

Committee Report

Date: 06.04.2022

Item Number	1
Application Number	21/01196/OUT
Proposal	Outline application for the erection of one dwelling with access applied for off Prudy Hill (all other matters reserved)
Location	Land To The Rear Of 4 Vicarage Road Poulton-Le-Fylde Lancashire FY6 7BE
Applicant	Judith Jenkinson
Correspondence Address	c/o Chris Astley 16 Oakwood Close Blackpool FY4 5FD
Recommendation	Permit

Report of the Head of Planning Services

Case Officer - Mrs Charlotte Parkinson

Site Notice Date: 3.12.21

Press Notice: 17.11.21

1.0 Introduction

1.1 This application is before the Planning Committee for consideration at the request of Councillor Henderson. A site visit is recommended to enable the Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

2.0 Site description and location

2.1 The site which forms the subject of this application relates to the rear garden area of 4 Vicarage Road, a two storey semi-detached residential dwelling located on the corner of Vicarage Road and Prudy Hill, close to the town centre of Poulton le Fylde.

2.2 The site is enclosed at the front and side by an established hedge which includes a number of mature trees. There is an adopted highway grass verge adjacent to the side boundary with Prudy Hill which contains a line of 7 trees which are all subject of a Tree Protection Order (TPO 09/2021). To the rear is a long linear garden which extends the full length of Prudy Hill.

2.3 The existing dwelling is served by two vehicular access points, the first is taken from the front off Vicarage Road to a tarmac driveway which continues along the side of the dwelling and provides for 2 car parking spaces, the second is taken from the western boundary off Prudy Hill and provides for access to an existing single storey pitched roof concrete sectional garage in the rear garden area.

2.4 The immediate surrounding area is mixed in character with the north side of Vicarage Road comprising semi-detached residential properties and commercial premises including a restaurant, night club, florists and bar. The south side of Vicarage Road comprises of Jean Stansfield Park, a Multi-Use Games Area (MUGA), the former vicarage, tennis courts and St Chads Church Hall. At the rear of the application site is the Blackpool to Manchester railway line. The application site falls within the Poulton Conservation Area.

3.0 The Proposal

3.1 The application seeks outline planning consent for the erection of one dwelling with only access applied for off Prudy Hill with all other matters reserved (landscaping, appearance, layout and scale). Access is proposed to be taken from the western boundary off Prudy Hill utilising the existing access and dropped kerbs. The existing dwelling would be served by the primary access off Vicarage Road.

3.2 Whilst the application is in outline form with only access applied for the application has been accompanied by an Indicative site plan demonstrating how one dwelling could be sited within the plot.

4.0 Relevant Planning History

4.1 none relevant

5.0 Planning Policy

5.1 Adopted Wyre Borough Local Plan

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP31 are of most relevance:

- o SP1 - Development Strategy
- o SP2 - Sustainable Development
- o CDMP1 - Environmental Protection
- o CDMP2 - Flood Risk and Surface Water Management
- o CDMP3 - Design
- o CDMP4 - Environmental Assets
- o CDMP 5 Historic Development
- o CDMP6 - Accessibility and Transport

5.2 National Planning Policy Framework 2021

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2021 NPPF

are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- o Section 2 - Achieving sustainable development
- o Section 4 - Decision-making
- o Section 5 - Delivering a sufficient supply of homes
- o Section 11 - Making effective use of land
- o Section 12 - Achieving well-designed places
- o Section 14 - Meeting the challenge of climate change, flooding and coastal change
- o Section 16 - Conserving and enhancing the historic environment

5.2.3 In accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §74, the council must be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's Housing Implementation Strategy (published 30 September 2021) which demonstrates a deliverable housing land supply position of 6.4 years. The council's position therefore is that it is able to demonstrate a deliverable 5 year housing land supply.

Other Material Considerations

5.3 Wyre Supplementary Planning Guidance

- o Supplementary Planning Guidance 2 - Development and Trees
- o Supplementary Planning Guidance 4 - Spacing guidance for New Housing Layouts

6.0 Consultation Responses

6.1 Lancashire County Council (LCC Highways)

6.1.1. No objections - LCC Highways are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site and have requested a condition that before the access is used for vehicular purposes the part of the proposed access extending from the highway boundary for a minimum distance of 5m be appropriately paved in tarmac, concrete, block pavements or other approved materials to prevent loose surface material from being carried onto the public highway.

6.2 Network Rail

6.2.1. No objection in principle subject to a risk assessment and method statement for all work to be undertaken within 10m of the operational railway to be sent directly to Network Rail. Network Rail have requested conditions.

6.3 United Utilities

6.3.1. United Utilities have provided standard advice that the site should be drained on a separate system with foul water draining to the public sewer and surface water in accordance with the surface water drainage (SUDS) hierarchy.

6.4 Greater Manchester Ecology Unit (GMEU)

6.4.1 No Objections - Advised that there is unlikely to be any impacts upon protected species however an informative should be added highlighting the steps to take should any protected species be encountered during the demolition or construction phase.

6.5 Poulton Historical Society

6.5.1. No observations received at the time of compiling this report

6.6 Wyre Council Head Of Environmental Health And Community Safety (Contamination)

6.6.1. No objections subject to a Phase 1 contaminated land assessment and watching brief condition being attached.

6.7 Wyre Council Head of Environmental Health And Community Safety (Noise)

6.7.1 No Objections - Initially requested a Noise Assessment to be submitted. Following the submission of the Noise Assessment it has been confirmed that there are no objection subject to a conditions requiring the mitigation measure proposed to be undertaken accordingly.

6.8 Wyre Council Head Of Engineering Services (Drainage)

6.8.1. No objection subject to full foul and surface water drainage plans to be submitted for approval.

6.9 Wyre Council Head Of Public Realm And Environmental Sustainability (Tree Officer)

6.9.1. No objections subject to a full BS5837 tree survey and tree protection plan being submitted at reserved matters stage.

7.0 Representations

7.1 At the time of compiling the report 6 letters of objection have been received. The objections primarily relate to the following matters:

- o Concern regarding overlooking from a two storey dwelling
- o Existing parking and traffic problems on Prudy Hill
- o Concern regarding potential works to access main sewer during construction
- o Physical practicability of constructing a dwelling within a small cul de sac
- o Concern that the roots to the TPO trees will be damaged during construction
- o Loss of privacy / overlooking and noise disturbance prior to and after construction
- o Loss of natural light into the front of properties on Prudy Hill
- o The plan states that hedges will be replaced
- o Concern regarding the impact on the Poulton Conservation Area
- o It is not possible to turn around at the end of Prudy Hill

8.0 Contact with Applicant/Agent

8.1 During the course of the application the applicant has been contacted to provide a noise assessment which was submitted on 24.1.22 and agree an extension of time until 7th April 2022

9.0 Issues

- 9.1 The key considerations in the assessment of this application are:
- o Principle of Development
 - o Visual Impact, Design and Impact on the street scene
 - o Impact on the Residential Amenity
 - o Impact on Highway and Parking
 - o Flood Risk and Drainage
 - o Trees and Ecology
 - o Impact on conservation area

Principle of Development

9.2 The application seeks outline consent for the erection of one detached residential dwelling in the rear garden of number 4 Vicarage Road. The application site is located within the settlement boundary of Poulton le Fylde as identified in the Adopted Wyre Local Plan 2011 - 2031 (WLP 31). Policy SP1 (Development Strategy) of the WLP31 seeks to direct new development in line with the settlement hierarchy. Poulton le Fylde is identified as an Urban Town in the WLP31 where 48.6% of housing growth is expected during the plan period. Therefore, in terms of location the proposed development would be in accordance with the development strategy set out in Policy SP1. The Council has a five year housing supply and this proposal would contribute, albeit by a limited amount, to maintaining this five year housing supply.

9.3 Policy SP2 of the WLP31 requires all development to be sustainable and contribute to the continuation or creation of sustainable communities in terms of location and accessibility. Sustainability is also a material consideration of the NPPF. The application site is located centrally within walking distance of Poulton Town centre where it provides high levels of connectivity with access to services, employment opportunities, schools, public transport and an array of community facilities. On this basis the application site is considered to be in an accessible and sustainable location in line with the requirements of Policy SP2. Whilst the application site is half of an existing residential curtilage the Council do not have any specific policies that resist the principle of developing within an existing residential curtilage. Overall, the principle of the proposed development is considered to be acceptable and would comply with the provisions of Policies SP1 and SP2 of the WLP31 and the principles of the National Planning Policy Framework.

Visual Impact, Design and Impact on the street scene

9.4 The proposed development is submitted for outline approval only with all matters reserved, therefore the precise details and full assessment of the siting, design and appearance of any dwelling would be considered at reserved matters stage should outline permission be granted.

9.5 The surrounding area is mixed in character being on the edge of the Poulton town centre and comprises of a mix of residential, commercial and leisure development. The proposal is for residential development which would be compatible

with adjacent land uses. An indicative site layout plan accompanies the application which identifies how a single dwelling could be accommodated within the site. The application is accompanied by a planning statement which includes an indicative floor layout plan which suggests that a two storey dwelling would be proposed. A number of concerns have been raised in relation to this matter by neighbouring residents. A full assessment of the visual impacts and design would be undertaken at reserved matters stage where compliance with the relevant policies of the WLP31 would be considered.

Impact on the Residential Amenity

9.6 As the application is in outline form with access only applied for the full impacts upon neighbouring amenity can only be fully considered at reserved matters stage. It is noted that objections raised also relate to loss of privacy and overlooking concerns. The indicative layout plan demonstrates that despite the modest size of the plot a dwelling could be designed to ensure that it complies with the required interface distances set out within Supplementary Planning Guidance 4 (SPG4) and would not harm residential amenity whilst providing sufficient amenity space for the proposed dwelling. At reserved matters stage when scale and appearance are applied for the positioning of windows and their impacts upon the privacy of neighbouring properties along with bulk and massing would be fully assessed along with compliance with Policy CDMP3 of the WLP31.

Impact on Highway and Parking

9.7 The proposed dwelling would utilise the existing access on the western boundary of the rear garden, off Prudy Hill. The concerns and observations received in relation to parking and highway safety have been fully acknowledged. Lancashire County Council Highways have been consulted and have raised no objections to the use of this existing access on the grounds of highway safety, capacity or amenity. The highways Officer has requested that a condition be added to any consent granted which would require the first 5m of the access from the highway boundary to be appropriately paved in tarmac, concrete, block pavements or other approved material in order to prevent loose material from spreading onto the highway. The proposed illustrative site plan demonstrates that 2 off street parking spaces could be accommodated within the site. This would comply with the parking standards set out within Appendix B of the WLP31.

9.8 Policy CDMP6 of the WLP31 requires development which included parking provision to make appropriate provision for electric vehicle charging points (EVCP). This can be achieved by including a suitably worded condition. In this instance it is considered that there will be no detrimental impact to highway safety and therefore the proposal is compliant with Policy CDMP6 of the WLP31.

Flood Risk and Drainage

9.9 The application site is located within Flood Zone 1 which is identified as being at low risk of flooding on the Environment Agencies Flood Maps. No drainage details have been submitted with the application which outline how surface and foul water would be disposed of. However as the proposal is outline with access applied for and all other matters reserved it is not considered appropriate to seek to impose a condition requiring the agreement of a drainage strategy prior to any reserved matters application as layout will impact on the drainage layout. Therefore, a suitably worded condition requiring the specific drainage layout for the development to be

submitted at reserved matters stage should be attached to any consent. The proposal is considered to comply with Policy CDMP2 of the WLP31.

Trees and Ecology

9.10 To accommodate the new dwelling the existing detached garage is to be demolished. Given the position of the site in a built up urban location in close proximity to residential properties and as the site is part of an existing residential curtilage it is not considered to be of significant ecological value and as such it is unlikely that there would be any adverse impacts upon protected species. An advice note is to be added to highlight to the applicant that in the event the protected species are encountered during the demolition or construction phase then all works must cease and specialist advice should be sought. Whilst the application site is located within a SSSI Impact Zone and is within 3.5km buffer of Morecambe Bay it would not have any adverse impacts upon European designated specially protected sites given the immediate built up surroundings.

9.11 There is a line of 7 No TPO trees within the adopted highway grass verge adjacent to Prudy Hill which is outside of the application site. A tree survey and protection plan would be required at reserved matters stage to assess potential impacts to these trees from demolition of the existing garage, any widening of the access and construction of the proposed dwelling. The indicative site layout informs that the existing hedge to the front and side of the application site will be retained.

Impact on conservation area

9.12 The application site is located within the Poulton Conservation Area and as such Policy CDMP5 is relevant. The Council's Conservation Officer has advised that a suitably designed dwelling of appropriate scale and using sympathetic materials could be development on this small site such that the appearance of the Poulton le Fylde Conservation Area would be preserved and the significance of this designated heritage asset sustained. This would be assessed at reserved matters stage

Other Matters

9.13 Contamination - The Council's Environmental Health Officer (Contamination) have advised that the site is within 250m of unknown fill and have therefore requested a pre commencement condition requiring a desk study to be submitted in order to produce an assessment of the risk of the potential for onsite contamination. This is considered reasonable and can be achieved by adding a suitably worded condition.

9.14 Noise impacts - Given the site's proximity to the nearby railway line to the north the impacts upon future occupants of the dwelling are to be assessed. The Council's Environmental Health Officer has requested an Acoustic Noise Assessment to be submitted (ANA). The Assessment proposes a number of mitigation measures which could be incorporated in to the construction of the dwelling to ensure there are no adverse impacts this includes the use of appropriate materials and mechanical ventilation for windows and suitable glazing. In this instance an appropriately worded condition requiring the development to comply with specific noise levels is to be attached.

9.15 Network Rail were consulted due to the close proximity of the site to the main railway line to the north. In order to protect this asset they acknowledge the need for a Risk Assessment and Method Statement together with a Basic Asset Protection

Agreement. This is required to be submitted directly to Network Rail and can be added as an informative.

10.0 Conclusion

10.1 The proposal is an outline application with access applied for and all other matters reserved for the erection of a dwelling. It is located within the settlement boundary of Poulton le Fylde, as such it is considered to be a sustainable location due to the proximity of the site to local services. The development would be compatible with adjacent land uses and subject to a suitable design, layout and use of materials it is considered that a dwelling could be erected on the land that would not result in adverse impacts on neighbouring amenity and would not cause harm to the Poulton Conservation Area. All other material planning considerations have been assessed to be acceptable. For the reasons set out within this report the proposal is considered to comply with the relevant policies of the WLP31 and the provisions of the NPPF.

11.0 Human Rights Act Implications

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 Recommendation

12.1 Grant outline planning permission subject to conditions

Recommendation: Permit

Conditions: -

1. In the case of any reserved matter, namely appearance, landscaping, layout and scale of the building application for approval must be made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall be begun not later than:

the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 25.09.21 including the following plans/documents:

Site Location Plan received 27 September 2021.

Proposed Site Plan Drawing No OP 02 received 27 September 2021 (For access purpose only)

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the submission of the first reserved matters application relating to layout, or simultaneously with that first reserved matters application a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

4. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

5. The development hereby permitted shall be designed so that the level of noise emitted from the site does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance) when measured at nearby noise-sensitive premises:

L_{Aeq} 55 dB 16 hours - gardens and outside living areas, daytime (07.00-23.00)

L_{Aeq} 35 dB 16 hours - indoors, daytime (07.00-23.00)

L_{Aeq} 30 dB 8 hours - indoors, night-time (23.00-07.00)

L_{AFmax} 45 dB 8 hours - indoors night-time (23.00-07.00)

L_{AFmax} 45 dB 4 hours - indoors evening (19.00-23.00)*

L_{AFmax} 60 dB 8 hours - façade level night time (23.00-07.00)

L_{AFmax} 60 dB 4 hours - façade level evening (19.00-23.00)

*The evening standard L_{AFmax} will only apply were the evening L_{AFmax} significantly exceeds the L_{Aeq} and the maximum levels reached are regular in occurrence, for example several times per hour.

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings, in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. Before the access is first used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be surfaced in tarmacadam, concrete, block pavements, or other permanent hard surfaced material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings with parking provision unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No dwelling shall be occupied until the electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

8. Prior to the submission of a reserved matters application relating to layout, or simultaneously with that reserved matters application, details of the existing and

proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

9. Prior to the commencement of development, including any demolition or tree works, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan for the retained trees shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place

Notes: -

1. Prior to the commencement of development, a risk assessment and method statement (RAMS) in respect of all works to be undertaken within 10m of the adjacent railway shall be submitted to and agreed in writing with Network Rail to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. Network Rail Asset Protection should be contacted by email at AssetProtectionLNWNorth@networkrail.co.uk to discuss the RAMS requirements in more detail.

A Party Wall notification (under the Party Wall Act of 1996) should be submitted to Network Rail's Asset Protection team for any works 3 metres or less from the Network Rail boundary (not the railway tracks) and structures. Embankments and cuttings are considered structures by Network Rail. Plans and sections showing the

location and depth of the proposed excavations and foundations and the location of the proposed third party building or structure should be included with the notice.

2. It is an offence to disturb, harm or kill any species specifically protected under the Wildlife and Countryside Act 1981. In the event of any such species being unexpectedly encountered before and during site clearance or development work, then work shall stop immediately until specialist advice has been sought from a suitably qualified Ecologist regarding the need for additional survey(s), a license from Natural England and/or the implementation of necessary mitigation measures.

3. As part of the submission of any reserved matters application in relation to scale and appearance the applicant is advised that the dwelling should be designed as to not exceed one or one and a half storeys in height to ensure that the development is of an appropriate scale for the surrounding area and so it does not have any adverse impacts.