

**Committee Report****Date: 26.04.2023**

<b>Item Number</b>	<b>02</b>
<b>Application Number</b>	<b>22/01306/FUL</b>
<b>Proposal</b>	<b>Part single storey and two storey front extension, with altered car parking layout to include additional parking.</b>
<b>Location</b>	<b>Over Wyre Medical Centre Wilkinson Way Preesall Poulton-Le-Fylde Lancashire FY6 0FA</b>
<b>Applicant</b>	<b>Over Wyre Medical Centre</b>
<b>Correspondence Address</b>	<b>c/o Mr R Maudsley Hazelmere Pimlico Road Clitheroe BB7 2AG United Kingdom</b>
<b>Recommendation</b>	<b>Permit</b>

**REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Miss Lucy Lowcock**

Site Notice Date: 17.02.2023

Press Notice Date: N/A

**1.0 INTRODUCTION**

- 1.1 This planning application is presented before planning committee at the request of Cllr Moon. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

**2.0 SITE DESCRIPTION AND LOCATION**

- 2.1 The application site is an existing detached medical centre and carpark situated to the south of Wilkinson Way, Preesall. The application site is within the settlement boundary, in Flood Zone 3, an area at risk of surface water flooding and an SSSI impact zone, and 3.5km from Morecambe Bay. There are trees with a Tree Preservation Order (TPO) to the southwest corner of the site. A United Utilities sewer crosses the site.
- 2.2 There are residential dwellings to the boundaries of the site, with bungalows to the western boundary with their rear elevations facing. One has a conservatory on the rear. There is a metal rail fence to this boundary. To the south side of the site is a church, which is a Listed Building.
- 2.3 The building is single-storey with a front projecting element. To the southwest corner of the site is a grassed area, elevated over the adjacent land. There is

car parking to the front and rear of the building. The building is constructed from brick with a grey tiled roof.

### **3.0 THE PROPOSAL**

3.1 Proposed is a front extension - part single-storey, part two-storey. This is proposed to have a pitched roof, with a ridge height of 7.8m. Glazing is proposed in each side. The proposed materials are red brick, dark grey cladding and a cut stone band. Also proposed is the extension of the carpark at the southwest corner of the site. The existing parking layout at the front would be altered.

### **4.0 RELEVANT PLANNING HISTORY**

4.1 15/00599/FUL - Lobby extension and car park alterations - Approved

4.2 13/00670/FUL - Single-storey rear extension and two single side extensions to medical centre - Approved

### **5.0 PLANNING POLICY**

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022)

5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 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 WLPPU 2031 are of most relevance:

- SP2 Sustainable development
- CDMP2 Flood Risk and Surface Water Management
- CDMP3 Design
- CDMP4 Environmental assets
- CDMP5 Historic environment
- 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:

- Section 2. Achieving sustainable development
- Section 9. Promoting sustainable transport
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

## OTHER MATERIAL CONSIDERATIONS

### 5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

#### 5.3.1 SPG2 Trees and development

#### 5.3.2 SPG4 - Spacing Guidelines for New Housing Layouts

### 5.4 WYRE COUNCIL FLOOD RISK SEQUENTIAL TEST - ADVICE FOR APPLICANTS (GUIDANCE v1.2)

### 5.5 ENVIRONMENT AGENCY PREPARING A FLOOD RISK ASSESSMENT: STANDING ADVICE

## **6.0 CONSULTATION RESPONSES**

### 6.1 LANCASHIRE COUNTY COUNCIL HIGHWAYS

#### 6.1.1 No objections

### 6.2 PREESALL TOWN COUNCIL

#### 6.2.1 Objected on neighbouring amenity and on accessibility given that access is via stairs. Objection removed on revised plans.

### 6.3 THE ENVIRONMENT AGENCY

#### 6.3.1 No comments to make (as footprint <250m<sup>2</sup>)

### 6.4 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

#### 6.4.1 No objection

### 6.5 WYRE BC HEAD OF PLANNING AND REGENERATION (PLANNING OFFICER CONSERVATION)

#### 6.5.1 No objections

### 6.6 WYRE BC PUBLIC REALM DEVELOPMENT AND STRATEGY MANAGER (TREE OFFICER)

#### 6.6.1 No objection. Some trees would be removed, and new tree planting would be welcomed. Advises on tree protection fencing in relation to TPO trees.

### 6.7 WYRE BC WASTE, RECYCLING AND ENVIRONMENTAL ENFORCEMENT MANAGER

- 6.7.1 The location of the proposed bin store will not be an issue providing access is available from 07:00 on collection days.

## **7.0 REPRESENTATIONS**

- 7.1 4 letters of objection, points raised:
- impact on light
  - overshadowed
  - loss of privacy
- 7.2 1 neutral letter, no objection to revised plans.

## **8.0 CONTACTS WITH APPLICANT/AGENT**

- 8.1 Revised plans 11/2/23 and 31/3/23
- 8.2 Revised Flood Risk Assessment 31/3/23

## **9.0 ISSUES**

- 9.1 The main issues in this application are as follows:
- Principle of development
  - Visual Impact / Design / Impact on the street scene
  - Impact on the residential amenity
  - Impact on Highway / Parking
  - Flood Risk and drainage
  - Trees and ecology

### Principle of Development

- 9.2 The application site is within a settlement boundary and there are no allocations or designations in the Local Plan to restrict the development, it is therefore acceptable in principle.
- 9.2.1 Policy SP2 of the Local Plan requires sustainable development. Relevant in this case are; ensure accessible places and minimise the need to travel by car, maximise the use of existing infrastructure and services, reduce and manage flood risk, protect and enhance biodiversity and cultural heritage, achieve safe and high quality designed local environments which promotes health and well-being. The site is an existing medical centre within the settlement boundary, therefore, this is suitably accessible. The other matters raised are assessed below. Policy SP2 also requires development to demonstrate a response to climate change. The matter on flood risk is assessed below. As the proposal will involve new parking, a condition can be added that an electric vehicle charge point scheme be provided, in accordance with Policy CDMP6 of the Adopted Local Plan. Also cycling provision is shown and details of this can be agreed through a condition. Trees are to be removed, but new tree planting can be ensured through condition.

### Visual Impact / Design / Impact on the street scene

- 9.3 The existing medical centre is a narrow single-storey building with a projecting

element in the centre forming an entrance feature. The property has a tiled pitched roof. The walls are brick with some stone detailing. Generally surrounding the site are single-storey bungalows, although there are some two-storey dwellings to the front on Wilkinson Way. Previous planning permissions have granted extensions to the medical centre, these have all been single-storey. Policy CDMP3 of the Adopted Local Plan on design requires all development to have a high standard of design. All development must be designed to respect or enhance the character of the area having regard to issues including height, scale, massing, landscaping and use of materials.

- 9.3.1 Under s66 of the Planning (listed Building and Conservation Areas) Act 1990, when considering whether or not to grant planning permission for development that affects a listed building or its setting, special regard is to be had to the desirability of preserving the building itself; the building's setting; any special architectural or historic features. There is a Listed building outside the site to the south. The council's conservation planning officer has no issues with any impacts on this heritage asset and has stated that there will be no effect on the significance of the heritage asset.
- 9.3.2 Design - the proposed extension is mainly two-storey with a pitched roof. There is a small single-storey element linking to the existing building, also with a pitched roof. The overall design in itself is coherent, with some detailing, including cladding, a stone band. In terms of the materials, red brick and stone banding are proposed. Grey window frames and cladding are also shown. These should generally be appropriate, however, a condition can be used to agree the details of the materials.
- 9.3.3 Scale and mass - the proposed extension would mainly be two-storey with the ridge height at 7.8m and maximum eaves at 4.8m. The existing building has a pitched roof of 6.1m to the ridge and 2.7m to the eaves. The extension would be on the front of the building, and therefore highly visible to the users of the building and properties backing onto the site, and also from the wider streets including from The Heathers and Buttermere Drive. In terms of its scale, height and mass, the extension would form a prominent feature on the existing building. However, set well within the site, which is relatively self-contained, and relative to the scale of the existing building, it is not considered that this would be visually harmful to the wider street-scene, or as viewed from the neighbours.
- 9.3.4 Landscaping - at present, there is some grass and individual trees to the western side of the site. These would be removed. A grassed area would also be removed to the rear of the building, to provide the additional carparking. Some smaller areas of planting are shown on the site plan, although not in detail. Overall, relative to the appearance of the existing development, with significant parking areas, it is assessed that the loss of these landscaped areas would not be unacceptably visually harmful, although there would be some negative impact. Some new planting will be possible in the areas shown on the plan, and possibly in the grassed areas to be retained. This detail can be agreed through a landscaping condition.
- 9.3.5 Levels - existing land levels have been provided. Where the extensions are to be sited, there is some variation in land level by around 0.47m. The grassed area to the rear of the building is around 1m higher than the adjacent carpark. Proposed land levels are shown on the site plan, to be levelled off at 6.4m

around the extensions, requiring land levels to be raised by around 0.5m in places. As this will be no higher than parts of the existing carpark, it will be visually acceptable. The grassed area to the rear of the building would need to be levelled off to tie in with the existing carparking, which would be visually acceptable. The levels can be conditioned to be provided as shown.

- 9.3.6 Waste - Policy CDMP3 of the Local Plan requires adequate provision for the effective and efficient management and removal of commercial waste. A bin store is shown on the plans, and the council's waste department have no objections to this, therefore this is acceptable. It is shown to the western side of the site, near to the proposed extension. This will be a visually suitable location. Its design is a 1.8m high fence, which is visually acceptable.

#### Impact on the residential amenity

- 9.4 Policy CDMP3 of the Local Plan requires that development must not have an unacceptably adverse impact on the amenity of occupants and users of surrounding or nearby properties.
- 9.4.1 light - the rear elevations of adjacent residential properties on Keswick Grove would be opposite the extension, around 23.5m away. They would also face a lower part of the roof on the extension, with an eaves height of 3.6m. Based on these parameters, there would not be an unacceptable impact on light or overbearing impact to these neighbours. All other neighbours will be adequate distance away.
- 9.4.2 Overlooking - ground floor windows are proposed in the western elevation. These will be around 23.5m from the main rear elevations of the neighbours to this side, and 12.5m from their rear gardens. For ground floor windows, this will be adequate separation to prevent unacceptable overlooking. The distance to all other neighbours from the proposed first-floor windows, would be over 21m, which is adequate separation.
- 9.4.3 Noise/disturbance - there is already a medical centre and carparking in place, therefore relative to the scale of this, there would not be unacceptable noise and disturbance from the proposal. There is existing external lighting to the carparking, however, to ensure no lighting is installed on the new parking areas adjacent to neighbouring properties without control, a condition can be added for any lighting to these areas to be agreed, so as to prevent unacceptable light intrusion.
- 9.4.5 The Parish Council raised concerns about accessibility for users of the building. This will be subject to separate legislation, such as building regulations.

#### Impact on Highway / Parking

- 9.5 LCC Highways have been consulted on the application and have no objections. The parking can be conditioned to be provided as shown prior to the first use of the extension.

#### Flood Risk and drainage

- 9.6 The application site is in Flood Zone 3, and with small areas of surface water flooding. A Flood Risk Assessment (FRA) has been provided. The council's

drainage engineer has been consulted on the application and has no objections. The Environment Agency do not comment on this scale of application. The plans show a Finished Floor Level (FFL) of 6.55m and no lower than existing floor levels. No details of flood resistant materials have been provided, these would need to be conditioned to be agreed to be in accordance with standing advice.

The standing advice says:

- For all relevant vulnerable developments, you should follow the advice for:
- floor levels
- extra flood resistance and resilience measures
- access and escape
- surface water management

This proposal is for 'more vulnerable development', being for a non-residential use for health services. As the council's drainage engineer has no objections, the proposed floor levels are considered to be acceptable. Also required is the 'use construction materials that have low permeability up to at least the same height as finished floor levels'. As stated above, the materials can be agreed. A flood evacuation procedure is included in the FRA. As this is used for the existing medical centre, and the council's drainage engineer has no objections, this is acceptable. A condition can be added that the FRA be implemented.

9.6.1 Policy CDMP2 requires a hierarchy to be followed for the management of surface water. The NPPF requires Sustainable Drainage (SuDs) on development in areas at risk of flooding, 'unless there is clear evidence that this would be inappropriate'. In this case, the drainage for the existing medical centre is into the mains, although flows may need to be reduced due to the additional hardstanding areas from the proposed carparking. As in this case, the resultant site will mainly be hardstanding, there will be limited potential for green engineering solutions such as ponds, swales or open water features, therefore, attenuation may be required in tanks or sealed systems. SuDs could be potentially be provided through rainwater harvesting, and/or 'raingardens' in the retained landscaped areas. This drainage detail can be agreed through a planning condition.

9.6.2 The NPPF sets out that 'applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55'. Being for a small non-residential extension (with a footprint of less than 250m<sup>2</sup>), it is not required for the sequential test or exceptions test to be carried out.

#### Trees and ecology

9.7 Ecology - the site is in an SSSI impact zone, but for this development in the settlement there are no concerns about impacts on protected habitats or requirement to consult Natural England. There are no other ecology concerns. As birds can nest in trees and vegetation, a condition can be used so that no tree/vegetation removal takes place during the bird breeding season. The site is within 3.5km of Morecambe Bay, however, there will not be any recreational impacts from the development.

- 9.7.1 Trees - the council's tree officer has been consulted on the application. Some trees would need to be removed, but the tree officer has no objections to this due to the low retention value of the trees. Replacement planting would be required, and this can be achieved through a landscaping plan condition. Tree protection fencing is advised in relation to the TPO group to the rear of the site. This can be ensured through a condition for a tree protection plan.

#### Other Issues

- 9.8 An informative could be added to any planning permission so that the applicant is aware that if any of the works were to encroach on neighbouring property, then the owner's consent will be required.
- 9.8.1 A United Utilities sewer crosses the site, therefore an informative can be added about this.

### 10.0 CONCLUSION

- 10.1 The proposal is acceptable in principle. It has been assessed to be visually acceptable and will not be harmful to neighbouring amenity. Matters in relation to highway safety, flooding, trees and ecology have been assessed to be acceptable, and the application is acceptable in relation to all other relevant planning matters. The proposal will comply with the Adopted Local Plan and 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 full planning consent subject to conditions

**Recommendation: Permit**

**Conditions: -**

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to 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 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 22.12.22 including the following plans/documents:

- Location plan 6473-E00
- Proposed site plan 6473 P01 REV B
- Proposed ground floor site plan 6473 P02 REV B
- Proposed floor plans 6473 P03 REV B



- Proposed elevations 6473 P04 REV B

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. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of the building (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology 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 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

5. Prior to the commencement of development details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality, in accordance with policy 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.

6. Prior to the commencement of development, 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.

No part of the development shall be 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, 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.

7. Prior to the commencement of development, a Tree Protection Plan for the retained tree(s) 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 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.

8. No development above ground level shall be commenced until details of flood

resistance and resilience measures have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

9. An electric vehicle recharging (EVCP) scheme to serve the parking provision shall be submitted to and approved in writing by the Local Planning Authority, unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No part of the development shall be first used until the electric vehicle recharging point scheme has been provided, and such electric vehicle recharging point scheme 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).

10. No external lighting shall be erected within the carparking areas hereby approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and the visual amenity of the area in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

11. The development hereby approved shall not be brought into use until the parking/turning area(s) shown on the approved plan [6473 P01 REV B] has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

12. The ground and finished floor levels shall be constructed and completed in accordance with the approved details (plans 6473 P01 REV B and 6473 P04 REV B).

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).

13. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) [PSA Design D3973-L-01a] and the following mitigation measures detailed within the FRA:

1. The FFL will be set at the same level as existing, 6.55m AOD.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing

arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

14. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

**Reasons: -**

**Notes: -**

1. If any part of the proposed development encroaches onto neighbouring property the approval of the adjoining owners should be obtained before the development is commenced.
2. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities' offer a fully supported mapping service and recommend the applicant contact the Property Searches Team by telephoning 0870 751 0101 to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.