

Allerdale Borough Council
Planning Application FUL/2020/0043

Development Panel Report

Reference Number: FUL/2020/0043
Valid Date: 20/03/2020
Location: Barncroft, 16, High Seaton, Seaton.
Applicant: Deo Properties Ltd
Proposal: Proposed erection of one detached house (Type A) and two dormer bungalows (types B And C) on land adjoining no. 16 High Seaton

RECOMMENDATION

Grant permission subject to conditions.

1.0 Summary

<u>Issue</u>	<u>Conclusion</u>
Principle of Development	<p>The site falls within the settlement limit of the now adopted Part 2 of the Local Plan Seaton is included as part of the Principal Centre in policy S3 of the Allerdale Local Plan Part 1. This Centre is expected to absorb 35% of the total growth provision across the Plan period.</p> <p>The site is a sustainable location, well related to the existing built form of Seaton.</p>
Scale and Design and Impact Upon Residential Amenity	<p>Given the amended design and revisions to the scale, massing and design of the proposed dwellings, officers consider the proposed development is acceptable and assimilates into the local landscape.</p> <p>The proposed dwellings are not considered to give rise to significant amenity impacts on surrounding homes.</p>
Flood Risk & Drainage	<p>The site is entirely in flood zone 1, the preferred location for the more vulnerable use proposed here. There are no known critical drainage problems or surface water</p>

	flooding records for the site. Following further information being submitted, the County Council in their capacity as Lead Local Flood Authority raise no objections to the proposal.
Highway safety	This is a modest proposal. Whilst concerns have been raised from third parties in relation to highway safety matters, the sustainable location and small scale of the proposal will mean that residual trips to and from the site by car will be very low. Adequate sight lines can be afforded onto Fernleigh Drive and then onto High Seaton.

2.0 Introduction

2.1 This application had been previously referred to the Development Panel by Councillor Sandwith. It was reported to the meeting in September of this year. During that meeting, a third party raised the issue of the existence of a private watercourse crossing the site. Following the Planning and Building Control Manager's advice, members resolved to defer the consideration of the application until the implications of the watercourse's existence were known as well as for a site visit to take place.

3.0 Proposal

3.1 The application has been amended during its consideration by officers and following the deferral in September. The proposal remains for 3 additional dwellings, one two-storey detached house sitting within the existing row of dwellings along High Seaton, albeit with its principal elevation facing inwards away from this thoroughfare; the other two one-and-a-half storey dwellings positioned further back within the site to the rear of the first dwellings along Fernleigh Drive. The three dwellings are accessed by a shared private drive. This drive exits onto Fernleigh Drive and is not to be shared by the existing dwelling, Barncroft.

3.2 The plans for consideration are:-

- Location Plan
- 212 04020 Rev 06 – Proposed Site Plan (Amended plan received 15/05/2020)
- 212 04024 Rev 02 – Surface Water Drainage (Received Nov 2020)
- 06 06002 Rev 01 Proposed Cross Sections (Amended plan received (08/07/2020)

- Drainage Strategy and Flood Risk Assessment Report – Issue 2 – 1st December 2020.
- DWG 21205050 REV 02 - Proposed Elevations, Type A Dwelling (Amended plan received 15/05/2020)
- DWG 21204050 REV 02 - Proposed Floor Plans, Type A Dwelling (Amended plan received 15/05/2020)
- DWG 21205051 REV 01 - Proposed Elevations, Type B Dwelling (Amended plan received 05/05/2020)
- DWG 21204051 REV 01 - Proposed Floor Plans, Type B Dwelling (Amended Plan received 05/50/2020)
- 05052 Rev 02 - Proposed Elevations for Type C House (Amended plan received 05/05/2020)
- 04052 Rev 01- Proposed Floor Plans for Type C House (Amended plan received 05/05/202)
- Design & Access Statement
- Additional Information – SUDS drainage – Email Received 15/06/2020 from Richard Lindsay
- Rainwater quotation details
- Additional Information – Confirmation of use of rainwater system – 23/06/2020

4.0 Site description

- 4.1 The site is currently the rear garden of Barncroft, a two-storey dwelling that was historically built as a barn and has retained some of the original historic character. The land rises to the east, albeit it was noted from the officer's site visit that the levels have been reduced and the assessment is based on those changes.
- 4.2 The immediate locality is purely residential in character, the High Seaton frontage being lower density, eclectic development in mature landscaped grounds. Fernleigh Drive is a planned C20th suburban estate. The site is within 400m of Seaton Infants' School, the Post Office/shop and the entrance to the cyleway/footway to Workington.

5.0 Relevant site history

- 5.1 The following applications are noted, the 2015 allowed appeal being of some relevance as material consideration:-
- a) 2/2004/1296 Erection of detached house and garage, as amended by letter and plans received on 24 November 2004 – Full permission granted.
 - b) 2/2015/0337 - Outline application for the erection of a single storey dwelling - Resubmission Outline Refused – appeal allowed.
- 5.2 Permission has also been granted for a detached garage within the grounds of 16, High Seaton and also for extensions and alterations to this existing house. It is noted that development is being carried out on this land which is within the

curtilage of No. 16 but outside of the current application site. This development does not appear to be in accordance with the approved plans (as at 10th December 2020) and investigations by officers are ongoing.

6.0 Representations

Seaton Parish Council

- 6.1 Seaton Parish Council raise concerns with the potential overdevelopment of the site and the lack of space between proposed properties. They also express concern with regards to the impact of the vehicle access, particularly given its proximity to the main road junction. Finally, they raise concerns in relation to flooding.

ABC Environmental Health

- 6.2 No objection subject to conditions.

United Utilities

- 6.3 Recommended that the developer implement a scheme in accordance with the surface water hierarchy.

County Highways Authority/Lead Local Flood Authority

- 6.4 Details provided on road access width, drainage, visibility and adoption intentions are acceptable.
- 6.5 The details provided for rainwater harvesting, permeable paving and filter drains are acceptable. Clarifications provided on the need for a management company to maintain shared assets between the owners of the 3 proposed dwellings are acceptable. The Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.
- 6.6 These conclusions have been reached following the deferral of the application at Allerdale's Development Panel and the submission of further information from the applicant's agent in respect of the private watercourse on the site.

Other representations

- 6.7 The application has been advertised by site notice and neighbour letters. Four letters of objection/comments were received in response to the publicity for the original plans and two of the objectors maintain and add to their comments in relation to the amendments. Concerns with regards to the proposed development are as follows-

a) Dwelling type C is directly over an existing culvert;

- b) Increase in traffic on Fernleigh Drive;
- c) Mess/disruption/noise pollution whilst building works are undertaken;
- d) Overdevelopment of land;
- e) Design of proposed dwellings;
- f) Impact upon residential amenity in terms of overlooking, loss of privacy and loss of light;
- g) Impact upon wildlife and TPO;
- h) Unnecessary increase of population within Seaton.
- i) Bungalow number 3 even bigger than originally planned.

6.8 Members are also reminded of the verbal representations made at the September meeting of this Development Panel specifically in relation to the existence of the watercourse within the site and the proximity of the proposed full two storey house (A) to the boundary with their property, the change in levels, shallow foundations of this objector's neighbouring home and the implications of the development for structurally undermining it.

7.0 Environmental Impact Assessment

7.1 With reference to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the development falls within neither Schedule 1 nor Schedule 2. As such it is not EIA development.

8.0 Development Plan Policies

Allerdale Local Plan (Part 1) 2014

8.1 The Plan includes a series of Strategic Objectives. These are set out before the policies and start on page 14 of the Plan. They echo the strategies in the National Planning Policy Framework, albeit predating the latest iteration of that document, and set them in a local (Borough) context.

8.2 The following policies are considered to be relevant:-

- S1 Presumption in favour of sustainable development
- S2 Sustainable development principles
- S3 Spatial Strategy and Growth
- S4 Design principles
- S5 Development principles
- S7 A Mixed and Balanced Housing Market.
- S22 Transport Principles
- S29 Flood Risk and Surface Water Drainage
- S32 Safeguarding amenity
- S33 Landscape
- S36 Air, Soil and Water quality.
- DM14 Standards of Good Design

These policies can be viewed at:-

<https://www.allerdale.gov.uk/en/planning-building-control/planning-policy/local-plan-part-1/>

Allerdale Borough Local Plan (Part 2) 2020

- 8.3 The site is within the revised settlement limit for the Seaton, part of the Workington Principal Centre.
- 8.4 The quantum of development proposed falls below the triggers for affordable housing (policy SA3) and enhanced accessibility (policy SA5). Therefore the following other policies are considered relevant:-

SA2 Settlement Boundaries
SA33 Broadband

The Plan can be found here:-

https://www-cloudfront.allerdale.gov.uk/media/filer_public/1b/a5/1ba5b4fd-0417-4a0a-8b7f-955cbc55d609/alpp2.pdf

9.0 Other material considerations

National Planning Policy Framework (NPPF) (2019)

- 9.1 Paragraph 213 advises that the weight afforded to development plan policies can vary according to their degree of consistency with the framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 9.2 The NPPF is available to view at:-

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

10.0 Policy weighting

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan Parts 1 and 2 have primacy.
- 10.2 However, paragraph 212 of the National Planning Policy Framework (NPPF) 2019 advises that policies in that Framework are material consideration which should be taken into account in dealing with the applications from the day of its publication. In this context it is noted that paragraph 213 of the NPPF 2019 advises that due weight should be given to development plan policies according

to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- 10.3 The Allerdale Local Plan Part 2 has now superseded the saved settlement limits of the 1999 Local Plan. With Part 2 having only just been adopted and consistent with the provisions of the NPPF, there is no reason why full weight cannot be afforded to it, alongside Part 1. The provisions of paragraph 11 of the NPPF are not be engaged. This stance has been supported by appeal decisions since the adoption of the Part 2 in July.
- 10.4 Members are advised that the decision should be made in accordance with the development plan with no material considerations, such as the NPPF, being afforded sufficient weight or reducing the weight of the Plan to such an extent that a decision contrary to it could be made.

11.0 Assessment

Principle of development

- 11.1 Policy S1, S2 and S3 outlines the presumption in favour of sustainable development, seeking new development to adhere to sustainable principles and comply with the Borough's approved settlement hierarchy. The Local Plan (Part 1) establishes the strategic approach to the level of growth and its broad distribution across the plan area up to 2029. It also sets out the main role and function of different areas through the settlement hierarchy. The role of Part 2 of the plan is to add detail to this strategy, through the setting of specific proposals and ensuring that sufficient land is made available at the right time and in the right location.
- 11.2 Seaton forms part of the Workington Principal Centre for the purposes of the Plan (although it is fully recognised that it is a village and separate parish in other contexts). As such it is classed by policy S3 as part of Tier 1, expected to account for 35% of the overall growth during the Local Plan period (2011-2029). The Local Plan requires the delivery of at least 5,471 dwellings during the plan period and the proposed 3 dwellings, whilst small in scale, will still contribute as a windfall site to this plan target overall. Modest weight is afforded to this benefit.
- 11.3 Policy S3 expects this growth to be inside settlements limits and commensurate in scale to the size of the settlement and the services that it offers. Settlement boundaries mark the physical extent, for planning purposes, of a town or village, being the dividing line between the built area (the settlement) and rural area (the countryside).
- 11.4 The site is clearly embedded within the settlement, some distance inside the limits. It is also within 400m of the Infants' School, shops and the access to the cycleway to Workington. These services and facilities are accessible by foot on lit segregated footways with little variation in topography and gradients conducive to walking. Bus stops served by the Seaton Circular service into Workington (with onward connections to Carlisle and Whitehaven (including the general hospitals))

are also within an acceptable walking distance. This is a sustainable location for residential development.

- 11.5 The level of growth proposed is modest in comparison to the size of Seaton. No consultees have indicated that it would impact on service delivery and infrastructure capacity (the cumulative impact with other allocations and consented developments has been considered when arriving at this opinion). The development is considered commensurate in scale to the settlement.

Landscape and character

- 11.6 Policies S33 and S4 of the Local Plan Part 1 are particularly relevant. The low density of development and mature landscaping is particularly noticeable on the southeast side of High Seaton. The frontage hedges and trees are typical of a much smaller village than Seaton and provide a rural feel to this streetscene despite the proximity to the village centre and the more suburban character that prevails in the wider locality. Barncoft is typical of this character, the legibility of this home as a former barn is still clear, although this has been diluted to an extent by development in its curtilage and additions and alterations to the original structure.
- 11.7 The larger of the three dwellings will sit within this frontage, the acceptability of this element, in a landscape impact sense, is secured by the positioning between two existing dwellings and the setting back significantly from the road. It is disappointing that the proposed dwelling is orientated away from High Seaton and this will give rise to the rather odd juxtaposition of front and back gardens with the potential for rather incongruous incidental buildings and other domestic paraphernalia and high fences to be built within the new back garden space. Nevertheless, natural landscaping will ensure that the landscape harm is low.
- 11.8 The proposed dwellings will be accessed off a separate private drive to Barncroft and dwellings B and C (the two one-and-a-half storey dwellings) will be as much part of the higher density development of Fernleigh Drive rather than High Seaton. As such they are considered to assimilate into this suburban landscape with commensurate plot ratios and densities. The proposed works will not impact upon the sycamore (T1) to the north-western boundary of Barncroft which is under the protection of a tree preservation order

Housing Mix and Design

- 11.9 Policies S4, S5 and S7 of the Local Plan Part 1 are relevant here. This consideration is inextricably linked to the consideration of landscape impact assessed above.
- 11.10 The existing architectural character and appearance of the area has already been described as eclectic in this report's site description. Dwellings range from the C18th (and possibly before) to C21st constructions. There are two storey and single storey dwellings, some semi-detached, others detached. Stone, reconstituted stone and render faced elevations are apparent, as are landscape and vertical emphasis window openings, slates and concrete tiles. Plot ratios

vary from plot to plot, albeit the plots with large undeveloped areas are on this, southeast side of High Seaton. This existing context already provides a range of dwellings sizes and types to secure a balanced and mixed community of all ages and family sizes. It also provides the ability for new dwellings to adopt a range of architectural styles.

11.11 The proposal, by proposing simple gabled forms that are commensurate in scale with existing dwellings, is considered to reference and respect the prevailing character and appearance. There have been amendments made to the proposal during its processing following officer advice to the applicant's agent. This has included a more traditionally ordered window arrangement and window designs and proportions. The plans also reduced the massing of dwelling A and amend the shape of dwellings B and C.

11.12 The proposal is now considered to accord with policies S4, S5 and S7.

Highway Safety

11.13 Policies S2 and S22 of the Allerdale Local Plan Part 1 are relevant. This report has already evidenced the sustainability of the location but there will inevitably be trips by car to and from each dwelling. Realistically, despite the sustainability of the location, it is fully acknowledged that each dwelling is likely to be a 2-car household. Service and delivery vans are also likely to use the access.

11.14 Fernleigh Drive serves a number of dwellings. Concerns have been raised by local residents in relation to the proposed access arrangements. Officers, following consultation with the County Highways Authority, consider there is sufficient separation distance from the access onto Fernleigh Drive and that highway's junction with High Seaton to ensure that highway safety is maintained. In this regard, whilst it is acknowledged that the point of access is on a slight kink in Fernleigh Drive, there is nevertheless unrestricted visibility along a straight section north-westwards to the junction with High Seaton. A splay can be provided across land within the applicant's control and the adopted footway. Similarly, Fernleigh Drive again straightens southeast of the access affording acceptable visibility distances in that direction. The road is two lanes' wide permitting the safe passing of cars and vans travelling against each other. The access onto High Seaton is along a straight section of that highway.

11.15 The proposal will not have significant impacts on highway safety and accords with policy S22 of the Local Plan subject to the implementation and retention thereafter of the proposed access arrangements.

Flood risk and drainage

11.16 The site is entirely in flood zone 1, the preferred location for the more vulnerable use proposed here. There are no known critical drainage problems or surface water flooding records for the site.

11.17 The proposed use of rainwater harvesting falls at the top of the surface water drainage hierarchy detailed in policy S29 of the Local Plan Part 1. There will be

residual surface water run-off. However, following further information being submitted, the County Council in their capacity as Lead Local Flood Authority raise no objections to the proposal. This further information includes the submission of a revised surface water drainage plan supported by a revised Flood Risk Assessment and drainage strategy. The existing watercourse, now known to cross the site, will be utilised by the development. It is noted that this watercourse currently is culverted and will remain so. It also already drains into the public sewer, as it will continue to do so following the implementation of the development proposed.

- 11.18 The proposal will inevitably result in increased coverage of the site with impermeable surfaces. There is a need to ensure that there is no increase in flooding to neighbouring properties as a result of this, taking into account all conditions up to a 1 in 100 year rainfall event and an allowance for climate change (i.e. requiring a betterment to the existing situation).
- 11.19 Conditions are necessary to ensure implementation of the required surface water drainage system, including the rainwater harvesting.

Residential amenity

- 11.20 Policy S32 of the Local Plan Part 1 is particularly relevant. Officers originally had concerns with regards to the scale, massing and fenestration of dwelling B and its resultant impact on the residential amenity of neighbouring occupiers and lack of private amenity space for the proposal. The principal concerns focused on the separation distance, combined with the height and the positioning of a proposed garage.
- 11.21 The revised plans have materially reduced the footprint and height and pulled the garage forwards. Furthermore, the rooflights to the northeast elevation (rear) now serve a shower and bathroom with obscure glazing to ensure that proposal will not create an unacceptable level of overlooking. There is to be a window inserted at first floor into the southeast elevation. Officers consider that, given the scale of the window and the separation distance from neighbouring properties, this would not have an unacceptable impact upon residential amenity in terms of overlooking.
- 11.22 In relation to dwelling C, officers had concerns with regards to the scale and massing of the proposed dwelling and also noted concerns in relation to overlooking from bedroom windows at both ground and first floor in the southwest elevation. Both first floor windows are now omitted with just a single opening at the ground floor level serving a shower room. A condition can secure the use of the necessary obscure glazing. The footprint is still very similar to that originally proposed but the reduced massing and changes to the windows mean that officers now can support the proposal. However, withholding of permitted development rights for dormers and rooflights, extensions and outbuildings should be secured by condition. These have, without control, the potential to result in massing and window arrangements that would overlook and/or overshadow adjoining dwellings and significantly adversely reduce amenity space.

Contamination

- 11.23 The Council's Environmental Health officer has suggested the following information to be submitted to be secured by condition; a desktop study and site investigation and a detailed scheme for remedial works and measures to be undertaken to avoid risk for contaminants/or gases when the site is developed. The necessity is derived from the inspection of maps showing the potential for gases to be present. However, they are not of an extent and probability to withhold the granting of permission.
- 11.24 Having regard to S70 (2) of the Town and Country Planning Act the proposal will have financial implications arising from New Homes Bonus and Council Tax Revenue

Broadband

- 11.25 Modified policy SA33 of the Part 2 Local Plan advises that proposals for commercial development and for new residential development of 2 or more dwellings must demonstrate how they have liaised with broadband infrastructure providers, who will install the necessary broadband infrastructure during the construction process in order to achieve superfast (as defined by Government standards) fibre broadband connectivity. This can be secured by condition.

Other matters

- 11.26 The matter of the neighbour's foundations is not material to the determination of this application. It can be dealt with by other legislation, specifically the Party Wall Act.

12.0 Balance and conclusions

- 12.1 The proposal has been considered against the provisions of the development plan in the first instance. There are no material considerations which suggest that a decision should be made contrary to the Plan (parts 1 and 2 of the Allerdale Local Plan). The site is inside of the Part 2 settlement limits in a sustainable location. The residential use is compatible with the prevailing residential uses and at a density and with plot ratios that echo existing densities and ratios (with specific reference to Fernleigh Drive). The amended dwelling types are appropriate in terms of design and massing and will assimilate into this setting with low harm. With the securing of conditions relating to obscure glazing and withholding of certain permitted development rights, residential amenity will be preserved. The access and drainage arrangements are acceptable.

RECOMMENDATION

Grant permission subject to conditions

Annex 1

CONDITIONS

Time Limit:

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

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**
 - **Location Plan**
 - **212 04020 Rev 06 – Proposed Site Plan (Amended plan received 15/05/2020)**
 - **212 04024 Rev 02 – Surface Water Drainage (Received Nov 2020)**
 - **06 06002 Rev 01 Proposed Cross Sections (Amended plan received (08/07/2020)**
 - **Drainage Strategy and Flood Risk Assessment Report – Issue 2 – 1st December 2020.**
 - **DWG 21205050 REV 02 - Proposed Elevations, Type A Dwelling (Amended plan received 15/05/2020)**
 - **DWG 21204050 REV 02 - Proposed Floor Plans, Type A Dwelling (Amended plan received 15/05/2020)**
 - **DWG 21205051 REV 01 - Proposed Elevations, Type B Dwelling (Amended plan received 05/05/2020)**
 - **DWG 21204051 REV 01 - Proposed Floor Plans, Type B Dwelling (Amended Plan received 05/50/2020)**
 - **05052 Rev 02 - Proposed Elevations for Type C House (Amended plan received 05/05/2020)**
 - **04052 Rev 01- Proposed Floor Plans for Type C House (Amended plan received 05/05/202)**
 - **Design & Access Statement**
 - **Additional Information – SUDS drainage – Email Received 15/06/2020 from Richard Lindsay**
 - **Rainwater quotation details**
 - **Additional Information – Confirmation of use of rainwater system – 23/06/2020**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Pre-commencement conditions:

3. No development pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011; and

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2011- Investigation of Potentially Contaminated Sites - Code of Practice; and

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring. If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Contamination Land Guidance at: <https://www.gov.uk/contaminated-land>, Last accessed October 2019.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord with policy S36 of the Allerdale Local Plan Part 1 2014.

Post-commencement/Pre use commencing conditions:

4. None of the dwellings hereby permitted hereby permitted shall be first occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 3(c) that any remediation scheme required and approved under the provisions of condition 3(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme

approved under condition 3(c), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with policy S36 of the Allerdale Local Plan Part 1 2014.

5. None of the dwellings hereby approved shall be first occupied until the vehicular access and surface water drainage system have been completed in accordance with plans:

- **212 04020 Rev 06 – Proposed Site Plan (Amended plan received 15/05/2020)**
- **06 06002 Rev 01 Proposed Cross Sections (Amended plan received 08/07/2020)**
- **21204022 Rev 01 – Drainage Details – Amended plan received 06/06/2020**
- **Additional Information – Highways,SUDS , private driveways – Email received 17/06/2020 from Richard Lindsey.**
- **Rainwater quotation details**
- **Additional Information – Confirmation of use of rainwater system – 23/06/2020**

The said access and drainage system (including the rainwater harvesting) shall thereafter be retained for the lifetime of the development.

Reason: In the interests of highways safety and to ensure no increase in flood risk on site and to adjoining properties and to accord with policy S22 and the drainage hierarchy in policy S29 of the Allerdale Local Plan Part 1 2014.

6. The dwelling C hereby permitted shall not be first occupied until the windows marked X on the approved plan 05052 Rev 02 - Proposed Elevations for Type C House (Amended plan received 05/05/2020) have been fitted with obscure glazing. The obscure glazing shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of residential amenity, in accordance with Policy S32 of the Allerdale Local Plan, Part 1, Adopted July 2014

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Classes A, B, C and E of Part 1 of Schedule 2 of the said Order shall be carried out to dwellings B and C without the prior written permission of the Local Planning Authority upon an application submitted to it.

Reason: The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and safeguard the amenities of adjacent properties to accord with policy S32 of the Allerdale Local Plan Part 1 2014.

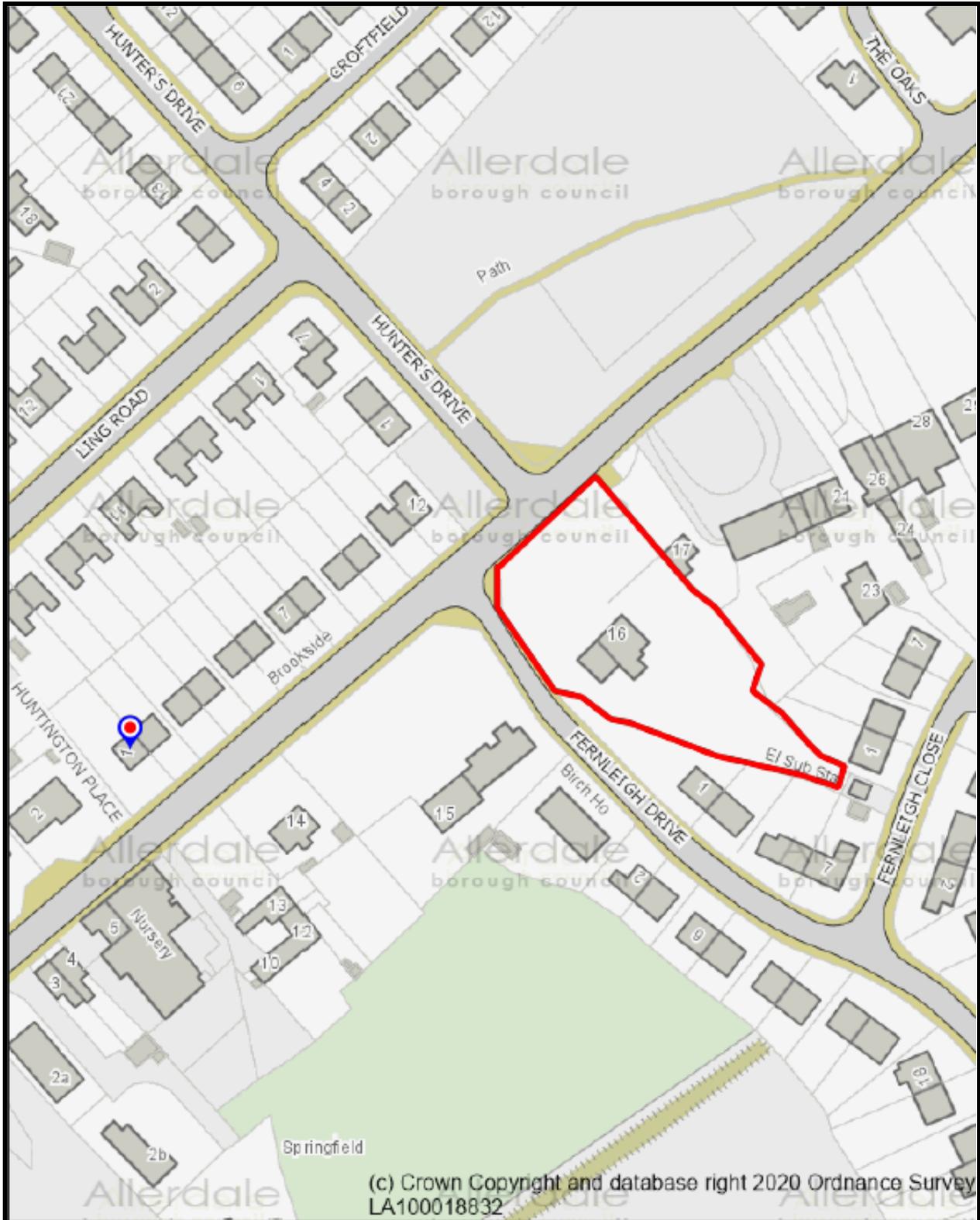
8. Prior to the first occupation of each dwelling, details for that dwelling shall be submitted to and approved in writing by the local planning authority of either:-

- a) Evidence that the applicant will provide onsite access to broadband infrastructure providers during the construction process to allow the providers to install the necessary broadband infrastructure; or**
- b) Evidence, following contact with broadband infrastructure providers, that it is not practicably or viably possible to install broadband infrastructure to achieve superfast (as defined by Government standards) fibre broadband connectivity.**

Reason: To seek to secure sustainable superfast (as defined by Government standards) fibre broadband connectivity in accordance with policy SA33 of the modified Submission Draft of the Allerdale Local Plan Part 2 (2018).

Advisory Note

Any works within the Highway must be agreed with the Highway Authority. No works and/ or any person performing works on any part of the Highway, including verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria County Councils Street works team.





Seaton

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