

**BLAKENEY - PM/25/0651** - Details of appearance, landscaping, layout and scale: matters reserved under outline planning permission PO/24/2084 for erection of detached dwelling (self-build) at Land at Rear Of, Marigold, 61 New Road, Blakeney, Holt, Norfolk, NR25 7PA

**Minor Development**

**Target Date:** 29.08.2025

**Extension of Time:** 29.08.2025

**Case Officer:** Russell Stock

**Reserved Matters**

**RELEVANT SITE CONSTRAINTS:**

- The site is within the Blakeney and the Glaven Valley Conservation Areas
- The site lies within the Blakeney Settlement Boundary and Residential Area as defined within the Core Strategy
- The site lies within the Norfolk Coast National Landscape (Formally Area of Outstanding Natural Beauty (AONB))
- The site lies within various Zones of Influence for European Sites (GIRAMS)
- The site lies within a Sand and Gravel Mineral Safeguarding Area

**RELEVANT PLANNING HISTORY:**

**PO/24/2084**

Erection of detached dwelling (self-build) - outline with details of access only (all other matters reserved)

Approved 28.02.25

**PF/24/1591**

Reconfiguration of driveway including brick piers and gated entrance; Erection of carport/garage

Approved 12.09.24

**PF/24/0906**

Two/single storey rear extension to dwelling and front porch extension

Approved 18.06.24

**THE APPLICATION**

**Site description:**

The site lies to the rear of Marigold, no. 61 New Road, within the coastal village of Blakeney. Dwellings surround the site on all sides, those on the east and west separated by access tracks. The site was formally part of the garden for Marigold, however following works to that property, it has been separated by boundary fencing. Clearance of the site has occurred, whilst a few trees and hedges remain.

**Proposal:**

This application seeks approval for the reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission PO/24/2084 which granted permission for a detached self-build dwelling at this site on the 28 Feb 2025.

## **REASONS FOR REFERRAL TO COMMITTEE:**

The application has been referred to committee at the request of Cllr. Victoria Holliday for the following reasons:

*“Application does not conform to Blakeney Neighbourhood Plan policies 7 (Improving the Design of New and Replacement Homes, the scale should be appropriate to the size of the plot) and 8 (Infill Development, development should not be unneighbourly).*

*It does not conform to NNDC Local Plan Policy EN 4 Design (proposals should not have a significant detrimental effect on the residential amenity of nearby occupiers)”*

## **CONSULTATIONS:**

**Blakeney Parish Council: Object**

**North Norfolk District Council Conservation and Design Team: No objection, suggestions made**

**North Norfolk District Council Landscape Team: No objection, subject to conditions**

## **REPRESENTATIONS:**

**Six** received with **objections** on the following summarised grounds:

- The siting, in combination with the proposed windows along the northern boundary, would result in a loss of privacy for the occupants of adjoining dwelling 63 New Road.
- The siting and scale of the proposed dwelling would result in severe loss of light/sunshine, particularly during winter months, for no. 63 New Road.
- The shadow plans provided in support of the application are inaccurate and misleading.
- The overshadowing resulting from the proposed dwelling would impact upon the efficiency of no.63's solar panels.
- No topographic survey has been provided. This information is required in order to fully understand the impacts resulting from the proposed development.
- The amendments made to the design of the dwelling during the application would exacerbate the impacts upon no. 63 New Road.
- The siting and scale of the proposed dwelling would not comply with Policy EN 4 requirements in relation to design. It would not relate sympathetically to the surrounding area.
- Due to the proximity of the proposed dwelling to neighbouring properties, damage to buildings and trees outside the application site may occur.
- The development does not provide sufficient parking, which could lead to on-street parking.
- The development would result in the loss of a number of trees, replacement planting should be secured as part of any permission.

## **HUMAN RIGHTS IMPLICATIONS**

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

## **CRIME AND DISORDER ACT 1998 - SECTION 17**

The application raises no significant crime and disorder issues.

**LOCAL FINANCE CONSIDERATIONS** Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

## **RELEVANT PLANNING POLICIES:**

### **North Norfolk Local Development Framework Core Strategy (September 2008):**

Policy SS 1: Spatial Strategy for North Norfolk

Policy SS 4: Environment

Policy SS 6: Access and Infrastructure

Policy HO 1: Dwelling Mix and Type

Policy HO 2: Provision of Affordable Housing

Policy HO 7: Making the Most Efficient Use of Land (Housing Density)

Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads

Policy EN 2: Protection and Enhancement of Landscape and Settlement Character

Policy EN 4: Design

Policy EN 6: Sustainable Construction and Energy Efficiency

Policy EN 8: Protecting and Enhancing the Historic Environment

Policy EN 9: Biodiversity & Geology

Policy EN 10: Development and Flood Risk

Policy EN 13: Pollution and Hazard Prevention and Minimisation

Policy CT 2: Developer Contributions

Policy CT 5: The Transport Impact of New Development

Policy CT 6: Parking Provision

### **Blakeney Neighbourhood Plan 2020-2040 (November 2023):**

Policy 2: Managing Second Home Ownership

Policy 6: Design of Development

Policy 7: Improving Design of New and Replacement Homes

Policy 8: Infill Development

Policy 10: Drainage and flooding

Policy 11: Biodiversity and Accessibility

Policy 12: Dark Night Skies

## **Material Considerations:**

## **Supplementary Planning Documents and Guidance:**

Design Guide Supplementary Planning Document (December 2008)  
North Norfolk Landscape Character Assessment (January 2021)  
North Norfolk Landscape Sensitivity Assessment (January 2021)

**National Planning Policy Framework (December 2024 + Feb 25 update):**

Chapter 2: Achieving sustainable development  
Chapter 4: Decision-making  
Chapter 5: Delivering a sufficient supply of homes  
Chapter 6: Building a strong, competitive economy  
Chapter 8: Promoting healthy and safe communities  
Chapter 9: Promoting sustainable transport  
Chapter 11: Making effective use of land  
Chapter 12: Achieving well-designed places  
Chapter 14: Meeting the challenge of climate change, flooding and coastal change  
Chapter 15: Conserving and enhancing the natural environment  
Chapter 16: Conserving and enhancing the historic environment

**Other material documents/guidance:**

Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy - Habitats Regulations Assessment Strategy Document (2021)  
Natural England's letter to local authorities relating to development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites (March 2022)  
Technical housing standards – nationally described space standard (March 2015)  
National Design Guide (2019)  
Norfolk Coast National Landscape Management Plan 2019-2024

**North Norfolk Emerging Local Plan**

The Council's Emerging Local Plan was subject to a further round of examination in April 2025 and, following receipt of the Inspector's letter dated 08 May 2025, subject to completion of required Main Modifications, six-week public consultation (now commenced) and completion of any additional modifications, the plan is expected to be found sound and adopted in Autumn 2025. At this stage, whilst the Emerging Local Plan is capable of attracting some weight for decision making purposes, this would be considered "limited" at this stage.

**OFFICER ASSESSMENT:**

**Main Issues:**

1. Principle of development
2. Appearance
3. Landscaping
4. Layout and scale

**1. Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this case the Development Plan for the area consists of the North Norfolk Local Development Framework Core Strategy (2008) (Core Strategy), The Blakeney Neighbourhood Plan 2020-2040 (November 2023), and the Norfolk Minerals and Waste Local Plan 2023-2038 (May 2025)

At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any subsequent determination.

This is a reserved matters application whereby the principle of residential development for a single detached self-build dwelling at this site was accepted and established under outline application PO/24/2084 which was granted planning permission on the 28 Feb 2025. Access was considered in detail at the outline stage, with all other matters reserved. The main planning considerations for this application are therefore whether the proposed housing development as set out in this reserved matters submission gives rise to a form of development appropriate in terms of its appearance, landscaping, layout and scale and is in accordance with the requirements of the outline planning permission.

## **2. Appearance**

Core Strategy Policy EN 4 states that all development will be of a high quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected, amongst other matters, to have regard to the North Norfolk Design Guide, make efficient use of land, be suitably designed within their context,.

Policy 6 of the Blakeney Neighbourhood Plan (BNP) states that all development will be expected, alongside other considerations, to deliver high quality design, be sensitive to the local character, reinforce a strong sense of place. Policy 7 of the BNP states that all new homes will be expected to be designed to a high standard and recognise and reinforce features and building materials reflecting the village style, and enhance the visual quality of the built environment.

The dwelling would appear fairly traditional in its appearance with the use of materials typical of the locality. This includes red brick, flint and clay pantiles. Amended plans received during the consideration of the application have satisfactorily addressed the Conservation Officer's comments regarding the initially proposed unbroken ridgeline.

A condition to ensure that materials used are as proposed is necessary, including a specific reference that flint inlays are to be used, rather than a pre-fabricated block. Subject to such a condition, the development would accord with the above noted policy requirements in respect to appearance.

## **3. Landscaping**

Core Strategy Policy EN 1 states that development affecting the Norfolk Coast Area of Outstanding Natural Beauty (now National Landscape) should be appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area; not detract from the special qualities of the Norfolk Coast AONB; and seek to facilitate delivery of the Norfolk Coast AONB management plan objectives.

Core Strategy Policy EN 2 states that proposals should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies.

Core Strategy Policy EN 4 states that all development will be of a high quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected, amongst other matters, to retain important landscape and natural features and incorporate landscape enhancements, incorporate footpaths and green links, ensure that parking is discreet and accessible and where possible, contain a mix of uses, buildings and landscaping.

Policy 6 of the BNP sets out that development should respect and be sensitive to the local character and natural assets of the surrounding area. Boundary treatments should reflect the distinct local character in relation to materials, layout, height and design. External Lighting should accord with the requirements listed.

Policy 7 of the BNP states that development should enhance the visual quality of the landscape and not have a significant detrimental impact on public amenity views of surrounding countryside and coastline or the special qualities of the National Landscape. Measures to limit light pollution impact should be taken.

Policy 8 of the BNP seeks to ensure that development would not detract from the National Landscape through scale, materials and design.

Policy 12 of the BNP states that all new developments should include a clear statement of intention in relation to minimising the impact of the development on light pollution. External lighting must demonstrate that it is necessary for safety and/or security reasons, rather than ornamental purposes. Residential development should be designed to minimise light pollution.

Located within the built-up part of Blakeney and sited within the former rear garden of 61 New Road, surrounded by residential properties, the proposed single storey dwelling itself would not adversely impact the special qualities of the National Landscape, as established as part of the outline permission. In order to minimise light spill occurring from the proposed development, which does include significant areas of glazing, the use of Visible Light Transmittance (VLT) glazing of no more than 0.65 is considered appropriate to be secured by condition. This would be consistent with the VLT conditions placed upon the approved extensions/alterations to no. 61 New Road itself. External lighting details are to be secured through condition as insufficient information has been provided to assess their acceptability against policy requirements at this stage.

The application site has largely already been cleared, and the development proposed would result in the loss of further trees within the site. For those trees/hedges which are to be retained, protection measures have been secured through condition 7 of the outline permission, following the consideration of the Arboricultural Impact Assessment submitted as part of that application. The plans submitted with this reserved matters application detail the location, species, size and number of replacement planting. The Landscape Officer is broadly content with the details provided. Conditions are recommended to secure the successful implementation and retention of the replacement/retained landscaping.

The proposed boundary treatments are considered acceptable having regard to the context of the site.

Subject to the conditions noted above, the development would accord with the relevant policy requirements of the Core Strategy and BNP in respect to landscaping matters.

#### **4. Layout and Scale**

Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Strategy Policy EN 4 requires all development to be designed to a high quality, reinforcing local distinctiveness. Proposals should have regard to the North Norfolk Design Guide, make efficient use of land while respecting density, character, landscape and biodiversity of the area, be suitably designed for the context within which they are set and ensure that the scale and massing of the buildings relate sympathetically to the surrounding area.

Policy EN 8 of the Core Strategy states that development proposals should preserve or enhance the character and appearance of designated assets, historic buildings/structures, monuments, landscapes and their settings through high quality, sensitive design. Where required, development proposals affecting sites of known archaeological interest will be required to include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. This policy also seeks to ensure that the character and appearance of Conservation Areas is preserved, and where possible enhanced, encouraging the highest quality building design, townscape creation and landscaping in keeping with these defined areas.

Policies 6, 7 and 8 of the BNP amongst other matters expect development to respect and be sensitive to local character, ensure that massing, height and scale is appropriate to the plot, preserve or enhance the Conservation Area, and provide sufficient refuse storage and car parking.

Occupying a backland location within the residential area of Blakeney the proposed dwelling would be accessed via a private drive which runs adjacent to Samphire Close, along the western side no. 61 New Road, with which it would share an access from New Road. Having an L-shaped footprint, with a driveway and parking area at the entrance into the main part of the site, the layout would be similar to other dwellings within the area and would be compatible with the local character.

The proposed dwelling would have an approximate maximum height of 5.6m, whilst the main ridgeline would measure approximately 5.1m. Occupying a backland location, adjacent to existing single storey dwellings, the modest height of the proposed dwelling is appropriate in the context. Taking up a reasonable proportion of the site, the dwelling would have a larger footprint than some of the surrounding dwellings. However, with sufficient external amenity space, the dwelling would not appear cramped or oversized for its plot.

The development would not harm the significance of the Blakeney Conservation Area, as confirmed by the Conservation Officer.

Whilst not demarcated on the plans, the drive and turning zone proposed would provide a sufficient area for the required two vehicular parking spaces in line with the Core Strategy's standards. A bin collection point is shown on the submitted site plan, however no storage area is shown. Given the distance between the dwelling and the collection point, likely beyond reasonable drag distances, it is necessary to secure further information about bin storage through condition in the interests of visual amenities.

## Residential amenities

- Existing neighbouring properties

Policy EN 4 of the Core Strategy states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Policy 6 of the BNP states that the massing, height, scale and proximity, of any proposed development should not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on other properties.

Policy 8 of the BNP states that infill development should not be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality.

Paragraph 3.3.10 of the North Norfolk Design Guide states that residents have the right to adequate privacy levels, nor should new development lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact.

The most affected neighbouring property by the proposed development would be no. 63 New Road. This property, located to the north of the application site, is sited within a narrow plot, is single storey and has a number of windows facing south towards the application site. Historically, the application site was used as garden in association with no. 61, with the area closest to no. 63 used for growing fruit/vegetables. The boundary treatment between the site and this neighbour is a patchy hedge and wire fence.

As highlighted during the assessment of the outline application, the development's impact upon no. 63 is a key consideration. The applicant has chosen to pursue the dwelling in the location initially proposed. This would result in a separation distance between the proposed dwelling and no. 63 itself of 5.4m, with the proposed dwelling sited 3m from the boundary.

The application has been supported by shadow modelling along with Building Research Establishment (BRE) Daylight/Sunlight assessments. In relation to the impacts upon no. 63, an assessment of the vertical sky component (VSC) has been undertaken. This is a measure of the amount of diffuse daylight reaching a window. The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as the "VSC test" or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the "NSL test" (no sky line).

Additionally overshadowing, or loss of sunlight has been analysed using annual probable sunlight hours (APSH). This is a measure of how much sunlight the window can receive with and without the new development. The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of APSH, or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and



- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

The BRE assessments show that both the tests for VSC (daylight) are passed – i.e. that the proposal would not result in adverse impacts. In respect to the three tests for APSH (sunlight), the modelling shows that the development would reduce the amount of sunlight the four tested windows at no. 63 would receive, and the second and third criteria above would not be passed. However, the first criteria would be passed, and by a reasonable margin, despite the reductions in sunlight that the development would result in. As noted in the guidance, provided that one of tests is met, the neighbouring dwelling would not be adversely affected.

The BRE guidelines are only guidance, however they are generally regarded as being the most appropriate tool for quantifying such impacts. Significant weight is given to the BRE assessment in the consideration of this application. Regard has also been given to the potential impacts from a 'permitted development' 2 metre high fence or outbuilding, as highlighted by the applicant within their submissions. Taking the above into account, in relation to overshadowing/loss of light, whilst no. 63 would experience notable reductions, such impacts are not considered to be 'adverse'. Consequently, the development would accord with the policy aims highlighted above.

Consideration has also been given to overbearing / overshadowing impacts upon the garden area for no. 63. Similar to the above, whilst the proposed development would have impacts in respect to these matters, they are not considered to be 'adverse'.

In relation to privacy, the proposal would result in two bedroom windows facing north towards no. 63, at a distance of 5.4m as noted above. No. 63 has a number of windows facing south, including those serving living rooms, kitchens/dining rooms etc. The North Norfolk Design Guide sets out that single and two-storey dwellings should provide 18m separation distance between windows such as these in order to ensure a degree of privacy for adjacent properties. At 5.4m, the proposals would fall significantly short of these standards. The bathroom, en-suite and utility room windows can be secured as obscure glazing given their purposes. Additionally, the high-level window proposed within the kitchen area would be at a level where views towards no. 63 would not be achievable.

A 2m high, solid boundary fence is proposed along the boundary with no. 63. This height of fence could also be erected by the applicant under their permitted development rights – as highlighted by the applicant. With such a boundary in place, direct intervisibility between the two dwellings would not be possible (window to window). A levels plan, showing existing and proposed ground and finished floor levels, remains to be submitted, secured by Condition 5 of the outline planning permission. This would ensure that the proposed dwelling was not sited at a level whereby overlooking could take place. A condition to remove permitted development rights for roof extension/alterations is required to prevent installation of windows/openings which may result in adverse privacy impacts. With a condition to secure the boundary fence, as well as removing certain permitted development rights, it is considered that the development would not result in adverse privacy impacts.

The proposed dwelling and fence would significantly alter the outlook from a number of windows within no. 63, as well as from within its external amenity space. However as noted above, the fence could be erected without the need for express planning permission, and whilst close, the separation distance between dwellings would provide a reasonable gap, with access to daylight remaining within acceptable levels as highlighted above.

There are a number of other dwellings surrounding the application site which would have their outlooks altered as a result of the proposals. Such changes to outlooks are considered acceptable, with separation distances sufficient to avoid any significantly adverse impacts upon amenities occurring.

The development would change the outlook, reduce sunlight and daylight for no. 63. It would also result in outlook changes for a number of other neighbouring properties. Critically however, the layout and scale of the proposal has demonstrated that it would not adversely affect the amenities of neighbouring dwellings. Consequently, compliance with the Core Strategy Policy EN 4 would be achieved, along with compliance with the relevant BNP policies which seek to safeguard existing residential amenities.

- Future occupiers

Policy EN 4 of the Core Strategy states that new dwellings should provide acceptable residential amenity. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Policy 7 of the BNP states that new homes should provide appropriate private external amenity space.

Paragraph 3.3.9 of the North Norfolk Design Guide states that dwellings should include refuse disposal and recycling storage facilities, drying areas and access to outdoor amenity space. Internally, dwellings should have not less than 20 square metres of habitable floor area. Paragraph 3.3.10 states that private garden areas should be of adequate size and shape to serve their intended purpose. They should be substantially free from shading and are recommended to be of an area equal or greater than the footprint of the dwelling they serve.

The proposed dwelling would provide sufficient internal and external areas, in excess of those set out within the guidance noted above, for the future occupants. The BRE daylight/sunlight reports submitted also considered the amenities of the proposed dwelling, with all aspects passing the relevant tests.

The proposed development would provide high quality residential amenities for the future occupiers. The development would accord with relevant requirements of the Core Strategy, BNP and the guidance contained within the North Norfolk Design Guide.

## **5. Other matters**

### Habitat Regulations matters

The recreational impacts of the development on European sites was considered as part of the outline application and the relevant mitigation payment was received and an appropriate assessment produced with likely significant effects on protected sites able to be ruled out. Conditions attached to the outline permission in respect to GIRAMS continue to apply.

### Energy

Policy EN 6 sets out that all new development would be required to demonstrate how it minimises resource consumption, minimises energy consumption, and how it is located and designed to withstand the impacts of climate change. All developments are encouraged to incorporate on site renewable and/or decentralised renewable or low carbon energy sources.

Policy 7 of the BNP expects new homes to incorporate, where appropriate, methods of energy generation, renewable and energy conservation.

Paragraph 166 of the NPPF requires that new development should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the Applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

The applicant has supported their application with an Energy Statement. This sets out the measures proposed to minimise energy consumption and CO2 emissions. In addition to the construction measures proposed, the development would be heated by Air Source Heat Pump (ASHP). Further details of the can be secured by condition to ensure amenities are safeguarded.

Subject to the above noted condition, the development would accord with the policies aims to reduce carbon emissions.

### Sewage

Polices 6, 7 and 10 of the BNP seek to ensure that sewerage from new developments are appropriately managed, and where connection to the public sewer is proposed, sufficient capacity exists within the network to accommodate the additional flows.

The proposal seeks to connect to the mains/public sewer, which in this instance is treated at the Cley-Glandford Road Sewage Treatment Works (STW). Anglian Water in their letter to the Council in April confirmed that sufficient capacity exists at this STW to accommodate additional flows. No comments have been received from Anglian Water in relation to this specific development, with the scale of the proposal falling below their consultation threshold.

## **6. Planning balance/conclusion**

The most relevant polices for determining the proposals are considered to be up-to-date and no material considerations have arisen which would suggest that a decision be made other than in accordance with the Development Plan. The proposed development as set out within this reserved matters submission has been found to be in accordance with the requirements of the outline permission, as well as the policies contained within the Development Plan. As such, the development should be approved as set out within the recommendation below:

### **RECOMMENDATION:**

**APPROVAL subject to the imposition of appropriate conditions including those summarised below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning).**

1. In accordance with approved plans
2. External Materials
3. Hard and Soft Landscaping
4. Boundary Treatments – small mammal gaps
5. External Lighting
6. VLT Glazing
7. Air Source Heat Pump details
8. Vehicle Parking

9. Cycle Parking
10. Bin Storage
11. Obscure Glazing
12. Removal of Permitted Development Rights (Class B and C of Part 1 of Schedule 2)