

Item No 01:-

21/03807/FUL

**Land At
Sandy Lane Court
Upper Rissington
Gloucestershire**

Item No 01:-

**Erection of four dwellings and associated works at Land At Sandy Lane Court
Upper Rissington Gloucestershire**

Full Application 21/03807/FUL	
Applicant:	Sailspire Partnership Ltd
Agent:	Tyack Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Andrew Maclean
Committee Date:	11th May 2022
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Residential Development in a Development Boundary
- (b) Design and Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (c) Access and Parking
- (d) Impact on Residential Amenity

2. Reasons for Referral:

2.1 This application has been referred to the Planning and Licensing Committee at the request of Councillor Maclean for the following reasons:

'I would therefore like to ask if this one could be taken to the Planning Committee for consideration. My reasons are:

1. Loss of amenity land. The area proposed for the development has for many years been a small open area for the residents of Sandy Lane Court. This is a relatively crowded section of Upper Rissington and has a very strange layout due to having been constructed on the footprint of former RAF barracks. The resulting homes have very little space around them and have a limited amount of communal space for car parking and other uses. The former green space between Sandy lane court and Southgate court has now been developed with houses and the small area of open space behind Sandy Lane Court was developed first with a contractors yard which has now been given permission for conversion to residential. The final two boundaries are the Barrington Road and a recycling yard. The whole block of housing is therefore highly constrained and separated from the village amenities by the busy Barrington road. Losing this final piece of amenity land will make the whole of Sandy Lane highly restricted.

2. Parking. I am afraid I do not share the blithe assumptions that parking will be adequate and neither do the residents of Sandy Lane court nor the parish council. The parking area can already be relatively crowded and adding further pressure will result in a lot of parking conflict in this tight area.

3. *Scale of development. Squeezing four houses into a very tight site in an already crowded area is completely out of scale and out of character for the village. Upper Rissington has a character of its own that has been inherited from its former life as a premier RAF station that was laid out with tree lined avenues and an abundance of green spaces. Sandy Lane Court and Southgate Court were already anomalies in this and feel greatly constricted compared to the rest of the village and the size of their gardens is also a fraction of those in the rest of the village. Preserving this small area of green space would help keep some minor level of continuity between this crowded area and the rest of the village, especially at a time when another 26 large homes are being built just to the side of the area. A lesser number of houses might be acceptable but 4 is far too many for the size of the plot.*

4. *Building Line. I disagree with your premise that it is acceptable to bring these buildings forward from the building line set by the bungalow on the corner. There is actually a view down the track that is being preserved by the new development on the other side of the road and squeezing this avenue by bring these four houses forward from the building line is going to completely eliminate any preservation of a westerly view along this road.*

5. *Local Objections: As you can see from the Parish Council and Residents this application has been very poorly received by the residents and they have raised a number of very valid points such as the loss of linear wildlife features that support bats and other wildlife, the loss of amenity land, the overlooking of other homes and gardens in what is NOT and urban area but a rural village, the parking, the visual character of the village and more.'*

3. Site Description:

3.1 This application relates to part of a post-war housing development located within the western part of the village of Upper Rissington. The application site measures approximately 500sq metres in size and primarily consists of 2 areas of amenity grassland separated by a footpath and hedgerows. The site occupies the eastern part of an amenity space. It is bordered to the north and west by an area of amenity grassland and a line of parking spaces, which in total measure approximately 400sqm in area. To the north and west of the amenity area is a terrace of dwellings.

3.2 The southern boundary of the application site adjoins a single carriageway access road. Land to the south of the road is currently under development as part of permission 20/04548/FUL. The aforementioned permission involves the construction of 26 dwellings and the creation of approximately 1 hectare of open space. The eastern boundary of the application site adjoins a communal parking area and the side of a single storey dwelling (21 Sandy Lane Court).

3.3 The application site is located within Upper Rissington Development Boundary

3.4 The site is located within the Cotswolds Area of Outstanding Natural Beauty.

3.5 The site is located within a Flood Zone 1.

4. Relevant Planning History:

Application Site

4.1 None

Sandy Lane Court

- 4.2 CD.1580/1/V Conversion of part of existing barrack block into 8 residential starter units, provision of 40 parking spaces, installation of sewage treatment plant. Permitted 1987
- 4.3 CD.1580/1/W Conversion of existing redundant barracks to provide 11 starter homes. Permitted 1987
- 4.4 CD.1580/2/B Erection of 20 garages, bin store and a garden store, provision of 18 parking spaces. Permitted 1987
- 4.5 CD.1580/2/C Conversion of part of existing barrack block to provide one 2 bedroom starter unit. Permitted 1987
- 4.6 CD.1580/2/G Erection of a block of 5 garages. Permitted 1988
- 4.7 CD.1580/2/J Conversion of 3 existing double garages to provide 3 dwellings. Erection of new block of 4 garages. Refused 1987
- 4.8 CD.1580/2/L Relocation of 4 garages previously approved. Permitted 1989
- 4.9 CD.1580/2/V Conversion of double garage into detached dwelling. Refused 1993

Land to South

- 4.10 14/01403/OUT Erection of up to 26 dwellings (to include 50 percent affordable housing) with all matters reserved for future consideration, except for access. Permitted 2016
- 4.11 17/04587/FUL Erection of 26 dwellings with landscaping, vehicular access, pumping station and all associated works. Permitted 2019
- 4.12 20/04548/FUL Erection of 26 dwellings with landscaping, vehicular access, pumping station and all associated works - Variation of Conditions 2 (drawing numbers), 3 (boundary treatments), 7 (Landscape Management Plan), 9 (Reptile Survey), 12 (street management), 13 (fire hydrants), 15 (Construction Method Statement), 19 (Tree Protection Strategy), 20 (sample materials), 21 (sample panels), 24 (sample woodwork), 26 (contamination), 27 (remediation) 28 (foul water disposal), 29 (surface water drainage), 30 (lighting), 32 (foul water disposal) of permission 17/04587/FUL to enable alterations to the design of the approved scheme and the agreement of details previously reserved by condition. Permitted 2022

5. Planning Policies:

- DS2 Dev within Development Boundaries
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN14 Managing Flood Risk
- H1 Housing Mix & Tenure to meet local needs

INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision

6. Observations of Consultees:

- 6.1 Gloucestershire County Council Highways: No objection
- 6.2 Drainage Engineer: No objection

7. View of Town/Parish Council:

- 7.1 Response dated the 23rd November 2021:

'The Parish Council wishes to raise strong objections on behalf of the residents of the Parish to this proposal. On inspection the land around Sandy Court is already occupied by a significant number of houses and the addition of four more dwellings will change the visual character of the development and remove much-needed green space on the site. Due to the compact nature of the development, there will be a loss of privacy to surrounding houses and there will be an associated loss of valuable amenity to dwellings in this location. The Parish Council feels that this would contribute to a devaluation of the houses that already exist on the Sandy Lane site. It is anticipated that each of the four houses proposed would have a minimum of 1 car per household and this would add to the already congested parking and safety concerns in the Sandy Lane development.

The Parish Council strongly objects to this planning proposal.'

- 7.2 Response dated the 17th February 2022:

'The Parish Council re-iterate their previous objection to this planning application and note that any changes made to this plan does not change the Parish Council's decision already made.'

8. Other Representations:

- 8.1 13 Objections received. Main grounds of objection are:

- i) There has already been a more than doubling of the size of the village through development in the last few years, that has proven to have been woefully under resourced in terms of amenities. The School has had to build on its own playground simply to accommodate the increase in children as a result of the original development. Since then, at least 27 more houses have been granted planning permission, with absolutely no regard for the lack of amenities nor the lived experience of the residents.
- ii) There has to come a point where, just because a small property can be shoe-horned into a plot, it should not be automatically be granted permission, and a more balanced and broad-minded approach must prevail.
- iii) The necessary increase in housing stock should be shared more equally around the villages of the north Cotwolds. Upper Rissington has already had more than its fair share of development and over-development.

- iv) The proposed development is in an area of open space directly in front of existing dwellings. Building in this location would block daylight into these houses; the aspect it would impact is already the darker side of the houses.
- v) The two most westerly dwellings would directly overlook existing houses, including first floor bedrooms and family bathrooms, having a significant effect on their privacy within their own homes.
- vi) Inadequate car parking.
- vii) Adverse noise impact
- viii) Loss of hedgerow, shrubs and amenity grassland. How will a net gain be achieved?
- ix) Bats use the area. Would like to see a lighting scheme and retention of dark areas to ensure no detrimental impact to species. Impact on birds and hedgehogs.
- x) Loss of green space.
- xi) Sewage treatment plant that serves the 23 homes already is full to capacity and cannot accommodate a further 4 houses.
- xii) Overdevelopment
- xiii) House No 1 is built right up to the curb so it will stick out further than the neighbouring property and it will be a storey higher. Loss of light and privacy.
- xiv) This site developed in 1987/88, and later developed with an additional three dwellings, currently accommodates 24 dwellings in a total land area of three quarters of a hectare. In terms of density per hectare that is the equivalent of 32. We understand that for one/two storey housing stock, 30+ dwellings per hectare is considered 'higher density' by councils. With higher density (particularly if it is 'infill' development) there almost inevitably comes loss of privacy, loss of light, and overlooking, which we observe would be the case here.
- xv) The space currently occupied by houses, private gardens, garages, designated parking places, and shared driveways amounts to 66% of the total space. However, of the remaining land, that which might truly be called 'open space' - being accessible and not behind garages etc. - amounts to 7% of the whole site area. We understand that developers should aim to provide ten percent of open space and recreational areas in a residential development. This proposal would see our already small accessible space further reduced. We note these figures (7% versus 10% recommended) support the view of the Parish Council that this proposal would further encroach on much-needed green space on site.
- xvi) We question the efficacy of the proposed design which would significantly alter the aspect of the existing development (two rows of terraced houses built around an open space in an 'L' formation). We note in the Design and Access statement that the architects state "the objective has been to utilise underused land", but we feel orienting

(or, as one resident put it, 'shoe-horning') additional dwellings so that their rear gardens absorb that open space impacts detrimentally the overall aesthetic of the site.

9. Applicant's Supporting Information:

Energy Statement

Design and Access Statement

10. Officer's Assessment:

Proposed Development

10.1 This application seeks full planning permission for the erection of 4 dwellings. The proposed development will take the form of 2 pairs of semi-detached dwellings consisting of 3 two bed units and 1 one bed unit. The front elevations of the proposed dwellings will face to the south and onto the existing access road. The westernmost pair of dwellings (Plots 1 and 2) will be set back approximately 7-8m from the aforementioned road. The easternmost dwellings (Plots 3 and 4) will be set back approximately 2-3m from the road.

10.2 Plots 1 and 2 will measure approximately 11.2m wide by 5.6m deep by 8.2m high. A 2 storey addition measuring approximately 5.5m-5.8m wide by 3m deep by 8.2m high will extend to the rear of each plot. Plots 3 and 4 will measure approximately 11.5m wide by 5.6m deep by 8.2m high. A 2 storey rear range will extend to the rear of Plot 3. A single storey lean-to will extend to the rear of Plot 4. The aforementioned 2 storey extension will measure approximately 5.8m wide by 3m deep by 8.2m high.

10.3 The external walls of the proposed dwellings will be constructed in a reconstituted stone. The roofs of the dwellings will be covered in an artificial stone slate.

10.4 Vehicular access to Plots 1 and 2 will be via the existing access road to the south. The access joins onto the Upper Rissington to Barringtons road to the east. Parking for the aforementioned plots will be provided to the front of the respective dwellings and on an existing hard surfaced parking/turning area located approximately 60m to the west of the proposed dwellings. Vehicular access for Plots 3 and 4 will be via an existing entrance serving Sandy Lane Court located approximately 40m to the north-east of the application site. Parking will be provided on an existing shared parking area lying adjacent to the eastern boundary of the application site. Two existing garages will be used to provide a car parking space for each of Plots 3 and 4. A further space will be provided to the front of each garage. In total, the development will be served by 9 parking spaces.

(a) Residential Development in a Development Boundary

10.5 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 2011-2031.

10.6 The application site is located within Upper Rissington Development Boundary as designated in the aforementioned Local Plan. Development within such locations is primarily covered by the following Local Plan policy:

Policy DS2 Development Within Development Boundaries

'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle.'

10.7 The erection of new build open market residential development on the site is therefore acceptable in principle. Notwithstanding this, the proposal also has to be assessed against other Local Plan policies and national guidance. This is addressed in the following sections of this report.

(b) Design and Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

10.8 The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

10.9 The following Local Plan policies are considered relevant to the proposal:

10.10 Local Plan Policy EN2 Design of the Built and Natural Environment states:

'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

10.11 Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. *'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'*

2. *'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'*

10.12 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. *'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'*

2. *'Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'*

10.13 The following national guidance is also considered applicable to this application:

10.14 Paragraph 174 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

10.15 Paragraph 176 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.*'

10.16 The application site forms part of a post war housing development. Sandy Lane Court primarily consists of former barracks buildings that were converted to residential use in the 1980s. Existing residential development extends to the north, west and east of the application site. Housing to the north and west is terraced in form and 2 storey in height. The dwelling to the east of the site is single storey. In addition to the existing houses on Sandy Lane Court, a further 26 dwellings are currently under construction on land lying to the south of the application site. The aforementioned development includes permission for dwellings lying on the southern side of the access road immediately to the south of the dwellings now proposed.

10.17 With regard to its impact on the character and appearance of the AONB, the site will shortly be bordered on all sides by residential development. Public views of the site from the main road to the east are largely restricted by existing vegetation and existing buildings. The public views that are available are very limited and place the site in context with existing residential development. The proposal will not result in an encroachment of development into the open countryside, nor will it have an adverse impact on the setting of the settlement within the AONB landscape. The proposed residential use is also consistent with the residential character of the local area. It is considered that the proposed development does not conflict with Local Plan Policies EN4 and EN5 and guidance contained in paragraphs 174 and 176 of the NPPF.

10.18 With regard to design, the applicant has sought to pursue a traditional approach. The dwellings are 1.5 storey in form and are reflective of traditional workers' cottages in terms of their size, proportions, scale and detailing. The proposed dormers, fenestration, chimney design/positions and gable depths are all considered to respond sympathetically to traditional Cotswold building forms. The size and scale of the proposed dwellings is also considered to be in keeping with existing development on Sandy Lane Court and the development under construction to the south. In addition, the 1.5 storey form of the proposed dwellings means that they do not appear excessively large or over-scaled when compared to the single storey dwelling to the east.

10.19 It is noted that Plots 3 and 4 will be set forward of the bungalow to the east. However, the aforementioned property has a close boarded fence and single storey extension to its south. As a result, the proposed dwellings will not extend forward of a clearly defined building line. In addition, views along the road to the open countryside to the west will be retained. Moreover, the position of the plots adjacent to the access road will tie in with the ongoing development to the south, thereby creating an avenue of development along the road. It is considered that the arrangement of Plots 3 and 4 is acceptable.

10.20 Concerns regarding the loss of the grass amenity space are noted. However, approximately half of the area will remain. Moreover, the retained area will lie directly to the

rear of the dwellings to the north and west thereby ensuring the retention of some of the open aspect to the rear of the respective dwellings. Whilst the proposal will result in the loss of part of the grassed area, it must be noted that the area in question is not Public Open Space and therefore has the potential to be closed off regardless of whether permission is or is not granted for the current scheme. It is also of note that a new Public Open Space area measuring approximately 1 hectare in size is to be provided as part of the 26 dwelling scheme to the south-west of the current grassed area. Residents of Sandy Lane Court will be able to benefit from the aforementioned space. It is considered that the loss of the area in question will not have an adverse impact on residential amenity or adversely impact on the layout or overall character of the existing Sandy Lane Court development.

10.21 The proposed dwellings are considered to occupy a minor part of the Sandy Lane Court development as a whole. A degree of openness will be retained adjacent to existing dwellings. It is considered that the proposal does not represent an overdevelopment of the area. It is also of note that paragraph 120 c of the NPPF states that decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes'.

10.22 Overall, it is considered that the design and layout of the proposed scheme are acceptable and in accordance with Local Plan Policy EN2.

(c) Access and Parking

10.23 The proposed development will be served by existing entrances that serve the Sandy Lane Court development. The entrances open onto a straight section of road that affords adequate visibility in both directions. In addition, the proposal is considered not to generate a level of traffic that will have an adverse impact on the operation of the local highway network. Gloucestershire County Council (GCC) Highway Officers have assessed the proposal and raise no objection. The proposal is considered to accord with Local Plan Policy INF4 and Section 9 of the NPPF.

10.24 With regard to parking, the applicant has amended the proposed parking arrangements in response to the concerns of local residents and the comments of GCC Highways. The applicant has also clarified the situation in respect of land ownership and right of access. This indicates that the development can be undertaken without resulting in a loss of parking for other residents or obstructing their rights of access. The provision of 2 spaces per dwelling combined with a visitor space is considered to be acceptable for the size of dwellings being proposed. It is considered that the proposed parking arrangements are acceptable in accordance with Local Plan Policy INF5.

(d) Impact on Residential Amenity

10.25 The floorspace of the proposed dwellings meets the minimum floorspace standards for 1 and 2 bed dwellings in accordance with Local Plan Policy H1.

10.26 The proposed dwellings will be provided with a level of outdoor amenity space which is considered to be commensurate with their size in accordance with guidance in the Cotswold Design Code.

10.27 The windows in the rear elevations of the proposed dwellings will be at least 22m from facing windows in existing dwellings. The separation distance accords with the 22m

minimum distance set out in the Cotswold Design Code. It is noted that the rear gardens of the proposed dwellings will be looked over by existing dwellings. However, this arrangement is not uncommon in an urban setting where gardens often back onto one another.

10.28 It is noted that 3 windows are proposed in the western elevation of Plot 1. The windows in question will be within 22m distance of existing dwellings to the west. The first floor will be single light and will serve a bedroom. A condition can be attached to ensure that the window is fitted with obscure glazing. The ground floor windows will serve a utility room and a living area. The living area window will be single light and will lie adjacent to the hallway. It is considered reasonable to attach a condition requiring the windows to be obscure glazed.

10.29 With regard to the bungalow to the east, it is noted that Plot 4 will be set forward of the aforementioned dwelling. However, the bungalow has a single storey outbuilding to its front which will lie adjacent to the side elevation of Plot 4. The ground floor windows in the front of the bungalow lie to the east of the outbuilding. The distance of the window from the proposed development means that it will not be subject to an unacceptable loss of light having regard to guidance in IP23/12 Site Layout Planning for Daylight.

10.30 The proposed scheme is considered not to have an adverse impact on the privacy of the occupiers of the dwellings currently under construction to the south. The front elevations of the respective dwellings will face one another and, as such, there is no breach of the Design Code in terms of the distance between facing windows.

10.31 It is considered that the proposed development is acceptable in terms of residential amenity.

Other Matters

10.32 The proposed dwellings will incorporate a number of energy efficiency measures including additional insulation, air source heat pumps, water conservation and electric vehicle charging points. It is considered that the proposed development is seeking address the issue of climate change.

10.33 The provision of 1 and 2 bed open market dwellings is considered to contribute in a positive manner to supply of smaller more affordable open market dwellings in the area.

10.34 The proposed development is for fewer than 6 dwellings and is under 1000sqm in size. Affordable housing is therefore not required.

10.35 A landscape condition is recommended to require the provision of appropriate new green infrastructure. Bird and bats boxes can also be conditioned to secure a biodiversity enhancement.

10.36 This application is liable for the Community Infrastructure Levy (CIL) and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

11. Conclusion:

11.1 Overall, it is considered that the proposed development represents an acceptable use of the site and that it is in accordance with established policy and guidance. It is therefore recommended that the application is granted permission.

10. Proposed conditions:

1. 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.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

3000 001 B, 3000-003 E, 3000-004 B, 300-005 A, 3000-006, 3000-007

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

3. Prior to the construction of any external wall of the development hereby approved, samples 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 EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

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 EN2.

6. No windows, external doors, dormers, chimneys, eaves or verges shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:10 with cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

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 EN2

7. Within one month of their installation, windows and external doors shall be finished in their entirety in a colour that has first been approved 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 EN2

8. Prior to the first occupation of each dwelling hereby permitted, the respective dwelling shall be fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging point shall be retained for the lifetime of the development unless it needs to be replaced, in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

9. Prior to the first occupation of the development hereby permitted, a bat box, 2 bird boxes and hedgehog gaps in fencing shall be installed on the development hereby permitted in accordance with details to be first agreed in writing by the Local Planning Authority. The bat and bird boxes shall be retained in accordance with the approved details thereafter.

Reason: In order to provide ecological mitigation and enhancement in accordance with Local Plan Policy EN8.

10. Prior to the first occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

11. The entire landscaping scheme shall be completed by the end of the first full planting season (1st October to the 31st March the following year) following the first occupation of the dwelling hereby permitted.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

12. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

13. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the Management Plan thereafter. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality in accordance with Local Plan Policy EN14. If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

14. Prior to the first occupation of Plot 1, the windows in the western elevation shall be fitted with obscure glazing and they shall permanently be retained as such thereafter.

Reason: In order to protect the privacy of neighbouring residents in accordance with guidance in the Cotswold Design Code.

Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

2. The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk

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Planning
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Scale 1:500
 25m

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Tyack Architects Ltd
 The New Triangle
 21/03807/A10
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Planning
Proposed Site Plan
 Sandy Lane Court, Upper Rissington
 Sailspire Partnership Ltd
 Scale: 1 : 500@A3
 Date: Jan '22
 Drawn/Checked: RH/JSB
 Org No: 3000-003
 Rev: E

