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Planning Committee 10 October 2018
Report of the Interim Head of Planning

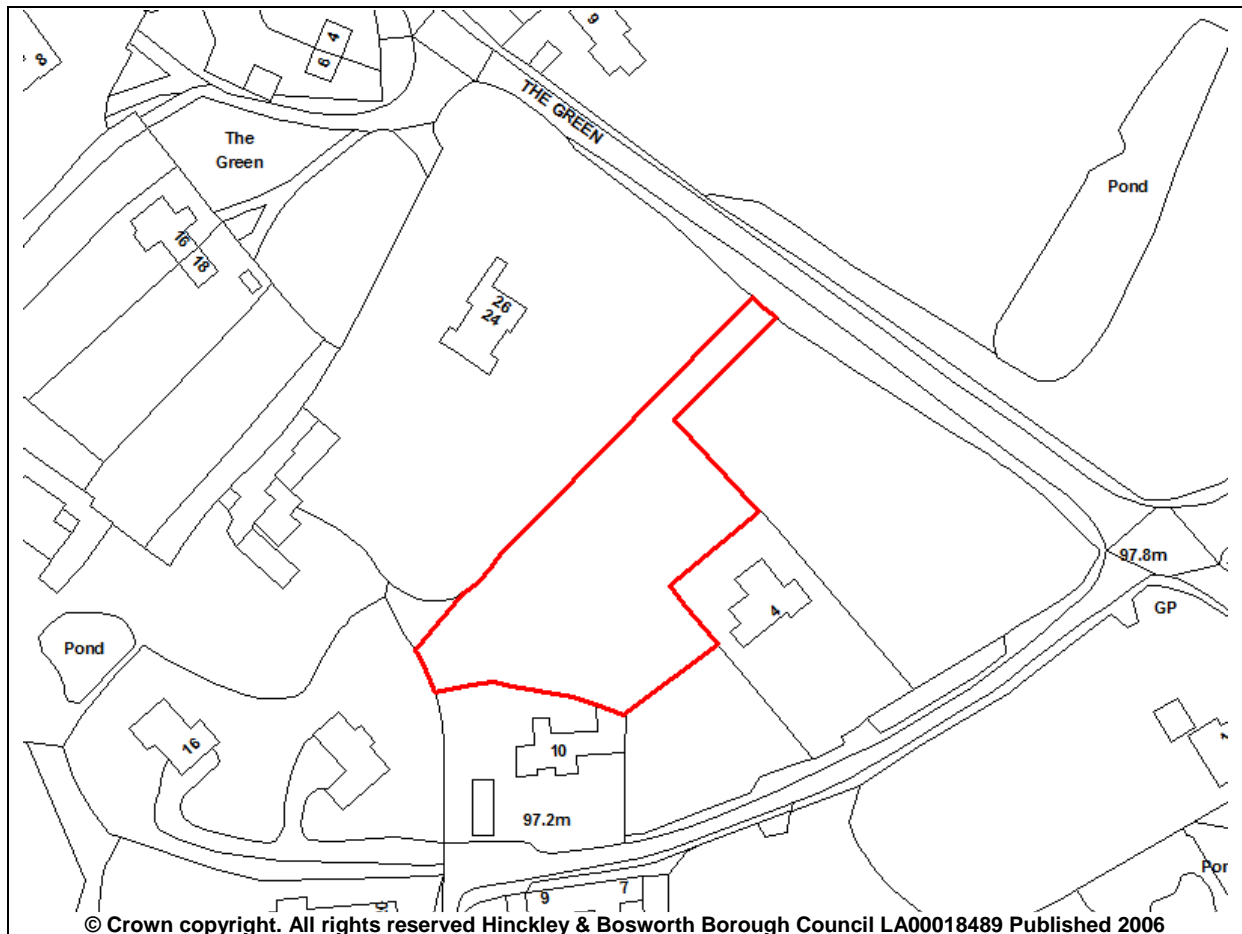
Planning Ref: 18/00680/FUL
Applicant: Mr A McCleish
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Ashcroft 4 Pipe Lane Orton On The Hill

Proposal: Erection of 2 dwellings (re-submission of 18/00221/FUL)



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

1.2. That the Interim Head of Planning be given powers to determine the final detail of planning conditions.

2. Planning Application Description

2.1. This application seeks planning permission for the erection of two dwellings on land to the rear of no. 4 and 10 Pipe Lane, Orton on the Hill.

2.2. This is a re-submitted scheme following a previously withdrawn application (reference 18/00221/FUL).

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3. Description of the Site and Surrounding Area

- 3.1. The application site is located within the settlement boundary and conservation area of Orton on the Hill. Development in the area comprises primarily residential development of varying styles and design with no uniform pattern of development.
- 3.2. The application site comprises an area of open space/paddock land to the rear of Pipe Lane and has an irregular shape due to the curtilage of neighbouring properties. Site levels slope gently from the north west down to the south east on the site and then steeper down to Pipe Lane.
- 3.3. Adjacent to the southern boundary of the site is a significant Horse Chestnut tree which is subject to a Tree Preservation Order. The east boundary of the site is open, adjoining more paddock land with a mature hedgerow adjoining The Green. The north west boundary comprises a mature hedgerow with several mature trees set behind the hedgerow.

4. Relevant Planning History

11/00602/FUL	Demolition of existing dwelling and the erection of 6 dwellings with associated access	Refused – Appeal Dismissed	23.11.2011
11/00603/CON	Demolition of existing dwelling and the erection of 6 dwellings with associated access	Refuse Conservation Area Consent – Appeal Dismissed	23.11.2011
14/00515/OUT	Erection of two dwellings (outline) access only	Permission	16.10.2014
15/00191/NOMAT	Non-material amendment to planning permission 14/00515/OUT to amend the proposed sewage and drainage methods of the development to a package treatment plant and sustainable drainage system respectively	Permit Non-Material Amendment	07.08.2015
15/00633/FUL	Erection of 2 dwellings and garages	Permission	23.12.2015
16/00160/FUL	Erection of one dwelling	Withdrawn	15.04.2016
18/00221/FUL	Erection of 2 dwellings and garage	Withdrawn	30.04.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

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5.2. Objections received from four separate addresses:-

- 1) Increased area of paddock land within the application
- 2) Extensive amount of hardstanding area which is inappropriate for the area
- 3) Excessive height and mass of development out of character with the area
- 4) Proposed design and materials not in keeping with the conservation area
- 5) Drainage concerns, implications and associated sewerage
- 6) Overbearing, overlooking and loss of light impacts to residential properties
- 7) Loss of views
- 8) No requirement for houses

6. Consultation

6.1. Twycross Parish Council object to the application on the following grounds:-

- 1) Fails to address the issues raised within the withdrawn application
- 2) Design of the properties not in keeping with the surrounding area
- 3) The development would have an adverse environmental and visual amenities impact upon the conservation area
- 4) Concerns regarding drainage from the development

6.2. No objection subject to condition from:-

LCC Ecology
LCC Highways

6.3. No objection from:-

HBBC Environmental Health
HBBC Drainage
Lead Local Flood Authority
Cadent

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2018)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Orton on the Hill Conservation Area Appraisal

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8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Drainage
- Ecology

Assessment against strategic planning policies

- 8.2. The application site is located within the settlement boundary of Orton on the Hill. The principle of development for the erection of two dwellings on the majority of the site has been established through the previously approved planning application ref. 15/00633/FUL.
- 8.3. The overall application site has been extended slightly further north east, including land immediately behind no. 4 Pipe Lane. However this land is still within the settlement boundary of Orton on the Hill.
- 8.4. As such, the principle of providing two dwellings on the site is acceptable in-principle in accordance with Policy DM1 of the SADMP, subject to satisfying all other relevant policies and material planning considerations.

Design and impact upon the character of the area

- 8.5. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally.
- 8.6. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets and development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.7. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.
- 8.8. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 8.9. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses.
- 8.10. Orton on the Hill has a distinctive rural character with small fields and continuous hedgerows are features that extend into the village. The older part of the village around The Green and Pipe Lane, including the application site, is characterised by a relatively unplanned organic pattern of buildings which are separated from each other by distance, green spaces and continuous hedges. These large green spaces

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between buildings are a fundamental component of the character of the village. They contribute positively to the character and appearance, and significance of the conservation area, and have therefore been identified as key spaces within the Orton on the Hill Conservation Area Appraisal. The hedgerow that bounds the application site from Pipe Lane and The Green has been identified as an important hedgerow within the Conservation Area Appraisal. An important view looking along The Green towards the parish church also emphasises the village's rural character.

- 8.11. The application site is an area of grassland/paddock lying within the centre of the historic core of the village. Any level of development on the site, and particularly two new dwellings with access drive as proposed in this case, would fundamentally alter the undeveloped, open, green and rural character of this significant key space. Given the positive contribution the space makes to the significance of the conservation area, the impact of the proposal would cause harm to the heritage asset.
- 8.12. However, due to the siting of the two dwellings at the south western end of the site, adjacent to the existing properties (no.4 and no.10) the development would be read against the existing built form of the surrounding area. No form of built development would project into the paddock land to the east, only the access drive and associated turning areas. As such, the area would retain the open paddock aspect on the Junction of The Green and Pipe Land and as such the harm caused by the development would be considered "less than substantial" in terms of paragraph 193 of the NPPF.
- 8.13. Given that planning permission has already been granted for two dwellings, assessment is given only to the alterations from the previously approved scheme.
- 8.14. In accordance with Policy DM11 of the SADMP and paragraph 193 of the NPPF any harm caused by a proposed development should be weighed against the public benefits. Public benefits could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits may include heritage benefits as specified in the Planning Practice Guidance, such as:
 - Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - Reducing or removing risks to a heritage asset
 - Securing the optimum viable use of a heritage asset in support of its long term conservation
- 8.15. Of particular relevance in this application is a determination of whether the proposal can sustain or enhance the significance of the conservation area, thus demonstrating a heritage benefit.
- 8.16. Non-heritage public benefits balance is likely to include:
 - Limited economic benefits during construction and towards the preservation of the facilities in the settlement and surrounding settlements.
 - Limited social benefits in a very minor boost in housing land supply. However, the settlement is not identified/allocated as a location for new residential development and therefore this is not considered to be a benefit, especially as the Council can demonstrate a 5 year housing land supply.
 - Adverse environmental impact
- 8.17. The proposed dwellings would be located on the north west and south east sides of the site with access from The Green and a separate area of hardstanding and driveway serving each of the plots. The dwellings would be inward facing east / south easterly facing with the side elevation of plot 2 and the front elevation of plot 1

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visible from The Green. The layout of the dwellings would be reflective of the previously approved scheme, keeping the area immediately behind no. 4 Pipe Lane open. This ensures the paddock aspect of this parcel of land is retained. The proposed layout is not considered to be inconsistent with the character of the area.

- 8.18. Due to the varying topography of the site, the dwellings would be sunk into the ground slightly which again, is consistent with the previously approved application. Viewed from The Green the ground levels rise in front of the proposed dwellings which would reduce the dwellings' visibility as illustrated by the street scene elevations provided. The height of the dwellings would be similar to the height of the adjacent dwelling at no. 4 Pipe Lane. It is considered that the bulk and mass of the proposed dwellings would complement the surrounding built form.
- 8.19. The conservation area appraisal illustrates a protected view across the application site from Pipe Lane towards the Grade I listed St Edith's Church. The proposed dwellings would not obscure views of the spire of the church. Protecting views of the spire would retain the link between the historical centre and the old farmstead on Pipe Lane and therefore the historic interest of the conservation area.
- 8.20. The access to the proposed dwellings would be from the existing field access along the north west boundary. This is the same as previously approved and is to be constructed using Marshalls Permeable block paving in Charcoal Grey with a central grass strip. Again, this is acceptable for the conservation area, ensuring the level of hardstanding along the driveway is reduced as much as possible, retaining the paddock aspect of the application site.
- 8.21. This proposal also involves the subdivision of the proposed plot with a separate driveway serving each of the dwellings. Although this would introduce a level of additional hardstanding within the site, this would also allow the opportunity to provide additional landscaping and to provide turning space for emergency vehicles within the site. The area of green space and planting is to be increased as much as possible and the area of hardstanding has been kept to a minimum whilst allow vehicles to manoeuvre. It is also considered that separate driveways provide an opportunity to re-site plot 1 so its relation to plot 2 and no.4 Pipe Lane is enhanced.
- 8.22. The internal boundary treatments to the front of the dwellings are to be constructed by means of a 1 metre high post and rail fence. The height and style of fencing proposed would ensure that the front of the site, which would be visible from The Green, would retain adequate openness across the front of the site.
- 8.23. There are two significant trees adjacent to the application site; a horse chestnut to the south and common lime to the north east. The proposed access track would encroach within the root protection area of the common lime. A construction management plan has been submitted which ensures there would be no adverse detrimental impacts on either tree during construction. There are several trees adjacent to the north west boundary, outside the application site. The proposed dwellings and associated works would not impact upon these.
- 8.24. The design of the dwellings themselves comprises simplistic gabled designs which follow the general characteristics and proportions of the buildings within the conservation area. The proposed gable pitch would be similar to that of dwellings within the surrounding area and would complement the existing and consistent rural design of the area.
- 8.25. It is proposed to construct the dwellings using a mix of facing brick, smooth white render and cedar timber cladding with a clay roof tile. Windows and doors are to be constructed using warmcore aluminium. The proposed choice of materials would

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again be consistent with that of the surrounding area, ensuring that the special character of the conservation area would be preserved.

- 8.26. Solar panels are also proposed across the two dwellings. However the solar panels are to be sited on the elevations facing away from The Green to ensure there would be no visibility from the north east. In addition, the proposed panels would form part of the roof, as such not protruding above the existing roof slope. Roof lights are proposed but these are to be specific conservation style roof lights.
- 8.27. A full hard and soft landscaping scheme has been submitted with the application to ensure adequate screening and associated planting mixes across the site that would be in keeping with the character of the conservation area.
- 8.28. In light of the above, it is considered that the proposal would preserve the character of the conservation area. The proposal is therefore in accordance with Policies DM10, DM11 and DM12 of the SADMP.

Impact upon neighbouring residential amenity

- 8.29. Policy DM10 of the adopted SADMP requires that the amenities of the occupiers of proposed developments would not be adversely affected by activities within the vicinity of the site.
- 8.30. Plot 1 would be located in close proximity to the boundary adjoining no.4 Pipe Lane. The rear garden of no.4 currently enjoys an aspect to the rear. The proposed dwelling would create a gable near to the north west corner of the garden with projections to the north and south with roofs sloped away from no.4. The proposed dwellings would impact on the current open aspect from the garden with the introduction of the development. However due to its location primarily along the side boundary and not immediately to the rear, it is not considered there would be a significant overbearing impact.
- 8.31. A first floor glazed element faces north east (towards The Green). This glazed element serves an open void above the ground floor, and due to the orientation, would not result in any overlooking impacts upon no. 4.
- 8.32. Rooflights proposed on the entrance elevation facing towards no. 4 are to be conditioned to be a minimum of 1.7 metres above the floor of the room to which they serve.
- 8.33. Concerns have been raised regarding the use of the land immediately behind no. 4 Pipe Lane. This area of land is to serve the access and turning area for plot one along with a front landscaped area. This area of land would not be used as private amenity space and as such would not result in any adverse overlooking impacts.
- 8.34. Plot 2 would be located parallel to an area of garden land of 24 The Green. The boundary between the proposed dwelling and the garden of 24 The Green comprises several mature trees which would mitigate any overlooking of the neighbouring rear garden. It is not considered that the proposed dwelling would have an overbearing or overshadowing impact on occupiers of 24 The Green.
- 8.35. Due to the distance from habitable windows and the dwelling itself, Plot 2 would not result in any severe overlooking or overbearing impacts upon the residential properties to the south.
- 8.36. Concern has been raised over noise and disturbance caused by cars accessing the proposed dwellings especially at night. The location of the access has been previously approved through the previous application where it was considered that given the relatively minor scale of development proposed, the resultant level of disturbance from the use of the access is not considered to result in a material level of harm to the existing or future occupants.

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- 8.37. Sufficient private amenity space is available to the future occupiers of both Plot 1 and Plot 2.
- 8.38. Loss of view from neighbouring properties is not a material planning consideration.
- 8.39. As such the proposal would not result in any adverse residential amenity impacts, in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.40. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate/justified level of parking provision.
- 8.41. It is proposed to use the existing field access adjoining The Green to gain access to the proposed dwellings. This is consistent with the access that was proposed as part of planning application ref: 15/00633/FUL, which was approved subject to conditions.
- 8.42. Details submitted show that the proposed access would be widened to 5 metres at the edge of the highway boundary. Visibility splays could also be achieved on the access onto The Green. Given the previous permission and proposed driveway and access details, it is considered that the development would not result in any adverse highway safety impacts.
- 8.43. Each of the proposed dwellings would have five bedrooms and therefore there is a requirement for three car parking spaces to be provided per dwelling. There would be sufficient space to the front of each plot for at least three vehicles to park and manoeuvre so that future occupiers can egress the site in a forward gear.
- 8.44. The proposal provides a suitable level of car parking provision and would not be detrimental to highway safety in accordance with Policies DM17 and DM18 of the SADMP.

Drainage

- 8.45. Policy DM7 of the SADMP seeks to ensure that surface water and groundwater quality are not adversely impacted by new development and that it does not exacerbate flood risks.
- 8.46. There is no mains drainage serving the site so the foul drainage would need to be connected to a bio-disc treatment plant to discharge the soakaway with storm water discharged to rainwater harvesting tanks. In line with the existing nature of the site and the proposed alternative drainage treatment, it is recommended that full details of the foul drainage system would need to be submitted prior to commencement of development.
- 8.47. Subject to provision of a suitable drainage system, it is considered that the proposed development would not create or exacerbate flood risk and is in accordance with Policy DM7 of the SADMP.

Ecology

- 8.48. Policy DM6 of the SADMP seeks to ensure that development proposals demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. The removal or damage of such features shall only be acceptable where it can be demonstrated that the proposal would result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.
- 8.49. An ecological survey was submitted in support of the application which identified that no evidence of protected species was recorded on the site. However, given that evidence of foraging badgers was recorded on site in the previous survey (2014) it

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is considered necessary to condition that the recommendations of the report are followed.

- 8.50. As such, the proposal would be considered to be in accordance with Policy DM6 of the SADMP.

Other issues

- 8.51. Concerns regarding the drainage suitability of the development would be covered by condition and at the building control stage.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.

- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The site is in a sustainable location within the settlement boundary of Orton on the Hill where residential development is acceptable in principle.

- 10.2. By virtue of the proposed layout, scale, design and appearance, the scheme would preserve and enhance the character and appearance of the conservation area and would not give rise to any material adverse impacts on the amenities of the occupiers of any neighbouring properties. The proposed layout also allows adequate access and off-street vehicle parking and turning to be provided within the site to ensure that it would not result in any adverse impact on highway safety.

- 10.3. The proposed scheme is considered to be in accordance with Policy 13 of the Core Strategy and policies DM1, DM6, DM7, DM10, DM11, DM12, DM13, DM17 and DM18 of the SADMP.

11. Recommendation

- 11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

- 11.2. That the Interim Head of Planning be given powers to determine the final detail of planning conditions.

11.3. **Conditions and Reasons**

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

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan drg. no. 17 75 06
received by the Local Planning Authority on 9 July 2018

Site Plan drg. no. 17 75 01K
Site Elevations drg. no. 17 75 05C
Plot 1 Elevations and Floor Plans drg. no. 17 75 02J
Plot 2 Elevations and Floor Plans drg. no. 17 75 03J
Proposed Landscaping drg. no. KL 382 001
received by the Local Planning Authority on 3 August 2018

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

3. The materials to be used on the external elevations of the dwellings hereby permitted shall be carried out in in complete accordance with the submitted application details, as follows:

Proposed Cedar Timber Cladding Sample
Proposed K-Rend Smooth White Render Sample
Proposed Weinerberger Terca Pendleton Antique Facing Brick Sample
Proposed Window and Door Warmcore Aluminium Sample
received by the Local Planning Authority on 6 July 2018

Proposed Solar Panels GSE In-Roof Inset System Brochure
Proposed Solar Panels LG Cello Design Brochure
received by the Local Planning Authority on 27 July 2018

Proposed Hawkins Staffordshire Blue Clay Roof Tile Sample
received by the Local Planning Authority on 3 August 2018

Reason: To ensure the materials of the proposal are appropriate to its location and it does not detract from visual amenity of the area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan.

4. The hard and soft landscaping scheme shall be carried out in accordance with the approved Proposed Landscaping drg. no. KL 382 001 received by the Local Planning Authority on 3 August 2018. All hard landscaping, planting, seeding or turfing shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

Reason: To ensure that the works are carried out within a reasonable time period and thereafter maintained to accord with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document.

5. The development shall be carried out in accordance with the recommendations (section 5) contained within the submitted Protected

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Species Assessment dated January 2018 received by the Local Planning Authority on 9 July 2018.

Reason: To ensure appropriate conservation and enhancement of nature conservation features and protection of biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved Site Plan drg. no. 17 75 01K received by the Local Planning Authority on 3 August 2018. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document.

7. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as not to open outwards.

Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway in the interests of highway and pedestrian safety to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document.

8. Notwithstanding the submitted details, prior to commencement of development, full details of a scheme for the disposal of surface water and foul water on-site to serve the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and completed before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of surface water drainage to prevent flooding and minimise the risk of pollution by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document.

9. No demolition/development shall take place/commence until trees T1 (horse chestnut) and T9 (lime), identified on the submitted Tree Location Plan drg. no. 5273 FE TL 02 received by the Local Planning Authority on 9 July 2018, have been protected by the erection of temporary protective fences in accordance with the details included within the Tree Protection Method Statement received by the Local Planning Authority on 27 July 2018 and as shown on the approved Site Plan drg. no. 17 75 01K received by the Local Planning Authority on 3 August 2018. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5 cm or more shall be left unsevered.

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Reason: The trees are important features in the area and to ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

10. The construction of the access drive where it crosses the root protection area to the north/west of T9 Lime tree shall be carried out in accordance with the submitted Construction of Access Drive Statement received by the Local Planning Authority on 27 July 2018 and as shown on the approved Site Plan drg. no. 17 75 01K received by the Local Planning Authority on 3 August 2018

Reason: The tree is an important feature in the area and to ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

11. As shown on approved plan, Plot 1 Elevations and Floor Plans drg. no. 17 75 02J received by the Local Planning Authority on 3 August 2018, the two first floor velux roof lights within the proposed north east facing entrance elevation on Plot 1 (serving the master bedroom) shall be constructed a minimum of 1.7 metres above the floor of the room which the window is installed and shall thereafter be permanently retained in this approved form.

Reason: To ensure the development does not have a detrimental impact upon neighbouring residential amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

11.4. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Prior to commencement of development contact should be made with Cadent to discuss the proposals.