. 18 & 19 Trinity Street (NHLE – 1059943), located immediately to the north of the site and

Grade II Listed No. 20 & 21 Trinity Street (NHLE – 1059944), located c. 20m to the north.

Trinity House was built in 1847 as a primary residence. It comprises a 3-storey semi-detached house which has been converted and extensively extended at ground floor level, furthermore the first floor has likely changed dramatically from the original layout.

The main house is constructed in traditional solid masonry beneath a pitched hip ended slate roof incorporating side and rear projecting gables. The east elevation to the property has a more modern stucco rendered finish and a number of the window openings are infilled and rendered. A photo of the original house shows that the 2 infilled windows were open and this elevation was painted. The south elevation is ornamental with stone quoins and window reveals and forms the most attractive element of the building. The rear elevation is brick and painted render.

The extension attached to the south elevation was built circa 1946. Further significant extensions were added in C20. The modern side and rear additional buildings were constructed in the late 1970's consisting of a skittle alley running along the southern elevation and a hall and toilets to the rear of the site.

The property is currently rated part residential C3 usage and part F2(b) class usage. The lawful use of the ground and first floor of the building is a social club. There is a residential flat (currently empty) at second floor level. The existing ground floor layout comprises a bar area, two snooker rooms, skittle alley, hall, utility and a more recently constructed disabled toilet. The first floor layout comprises a snooker room, store and an office. The second floor accommodation comprises three bedrooms, kitchen, hallway and a bathroom. On the south elevation of the property runs a driveway providing access to the rear of the of the property which is tarmacked .This was a car park for the social club, this is overgrown and has been used more recently as a dumping ground for rubbish and rubble.

In August 2019 the social club ceased trading and the building has been empty and lacking in maintenance since. The new owners purchased the premises in August 2023. Unfortunately, during the past 4 years the site has suffered a spate of vandalism, rough sleepers, stripping out of assets such as copper piping and radiators. As a result the entire property has fallen into a state of disrepair and is considered derelict. There is currently no water, electricity or gas.

An email confirmation from the Trustees notes that ‘ *It was a year before the Trustees were able to gain access to the property, during which time much of its contents had been removed or sold off and when the Trustees were able to gain access the place had been trashed including the flat on the top floor, in such a condition, under advice, the Trustees, in accordance with the Trust, decided to place the building on the market*’. The Trust Deed state that the building was held in trust for the exclusive use of the Club, and if the Trustees could not find any other group (which because of the condition of the building they could not), it was to be sold’.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
38/23/0405/LB	Change of use of part residential (C3) and part community use (F2(B)) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton	Pending decision	
38/05/0403	Erection of extension for disabled toilet at Holy Trinity Men's Club, 17 Trinity Street, Taunton	Conditional Approval	25/10/2005

6. Environmental Impact Assessment

NA

7. Habitats Regulations Assessment

The site is located within the catchment of Somerset Levels and Moors Ramsar.

The Council has considered the content and the potential impacts of the proposed development on the Somerset Levels and Moors Ramsar site. The Council concludes that proposed development will not give rise to any Likely Significant Effects on the Somerset Levels and Moors Ramsar site in relation to phosphate inputs, alone or in combination with other plans or projects. As such this application is screened out from requiring an Appropriate Assessment under the Habitats Regulations.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 04 December 2023

8.2 Date of revised consultation (if applicable): 08 February 2024

8.3 Press Date: 14 December 2023

8.4 Site Notice Date: 20 February 2024

8.5 **Consultees** the following were consulted:

Consultee	Comment	Officer Comment
Taunton Town Council	Support	Noted
Ecology	Having reviewed the above application, the plans/ and or photographs indicate the area of the existing building/area where the proposed development is to be constructed to be negligible for ecological features. Development can continue.	Noted
Phosphates team	Following the review of the information submitted, the Council has considered the	Noted

	<p>content and the potential impacts of the proposed development on the Somerset Levels and Moors Ramsar site. The Council concludes that proposed development will not give rise to any Likely Significant Effects on the Somerset Levels and Moors Ramsar site in relation to phosphate inputs, alone or in combination with other plans or projects. As such this application is screened out from requiring an Appropriate Assessment under the Habitats Regulations.</p>	
Transport Development Group	Standing Advice	Noted
Heritage	<p>Heritage comments</p> <p>15 December 2023</p> <p>The principle of bringing the original, domestic use of the building back is welcomed, as is the general sympathetic restoration of the listed building and returning the currently vacant building to a viable use. The removal of the skittle alley and snooker room will be beneficial in enhancing the appearance of the listed building and the setting of the adjacent listed buildings. The proposals will reinstate elements of the original layout of the</p>	Noted

building, such as the ground floor staircase, which will be beneficial.

The proposed new double glazed windows supplied won't be acceptable. The glazing will need to be much thinner – maximum of 12-16mm and the form of the window will need to include glazing bars to match the existing windows.

Overall, the scheme would comply with national and local heritage legislation and policies, in conserving and enhancing the listed building and the setting of the adjacent listed buildings.

It is recommended that the application is approved subject to conditions which are set out in full at the end of this report.

Additional heritage comments following re-consultation:

12 February 2024

Solar panels – the proposed panels on the south elevation of the new western, single storey extension would be largely obscured by the existing eastern extension. If the

	<p>panels and fixings were black to blend in with the roof, this would be acceptable within the setting of the listed building. Also, if the proposed panels on the flat roof of the eastern extension would not be visible from ground level, these would also be acceptable.</p> <p>East elevation - the replacement of a window for a door on the east elevation would be acceptable as this would remain in character with the existing building. The two new windows on the modern extension would also be in keeping with the character of the building.</p> <p>First & Second Floor Plans - the proposed change to the use of the rooms is not a heritage issue.</p>	
Wessex Water	Wessex Water has no objections to this application.	Noted

8.6 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

One letter has been received making the following comments (summarised):

Material Planning Considerations	
Objections	Officer comment
None	
Support	Officer comment
<p>Since the closure of the Holy Trinity Social Club in August 2019 living next door to an empty, rapidly decaying building has been a big concern to us. This property has been neglected in recent decades and stripped of anything of any value in the past few years.</p> <p>We are writing in support of Mr & Mrs Green's planning application to change the use of no. 17 Trinity Street, Taunton to residential and support the submitted restoration plans to renovate and refurbish the Grade II listed building.</p> <p>We are keen for the property to revert to a sole residency. Much of the extensions added to the building in the last century were a retrograde step and we welcome the proposed demolition of most of these extensions. The proposed scheme will change a building which is currently a concern to an asset on our Street.</p>	Noted

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations strongly indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree

the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

SD1 - Presumption in favour of sustainable development,
SP1 - Sustainable development locations,
CP8 - Environment,
CP1 - Climate change,
CP4 - Housing,
CP3 - Town and other centres,
CP6 - Transport and accessibility,
DM1 - General requirements,
DM4 - Design,
A5 - Accessibility of development,
D5 - Extensions to dwellings,
A1 - Parking Requirements,
C4 - Protection of community facilities,
D10 - Dwelling Sizes,
D12 - Amenity space,
D7 - Design quality,
I4 - Water infrastructure,

Supplementary Planning Documents

Public Realm Design Guide for the Garden Town, December 2021

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

Neighbourhood plans:

There is no Neighbourhood Plan for this area.

9.1 National Planning Policy Framework

The proposal accords with the general principles of the NPPF.

10. Material Planning Considerations

The main planning issues relevant in the assessment of this application are as follows:

10.1.1 *The principle of development*

The site is located in a highly sustainable location within Taunton Town Centre boundary where residential development is considered acceptable in principle. The lawful use of the second floor is C3 residential. The other properties in the same terrace are all residential properties.

Part of the building is in community use, and whilst currently vacant such uses are protected under policy C4 of the Site Allocations and Development Management Plan.

The policy C4: states' The loss or change of use of existing community, cultural and social facilities will only be permitted where:

- A. Evidence is submitted to demonstrate that there is no longer a community need for the facility; and
- B. The facility is no longer financially viable; and
- C. It could not be put to another similar, community use; or
- D. Replacement facilities are provided on site, or within the vicinity to meet the needs of the local population.

The planning statement notes that in August 2019 the social club ceased trading and the building has been empty and lacking in maintenance since. The information from the Trustees confirms that there has been little interest in the property from community groups given the condition of the building and the cost required to bring it back into a habitable condition despite enquires being made for over 3 years. In terms of the site being put to another community use, this was considered by the trustees who are stakeholders in Holy Trinity Church which is located opposite the property. In collaboration with the church they sought to restore the site as rooms for the church to use. Their assessment confirmed that it was cost prohibitive to do so. This was explored from Aug 2000 until Feb 2022 but no interest from community groups was forthcoming at which point they sought to dispose of the property as the trustee deed advised.

Robert Cooney was appointed to sell the property in March 2022. The letter from the estate agent notes that whilst there were some enquiries from investors, the level of works required and cost associated to bring the building back into a usable condition made it economically unviable. For over 3 years options were explored by the Trustees

to retain the premises for community via a tenancy and a buyer use without success.

The proposal would enable the reuse of a redundant listed building, which has remained vacant for a significant period of time, so in this regard the proposal is looked upon favourably. Further to the above, there are a range of replacement facilities within the vicinity which meets the needs of the local population. These include but are not limited to: Eastside Canteen, The Salvation Army, The Lawns Social Club, The Cic Cic, The Somerset Inn and The Flying Horse. All of these establishments are accessible either by walking, cycling or public transport. The principle of development is therefore considered acceptable.

10.1.2 *Design of the proposal and Heritage impact*

The Council has a duty to preserve and enhance the character and setting of listed buildings under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority...*shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*”.

The application includes a comprehensive Heritage Statement which has explored the historic development and significance of the building – which has been found to focus upon its architectural interest. The proposal seeks to reinstate a derelict listed building and return it to a family home as was the original intended function of the building. The internal footprint and configuration are well suited for conversion into full residential use with minimum alterations required internally in order to facilitate the change of use. The proposals will reinstate elements of the original layout of the building, such as the ground floor staircase, which will be beneficial. The proposal would result in the reduction in the overall built form. The Council's Conservation Officer considers that the C20 additions and alterations to the building have eroded its appearance and architectural interest, as well as the setting of the adjacent heritage assets. Therefore, the removal of some of these elements would be beneficial in enhancing the appearance of the building and the setting of the adjacent listed buildings.

The proposal seeks to reduce the modern built alterations and to sympathetically restore and enhance both the external and internal appearance of the building. It is considered that overall the proposal would impact positively on the setting of the listed building and the adjacent heritage assets. Also, finding a viable alternative use for the building would be in the interest of sustainable development, particularly considering its listed status. Without an alternative use, there is a risk the building could become more neglected over time and fall into a worse state of disrepair. The principle of the

redevelopment of the site is welcomed.

The proposed detached garage is set back towards the east boundary of the site. It would be located in the position of former stables/coach house, so would preserve the prominence of the main house. The solar panels are proposed to be sited on the roof of the single storey projection facing Trinity Street. The parapet wall would help to conceal the panels from view. The other panels on the south elevation of the new western, single storey extension would be largely obscured by the existing eastern extension. The Council's Conservation Officer considers that if the panels and fixings were black to blend in with the roof, this would be acceptable within the setting of the listed building. Also, if the proposed panels on the flat roof of the eastern extension would not be visible from ground level, these would also be acceptable. It is recommended that a condition to secure the above details is imposed.

Overall, the scheme is considered to be acceptable on heritage grounds subject to confirmation on appropriate window/door details, including partitions and joinery and the use of appropriate building materials. Subject to conditions, it is considered that the scheme would comply with national and local heritage legislation and policies, in conserving and enhancing the listed building and the setting of the adjacent listed buildings. This is in line with paragraph 199 of NPPF and Policy CP8 of the Taunton Deane Brough Core Strategy 2011-2028.

10.1.3 *Quality of Accommodation*

The accommodation provided (3 bedrooms) is considered acceptable taking into account the intensity of the occupation envisaged and the character of the area, having regard to existing number of converted buildings in the vicinity. The proposal meets the minimum internal space standards of policy D10. Following demolition works, a large private outdoor amenity area will be created to the rear of the property, which meets the requirements of policy D12. All habitable rooms will receive adequate daylight.

10.1.4 *The impact on neighbouring residential amenity*

The site is located in a densely populated urban area surrounded by residential properties. The proposal has been designed to minimise the likelihood of overlooking towards neighbouring properties/garden areas, taking into consideration heritage considerations. It is considered that the amenity of occupiers of neighbouring properties would not be harmed in terms of overlooking, loss of light or outlook.

10.1.5 *Access, Highway Safety and Parking Provision*

The proposal is located in a highly sustainable location. The second floor of the building is already in residential use and although currently vacant, the residential use of the site has already been established. It is considered that the change of use of the remainder of the building into full residential use would not contribute to an increase in the need to travel by a car, or impact on sustainability considerations over and above the existing use.

The site benefits from an established vehicular access off the public highway leading onto a narrow driveway, which runs parallel to the southern site boundary. There are no changes proposed to the existing vehicular access to the site, which is already tarmacked and is sufficiently wide to accommodate the anticipated traffic movements. There is a good visibility in both directions, when joining onto the main road. In accordance with Somerset Highways Standing Advice, any entrance gates for vehicular access shall be hung as to open inwards and must be set back a minimum distance of 5m from the highway boundary. Gates for pedestrian only access should be hung to open inwards. It is recommended that a condition to secure the above details is imposed, if granted.

Turning will be required, independent of the necessary parking provision, where access is onto a classified road as its the case here to ensure that cars can enter the highway in forward gear. Parking and turning within the site meets the required turning space standards, as defined by the Somerset Council's Standing Advice. Maximum parking requirement for a 3 bed property in this area is one car parking space per dwelling. The proposal meets this requirement together with the fact that a car free development would be considered acceptable in principle here given the highly sustainable location within Taunton Town Centre boundary. Future occupiers would be able to access a wide range of services and facilities on foot, by bicycle or public transport. The proposed new garage meets the minimum garage size requirements as defined by the Somerset Parking Strategy and policy A1 of the SADMP.

In accordance with the Council's Parking Strategy, residential development is required to provide a minimum of one cycle space/storage facility per bedroom. These are based on dimensions of 2m x 1m and will allow the occupiers of the dwelling to utilise sustainable modes of transportation. A condition to secure these details is imposed.

10.1.6 *The impact on ecology, trees and landscaping*

The site does not contain any significant trees or hedges. The rear of the site contains overgrown vegetation and weeds, which hold negligible ecological value. The west area of the site will be transformed into large garden area, lawn and paving with landscaping, which will enhance the setting and provide opportunities for wildlife habitats.

10.1.7 *The impact the Somerset Levels and Moors Ramsar Site.*

The Council's Nutrient Neutrality Officer has confirmed that due to the nature of the proposal it will not give rise to any Likely Significant Effects on the Somerset Levels and Moors Ramsar site in relation to phosphate inputs, alone or in combination with other plans or projects. As such this application is screened out from requiring an Appropriate Assessment under the Habitats Regulations.

10.1.8 Waste/Recycling facilities

There is sufficient space within the site boundary for the storage of bins and recycling.

10.1.9 Flood risk and energy efficiency

The site is located in Flood Zone 1 (low probability of flood risk). The new extensions will be constructed to meet modern standards in terms of energy efficiency with improved insulative properties in new construction. The existing element will also be improved in terms of energy efficiency. The solar panels would contribute to the provision of a renewable source of energy. The proposal is therefore in accordance with Policy CP1 of the Taunton Deane Core Strategy.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

Creation of a dwelling is CIL liable regardless of size.

This proposed development measures approximately 420 sqm.

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £29,500.00. With index linking this increases to approximately £44,500.00.

12 Planning balance and conclusion

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "*clear reason for refusing the development proposed*"

or where the benefits of the proposed development are "*significantly and demonstrably*" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning Conditions and Informatives

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo Location Plan

(A4) DrNo TH008 Rev B Site Plan As Proposed

(A2) DrNo TH-003 Ground Floor as Proposed

(A4) DrNo 004 Rev B First & Second Floor Proposed

(A4) DrNo TH006 Rev B West Elevation & Garaage As Proposed

(A2) DrNo TH006 Elevations Existing & Proposed

(A2) DrNo TH005 Elevations Existing and proposed

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

3. No doors, windows or roof lights shall be installed on the development until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include scaled new window/door/rooflight details at 1:2 or 1:5 including profiles, mouldings, glazing and glazing bar thickness – glazing bars not to be thicker than 21mm. Rooflights to be conservation rooflights flush with the roof level.

The works shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the proposed development does not harm the character and appearance of the listed building and the adjacent heritage assets.

4. Partitions to be scribed around and not cut through any historic architectural details of interest such as coving, skirting boards etc.

Reason: In the interests of preserving the listed building and any features of historic or architectural interest that it possesses.

5. No works to the staircase shall be undertaken unless full details of new stairs joinery have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building and its setting.

6. Prior to the painting of any external surfaces of the development hereby approved, details of external paint product, finish and colour (must be a mineral based paint) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses.

7. Prior to the replacement or installation of new rainwater goods (RWG) (must be cast iron or similar) details of the RWG, ducts, pipes, vents and other external attachments shall have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out unless in accordance with the approved details and shall thereafter be retained in that form.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses.

8. Prior to the construction of the garage, hereby permitted, details of the materials to be used in the construction of the external surfaces of the garage (doors, windows, roof materials and exterior finish) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be

completed in accordance with the approved details and thereafter maintained as such.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses.

9. Prior to the installation of any solar panels, details of the panels, including fixings shall be agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: In the interests of preserving the listed building, its setting and any heritage assets in the vicinity of the site.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 5m behind the highway boundary and hung so as to open inwards only. Gates for pedestrian only access should be hung to open inwards.

Reason: To allow a vehicle to wait off the highway while the gates are opened or closed and thus prevent an obstruction to other vehicles using the highway, in the interests of highway safety.

11. Prior to first occupation of the development hereby permitted, secure and covered cycle storage shall be provided on site in accordance with details, which shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be retained in perpetuity in accordance with the approved details.

Reason: To ensure that adequate facilities are included for the storage of cycles, in the interests of sustainable transport.

Notes to applicant.

1. In accordance with paragraph 38 of the National Planning Policy Framework 2023 the Council has worked in a positive and creative way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

