

SECTION 2 – ITEM 10

Application No:	19/P/2430/FUL	Target date:	24.01.2020
Case officer:	Jessica Smith	Extended date:	21.02.2020
Parish/Ward:	Portishead Portishead North	Ward Councillors:	Councillor Timothy Snaden
Applicant:	Mr & Mrs Smith		
Proposal:	Erection of a detached bungalow with construction of rear access to Battery Lane.		
Site address:	7 Woodhill Road, Portishead, Bristol, BS20 7EU		

REFERRED BY COUNCILLOR SNADEN

Summary of recommendation

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

The Site

The application site is located within a residential area of Portishead where no. 7 is a dwelling which fronts Woodhill Road and the application site is within the rear garden fronting Battery Lane.

The application site is 17 metres wide and 19 metres deep and slopes downwards from the rear of No 7 in the front (east) to Battery Lane in the west. The rear garden is stepped down below the land level of the existing dwelling, No 7. There is an existing stone boundary wall and pedestrian access into the application site from Battery Lane. The site boundary to the south is a low stone wall boundary with a wooden fence above and some vegetation, the site boundary to the north consist of a substantial hedges and vegetation.

The Application

- Full planning permission for the erection of a detached 2-bed bungalow.
- Formation of a new residential curtilage measuring 17 metres in width and 19 metres in depth
- The bungalow would be set back 5 metres from Battery Lane
- The bungalow would be 10.3 metres wide, 8 metres deep and 4.8 metres high and have a hipped roof
- Formation of a new vehicle access on Battery Lane.
- Creation of a new driveway, turning area and onsite parking provision for 2 vehicles

Relevant Planning History

Year	Reference	Proposal	Decision
2016	16/P/2566/F	Erection of a detached bungalow with construction of rear access to Battery Lane	Approved
2013	13/P/0852/F4	Extension of time limit for implementation for planning permission 10/P/0697/F for the erection of a detached bungalow with construction of vehicular access off Battery Lane.	Approved
2010	10/P/0697/F	Erection of a detached bungalow with construction of vehicular access off Battery Lane.	Approved
2009	09/P/1190/F	Erection of detached dormer bungalow on land to rear of 7 Woodhill Road to include 2no dormer windows and a rooflight to both the East and West elevation. Creation of a new vehicular access onto Battery Lane	Withdrawn
2007	07/P/2704/F	Erection of a double detached garage with attached garden store and workshop with vehicular access to Battery Lane. (Revision to approved planning application 07/P/1344/F)	Approved
2007	07/P/1334/F	Erection of a detached double garage together with creation of new vehicular access from Battery Lane after demolition of part boundary wall.	Approved

Policy Framework

The site is affected by the following constraints:

- Within the settlement boundary for Portishead
- Within the Portishead Woodhill Road Conservation Area

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS31	Clevedon, Nailsea and Portishead

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM2	Renewable and low carbon energy
DM3	Conservation Areas
DM4	Listed Buildings
DM8	Nature Conservation
DM9	Trees
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM34	Housing type and mix
DM37	Residential development in existing residential areas
DM42	Accessible and adaptable housing and housing space standards
DM71	Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
SA2	Settlement boundaries and extension of residential curtilages

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
2	Achieving Sustainable Development
5	Delivering a sufficient supply of homes
8	Promoting healthy and safe communities

9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)
- Solar Photovoltaic (PV) Arrays SPD (adopted November 2013)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: Four letters of objection have been received. The principal planning points made are as follows:

- Overdevelopment out of keeping with character of area
- Inappropriate nature of new build infill on Battery Lane
- Inadequate access. Narrow lane already suffers from difficulty for traffic negating the lane
- More open space needed on development
- Strain on existing community facilities
- Application affects the setting of a Listed Building in a Conservation Area
- Flooding from inadequate disposal of surface water and impact of a new building on the existing sewer system

Portishead Town Council:

“Objects to the application for the following reasons

- Part of Woodhill conservation area
- Over development
- Out of keeping with street scene
- Incongruous incursion into local environment
- Access for emergency vehicles
- Drains in Battery Lane cannot cope”

Principal Planning Issues

The principal planning issues in this case are (1) principle of development, (2) character and appearance, (3) conservation area, (4) setting of a listed building, (5) parking and highways safety, (6) impact on neighbours, (7) trees and (8) other matters.

Issue 1: The principle of residential development in this location

The site is within the settlement boundary for Portishead where residential development is acceptable in principle in accordance with policy CS31 of the Core Strategy. This proposal is a resubmission of the previously approved planning applications, 16/P/2566/F, 13/P/0852/F4 and 10/P/0697/F for the erection of a single storey detached dwelling within the rear garden of number 7 Woodhill Road. The principle of the development has therefore already been established and remains acceptable in principle in accordance with policy CS31.

Policies DM32 and DM37 of the Sites and Policies Plan (part 1) provides other criteria, such as design requirements, the need to protect the living conditions of neighbours, the need to provide adequate amenity space and the need to provide sufficient on-site parking provisions. These issues are considered in more details below.

In conclusion, the proposal is a re-submission of previously approved planning applications for the erection of a single dwelling in this location which is acceptable in principle in accordance with policy CS31 of the North Somerset Core Strategy.

Issue 2: Character and appearance

The proposed detached bungalow is a re-submission of the previously approved planning applications 16/P/2566/F, 13/P/0852/F4 and 10/P/0697/F. The plans that have been submitted are the same plans that were previously approved where the proposed dwelling is smaller in height and bulk than the detached double garage approved under planning application 07/P/1334/F. The surrounding area consists of a variety of dwelling sizes and styles where the dwelling at no.7 Woodhill Road is a 1970's style detached two storey dwelling.

The proposed detached bungalow has been designed to have a hipped roof that would appear similar to the roof design of no.12 Battery Lane which is directly opposite to the application site. The proposed bungalow would be setback from Battery Lane by 5 metres and located behind the existing 1.5 metres stone boundary wall fronting Battery Lane. The height of the proposed bungalow is 4.8 metres to the ridge of the roof and 2.3 metres to the eaves where given the slope of the land, the proposed bungalow is subservient in size to the adjoining dwellings fronting Woodhill Road. The proposed bungalow would be located approximately 0.7 metres from the site boundary to the north of the application site. The bungalow is proposed to be 13 metres wide and 9 metres long with a front, side and rear garden.

Although the proposal would result in a reduction of the rear garden of no. 7 Woodhill Road, no 7 would still have a rear garden of 15.5m metres long. Whilst this application would introduce an additional dwelling to the east of Battery Lane, given the varied plot sizes within the wider area (particularly to the south of the application site) and the mixed

designs of dwellinghouses along Battery Lane, it is considered that the proposal would not harm the mixed character of the surroundings.

Concern has been raised over the proposed development being out of character with the surrounding area and an over development of the site. However, given the minor scale of the development where No 7 will retain a reasonable rear garden area, the new bungalow would have land around it, a large section of the existing stone wall boundary would be retained, and that the proposal would be setback from Battery Lane, it is would not appear unduly dominant or incongruous within its setting. As such, and given that the proposed dwelling would only occupy 25% of the application site, it is considered that the proposal is not out of character with the surrounding area nor an overdevelopment of the site,

Furthermore, the current application remains the same as the previously approved applications in 2010, 2013 and 2016 and there has been no significant change in planning policy. As such the planning history with previous approvals, lastly in 2016, is a material consideration of some weight in the assessment of the current planning application.

It is therefore considered that the proposal does not adversely affect the character or appearance of the area and complies with policies CS12 and CS31 of the Core Strategy, policies DM32 and DM37 of the Sites and Policies Plan (Part 1) and the guidance in the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

Issue 3: Conservation Area

The application site falls within the Woodhill Road Conservation Area. Policy DM3 of the Sites and Policies Plan (Part 1) requires for development in a Conservation Area to conserve and where possible enhance the character of a Conservation area.

The proposed development would be at a significantly lower land level than the adjoining dwellings along Woodhill Road and as such it would not cause harm to the significance of the heritage asset of the Conservation Area. Moreover, the impact on the setting of the Conservation Area was considered previously when planning permission was granted in 2010, 2013 and 2016 and the impact on the Conservation Area was deemed acceptable. As with the previous permission (16/P/2566/F), conditions are required in order to ensure that full details of hard and soft landscaping are submitted to the Local Planning Authority and that the existing boundary wall is retained at its existing height (except to allow for the new access) and in the existing materials. This is in order to ensure that the proposed development would not cause undue harm to the heritage asset of the conservation area and would retain the established appearance of the surrounding area.

Overall, it is therefore considered that regard has been paid to the significance of this heritage asset when determining the weight to be given to its conservation and the proposal is considered to be in accordance with policies CS5 of the North Somerset Core Strategy, policy DM3 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Issue 4: Setting of a Listed Building

The proposal falls within the setting of numbers 9 to 49 Woodhill Road – all of which are Grade II Listed Buildings. The proposal is not considered to have an adverse impact on the setting of these Listed Buildings because it is situated at a significantly lower land level at the rear of the existing row of terraced houses and will therefore have minimal impact on the views towards and from the adjoining Listed Buildings. The proposal would therefore not be prominent or result in a significant adverse impact on the setting of the Listed Buildings on Woodhill Road.

The proposal is therefore in accordance with policies CS5 of the North Somerset Council Core Strategy, policy DM4 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Issue 5: Parking and highways safety

The proposed development includes a new vehicular access off Battery Lane as well as a driveway with sufficient on-site parking provision for two vehicles. The North Somerset Council Parking Standards Supplementary Planning Document (SPD) requires a two bedroom dwelling to provide two on-site parking spaces and as such, the proposal meets the requirements as set out in the SPD.

Given the minor scale of the proposed development, the increase in traffic movements from a two bedroom dwelling would not have a significant impact on the local highways network. Furthermore, it is considered that the proposal would not increase on-street parking or result in further harm to vehicles using Battery Lane given that sufficient on-site parking is proposed to be provided. There is sufficient space for vehicles to turn on site and the proposed access would have sufficient visibility ensuring that vehicles can access and egress from the application site in forward gear.

While there would be some increase in traffic during the construction of the proposed dwelling from works vehicles this is not a reason for refusing permission. In any event, given the scale of the proposed development, it would not cause a significant increase in traffic or have any long term impacts on the use of Battery Lane. An advice note can be attached to the decision notice requesting that there is no obstruction to Battery Lane during the construction of the proposed development.

It is therefore considered that the proposed access is adequate and on-site parking provision complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance with policies DM24, DM28 and DM37 of the Sites and Policies Plan (Part 1).

Issue 6: Impact on neighbours

The proposed development is set at a significantly lower land level than the existing dwelling at number 7 Woodhill Road and the adjoining dwellings along Woodhill Road. The proposal includes two front facing windows that would be approximately 19m from the windows for the adjacent dwelling at no.12 on the (west) side of the application site along Battery Lane. Although they fall short of the required 21m set out in the RDG, these

windows are on the ground floor partially screened by the stone wall boundary at the application site and have previously been approved twice before and as such are unlikely to cause an unacceptable loss of privacy. Furthermore, given that there are already existing views from the rear garden of the site into the rear gardens of the adjoining neighbours and into the adjacent property to the rear of the site, it is considered that the proposed development would not result in any further loss of privacy to the adjoining neighbours. Given the location of the proposed development set back from Battery Lane and at a significantly lower land level than the dwellings surrounding the application site along Woodhill Road, it is considered that the proposal would not result in an overbearing impact nor would any neighbours suffer from a loss of light.

It is therefore considered that the proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM37 of the Sites and Policies Plan (Part 1).

Issue 7: Trees

There is a blanket Tree Protection Order (TPO ID 381) on the land to the south of the site and the application site is located within a Conservation Area. However, there are no trees on site that fall within the size that is protected by the Conservation Area designation and none of the trees within the blanket TPO would be impacted by the development. A condition is recommended to ensure that a schedule of landscaping works is submitted to the Local Planning Authority in order to enhance both the character of the area as well as the biodiversity of the surroundings.

In this respect, the proposal complies with policy DM9 of the Sites and Policies Plan (Part 1) and to the council's Biodiversity and Trees SPD.

Issue 8: Other matters

Other matters have been raised by consultees, namely concern with an increase in surface water drainage within the road and the condition of the main sewer which has previously caused problems in the area. The Council's Flood Risk Officer has advised that the application site is not within an area of high flood risk and that the cause of flooding within the road is a result of no drains within the road to catch surface water run off. On assessing the impact on the increase of flood risk and surface water within the road as a result of the proposed development, it is considered that any increase in surface running into the road would not be significant enough to cause unacceptable harm to the surrounding area. In addition, it is not common to request for a soakaway to be included in minor development. However, details of the surface water drainage can be conditioned.

With regards to the connection to the main sewer, a condition is considered reasonable to ensure that details of the connection are submitted to the Local Planning Authority prior to the occupation of the proposed dwelling.

Concern has been raised by consultees relating to the submitted CIL form, however issues relating to CIL are not considered within the remit of a planning application and will be assessed separately.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Local Financial Considerations

The Localism Act 2011 amended section 70 of the Town and Country Planning Act 1990 so that local financial considerations are now a material consideration in the determination of planning applications. This development is expected to generate New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in this report, continue to be the matters that carry greatest weight in the determination of this application.

Conclusion

The proposed development is a re-submission of the previously approved planning applications 10/P/0697/F, 13/P/0852/F4 and 16/P/2566/F and as such these permissions are a material consideration which carry significant weight in the assessment of this re-submission. While the proposed development would subdivide the currently large application site into two smaller plots, given the mixed development pattern, particularly to the south of the site, it is considered that it would not adversely affect the character of the area. In addition, given the minor scale, low land level and quality of the proposed development, the proposal would not appear incongruous or dominant with the varied street scene. The proposal is therefore in accordance with policies CS12 and CS31 of the Core Strategy, policies DM32 and DM37 of the Sites and Policies Plan (Part 1) and the guidance in the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

The proposed development would not be prominent or harmful to the significance of the heritage asset surrounding the application site or the appearance of the Conservation Area. It accords with policies CS5 of the North Somerset Core Strategy, policies DM3 and DM4 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The proposed development has an acceptable access to serve the proposed two bedroom and sufficient on-site parking provisions and turning space to ensure that there are no unacceptable impacts on highway safety within Battery Lane. The site is not located in an area identified as at a high risk of flooding and as such given the minor scale of the proposed development, it is considered that the increase in any surface water runoff would be minimal and unlikely to cause an unacceptable increase in surface water flooding within Battery Lane and can be controlled by condition. In this respect, the proposal complies with policies DM24, DM28 and DM37 of the Sites and Policies Plan (Part 1) as well as the guidance with the North Somerset Council Parking Standards SPD.

RECOMMENDATION: APPROVE (for the reasons stated in the report above) subject to the following conditions:-

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

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

3. No external walls or roofs shall be constructed until details of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.

Reason: To ensure that the materials are acceptable in the interests of the appearance of the area and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

4. The detached dwelling hereby approved shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment, surface treatment of the open parts of the site and details of a suitable permeable driveway surface or provision for the surface water run off to be into the garden area; and a programme of implementation. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory landscaping scheme is implemented

and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

For advice on how to discharge this condition, please refer to www.n-somerset.gov.uk/landscapingconditions

5. No development shall take place until full plans and specifications detailing the finished floor, ground and ridge height levels of the development have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall not take place except in accordance with the approved details.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the Conservation Area and the living conditions of neighbouring residents and in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), section 16 of the National Planning Policy Framework, policies CS5 and CS12 of the North Somerset Core Strategy, policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.

6. Except where breached for access in accordance with the approved plan 2280/21a, the existing front boundary wall shall be retained at its existing height and in the existing materials.

Reason: To contribute towards maintaining the character of the street scene and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

7. The detached dwelling hereby permitted shall not be occupied until a properly consolidated and surfaced turning area and parking area for 2 vehicles has been constructed in accordance with the approved plans and specifications. The approved turning and parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate turning and parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

8. The detached dwelling hereby approved shall not be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

9. The detached dwelling hereby approved shall not be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the hereby approved detached dwelling.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

For advice on how to discharge this condition please refer to www.n-somerset.gov.uk/wastestorageconditions

10. The detached dwelling hereby permitted shall not be occupied until measures to generate 10% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in kilowatt hours - kWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building(s) in accordance with policies CS1 and CS2 of the North Somerset Core Strategy.

For further advice on how to discharge this condition please refer to www.n-somerset.gov.uk/energyconditions.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

(or any Order revoking and re-enacting that Order, with or without modification), no external alterations to the detached dwelling hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over external alterations in order to maintain the integrity and appearance of this development/and preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no other means of enclosure, garage, shed or other structure shall be erected within the curtilage of the detached dwelling hereby permitted (other than any expressly authorised by this permission).

Reason: The Local Planning Authority wish to retain control over additional structures in order to maintain the integrity and appearance of this development and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

13. The detached dwelling hereby permitted shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is served by a satisfactory system of foul drainage and to prevent pollution of the water environment, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

For advice about discharging this condition please refer to www.n-somerset.gov.uk/drainageconditions

14. No above ground works shall be commenced until details of appropriate surface water drainage measures, together with a programme of implementation and a programme of maintenance for the lifetime of the development, have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, such works shall be carried out in accordance with the approved details and programmes.

Reason: To reduce the risk of flooding to the development from surface water, and in accordance with paragraph 163 of the National Planning Policy Framework policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).

15. Prior to the occupation of the detached dwelling hereby permitted, the 1.8m boundary fence to the rear of the application site shall be erected provided in accordance with the approved plans drg. No. 2280/20. The 18.m rear boundary fence shall be retained and maintained permanently thereafter in accordance with the approved details.

Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

16. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (a) the parking of vehicles of site operatives and visitors
 - (b) times of site operation
 - (c) volume of daily HGV movements
 - (d) loading and unloading of plant and materials
 - (e) storage of plant and materials used in constructing the development
 - (f) wheel washing facilities
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (h) measures to keep access roads clear of vehicles
 - (i) HGV routing restrictions
 - (j) location and specification of fencing and other measures for the protection of retained trees

Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policies DM9 and DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, health or safety.