

Item No 10:-

16/02322/FUL (CD.2288/T)

**Land Adjacent to Harbourlow
Broadway Road
Mickleton
Chipping Campden
Gloucestershire
GL55 6PT**

Item No 10:-**Erection of a bungalow at Land Adjacent To Harbourlow Broadway Road Mickleton Chipping Campden Gloucestershire**

Full Application 16/02322/FUL (CD.2288/T)	
Applicant:	Mr D Stowe
Agent:	Chance & Wildish Architecture Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	10th August 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Residential Development Outside a Development Boundary
- (b) Sustainability of Location and Emerging Local Plan
- (c) Impact on Character and Appearance of the Locality
- (d) Impact on Residential Amenity
- (e) Highway Impact
- (f) Other Matters

Reasons for Referral:

The applicant is a relative of a District Councillor.

1. Site Description:

This application relates to a parcel of horticultural land located to the west of the village of Mickleton. The site lies approximately 65m from the western edge of the settlement. The application site measures approximately 475 sq metres in size and forms part of a larger field measuring approximately 2750 sq metres in area. The field has previously been used for horticultural purposes in connection with an adjacent nursery business.

The application site lies in the south western corner of the field. It measures approximately 15m wide by 35m deep. The south western boundary of the site adjoins the residential boundary of a post war bungalow called Harbourlow. The south eastern boundary adjoins the B4632 Broadway Road. A mature hedgerow lies between the site and the aforementioned highway. The north eastern and north western boundaries adjoin horticultural land. The north eastern boundary of the field in which the application site is located is defined by a line of conifers.

A horticultural/garden centre business lies to the west/north west of the application site.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The site is located outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB boundary runs along the southern edge of the B4632 approximately 8-10m from the south eastern boundary of the application site.

A Public Right of Way (HMN12) lies approximately 115m to the north west of the application site.

2. Relevant Planning History:

Application Site

None

Adjacent Land

CD.2288 Erection of a bungalow Granted 1958
 CD.2288/A Vehicular access Granted 1967
 CD.2288/C Outline application for an agricultural dwelling Granted 1969
 CD.2888/Ap Bungalow Approved 1969
 CD.2288/Ap/1 Erection of one bungalow Granted 1969
 CD.2288/D Outline application for the erection of an agricultural worker's dwelling Granted 1977
 CD.2288/D/Ap Erection of an agricultural worker's bungalow (amended windows) Granted 1977
 CD.2288/E Continued use of existing building for the sale of fresh produce Refused 1980
 CD.2288/F Continued use of existing building as a printing shop Granted 1982
 07/00472/FUL Erection of a single storey side extension and alterations to provide ancillary elderly person's annexe and enlarged living accommodation Granted 2007
 14/04048/OUT - Erection of a single dwelling (Outline application) Granted 2014
 14/04050/OUT - Erection of a single dwelling (Outline application) Granted 2014
 14/04379/OUT Erection of a single dwelling (Outline application) Granted 2014
 15/02137/FUL Construction of 1 new 4 bedroom detached dwelling Granted 2015
 15/02143/FUL Erection of 1no. 2 bedroom dwelling Granted 2015
 15/02269/FUL Proposed replacement of three chimney flues on greenhouse boiler installation with two chimney flues Granted 2015
 15/03926/FUL Demolition of derelict and defective glass houses and sheds. Construction of 1no. 4 bedroomed 1.5 storey detached house with garage Granted 2015
 15/04549/FUL Proposed Tea Room ancillary to Nursery Granted 2015
 16/02323/FUL Erection of a bungalow Pending

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

None

5. View of Town/Parish Council:

None received to date

6. Other Representations:

None

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

Proposed Development

The applicant is seeking permission for the erection of a 2 bed single storey red brick dwelling. The proposed dwelling will measure approximately 12m wide by 6.8m deep by 6m high. The external walls of the building will be constructed in red brick, the roof will be tiled with slate and the windows will be painted timber.

Vehicular access to the proposed dwelling will via an existing vehicular entrance serving Harbourlow to the west. The existing driveway to the side of Harbourlow will be extended so that it wraps round the rear of the aforementioned dwelling. The extended drive will lie approximately 10m from the rear elevation of Harbourlow.

This application is accompanied on the Committee Schedule by another application for a single dwelling on land adjacent to this site (16/02323/FUL). The aforementioned application is also seeking permission for a single storey red brick dwelling of the same design and size as that proposed in this application. It will lie adjacent to the north western boundary of this application site.

Planning permission was granted in 2015 for the erection of a 1.5 storey dwelling to the rear of Harbourlow (15/03926/FUL). The aforementioned dwelling will also be served by the existing Harbourlow access. Outline permission was also granted in 2014 (14/04050/OUT) for the erection of a single dwelling in a roadside position between Harbourlow and Arbour House to the west of the current application site. Neither of the aforementioned permissions have been implemented to date.

(a) Residential Development Outside a Development Boundary and Emerging Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states 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.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the

needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In instances where the development plan is absent, silent or relevant policies are out-of-date the Council has to have regard to Paragraph 14 of the NPPF which states that planning permission should be granted unless;

- ' - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.'

The land supply position has recently been considered at two Public Inquiries. The Inquiries in question relate to proposals to erect up to 90 dwellings on Land to the east of Broad Marston Road, Mickleton (APP/F1610/A/14/2228762, CDC Ref 14/02365/OUT) and up to 71 dwellings on land to the south of Collin Lane, Willersey (APP/F1610/W/15/3121622, CDC Ref 14/04854/OUT).

In relation to the Mickleton decision the Planning Inspector stated 'I consider that a 5-year supply of deliverable housing land is demonstrated.' He stated 'the agreed supply of housing would be sufficient to satisfy the 'objectively assessed housing need' of 380dpa over almost the next 9 years'. The Inspector also stated that he considered that the Council was no longer a persistent under deliverer of housing and that 'it is thus inappropriate to apply the 20% buffer now.' In the case of the Willersey application the Inspector agreed that a 5% buffer was appropriate and that the 'LPA can reasonably show a 7.63 year supply of deliverable housing land.'

Since the issuing of the above appeal decisions the Council has also reviewed the Objectively Assessed Need (OAN) for housing in Cotswold District. The review indicates an increase in the housing requirement for the District from 7,600 to 8,400 dwellings over the period of the emerging Local Plan (2011-2031). In order to meet this additional requirement the Council will need to increase supply from 380 to 420 dwellings per annum. Whilst this increase has an impact on the Council's 5 year supply recent completion rates have been in excess of the 420dpa figure meaning that the Council can still demonstrate a supply of 7.54 years (May 2016). It is therefore considered that the Council can demonstrate a robust 5 year supply of deliverable housing land in accordance with Paragraph 49 of the NPPF. In such circumstances Officers consider that the adopted Local Plan policies that cover the supply of housing (eg Policy 19) are not automatically out of date in the context of Paragraph 49. Notwithstanding this, it does remain pertinent for a decision maker to consider what weight should be attributed to individual Local Plan policies in accordance with Paragraph 215 of the NPPF. Paragraph 215 states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'. There will therefore be instances where new open market housing outside existing Development Boundaries can constitute sustainable development as required by the NPPF. The blanket ban on new open market housing outside such boundaries is therefore considered to carry little or no weight when assessed against Paragraph 215. In the Mickleton appeal previously referred to the Inspector considered that Policy 19 was 'time-expired, conforms to a superseded strategy, fails to reflect the advice in the Framework (NPPF) in severely restricting rather than significantly boosting the supply of housing and conflicts with the emerging

strategy.' He considered that Policy 19 'can only be regarded as out of date.' The Inspector in the Willersey case reached the same conclusion. In light of these opinions Officers consider that Policy 19 is out of date in the context of the NPPF and as such the tests set out in Paragraph 14 are applicable when determining this application.

In addition to the above, it must also be noted that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus 5%) figure is a minimum not a maximum and as such the Council should continually be seeking to ensure that housing land supply stays above this minimum in the future. As a result there will continue to be a need to release suitable sites outside Development Boundaries identified in the current Local Plan for residential development. It is considered that the need to release such sites represents a material consideration that must be taken into fully into account during the decision making process.

The final emerging Local Plan consultation paper (Cotswold District Local Plan 2011-2031: Submission Draft Reg 19 June 2016) is currently subject to public consultation. The following draft policy provides an indication of the new Local Plan's approach to new residential development outside the 17 proposed key settlements.

Policy DS3 RESIDENTIAL DEVELOPMENT OUTSIDE THE PRINCIPAL SETTLEMENTS

1. Outside the Development Boundaries of Principal Settlements, small-scale residential development will be permitted provided it:

- (a) is within or adjacent to a rural settlement;
- (b) is of a proportionate scale and maintains and enhances sustainable patterns of development;
- (c) complements the form and character of the settlement;
- (d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period; and
- (e) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.

2. Applicants proposing two or more residential units on sites outside Development Boundaries should complete a rural housing pro-forma and submit this with the planning application.

The above draft policy may be subject to change as a result of the current consultation process and as a result carries minimal weight at the present time.

Overall, and notwithstanding the current land supply figures it is necessary to have full regard to the economic, social and environmental roles set out in the NPPF when assessing this application. These issues will be looked at in more detail in the following sections.

(b) Sustainability of Location

Mickleton is not designated as a Principal Settlement in the current Local Plan. However, the latest Local Plan consultation paper 'Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 June 2016' identifies the village as one of 17 settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The village has a primary school, convenience store, post office, butchers, two public houses and a hotel. The Local Plan Consultation Paper states that the settlement ranks 13th in the District in terms of its social and economic sustainability. It considers that Mickleton along with Chipping Campden, Willersey and Blockley form part of a cluster of settlements that serve the northernmost part of the District. Collectively the aforementioned settlements are considered to have the necessary services, facilities and employment opportunities to provide for the local population. Taken together the settlements are also considered to be able to accommodate sufficient housing to make a reasonable contribution to the overall District requirement of 8400 dwellings without compromising the strong environmental constraints present at Chipping Campden. Paragraph 55

of the NPPF states that 'where there are groups of smaller settlements, development in one village may support services in a village nearby.'

This is reinforced in the Government's Planning Practice Guidance which states;

'It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.'

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'

It goes on to say; 'all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.'

It is evident that the ability of Mickleton to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Local Plan Consultation Paper recognises that the village is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the village's population to help 'address local affordable housing needs; sustain existing facilities; and maintain Mickleton's role as a local service centre.' Mickleton has therefore been recognised as a sustainable location for new residential development.

The current application site is located on the south western outskirts of the settlement. In terms of distance the southern entrance to the site is located approximately 800m from the main convenience foodstore in the centre of the village and approximately 650m from the village Post Office. The village's primary school is approximately 900m away. Bus stops are also located in the centre of the village and are within walking distance of the proposed development. There is no pedestrian footway alongside the B4632 from the application site to the mini roundabout adjacent to the southern edge of the village approximately 270m to the east. However, the remainder of the route does contain a footway. Moreover, there is an existing Public Right of Way leading from the northern edge of the garden centre into the village that avoids the need to walk alongside the main road. Part of the Right of Way will also be enhanced as part of the recent permission for 70 dwellings on the fields to the west of Cotswold Edge and Arbour Close (13/04237/OUT). This will provide a safer means of pedestrian access into both the village and to the primary school. In addition, it must also be noted that planning permission has recently been granted for a number of residential developments in the vicinity of the application site. Permission has been granted for two dwellings on land at Cotswold Edge approximately 270m to the south west of the current application site. Permission also exists for two dwellings within the existing garden centre approximately 150m to the south west. These are in addition to the dwellings located between Harbourlow and Arbour House and to the rear of Harbourlow previously referred to in this report. The aforementioned permissions highlight that the area is one where new residential development has been considered to be acceptable in principle.

Overall, it is considered that the site is located in close proximity to the existing settlement and to be within reasonable cycling and walking distance of village facilities and amenities and public transport links. It is therefore considered that the site does represent a sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

(c) Impact on Character and Appearance of the Locality

The application site lies adjacent to the B4632. The south eastern boundary of the site adjoins the aforementioned highway. However, views of the site from the highway are significantly reduced

by an existing roadside hedgerow/tree belt. The existing vegetation will screen the development from road users heading into and out of the village. In addition, the south western and north eastern boundaries of the field are also defined by established hedging/trees. The application site is therefore well enclosed by existing boundary vegetation on three sides. The single storey nature of the development also helps to reduce the overall landscape and visual impact of the development.

The site is separated from the AONB by the B4632 and established roadside vegetation. It will not be readily visible from public view and will not interrupt views towards the AONB. It is also not of a size or scale that will appear as a prominent or incongruous feature within the landscape when looking out from the AONB. It is considered that the proposal will not have an adverse impact on the setting, character or appearance of the AONB and will accord with Paragraphs 17, 109 and 115 of the NPPF.

The cumulative impact of this proposal in combination with the other applications approved in the locality has also been considered. The approved schemes will introduce new development alongside the roadside edge. However, the schemes will primarily appear as infill development between existing residential and commercial development rather than as a distinct encroachment of residential development into the open countryside. The development now proposed will be less visible than the approved schemes as a result of its single storey form and the existing boundary vegetation. This will reduce its visual impact. It is considered that the cumulative impact of an additional dwelling will not have an adverse impact on the character or appearance of the road, the surrounding area or the AONB.

In terms of design the applicant is proposing a single storey building that will have a very plain and simple form and appearance. The building is reflective of a simple worker's cottage which is considered appropriate given the site's position close to existing commercial development. The proposed building will also appear subsidiary to the 1.5 storey dwelling allowed to the rear of Harbourlow in 2015. It will not therefore compete with the aforementioned development. The creation of a single storey building will also be less resonant of a housing estate style of development than if a two storey dwelling were introduced onto the site. The proposed development will also be of a size and scale that is consistent with the adjacent bungalow at Harbourlow and the property known as Arbour House to the south west of the application site. It will therefore be of a size and scale that is commensurate with existing development in the locality.

In terms of materials red brick is seen in and around Mickleton and is therefore a common feature within the area. The use of slate is also considered appropriate for the proposed building.

Overall, it is considered that the proposed development respects the local character and distinctiveness of the locality and accords with Local Plan Policy 42. In addition, it does not contravene guidance in Paragraphs 109 and 115 of the NPPF.

(d) Impact on Residential Amenity

The proposed dwelling will be provided with front and rear garden space. Private amenity space will be provided within the rear garden. The proposed dwelling can therefore be provided with adequate outdoor space commensurate with the size of the unit in accordance with Local Plan Policy 46.

The proposed dwelling lies to the side of Harbourlow. The proposal will not result in a loss of privacy or light to occupiers of the aforementioned dwelling or future occupiers of the proposed dwelling.

The front entrance of the proposed dwelling will face towards the front elevation of the dwelling proposed to the north west of the application site. The two dwellings will be approximately 28m apart and as such it is considered that there is a sufficient degree of separation between the two

plots to avoid unacceptable loss of privacy or amenity. The site is considered to be of sufficient size to accommodate the proposed development without appearing cramped or over developed.

The application site is located approximately 30m from greenhouses associated with the adjacent nursery business. The nature of the existing commercial use is considered not to be one that will cause an unacceptable level of noise and disturbance to future occupiers of the proposed dwelling. Existing dwellings lie in close proximity to the site and permission has also been granted for other dwellings in closer proximity to the nursery business. It is considered that the development could be undertaken without having an unacceptable impact on residential amenity or prejudicing the operation of the existing business.

(e) Highway Impact

The proposed development will utilise an existing vehicular access onto the B4632 which runs to the south of the application site. The access serves an existing residential dwelling (Harbourlow). The access opens onto a straight section of the B4632. The speed limit at the access point is 60mph. However, the limit reduces to 30mph at a point approximately 20m to the east of the existing entrance.

A speed survey was undertaken in 2014 as part of the determination of application 14/04050/OUT. The aforementioned application concerned the erection of a dwelling on land to the south west of Harbourlow approximately 30m from the current application site. The speed survey recorded that the 85th percentile wet weather speed of traffic at the point of access to be 45.5mph heading south westwards away from Mickleton and 44.9 mph heading north-east towards the village. The speeds require the provision of visibility splays of at least 125m which were achievable in relation to that particular site. The access now proposed is approximately 30m closer to the 30mph sign and can still afford appropriate visibility in both directions.

The existing driveway to the south west of Harbourlow is approximately 7m in width in front of the dwelling. It reduces to approximately 5m in width to the side of the dwelling. The drive is considered to be of sufficient width to accommodate the existing, approved and proposed levels of development. In order to ensure that the driveway is maintained at a suitable width so that vehicles can pass on site without having to wait on, or reverse onto, the carriageway it is recommended that a condition is attached to ensure that the first 5m of the driveway leading off the B4632 is not reduced below a width of 5.2m. This will ensure that sufficient passing space is retained in the future.

It is considered that the proposal accords with Local Plan Policies 38 and 39 and guidance in Section 4 of the NPPF.

(f) Other Matters

The applicant has submitted an ecological appraisal with the application. The appraisal has examined the wider field/orchard as well as the application site. The wider field contains a 15 year old plum orchard, species poor semi improved grassland, conifer trees, 85m of species rich hedgerow and four semi mature trees (in the roadside boundary). The proposal involves the removal of approximately 5m of hedgerow to facilitate the proposed driveway into the application site. The remaining hedgerow and trees will be retained thereby ensuring the retention of the most important habitats on the site. The majority of the relatively young plum orchard will also be retained. Hedgerow protection can be put in place to protect the existing hedgerows during the course of construction works. Bird boxes can also be incorporated into the scheme. It is considered that the proposal can be undertaken without having an adverse impact on protected species or their habitat and as such the proposal accords with Local Plan Policy 9 and guidance in Paragraphs 109 and 118.

9. Conclusion:

Overall, it is considered that the scheme will make a positive contribution to the Council's ongoing need to provide a continuing supply of housing land. The site also lies adjacent to a settlement which has been identified in emerging Local Plan papers as a potential location for future housing. It is therefore considered to represent a sustainable location for the proposed development in terms of accessibility.

The proposed development is considered not to have an adverse impact on the character or appearance of the locality or the setting of the AONB either in isolation or in conjunction with previously approved developments. On balance it is considered that the benefits arising from the proposal outweigh its limited impacts and as such there are strong material considerations that justify a departure from the current Development Plan. It is therefore recommended that the application is granted.

10. Conditions:

In pursuance of their powers under the above Act, and having regard to the Town and Country Planning (Development Management Procedure) (England) Order 2015, the development was considered to be contrary to the following : Cotswold District Local Plan Policy 19. However, the following material considerations were of sufficient merit to justify the permitting of the development:

The proposed scheme will address the Council's need to provide a continuing supply of housing land and is located in close proximity to a sustainable settlement. These benefits are considered to outweigh the other limited impacts arising from the scheme including the impact on the setting of the Cotswolds Area of Outstanding Natural Beauty. The proposal accords with the principles of sustainable development as set out in the National Planning Policy Framework.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans, which are subject to the following **conditions**:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 15-003-01

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, details of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

All door and window frames shall be recessed a minimum of 50mm into the external walls of the building.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Within one month of their installation the windows in the dwelling hereby approved shall be painted in their entirety in a 'Lizard Green' colour, or other colour that has first been agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

The first 5m (measured from the edge of the B4632 carriageway) of the existing driveway located to the south west of Harbourlow shall not be reduced below 5.20m in width.

Reason: In order to ensure that two vehicles can safely pass one another within the site without having to wait or reverse onto the public highway in the interests of highway safety and in accordance with Local Plan Policy 38.

Prior to the commencement of any works on site (including site clearance), a Hedgerow Protection Plan (HPP) shall be submitted to and approved in writing by the Local Planning Authority.

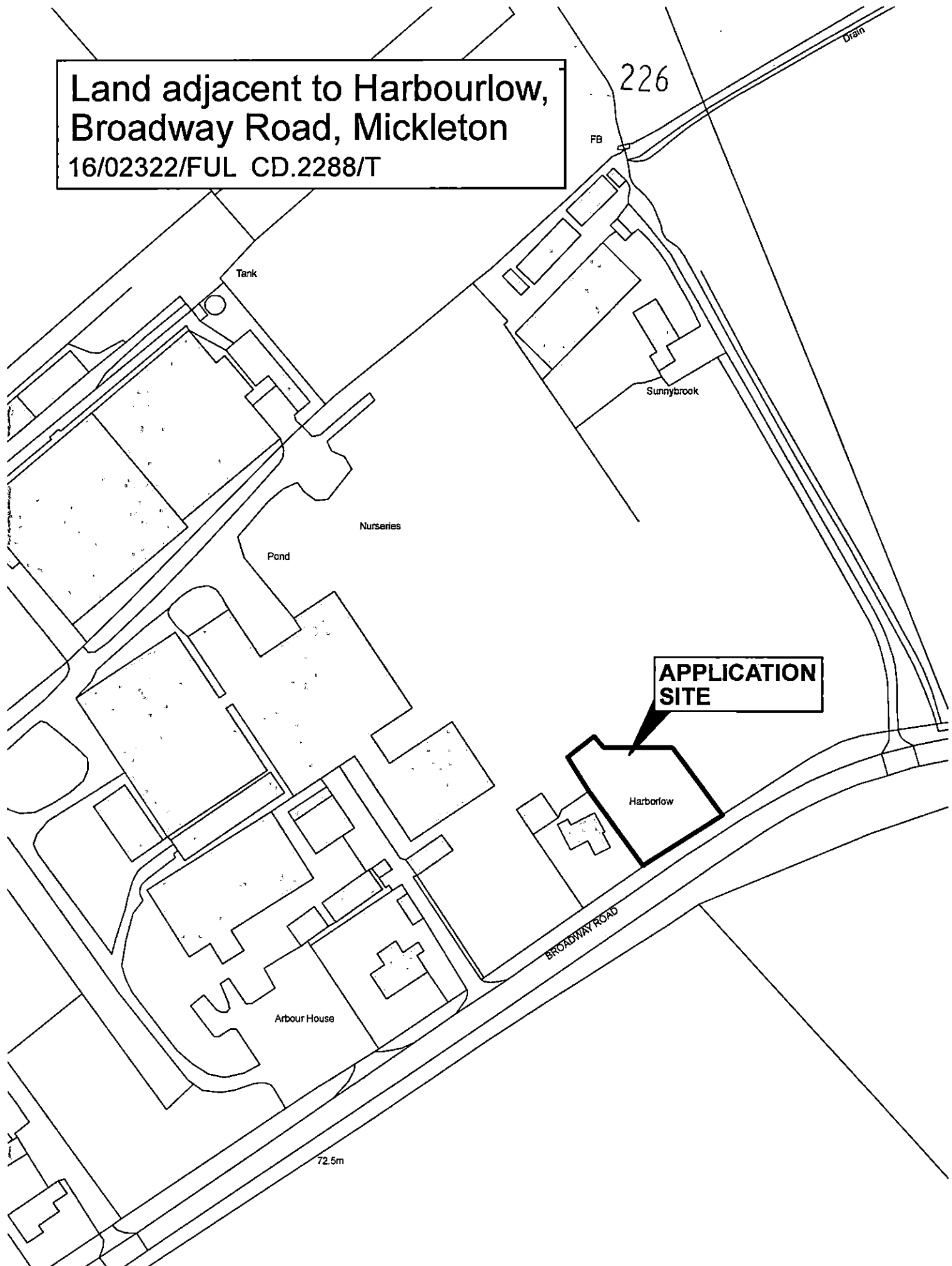
Hedgerow protection measures shown on the HPP must be put in place prior to the commencement of any works on site (including site clearance) and shall not be removed until the first occupation of the dwelling hereby approved. No materials, chemicals, equipment, vehicles, temporary buildings shall be placed or sited or fires lit within the protected area(s).

Reason: To safeguard existing hedgerows which are landscape and ecological importance. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of the existing hedgerows.

All works must be carried out in accordance with the recommendations set out in the Preliminary Ecological Appraisal with Ecological Impact Assessment by Focus Ecology Ltd dated June 2016. All these works must be completed before the first occupation of the dwelling hereby approved.

Reason: To ensure birds and bat species are protected and their habitat enhanced in accordance with the Wildlife and Countryside Act 1981 as amended, National Planning Policy Framework Paragraph 118, The Conservation of Habitats & Species Regulations 2010, Local Plan Policy 9 and to comply with the Council's duty under the NERC Act 2006.

**Land adjacent to Harbourlow,
Broadway Road, Mickleton**
16/02322/FUL CD.2288/T



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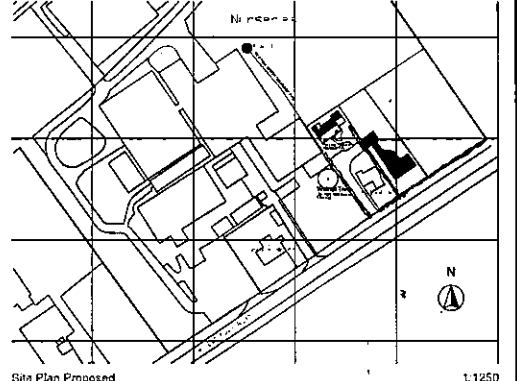
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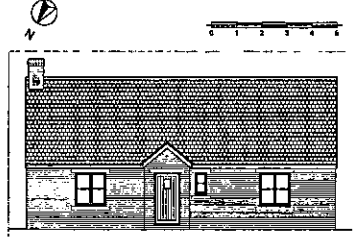
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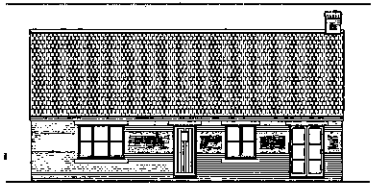
Ground Floor 1:100



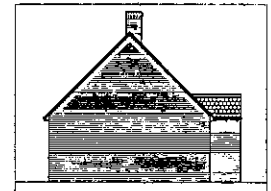
Site Plan Proposed 1:1250



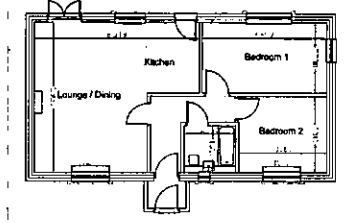
Front Elevation - North West 1:100



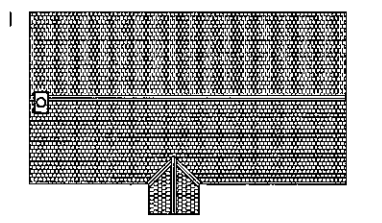
Rear Elevation - South East 1:100



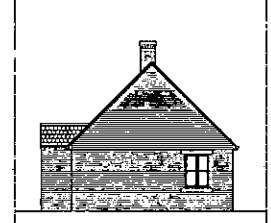
North East Elevation 1:100



Ground Floor 1:100

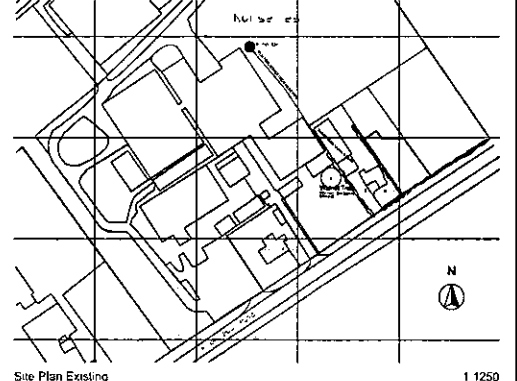


Roof Plan 1:100

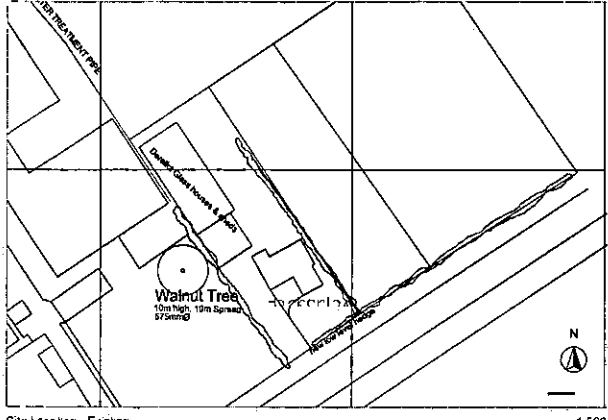


South West Elevation 1:100

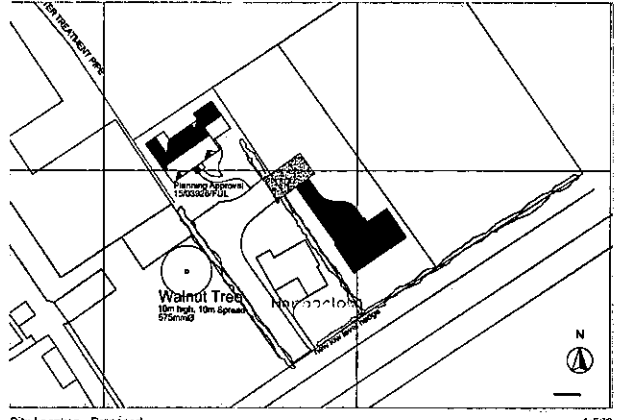
FINISHES SCHEDULE
 Roof - Slate
 External Walls - Red brick
 Stone detail heads & cills
 Windows - Uizard Green
 Timber windows with double glazed units



Site Plan Existing 1:1250



Site Location - Existing 1:500



Site Location - Proposed 1:500

CHANCE & WILSON ARCHITECTS

No 1 Acton Park, Acton
 10th Floor, Acton
 W9 1JH
 020 8832 2222
 www.chanceandwilson.com

Client: Mr Lynden Stowe
 Project Title: Proposed bungalow
 Site Address: Land adjacent to Harborlow, Broadway Road, Mickleton, GL55 6PT

Drawing Scale: 1:50 & 1:1250 as indicated
 Paper Size: A1
 Drawn by: MWT
 Date: July 2015
 15-003-01

16102322/RAC



Above: Harbourlow and site beyond

Below: View west along B4632. Site behind hedge/trees

