

Application No: 25/1947/FUL
Application Type: Minor dwellings
Location: Sherwood, 33 Adlington Road, Wilmslow, Cheshire SK9 2BJ
Proposal: The creation of two new houses to the rear of the existing house 33 Adlington Road.
Applicant: Egar
Expiry Date: 12th August 2025

Summary

The proposal is for the erection of 2no. 2.5 storey detached dwellinghouses and the demolition of an existing detached garage. The site lies to the rear of 33 Adlington Road within the town of Wilmslow and would share its access with no.33. The site benefits from an extant planning permission for the erection of 2no. dwellings as part of a wider site.

The proposal is considered to be acceptable in terms of the principle of development, although has been amended during the lifetime of the application to address amenity and highway safety issues.

As amended, the proposal is considered to be acceptable in terms of its design, loosely reflecting local vernacular of nearby properties and with mitigation is not considered to unduly impact upon residential amenity, taking into account the previous planning application. There are also no significant adverse impacts in terms of highway safety, ecology, trees or flood risk, subject to conditions.

Summary Recommendation

Approve, subject to conditions.

1. REASON FOR REFERRAL:

1.1. The application has been called into Planning Committee by Councillor Anderson for the following reasons,

This is a backland development, WNP NE6: where Plots A and B exceed the 50% hard stand. Non permeable materials.

WNP S2: Delivering a scale, mass and density commensurate with the surrounding townscape (particularly for apartment proposals) with sufficient associated amenity space. This development is not in keeping with other houses on Adlington Road.

2. DESCRIPTION OF SITE AND CONTEXT:

- 2.1. The site is located within the settlement boundary of Wilmslow and located along a predominantly residential area of Adlington Road that is characterised by larger dwellinghouses.
- 2.2. The site lies to the rear of 33 Adlington Road and currently forms part of the rear amenity space afforded to this dwelling along with associated detached garage. The site boundaries are densely vegetated with tree preservation orders identified along the south boundaries of the site.
- 2.3. Access to the site is via the existing driveway for 33 Adlington Road and runs parallel to the neighbouring driveway.
- 2.4. The site does have an extant planning permission for 2no. dwellings which was granted in 2023 under planning application reference 23/1802M as part of a wider residential development expanding across this application site and the neighbouring property to the east (no.35). It is understood that the ownership of the site has changed and thus a new planning application has been sought to allow access to the site. The layout and design have also been altered slightly.

3. DESCRIPTION OF PROPOSAL:

- 3.1. The application seeks consent for the erection of 2no. 2.5 storey dwellinghouses and associated detached double garages to the north of 33 Adlington Road. The application also includes the demolition of an existing detached garage to provide access.
- 3.2. The dwellings would measure approximately 9m in ridge height, have a footprint of approximately 145.5m² and would each comprise 5no. bedrooms with a study and lounge, kitchen/diner, utility and snug at ground floor level.
- 3.3. The dwellings would be constructed using brick (Wienerberger Heritage Blend), Stonework (Fletcher Bank buff natural gritstone from Scout Moor Quarry) and render (K-Rend Silicone Scraped Texture in 'Champagne' (off-white)) with aluminium window frames and timber external doors. Details to the external appearance include gable end features to the front and rear elevations and a large chimney stack which would loosely reflect some of the local vernacular along Adlington Road.
- 3.4. The proposed garages would measure 6.8mx6.8m with a ridge height of 4.6m. Additionally, 3no. parking spaces would be provided for each dwelling.

4. RELEVANT PLANNING HISTORY:

- 4.1. The recent planning permissions for the site cover the application site and 35 Adlington Road:

25/0558/DSC - Discharge of conditions 4, 6 and 15 on approval 23/1802M (approved 17/04/2025)

24/0452D - Discharge of condition 14 on approval 23/1802M: Demolition of existing dwelling and construction of five dwellings and associated works (approved 15/05/2024)

24/0308M - Discharge of condition 8 on existing permission 23/1802M; demolition of existing Dwelling and construction of five dwellings and associated works (approved 29/08/2024)

23/1802M - Demolition of existing dwelling and construction of five dwellings and associated works (approved 14/08/2023)

21/2815M - Variation of conditions 2 & 6 on application 20/4564M - Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 22/12/2021)

21/2627D - Discharge of conditions 3, 7, 17-18 & 21 on approved app 21/2815M- Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 06/01/2022)

20/4564M - Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 19/01/2021)

5. NATIONAL PLANNING POLICY

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICIES:

6.1. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2. For the purposes of considering the current proposals, the development plan consists of the Cheshire East Local Plan Strategy (CELPS), The Site Allocations and Development Policies Document (SADPD), and in some regard, The Ollerton with Marthall Neighbourhood Development Plan (NDP).

Cheshire East Local Plan Strategy (CELPS) 2017:

6.3. CELPS was adopted in July 2017 and sets out policies to guide development across the borough over the plan period to 2030. The relevant policies of the CELPS are summarised below:

- MP1 Presumption in Favour of Sustainable Development
- PG1 Overall Development Strategy
- PG2 Settlement Hierarchy
- PG7 Spatial Distribution of Development
- SD1 Sustainable Development in Cheshire East
- SD2 Sustainable Development Principles
- SC4 Residential Mix
- SE1 Design
- SE2 Efficient Use of Land
- SE3 Biodiversity and Geodiversity
- SE4 The Landscape
- SE5 Trees, Hedgerows and Woodland
- SE8 Renewable and Low Carbon Energy
- SE9 Energy Efficient Development
- SE12 Pollution, Land Contamination and Land Instability
- SE13 Flood Risk and Water Management
- CO1 Sustainable Travel and Transport
- CO4 Travel Plans and Transport Assessments
- Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) 2022

6.4. The Site Allocations and Development Policies Document (SADPD) is the second part of the Cheshire East Local Plan and provides detailed planning policies and land allocations in line with the overall approach set out in the Local Plan Strategy. The SADPD was adopted as part of the development plan at the Full Council meeting on 14 December 2022. The relevant policies of the SADPD are summarised below: -

- PG9 Settlement Boundaries
- GEN1 Design principles
- ENV1 Ecological network
- ENV2 Ecological implementation
- ENV5 Landscaping
- ENV6 Trees, hedgerows and woodland implementation
- ENV7 Climate Change
- ENV12 Air quality
- ENV14 Light pollution
- ENV15 New development and existing uses
- ENV16 Surface water management and flood risk
- ENV17 Protecting water resources
- HOU8 Space, accessibility and wheelchair housing standards
- HOU10 Backland development
- HOU12 Amenity

- HOU13 Residential standards
- HOU14 Housing density
- HOU16 Small and medium sized sites
- INF3 Highways safety and access
- INF9 Utilities

Neighbourhood Development Plan (NDP)

6.5. The Wilmslow Neighbourhood Plan was adopted in November 2019. The relevant policies of the NDP are set out below:

- Policy LSP2: Sustainable Spaces
- Policy LSP3: Sustainable Transport
- Policy NE5: Biodiversity Conservation
- Policy NE6: Development in Gardens
- Policy TA1: Residential Parking Standards
- Policy H1: Approach to Housing Delivery
- Policy H2: Residential Design
- Policy H3: Housing Mix

7. Relevant supplementary planning documents or guidance

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- SuDS SPD
- Environmental Protection SPD
- Ecology and Biodiversity Net Gain SPD
- Cheshire East Design Guide SPD
- Housing SPD
- Housing Strategy 2013-2023
- Nationally Described Spatial Standards

8. CONSULTATIONS (External to Planning):

Wilmslow Town Council

Wilmslow Town Council recommend refusal on the grounds that the access is inconsistent with safe and effective highway management due to the narrow gateway.

United Utilities

Following additional information provided by the applicant, United Utilities have raised no objection to the proposal subject to a condition relating to drainage details being carried out in accordance with the submitted details.

Cheshire East Highways

Following amendments to the site layout, no objection to the proposal.

9. REPRESENTATIONS:

9.1. The application has been duly advertised by means of direct neighbour notification.

9.2. Letters of representation have been received from 3 interested parties. A summary of their concerns is detailed below,

- Impact upon highway safety through increased intensity of use and the use of the adjacent access for the new dwellings at 35 Adlington Road. The driveway also may not be able to accommodate larger vehicles accessing the site with no turning head for refuse vehicles.
- Lack of required visibility splays undermines NPPF Paragraph 110, SADPD Policy INF 3, and CELPS Policy SE1.
- Loss of 11 trees with replacement of 5 does not meaningfully offset the loss of biodiversity
- Non-Compliance with WNP Policy NE6 Policy NE6 of the Wilmslow Neighbourhood Plan requires that at least 50% of the original garden be retained
- Development is completely car reliant and isolated.
- Backland development would erode the character of the area.
- Any permission granted should ensure that trees and hedgerows are protected during construction and limits applied to construction hours/noise from contractors e.g. music playing.

10. OFFICER APPRAISAL:

The Principle of the Development

10.1. The application site is located within the settlement boundary of Wilmslow and within an area that is predominantly residential. Weight is also given to the extant permission for the erection of 2 dwellings on the site which is considered to be a fall-back position.

10.2. Policy PG1 of the CELPS states that the overall development strategy is to provide sufficient land to accommodate a minimum of 36,000 homes between 2021 and 2030.

10.3. Policy PG2 of the CELPS subsequently identifies Wilmslow as a Key Service Centre. Within such locations, development of a scale, location and nature that recognises and reinforces the distinctiveness of the town will be supported to maintain the vitality and viability. Given the site's location within the settlement, by default, such locations are deemed to be sustainable.

10.4. Policy NE6 of the Wilmslow Neighbourhood Plan states that all development seeking to subdivide larger residential plots or gardens should not, wherever possible, result in significant loss of garden space. The policy goes on to state that planning applications should recognise and protect the contribution made by these garden spaces to the overall biodiversity and green infrastructure of the

town. Schemes that would sever, or significantly disrupt, the Green Infrastructure network provided by these garden spaces will be resisted. The policy goes on to state in order to mitigate the loss of garden space, schemes should seek to meet the following criteria:

- The built form and hard surfaced areas must not exceed 50% of the area of the original plot unless permeable surfacing used*
- All mature trees, hedgerows and other woody species are retained and protected, and supplemented by new native planting*
- The landscape proposals developed must meet all 10 Green Biophilic Points set out within Policy SP2, Sustainable Spaces*

10.5. The proposed site would take up approximately 47.5% of the original land afforded to 33 Adlington Road and within the application site. This would therefore meet the 50% as set out in Policy NE6 of the Wilmslow NP. Furthermore, the proposal would leave the existing dwelling with a significant portion of amenity space to the rear of the property and weight is also attached to the extant approval for the site which proposed a similar level of hardstanding.

10.6. The second criterion is that all existing mature trees, hedgerows, and other woody species be retained and protected. The third criterion relates to landscape proposals and that such proposals must meet all 10 Green Biophilic Points set out within WNP Policy SP2. These matters are considered within the tree and landscape sections below respectively.

10.7. On the basis of the above, it is considered that the principle of development is considered to be acceptable.

Impact upon the Character of the Area

10.8. CELPS Policy SE1 states that “development proposals should ensure a retained sense of place and management of design quality”. CELPS Policy SD2 further details the design matters that should be considered, including height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. Policy GEN1 of the SADPD states development should create high quality, beautiful and sustainable buildings and places.

10.9. Policy H2 of the WNP refers to Residential design. It states that all new residential development should meet a number of key principles including; reinforcing character and identity through locally distinctive design and architecture; establishing a gateway to the site; establishing a clear hierarchy of streets and spaces including pedestrian priority routes; delivering a scale, mass and density commensurate with surrounding townscape; establishing a sensitive transition with the wider landscape. The policy also states that all new development should demonstrate consideration of the Cheshire East Design Guide (SPD) and SP1-SP3 of the NP.

- 10.10. The orientation of the properties proposed would be at odds with the surrounding character which fronts the highway. However, given that this portion of Adlington Road is characterised by built form set considerably back from the highway and mostly screened behind thick vegetation, any visual impact would be limited in this case.
- 10.11. The proposed dwellings would be of a considerable size but not out of proportion with those along Adlington Road nor the new dwellings recently constructed to the east at 35 Adlington Road. Furthermore, the proposed materials to be used in the construction of the dwellings are considered to be high quality, which is welcomed. Hardstanding materials have also been provided which again would result in a high-quality finish for the development.
- 10.12. With regards to appearance, the houses are clean and contemporary but key elements appear to have been appropriately drawn from the local vernacular, including the prominent chimneystacks and steep gables. This has been done as a fresh interpretation, incorporating modern elements, that seeks to create a distinct place.
- 10.13. From a street scene perspective, the location of two access drives adjacent to one another would have a slightly more prominent appearance than the original proposal for the developments to share a driveway. However, weight is given to the fact that the two accesses are existing and whilst the intensity of use would increase, the proposal does not intend to alter the appearance of the access from the roadside. As such, the overall impact is likely to be moderate and not considered to be a reason for refusal in this instance given the current observed appearance of the site.
- 10.14. Given the above, the proposed development would not result in a detrimental impact upon the character of the surrounding area in accordance with policies SE1 and SD2 of the Cheshire East Local Plan, Policy GEN1 of the SADPD, H2 and H3 of the Wilmslow Neighbourhood Plan and the NPPF.

Impact upon residential amenity

- 10.15. CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to:
1. loss of privacy;
 2. loss of sunlight and daylight;
 3. the overbearing and dominating effect of new buildings;
 4. environmental disturbance or pollution; or
 5. traffic generation, access and parking.
- 10.16. The closest neighbouring dwellings to the proposed development would be the occupiers of 17 and 19 Bramwell Way to the north, No.33 Adlington Road to the

west, and the new dwellings to the east at 35 Adlington Road. The impact of the development on each of these dwellings is considered below:

19 Bramwell Way

- 10.17. The dwelling proposed on plot A would be directly to the south of this this dwelling.
- 10.18. The closest part of the side elevation of the dwelling proposed on plot A would be approximately 7.2 metres away from No.19. Its associated proposed detached garage would be approximately 5 metres away.
- 10.19. Within the side elevation of the dwelling proposed on plot A facing No.19, the only opening proposed would be a ground floor window serving the kitchen and door along with high-level rooflights in the northern roof slope. Any views from the window at ground floor level will be restricted by the boundary treatment to be secured as part of a landscaping condition and the rooflights would not offer direct overlooking from the roof slope due to their height. Permitted development rights are however recommended to be removed to restrict the installation of windows above first floor level in order to protect privacy.
- 10.20. On the opposing elevation of No. 19 are two ground floor windows, one serving a bathroom and one a study, and 4 windows at first floor level, 3 serving bathrooms and one being a secondary bedroom window. All first-floor windows in No. 19 were conditioned as obscured glazed under LPA reference 14/0007M. As such, there are no concerns regarding loss of privacy to No. 19.

17 Bramwell Way

- 10.21. The proposed garage for plot A would sit approximately 5m from the rear elevation of 17 Bramwell Way. There is limited amenity space for 17 Bramwell Way between the rear elevation and the shared boundary with no habitable windows within the opposing elevation of No. 17. As such, the proposed garage would not have a notable impact upon privacy, light or an overbearing impact for the occupiers of 17 Bramwell Way.

33 Adlington Road

- 10.22. The rear portion of No.33's garden forms part of the application site. The closest of the proposed dwellings to the house at No.33 would be the side elevation of the dwelling proposed on plot B.
- 10.23. The dwelling proposed to the rear of No. 33 on plot 3 would be over 36m from the neighbouring dwelling, exceeding the minimum standard separation distance required under Policy HOU13. Windows are proposed at first floor of plot B which could overlook upon the private amenity space afforded to no.33; however, the ability to overlook would be restricted by the protected tree that lies to the south of the plot which would afford sufficient screening for the neighbouring property. The applicant has however amended the proposal to

remove a balcony to the rear of plot B to afford more privacy for neighbouring properties.

10.24. As such, subject to conditions, there are no concerns in terms of loss of light, an overbearing impact, loss of privacy or overlooking to the dwelling at No.33.

New Dwellings at 35 Adlington Road

10.25. The proposed dwellings would face towards the side elevation of plot 5 on the adjacent plot. There is sufficient distance between elevations (19m) and as such, there are no concerns in terms of loss of light, an overbearing impact, loss of privacy or overlooking towards this dwelling.

Amenity of future occupiers

10.26. Each dwelling shall be afforded a private amenity area (garden space), sufficient for them to undertake normal activities such as sitting outside, having a BBQ or hanging out washing.

10.27. In terms of loss of privacy, light or visual obstruction, there are no concerns in terms of the impact of the dwellings upon each other following the omission of a balcony to the rear of plot B.

10.28. On the basis of the above, the proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the principles of policies SE1 Cheshire East Local Plan and Policy HOU12 and HOU13 of the SADPD.

Parking and Highways

10.29. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. The LPA will vary from the prescribed standards where there is clear and compelling justification to do so.

10.30. The most significant amendment to the previous approval is the proposed access to plots A and B; previously it was proposed that access would be via the existing access associated with 35 Adlington Road, however it is now proposed that they would share an access with no.33.

10.31. As part of the proposal, the existing garage associated with no.33 would be demolished to provide vehicular access to the rear of the site. Alternative parking provision is proposed to the rear of the existing dwelling.

10.32. During the lifetime of the application the proposal has been amended to address comments received from the Highways Officer including ensuring that the access width meets the minimum requirement of 5.25m, that the parking spaces for plot A can be accessed/egressed in forward gear and the provision of a bin collection area within the site on refuse collection days.

- 10.33. In addition to the above, the proposal would provide 3no. parking spaces for each new dwelling and the existing dwelling which would satisfy the minimum parking standard set out in Appendix C of the CELPS.
- 10.34. In terms of highway safety, it is not considered that the commuter peak hour and daily traffic generation associated with two additional dwellings would have a material impact on the continued safe operation of the site access where it meets Adlington Road.
- 10.35. It is noted that concerns have been raised during the public consultation in relation to highway safety. These comments were received prior to amendments being made to the proposal and it is considered that the amendments have addressed the issues raised.
- 10.36. The proposal would therefore be in accordance with the parking standards as set out in Appendix C of the Cheshire East Local Plan and would not be detrimental to road safety or result in an undue loss of amenity to other road users.

Ecology

- 10.37. Policy SE3 of the CELPS requires all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.
- 10.38. The application site falls within a 'Core Area' and a 'Restoration Area' of the CEC ecological network which forms part of the SADPD. Policy ENV1 is therefore applied to this application. This policy requires development proposals within Core Areas to lead to increases in priority habitat. SADPD policy ENV2 also requires development proposals to lead to a net gain for biodiversity.
- 10.39. Biodiversity Net Gain requires development to provide a minimum 10% enhancement for habitats. The proposed development would result in a loss of over 63% (1.58 hectares) in existing habitat units within the site. The site is currently considered to be vegetated garden with several trees and a non-native hedgerow.
- 10.40. Opportunities for the creation and enhancement of priority habitats on this site are limited to garden areas and as such, the applicant seeks to achieve the required 10% biodiversity net gain through the provision of a 1.83-hectare contribution to an off-site habitat bank. The application also provides an opportunity to incorporate features for nesting birds and roosting bats which have been suggested in the submitted Biodiversity Net Gain Summary; the locations of bird and bat boxes should be conditioned if permission is granted to ensure they are provided.
- 10.41. Native hedgerows are a priority habitat and hence a material consideration. The proposed development will result in the loss of a hedgerow along the northern boundary to accommodate the proposed dwelling at plot A. It is recommended

that a replacement hedgerow is planted along this boundary and should be conditioned if planning permission is granted.

- 10.42. With regards to nesting birds, a condition relating to the protection of nesting birds is recommended due to potential impacts arising from the removal of any hedgerow, tree or scrub or other habitat.
- 10.43. On the basis of the above it is considered that the requirements of the proposal would positively contribute to the conservation and enhancement of biodiversity and geodiversity in accordance with policy SE 3 of the CELPS. Small amendments to the BNG Metric table have been recommended by the Nature Conservation Officer; an update will be provided to report any amendments.

Trees

- 10.43. Policy SE5 of the CELPS states that development proposals which result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands, which provide a significant contribution to the amenity, biodiversity, landscape or historical character of the area will not be permitted.
- 10.44. It is important to note at this juncture that there is tension between the two development plan policies with regards to trees and hedgerows. Whereas the Policy NE6 of the WNP states that all mature trees & hedgerows should be retained and protected, Policy SE5 seeks to only protect those that provide a significant contribution to the amenity, biodiversity, landscape or historical character of the area.
- 10.45. The site is covered by 2no. tree preservation orders, one covering trees to the front of the site and one covering an individual tree within the site.
- 10.46. The proposal is supported by an Arboricultural Assessment. Several trees have already been removed from the site as part of the earlier planning approval; no additional trees are proposed to be removed that have not already been agreed under the earlier approval.
- 10.47. The position of the dwelling proposed on Plot B is quite close to T5, a TPO protected tree. However, the dwelling proposed would fall outside of the RPA of the tree. Pressure with regards to shading from the tree of both the private amenity space and the dwelling itself are possible however much of the proposed private amenity space to Plot B would not be impacted by the shading. In addition, the rooms of the dwelling impacted by shading would be open-plan rooms that would benefit from light from another elevation. Although a concern, for these reasons it is not considered that any such impact would be significant. A new permanent root protection area for this tree is also recommended by the arboricultural assessment.
- 10.48. In relation to the rest of the site, temporary ground protection and some minor pruning of retained trees is proposed.

10.49. As such, the proposal would be deemed acceptable with regards to Policy SE5 of the CELPS.

Flood Risk

10.50. Policy SE13 of the CELPS, ENV16 of the SADPD and Section 14 of the NPPF all seek for development to minimise the risk of flooding. All three policy documents seek to steer new development away from areas at risk of flooding.

10.51. The application site does not fall within a Flood Risk Zone 2 or 3 and is not of a scale that triggers the requirement of a Flood Risk Assessment (FRA) or sequential test to accompany/be considered as part of the application.

10.52. Nonetheless, paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff. The application is supported by a drainage strategy which demonstrates that the site would use a combination of connection to existing mains sewers and an attenuation tank for the collection of surface water thus incorporating SUDs within the development.

10.53. In addition to the above, United Utilities have been consulted on the application and have advised that they have no objection to the proposal, subject to a condition to ensure that the development is carried out in accordance with the drainage strategy submitted with the application.

10.54. On the basis of the above, the proposal is considered to be in accordance with paragraph 182 of the NPPF, as well as SE13 of the CELPS and ENV16 of the SADPD.

11. PLANNING BALANCE:

11.1 A Planning Authority must exercise its judgement and consider many (sometimes) conflicting issues to decide whether planning permission should be granted. This will mean examining the Development Plan and taking material considerations which apply to the proposal into account. These things must be properly considered otherwise the decision of whether or not to grant permission may be unlawful.

11.2 Full planning permission is sought for the demolition of an existing garage and the construction of 2no. dwellings to the rear of 33 Adlington Road.

11.3 The site is located within the settlement of Wilmslow and has extant planning permission for the erection of 2no. dwellings on the same parcel of land. The principle of development is therefore considered to be acceptable.

- 11.4 The proposal would result in the loss of garden land, but this can be offset through the contributions to biodiversity, as well as providing 2no. dwellings towards the authority's housing target.
- 11.5 There are no concerns with regards to residential amenity or highway safety that cannot be mitigated through appropriate design and conditions, and the site would not have a harmful impact upon ecology or trees. Furthermore, the site is not within an area at risk of flooding.

12 CONCLUSIONS:

- 12.1 For the reasons set out above, and having taken account of all matters raised, it is recommended that this application is approved, subject to Conditions.

13 RECOMMENDATION:

Approve subject to the following conditions:

1. 3-year time limit for implementation
2. Development to be carried out in accordance with approved plans.
3. Materials in accordance with those specified in the application
4. Levels details to be submitted.
5. Retention of trees shown to be retained.
6. Development in accordance with the tree protection and special construction measures identified in the Arboricultural Statement.
7. Retention of existing hedges which are shown as being retained.
8. Nesting birds survey to be submitted.
9. Submission of landscaping scheme to include boundary treatment
10. Implementation of approved landscaping plan
11. Replacement hedge to be planted along the northern boundary of the site.
12. Details of bin collection point to be provided and implemented
13. Implementation of drainage scheme.
14. No additional window openings at first floor level or above on the northern elevation of plot A
15. Details of features to enhance the biodiversity value of the development to be submitted.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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