

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2022/0456/F	CASE OFFICER	Matthew Blackie
LOCATION:	THETFORD Land adjacent to 48 Vicarage Road	APPNTYPE:	Full
APPLICANT:	Kybird Builders C/O Agent	POLICY:	In Settlemnt Bndry
AGENT:	Brown & Scarlett Architects 1 Old Hall Barns Thurston Road	CONS AREA:	N
PROPOSAL:	Proposed redevelopment of builders yard consisting of 2 no bungalows, 1 no pair of semi-detached houses and 1 detached dwelling using existing access		
		LB GRADE:	N
		TPO:	N

DEFERRED REASON

The application is brought back to planning committee as a new material consideration regarding Exolum's Pipeline has arisen since Planning Committee on the 1st November 2022, where the application was recommended and resolved to grant planning approval. This matter is further explained in paragraph 8.4 of the following report.

Comments from our ecological consultant have also since been received. They raise no objections to the proposals, subject to conditions. These are set out in Section 5 of this report.

The remainder of the report remains unchanged from that previously presented at Planning Committee.

The officer recommendation remains one of approval, subject to the conditions listed at the end of this report, which include those additional recommended conditions by our ecologist and Exolum's.

REASON FOR COMMITTEE CONSIDERATION

The application is to be heard at Planning Committee, as the applicant is a Councillor.

KEY ISSUES

Principle of Development
Design & Appearance
Impact on Amenity
Impact on Highways
Ecological Considerations
Trees & Landscaping
Nutrient Neutrality
Other Matters

DESCRIPTION OF DEVELOPMENT

The application seeks the proposed redevelopment of builders yard to consist of 2 bungalows, 1 pair of semi-detached houses and 1 detached dwelling using the existing access.

SITE AND LOCATION

The site is a former builders merchant, which is situated to the north of Vicarage Road and accessed via Glebe Close. The site is located inside the settlement boundary of Thetford. The proposed development seeks redevelopment of the builders merchant for residential use.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM03	Protection of Amenity
ENV02	Biodiversity protection and enhancement
ENV06	Trees, Hedgerows and Development
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
HOU06	Principle of New Housing
HOU10	Technical Design Standards for New Homes
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable Development
TH14	Energy & Carbon - TAAP Wide
TH16	Water and Drainage
TH37	Regeneration Proposals in Existing Residential Areas
TH39	Thetford Settlement Boundary
TH4	Transport - Achieving Modal Shift
TH8	Healthy Lifestyles
TH9	Monitoring & Management of Key Biodiversity Sites

TR01 Sustainable Transport Network
TR02 Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

THETFORD T C

Overdevelopment of plot.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions and an informative note.

CONTAMINATED LAND OFFICER

No objection subject to conditions and an informative note.

TREE AND COUNTRYSIDE CONSULTANT

No objection subject to a condition.

EXOLUM PIPELINE SYSTEM LTD

No objection subject to conditions and informative note.

ECOLOGY

No objection subject to conditions

REPRESENTATIONS

Neighbourhood consultation expired 26/09/2022.

Site Notice expired 15/09/2022.

Weekly list expired 27/05/2022.

13 Letters of objections received:

- Overdevelopment of the site and density of housing too high
- Overlooking onto dwellings on Vicarage Road from plots 3, 4 & 5
- Lane running between the site and Vicarage Road is private and not a public right of way
- Trees removed from the site prior to application
- Impact on ecology
- Increased vehicular traffic
- Increased noise levels
- Maintenance of fencing on southern boundary
- Dwellings are overbearing
- Poor amenity private spaces.

A letter of representation has been received from Councillor Susan Dowling, stating:

I support the view of the Town Council that the proposal, in its present form, represents an overdevelopment of the site. The rear gardens are miniscule, some only 7m long. Those in Vicarage Road are over 30m long and the rear gardens of the adjoining 48 & 48A Vicarage Road are very much larger than those of the proposed development.

I understand that the service road is jointly owned by the residents whose property backs on to it. It is not a public right of way.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 Thetford is classified as a Key Settlement within Policy GEN03 of the Breckland Local Plan, and as such is one of the District's most sustainable locations, in which residential development should be focused, as opposed to the more rural areas. The site falls within Thetford's settlement boundary and compliant with policy GEN03 of the Breckland Local Plan (adopted 2019). This is supported by Policy TH39 of the Thetford Area Action Plan.

1.2 The principle of development is considered acceptable and accords with Policies GEN03 and GEN05 of the Breckland Local Plan (2019) and Policy TH39 of the Thetford Area Action Plan (adopted 2012).

2.0 Design and Appearance

2.1 Policies GEN02, HOU06, HOU10 and COM01 of the Breckland Local Plan requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density. Policy TH37 of the Thetford Area Action Plan supports proposals 'for the infill/redevelopment of existing housing stock within the urban area of Thetford will be permitted where 'a. The uses, spaces, layouts and the buildings all contribute to a positive public realm, a positive and vibrant streetscape, exhibit high design standards (including designing out crime) and are sympathetic to the existing area'.

2.2 The proposed development seeks the erection of 5 dwellings, consisting of 2 bungalows, 1 pair of semi-detached two storey houses and 1 detached two storey dwelling. Plots 1 and 2 will be the 2 bungalows with both situated on the western part of the site, plots 3 & 4 will be the semi detached dwellings situated to the south of the south and plot 5 will be the detached dwelling situated to the east of the site.

2.3 The character of the area comprises of a mix of housing types, varying in plot sizes, with two dwellings set at the entrance to the site, to the east of the application site set in very large plots. Continuing to the west and the north of Mundford Road is a row of terrace house, set in very small plots with small rear gardens, a pattern which continues around Glebe Close to the west and north-west of the application site, which have a central green space as additional amenity land. To the north and along Vicarage Road, the dwellings are a mix of detached and semi-detached with varying plot widths but long rear gardens. The majority of surrounding development is two stories in height.

2.4 The two dwellings to the east of the site are proposed to be single storey, presumably to avoid overlooking of each other and rear gardens due to their close proximity. This is out of character with the

prevailing character of the area. However, given the location of these plots, surrounding development and access roads, these will largely be hidden from view unless one is within the site. The proposed pair of semis and detached dwelling to the west of the site are proposed to be two stories. The mix of detached and semi-detached is considered broadly in character with the mix character of the surrounding area and existing development.

2.5 The layout would make effective use of the shape of the site, in accordance with Section 11 of the National Planning Policy Framework (2021). On balance, it is considered that the variation in the scale of dwellings will not detrimentally impact upon the character and appearance of the area and street scene.

2.6 Concerns have been raised by Thetford Town Council, local residents and the local Ward Councillor over the overdevelopment of the site. The proposal does represent a slight cramped form of development, evidenced in the proximity of plots 1 and 2 and the need to be single storey dwellings. However, the National Planning Policy Framework (2021) requires the effective use of land, especially in towns. The site, as set out above is located so as to be largely hidden from view, unless within the site, and the western part of the site is reflective of the character of the area, as set out above. The proposed density of the dwellings is considered acceptable and higher densities are acceptable in urban areas against Policy HOU06 of the Breckland Local Plan (adopted 2019) and similar densities are situated on nearby roads including Glebe Close. It is noted the concerns over plots 3, 4 and 5 being two storey with them facing onto dwellings on Vicarage Road. The scale of the dwellings are acceptable and will not adversely impact upon the existing character and appearance of the area.

2.7 The plot sizes, specifically garden sizes have been mentioned in representations and although relatively small in comparison to the prevailing character of the area, they are quite wide at plots 1 and 5 to compensate and given the mix of character within the area, specifically with regards to plot sizes and the sites location, the proposals are unlikely to have a significantly detrimental impact to warrant refusal of planning permission in terms of character or overdevelopment.

2.8 The proposed materials have yet to be provided in detail and it has been confirmed a condition requiring submission of the details will be imposed.

2.8 Overall, the proposed development is considered sympathetic to the surrounding area and on balance acceptable regarding design and appearance, according with policies COM01 and GEN02 of the Breckland Local Plan (adopted 2019), Policy TH37 of the Thetford Area Action Plan (2012) and the National Planning Policy Framework (2021).

3.0 Impact on Amenity

3.1 Policy COM03 of the Breckland Local Plan (2019) seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 Plots 1 and 2 are in close proximity to each other. However, they are proposed to be single storey, which will overcome the impact of overlooking, overbearing and overshadowing, subject to appropriate conditions with regards to boundary treatment and there will also be an element of buyer beware. There are windows in the northern elevation of Plot 1, which will be blocked by the proximity of the close boarded fence to the north. However, these windows are for an ensuite and secondary window to kitchen/dinning room and on this basis the amenity impact on future occupants is considered acceptable. On this basis, Plots 1 and 2 are considered to be acceptable. Also given the dwellings are proposed to be single storey, subject to boundary treatments, unlikely to have a detrimental impact upon neighbouring dwellings to the east.

3.3. Concerns have been raised locally regarding plots 3, 4 and 5 with new windows and the potential for overlooking of existing and new dwellings. Concerns were raised along Vicarage Road regarding overlooking on windows on their southern elevations on plots 3, 4 and 5 onto existing properties. These concerns are noted, however there is over 40 metres from the backs of dwellings off Vicarage Road to the rear elevations of the proposed properties, plots 3 and 4. There is also 14 metres from the rear elevations of plots 3 and 4 to the rear gardens of properties off Vicarage Road. It is considered the separation distances between the gardens of the existing dwellings and the path that run between the site and existing dwellings is sufficient on this basis and will not generate undue loss of privacy to warrant refusal of planning permission. In addition, the windows on the first floor southern elevation for plots 3 & 4 will be obscurely glazed, one being a landing the other a bedroom and ground floor windows obscured by boundary treatments, to be agreed. It is accepted two windows will be situated on the southern elevation for plot 5 but one will be from the landing and the other from bedroom 4 and the distanced involved will prevent any unacceptable overlooking. On balance, the windows have enough separation distance to Vicarage Road and would overlook only the very southern part of their rear of gardens.

3.4. It is acknowledged the private gardens for the development are small and concerns were raised locally on this matter. In this regard, plots 1-4 garden's are approximately 7m in depth and plot 5's approximately 6.5 metres. Policy COM 03 of the Breckland Local Plan, requires 'The provision of adequate areas of usable and secluded private amenity space for the occupiers of proposed dwellings, in keeping with the character of the immediate surrounding areas'. As set out above, there is a variance in the character of the area in terms of rear garden sizes with properties off Vicarage Road having garden depths of 25 metres or more and those off Glebe Close having over 8 metre garden depths. On balance, given the variance in character in the area, the size of dwellings proposed and their positioning, then it is considered there is suitable space for rear gardens for each dwelling and higher density developments, in smaller plots are acceptable in towns, such as Thetford.

3.5. Overall, on balance, the proposed development is acceptable regarding impact on amenity, according with policy COM03 of the Breckland Local Plan (adopted 2019), as well as the National Policy Planning Framework (2021).

4.0 Impact on Highways

4.1. Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

4.2. The highways officer was consulted as part of the application and raised no objection subject to conditions and an informative note being imposed on any permission if approved. The proposal is therefore considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5.0 Ecological Considerations

5.1. Both Policy ENV02 of the Breckland Local Plan and the guidance contained within Section 15 of the National Planning Planning Framework (2021) require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

5.2. Concerns were raised by local resident over the lack of an ecology survey and impact on biodiversity, an ecology survey was requested. An ecology survey was submitted with no objection raised from our ecologist, subject to conditions, which will be applied to any subsequent planning permission. The proposal is therefore considered to comply with Policy ENV02 of the Breckland Local Plan and Section 15 of the National Planning Planning Framework (2021).

6.0 Nutrient Neutrality

6.1. This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended (Habitats Regs)). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located outside of the catchment area of the sites identified by Natural England and it has been confirmed the foul water drainage is outside the catchment area by Anglian Water. It is such it is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment. This application has been screened, using a precautionary approach, as unlikely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

7.0 Trees and Landscaping

7.1. Policy ENV06 of the Breckland Local Plan (adopted 2019) requires existing trees and hedgerows should be retained and integrated into proposed development.

7.2. An arboricultural impact assessment was submitted with the application and no objection was raised by Breckland's Tree officer subject to a condition. The recommended pre-commencement condition has been agreed in writing by the agent. Concerns were raised regarding the removal of trees prior to the application submission, however, the site has no TPOs nor does it sit within the Thetford Conservation Area. On this basis, no permission is required for the removal of trees.

7.3. Soft and hard landscaping is proposed but specific details have not been provided, a condition requiring both has been imposed. The proposed boundary treatments have been identified and are considered to be acceptable.

7.4 On this basis, the proposal is considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

8.0 Other Matters

8.1. Land Contamination raised no objection subject to a conditions and informative notes. The recommended pre-commencement condition has been agreed in writing by the agent.

8.2. In terms of flood risk and drainage, the site is located within flood zone 1 and is therefore at low risk of flooding from all sources (fluvial, reservoirs, canals and from ground and surface water).

8.3. Breckland, and all Norfolk Authorities, have signed up to the Norfolk Green Infrastructure and

Recreational impact Avoidance and Mitigation Strategy (GIRAMS). This strategy has looked at the in combination increase in recreational pressures on Habitat Sites, the impact has been evidenced by GIRAMS which shows that schemes which create additional recreational impact (in combination with other development), in the zone of influence of European Protected wildlife site, will likely have a significant effect through recreation impact i.e. visiting sites for recreational purposes. Breckland District Council, along with all other Norfolk Authorities, require a one-off tariff of £185.93 per unit to go towards the Norfolk Recreation Impact Avoidance Mitigation Strategy to be secured through a Unilateral Undertaking. This will need to be agreed and signed prior to the determination of the application and monies paid prior to commencement of development. A draft Unilateral Undertaking has been provided and suitably address this matter.

8.4. The site is adjacent to an oil pipeline that is managed by Exolum. The proposed development is required to not be within a certain distance of the pipeline and any construction work needs to be managed appropriately. Exolum has raised no objection to the proposed development subject to two conditions and an informative note, which will be applied to any subsequent planning permission. All required details have been agreed with Exolum prior to the commencement of development.

8.5. Permitted Development has been removed from the site as it is considered future development could result in harmful impact to the approved site, especially given the limited plot sizes.

8.6. Any proposal of developments alongside the Railway require agreement with our ASPRO Team to ensure and maintain safety of the infrastructure. An advisory note on the matter would be imposed on any subsequent planning permission.

8.7. Concerns were raised locally regarding access to a track that runs to the south of the site and cuts between Vicarage Road. The proposed gate onto the gate was removed and all access is now via Glebe Close only. The maintenance of the fence along the southern boundary is not a matter that is considered a material planning consideration, this is a civil matter.

9.0 Conclusion

9.1. The proposal seeks redevelopment of builders yard consisting of 2 bungalows, 1 pair of semi-detached houses and 1 detached dwelling using existing access. The application is acceptable regarding the principle of development, impact on highways, trees & landscaping, ecological considerations, nutrient neutrality and other matters and on balance design & appearance and impact on amenity. The proposal accords with the Breckland Local Plan (adopted 2019), as well as the National Planning Policy Framework (2021). Recommendation is to approve planning permission.

RECOMMENDATION

On the basis of the above assessment, the application is recommended for APPROVAL subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 91 of the Town & Country Planning Act 1990

(as amended).

2 In accordance with submitted plans NEW 2017

The development shall be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

3 External wall and roof materials to be agreed

No development shall commencement above slab level, unless or until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:- To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 Boundary treatments.screening to be agreed

Prior to the occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the dwelling to which it adjoins is first occupied and permanently maintained in that form, unless otherwise first agreed in writing by the Local Planning Authority. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:- In the interests of the satisfactory appearance of the development in accordance with Policy COM01 and GEN02 of the Breckland Local Plan (Adopted 2019).

This condition will require to be discharged

5 Means of access to and egress from the development hereby

Means of vehicular access to and egress from the development hereby permitted shall be derived from and to Glebe Close only.

Reason for condition:- In the interests of highway safety and traffic movement in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6 Notwithstanding the submitted details unless otherwise agree

Notwithstanding the submitted details, unless otherwise first agreed in writing by the Local Planning Authority, the proposed private drive shall be maintained in perpetuity at a minimum width of 4.8 metres for its complete length.

Reason for condition:- In the interests of highway safety and traffic movement in accordance

with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

7 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted the proposed parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:- To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

8 Non-standard condition

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by Land & Sculpture design Partnership dated April 2021. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:- The works are required to be undertaken prior to the commencement of the development in order to safeguard the protection of trees from the outset of the development, in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

9 Desk study/ site investigation

Unless otherwise first agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include (i) the same details as in part A above (ii) a survey of the extent, scale and nature of contamination and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the

intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be undertaken in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:- Details are required prior to commencement to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework.

This condition will require to be discharged

10 Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework.

11 Obscure glazing

The windows on the first floor south elevation for plots 3 and 4 hereby approved shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be permanently maintained in that form in accordance with the approved drawings unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:- To prevent overlooking and to protect the amenity and living conditions of adjacent residential property, as required by Policy COM3 of the Breckland Local Plan (adopted 2019).

12 No PD for classes A B C D & E

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order)

(with or without modification), no extensions, roof alterations, porches or ancillary buildings as defined within Classes A, B, C, D and E of Part 1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved in writing by the Local Planning Authority.

Reason for condition:- In the interests of the satisfactory appearance of the development and/or the amenities of adjoining residents in accordance with Policy COM3 of the Breckland Local Plan (adopted 2019).

13 Landscaping scheme to be submitted - hard and soft

Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. These details shall include:

- hard surfacing materials;
- means of enclosure;
- proposed finished levels or contours;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)

Soft landscaping shall include:

- Planting plans;
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of planting, noting species, plant sizes and proposed numbers/densities where appropriate;
- Implementation programme

Reason for condition:- Details are required prior to commencement in the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

14 Precise details of surface water disposal

Prior to commencement of development above the laying of foundations, precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. No new development will be permitted to discharge surface water run off to foul drainage connections. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:- To minimise the possibilities of flooding from the outset of the development, in accordance with Policy COM03 and ENV09 of the Breckland Local Plan (adopted 2019) and Policy TH16 of the Thetford Area Action Plan.

This condition will require to be discharged

15 Precise details of foul water disposal

Prior to commencement of any development above the laying of foundations, precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:- To minimise the possibilities of flooding from the outset of the development, in accordance with Policy COM03 and ENV09 of the Breckland Local Plan (adopted 2019) and Policy TH16 of the Thetford Area Action Plan.

This condition will require to be discharged

16 non standard condition

The dwellings shall be designed to have a water demand equivalent to at least levels 3 & 4 in the Code for Sustainable Homes (105 litres of water per person per day), unless otherwise first agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason for condition:- To minimise the possibilities of flooding from the outset of the development, in accordance with Policy COM03 and ENV09 of the Breckland Local Plan (adopted 2019) and Policy TH16 of the Thetford Area Action Plan.

17 Non-standard condition

The development shall be carried out in strict accordance with the construction and operation plan (COMP) with Exolum Pipeline System Ltd detailing the measures to be undertaken for protection works to the pipeline during construction.

Reason for Condition:- In the interest of the amenities of nearby residents, in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

18 Non-standard condition

Prior to first occupation of any of the dwellings hereby approved, details of a management company shall be setup and lease arrangements in place to allow Exolum pipeline System Ltd access to carry out repair and maintenance to the pipeline, as highlighted in the COMP statement, shall be submitted to and approved in writing by the Local Planning Authority. The approved management company shall exist in accordance with the approved details in perpetuity.

Reason for Condition:- In the interest of the amenities of nearby residents, in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

19 Non-standard condition

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Hillier Ecology, September 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason for Condition:- To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

20

Non-standard condition

A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason for Condition:- To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

This condition will require to be discharged

25

Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.