

Planning Committee Report: 20/1446/FUL

- 1.0 **Number:** 20/1446/FUL
- Applicant Name:** Dave Moyes of Redfield Property Developments Ltd
- Proposal:** Construction of new dwelling with parking, landscaping and associated works.
- Site Address:** Land Adjacent To 102 Main Road, Exeter
- Registration Date:** 30 October 2020
- Link to Application:** <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=20/1446/FUL>
- Case Officer:** Robert Russell
- Ward Member(s):** Cllr David Harvey, Cllr Trish Oliver and Cllr Duncan Wood (Pinhoe Ward)

Members requested that the item be placed on the Committee agenda at a meeting of the Delegation Briefing on 16 March 2021.

2.0 Summary of recommendation

Grant planning permission subject to conditions

3.0 Reason for recommendation: as set out in Section 18 at the end of this report.

4.0 Table of key planning issues

Issue	Conclusion
Principle of Residential Use/ Development	<p>The application site consists of garden space and an existing access that serves two historic dwelling houses – residential use is therefore already established. The site's low building density and location within the limits of the current urban area suggest scope for sustainable growth and land-use intensification.</p> <p>Open fields immediately east of the site benefit from planning permission ref. 20/0935/MRES for 58 new residential dwellings and the surrounding area, including West Clyst to the north, is experiencing significant growth with residential development at much higher building densities than the application site.</p>

Issue	Conclusion
	The principle of intensifying the use of the site through the provision of one additional four bedroom dwelling house is considered acceptable.
Layout, Scale, Character and Appearance	In terms of the height, scale, design and external appearance of the new dwelling and the layout of the plot, the proposed scheme would be sensitive to and compatible with the existing urban grain and progression of building ridge heights. The distinctive dwelling design proposed and use of high-quality material finishes would enhance the character and appearance of the street scene and local townscape.
Residential Amenity	<p>The proposed scheme surpasses national internal space standards and local external amenity space requirements.</p> <p>The dwelling would provide future occupants with high quality and comfortable accommodation.</p> <p>No significant adverse harm is identified to the residential amenities of existing adjacent properties.</p>
Impact on Designated Heritage Asset	<p>The plot proposed is generously proportioned but well separated from the listed building and its immediate setting. The proposal would not alter or remove any fabric or features of historical significance.</p> <p>The impact on heritage assets is very modest and considered acceptable.</p>
Highway Safety	The proposed development would likely lead to additional daily use of the vehicular access point. Still, the proposed widening works would significantly improve highway visibility for all users and result in a net benefit in highway and public safety.
Wildlife and Biodiversity	The proposal involves the removal of several small fruit trees and vegetation of low amenity value. Still, the development is of a small scale, and it

Issue	Conclusion
	will not give rise to any significant or overriding harmful effects to wildlife or biodiversity.
5 Year Housing Supply	The Council does not currently have a Five Year Housing Supply. This proposal would make a modest contribution to the housing supply in the city.
Economic Benefits	The scale of the development would limit the benefits. Still, constructing a new dwelling and associated works would entail new short-term employment and contribute positively to the local economy.

5.0 Description of site

The application site covers approximately 650m² and forms part of an established residential plot and side garden of a Grade II listed end-of-terrace thatched roof cottage. The land is primarily composed of the private garden area of 102 Main Road but also contains the vehicular access point that currently serves two occupied dwellings, 100 and 102 Main Road. The western boundary is shared with the public highway and provides the access point.

Aside from the entrance point and driveway, the site gently slopes from west to east. Although not located on the ridge of the hill, it occupies an elevated position with south-easterly views towards the M5 and Clyst Honiton. Land coverage predominantly consists of turfed lawn, apple trees and other vegetation. The only building structures are a centrally positioned small tin shed in the centre and a small greenhouse in the site's southeastern corner. The land subject to this application does not contain any listed boundary walls or structures of historical significance.

The site is at the north-eastern edge of the urban area of Exeter off an arterial route that connects West Clyst to Pinhoe and the city centre. The site sits between a row of detached dwellings of mid-20th Century origin to the north and four Grade II Listed thatched roof terraced cottages to the south. The western boundary flanks Main Road and immediately east lies open agricultural fields on which land benefits from planning permissions and imminent works for new large scale residential development.

The broader surrounding spatial context consists of extensive urban growth in areas to the north and north-east, comprising new build housing estates and ongoing building operations. The M5 Motorway runs 500m to the east and around 15m below the site, and the main house of Pincourt Farm is roughly equidistant between the two

at about 250m east of the application site. Further south and west lie established housing areas primarily of lower building density and mid-late 20th Century origin and architectural expression. The local centre of Pinhoe contains a small range of commercial services. It lies within easy walking distance at around 500m southwest of the site, including convenience retail, takeaway restaurants, a public house, and professional services. West Clyst is a growing suburb with its core around 500m north of the site, and this area contains a convenience store, new primary school, public open playgrounds and green space.

6.0 Description of development

Planning permission is sought to construct a single detached four bedroom dwelling house with parking, landscaping and associated works. The proposed dwelling has a footprint of 94.1m² and a total internal floor space area of 143.8m², with the main living space arranged at ground floor level and sleeping accommodation on the first floor above. The garden area covers approximately 210m² with most outdoor space to the northern side and eastern rear of the primary two-storey structure. The proposed scheme includes allocated vehicle and cycle parking, turning space, and widening the existing site access point onto Main Road.

7.0 Supporting information provided by the applicant

The following summary sets out a list of the documents submitted in support of the application:

- Application Form
- CIL Form 1 – additional information
- Design and Access Statement
- Heritage Statement
- Tree Survey and Tree Constraints Plan 20.71/TS and 20.71/TCP
- Site Location Plan 0348_PIN_EX_1.0
- Existing Site Plan 0348_PIN_EX_1.1
- Proposed Site and Roof Plan 0348_PIN_PL_1.1
- Proposed Ground Floor Plan 0348_PIN_PL_2.0
- Proposed First Floor Plan 0348_PIN_PL_2.1
- Proposed West Elevation 0348_PIN_PL_3.0
- Proposed South Elevation 0348_PIN_PL_3.1
- Proposed East Elevation 0348_PIN_PL_3.2
- Proposed North Elevation 0348_PIN_PL_3.3
- Proposed Section AA 0348_PIN_PL_4.0
- Proposed Section BB 0348_PIN_PL_4.1
- Proposed Section CC 0348_PIN_PL_4.2
- Existing Street Elevations 0348_PIN_EX_3.0
- Proposed Street Elevations 0348_PIN_PL_3.4

8.0 Relevant planning history

No planning history on the site is relevant to this application.

9.0 List of constraints

The site is within the setting and curtilage of a Grade II listed building.

The site is on a classified (B) road, and the existing access point is substandard in terms of highway visibility for vehicles exiting onto the public highway.

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Devon County Council Highways (*28 January 2021*)

Access into the site will be provided via the existing access that serves No's. 100 and 102 Main Road. This driveway will be widened where it meets Main Road. The applicant approached DCC for pre-application advice, where it was advised that for any further development, measures to improve the access should be investigated. Consequently, a revised access to address the concerns highlighted has now been proposed.

The proposed visibility splays achieve 35m to the North and 30m to the South West from a point 2.4m back from the edge of the highway. Whilst the proposal does not meet the recommended visibility splay of 2.4 m x 43 m, the existing access is very substandard at only 18.5m. The additional approximately three emerging vehicles a day is considered acceptable given the substantial improvement in visibility available of and for emerging drivers.

The submitted drawing also indicates a turning head is in place, ensuring vehicles exit in forward gear. Therefore, subject to conditions requiring the provision of the visibility splay, turning area and a cycle store being attached in the grant of any permission, no objection.

East Devon District Council – no response received to date.

Exeter City Council's Environmental Health (*07 January 2021*) team recommends a condition to control construction hours. It also notes that the proposed development is in a Smoke Control Area and offers further advice to the applicant about minimising emissions from domestic fires and solid fuel boilers.

The Heritage/ Conservation Officer for Exeter City Council (*01 March 2021*) advises that Listed Building Consent is not required. The proposal's impact upon the listed building setting is slight to moderate and less than substantial in this case.

Delegation Briefing (16 February 2021)

The development proposal was discussed with Members to summarise public representations, key planning issues, case officer assessment and recommendation. Two Members requested additional information about site access changes and street scene elevations, and it was agreed to review the case again at the next delegation briefing meeting.

Delegation Briefing (16 March 2021)

The application was reviewed with additional details, and further discussion followed. Members after that requested that the planning committee determine the application.

11.0 Representations

One representation was received in support of the proposal to state it would:

- Enhance highway visibility and public safety
- Make good/ optimal use of underutilised land
- Enhance visual amenity and the character and appearance of the local area
- Have a negligible impact upon neighbouring residential amenities
- Be of a high-quality specification, design and appearance

Eleven objections were received in response to the proposal raising the following concerns:

- Loss of trees
- Impact upon wildlife and biodiversity
- Impact upon highway and pedestrian safety
- Impact upon air quality
- Overdevelopment
- Inappropriate design and adverse impact upon the character and appearance of the local area
- The impact upon designated heritage assets
- Overshadowing and loss of natural light
- Overlooking and loss of privacy

12.0 Relevant policies

Central Government Guidance

Paragraph 7 and Sections 5, 8, 9, 11, 12 and 16 of the National Planning Policy Framework

National Design Guide

Exeter Local Development Framework Core Strategy

Objectives 1, 3, 5, 8 and 9

CP1 Spatial Approach

CP4 Density

CP15 Sustainable Construction

CP16 Green Infrastructure
CP17 Design and Local Distinctiveness
CP18 Developer Contributions

Exeter Local Plan First Review 1995-2011

AP1 Design and Location of Development
H1 Search Sequence
H2 Location Priorities
T1 Hierarchy of Modes
T2 Accessibility Criteria
T3 Encouraging Use of Sustainable Modes
C2 Listed Buildings
C5 Archaeology
EN5 Noise
DG1 Objectives of Urban Design
DG4 Residential Layout and Amenity
DG6 Vehicle Circulation and Car Parking in Residential Development
DG7 Crime Prevention and Safety

Other material considerations

Technical Housing Standards – Nationally Described Space Standards March 2015

Residential Design Supplementary Planning Document

Sustainable Transport Supplementary Planning Document

Publication Version: Development Delivery Development Plan Document

DD1 Sustainable Development
DD8 Housing on Unallocated Sites
DD9 Housing in Residential Gardens
DD13 Residential Amenity
DD20 Accessibility and Sustainable Movement
DD25 Design Principles

Net Zero Exeter 2030 Plan

13.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that the views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

It is acknowledged that there are specific properties where they may be some overlooking/ privacy impact resulting from the proposed scheme, which can be mitigated through the use and implementation of planning conditions. However, any interference with the right to a private and family life and home arising from the scheme as a result of the impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the city and wider area and is proportionate given the overall benefits of the scheme in terms of provision of an additional dwelling house.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

14.0 Public sector equalities duty

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that is connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that is different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to remove any disadvantage entirely, the Duty is to have "regard to" and remove OR minimise disadvantage. The planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010 in considering the merits of this planning application

15.0 Financial issues

The requirements to set out the financial benefits of a planning application are set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and
- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information on financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out, including their value if known and should include whether the officer finds these to be material or not material.

Material considerations

The additional number of jobs likely to be created.

Non-material considerations

CIL contributions

The adopted CIL charging schedule applies a levy on proposals that create additional floor space over and above what is already on a site. This proposal is CIL liable.

The rate at which CIL is charged for this development is £118.93 per sq. metre plus new index linking. Confirmation of the final CIL charge will be provided to the applicant in a CIL liability notice issued before the commencement of the development. All liability notices will be adjusted under the national All-in-Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors for the year when planning permission is granted. Full details of current charges are on the Council's website. The rate per sq. m for 2021 for this development is £118.93.

Council Tax

The proposal will generate Council Tax.

16.0 Planning assessment

Principle of Residential Use/ Development

The site comprises previously used land in the form of historic garden space and an established access point that serves two listed buildings. The current lawful use of the site is already well-established as residential (C3 Use). The site is surrounded by residential land use to the north, south and west and will be bound by new housing development along the eastern boundary in the coming years. Being roughly equidistant between the centres of Pinhoe and West Clyst, the surrounding area is

undergoing extensive development to supply new homes. Therefore, the land in question occupies a sustainable and accessible location within the urban area. The principle of residential use is already established and acknowledged by the Council. Paragraph 118 (*c and d*) of the National Planning Policy Framework (NPPF) guides local planning policies and decisions to make the most efficient use of available land. Reusing brownfield land and optimising underutilised sites to raise building density within existing settlements, especially for local housing needs, is encouraged. Policy H1 seeks to prioritise previously-developed land (PDL) within the urban area for new housing development, and Policy H2 promotes higher building densities and the efficient reuse of land. Similarly, Policy CP4 aims to ensure new residential development takes place at the highest appropriate density balanced with other key planning objectives. Although the land in question is mainly undeveloped and void of buildings, it is within the garden of a listed building that has been in situ for several centuries and is thereby defined as previously used land. Existing dwellings that lie immediately north, further west and south are relatively modern but are also longstanding structures within the landscape. The neighbouring properties to the north and south in the same building line occupy significantly smaller plots of land than the current confines of 102 Main Road. The size of the existing garden and the nature of the land indicates that it is underutilised and offers potential for new infill development.

The proposed development is consistent with Policies H1, H2 and CP4 and acceptable in principle. The Council seeks to promote higher densities within the area, and the site in question is underutilised.

Layout, Scale, Character and Appearance

The application site is comparable in size to the four neighbouring plots to the north and a handful of properties to the south, including 94 Main Road at the southern end of the listed terrace of cottages. The current curtilage for 102 Main Road is relatively larger and out of kilter with all other adjoining plots.

The surrounding townscape and Pinhoe comprise a mixture of mainly modern two-storey dwellings and single-storey bungalows. Still, most of the properties in Main Road are two-storey structures, including the thatched roof terrace and St Helena, the adjoining property sharing the northeast boundary. The proposed dwelling house has four bedrooms. Although this exceeds the size of many neighbouring properties, it is not considered disproportionate, excessive or inappropriate given the generous proportions of the plot and the high quality of accommodation proposed in the scheme.

The proposed two-storey structure is of a very similar scale, height and proportions as St Helena and repeats a front gable end orientation. Due to the area's topography, the ridge of the proposed dwelling would rise above that of St Helena but would sit below the ridge of the thatched roof of the listed terrace. There would be a logical progression of ridge heights in Main Road that would connect St Helena and the

thatched cottage within the street scene. Taking a broader perspective, the proposal would help integrate the established settlement of Pinhoe with the emerging urban extension and community of West Clyst.

Policies CP17 and DG1 seek to promote good design and local distinctiveness. The scale/ massing, heights, position, and overall appearance of new buildings should effectively harmonise with the existing townscape and enhance the local area's visual character and richness. The proposed dwelling design is distinctive and carries notable architectural merit. Although its clean-cut contemporary design would introduce material finishes unfamiliar in the existing street and immediate locality, it is not in a conservation area. The palette of materials put forward is considered distinctive, high quality, and desirable in this context. The proposed structure would add visual interest and quality within the street scene and enhance the character and appearance of the locality. The design has several key elements to ensure it respects the prevailing urban grain and architecture of the immediate context, including similar plot size and ratio, sensitive positioning and a gable end front elevation facing the public realm.

The proposal engenders outstanding dwelling design that accords with the relevant sections of Policies CP17, AP1 and DG1. The proposed scheme also respects the principles and recommended practice for designing new dwellings in the Council's Residential Design Guide SPD.

Impact on Designated Heritage Asset

The proposed site is well separated from the thatched terrace of cottages and their immediate setting. Additionally, no walls, outbuildings, or other historic or architecturally significant structures exist between the application site and the listed building. The proposed scheme would not alter or remove any historic features at all, and the front boundary wall to be cut back holds no heritage value.

Over 22m separates the proposed two-storey structure from the listed building, allowing for retaining a spacious garden, larger turning area, and additional parking space. The development is a sensible and suitable subdivision of the existing garden area that would render the plot ratio of 102 Main Road to be more closely aligned with other properties in the listed terrace (94-100 Main Road).

The proposal would affect the listed building setting, but the harm caused would be slight and certainly less than substantial in this case. This level of impact means the proposal does not conflict with Policy C2, and the harm caused should not outweigh other planning considerations in this case.

Residential Amenity

The proposed dwelling would exceed the national internal space standards and local private outdoor amenity space requirements. It offers a great outlook, natural lighting and privacy. Future occupants will be comfortable and at ease.

The new structure would bring about a degree of overshadowing of St Helena and 102 Main Road and reduce outlook from two side windows in the south elevation of the former and affect privacy to an extent. However, the impact on neighbours' amenity is not substantial or unduly harmful. The fenestration in the northern elevation is very limited, and mature trees and existing shed in St Helena would provide robust screening to minimise overlooking.

The proposed scheme would allow for at least 45 degrees of outlook from the upper rear windows of adjacent properties. There is over 22m distance between the habitable room windows of the first floor southern elevation and the nearest windows of the listed building. It, therefore, complies with the relevant guidance in the Residential Design SPD.

Considering the detailed design of the current scheme, it meets the objectives of Policies DG4, DG6 and DG7.

Highway Safety

The applicant had engaged with both the Highway Authority and Local Planning Authority before submitting a formal planning application. It was made clear that the safety and suitability of the access point is a crucial issue in this case. The existing access falls well below the recommended visibility splay distances for safe access and egress onto classified 30 mph limit roads, and widening would enhance visibility and safety.

The proposed scheme includes widening the access point to improve visibility in both directions when exiting onto Main Road and into the public highway network. The works would make the highway opening wider and enhance visibility for 100 and 102 Main Road residents and general users of the public road. The proposal improves visibility in both directions. The Local Highway Authority does not object to the proposed intensification of use, provided that secure cycle parking and the proposed turning head are supplied before the occupation of the dwelling.

The Highway Authority has recommended a condition requiring provision of visibility splays with no obstructions above a height of 0.6 meters above the adjacent carriageway level. This means that if this proposal is approved, the developer will be obliged to liaise with the Highway Authority concerning the relocation of a lamp post which currently sits within the land required for the visibility splay.

The proposed scheme would likely increase the number of daily vehicle trips to and from the site, but this would be modest for one additional house, limited by the layout and capacity of the new dwelling and compensated by the safety improvements to the existing access point.

The site is within very reasonable walking distance of local schools, shops and essential services. It is also well connected by public transport options (local bus and rail services) and is considered a sustainable and easily accessible location.

Impact on Wildlife and Biodiversity

The proposal involves the loss of six small trees, some vegetation and a patch of grassed lawn to make way for groundworks and the foundations to support the proposed dwelling, two parking spaces, adjoining carport structure to the side and rear patio structure. The trees proposed for removal consist of five apple trees and one Hazel tree of modest stature, low quality and limited visual amenity value. There were no nests or protected species identified during the tree survey nor site investigations made to date.

The removal of trees and part of the hedging would not cause any significant effect upon wildlife or biodiversity. The footprint of the proposed building is 94.7 sq. m., and the plot ratio is low with a generous amount of open space and permeable ground leftover. Several trees and green infrastructure would be retained, and conditions attached to a planning consent could introduce additional planting to encourage wildlife and bird nesting facilities built within or attached to the new house walls.

Considering the small scale of the site and development and the potential opportunities to deliver more native planting and enhance conditions for bird nesting, the proposal does not conflict with Policy CP16. It could lead to a net biodiversity gain on the site.

5 Year Housing Supply

The Council is committed to securing the supply and delivery of new housing in its area. To that end, Policy CP1 of its Core Strategy plans for an additional 12,000 houses to be built within Exeter during the Plan period from 2006 to 2026. Despite this policy, the Council accepts it does not currently have a five year supply of deliverable housing (the current supply rate as of March 2021 is four years and three months). Consequently, the determination of this application must have regard to Paragraph 11 of the National Planning Policy Framework, which refers to the presumption in favour of sustainable development. Where relevant policies are out of date (in this case, the Council's housing policies), permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits" when assessed against the policies in the Framework.

The most notable benefit of the scheme would be adding a single four-bedroom dwelling house to the city's housing stock. However, this contribution would be relatively modest and would not provide a significant boost to supply. Notwithstanding this, as demonstrated in this report, no significant adverse impacts are identified in this scheme that would outweigh the benefits. Consequently, the planning balance is tipped in favour of granting consent.

Economic Benefits

A single dwelling could only ever contribute modestly to local housing supply and economic growth. An individual home is not able to generate a substantial amount of new or lasting employment. This said the economic advantages should not be disregarded or downplayed. The various stages of the development process and conveyancing/sales would create new work and short term employment in the local area.

The occupation of the new dwelling should help support the long term vitality and viability of local shops and services.

17.0 Conclusion

For the reasons given above, it is recommended that planning permission is granted for the proposed scheme, subject to the planning conditions listed below.

18.0 Recommendation

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

- 1) The development to which this permission relates must begin no later than the expiration of three years, starting with the date on which this permission is granted.
Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 30 October 2020 and 01 December 2020 (including all drawings listed below), as modified by other conditions of this consent.

<i>Proposed Site and Roof Plan</i>	<i>0348_PIN_PL_1.1</i>
<i>Proposed Ground Floor Plan</i>	<i>0348_PIN_PL_2.0</i>
<i>Proposed First Floor Plan</i>	<i>0348_PIN_PL_2.1</i>
<i>Proposed West Elevation</i>	<i>0348_PIN_PL_3.0</i>
<i>Proposed South Elevation</i>	<i>0348_PIN_PL_3.1</i>
<i>Proposed East Elevation</i>	<i>0348_PIN_PL_3.2</i>
<i>Proposed North Elevation</i>	<i>0348_PIN_PL_3.3</i>
<i>Proposed Section AA</i>	<i>0348_PIN_PL_4.0</i>
<i>Proposed Section BB</i>	<i>0348_PIN_PL_4.1</i>
<i>Proposed Section CC</i>	<i>0348_PIN_PL_4.2</i>
<i>Proposed Street Elevations</i>	<i>0348_PIN_PL_3.4</i>

Reason: To ensure compliance with the approved details.

- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority, either as physical samples or in a detailed Materials Schedule document including the title, image and colour of each material finish. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. The materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: In the interests of good design and to ensure the materials comply with the visual amenity requirements of the site and surrounding area.

- 4) Before the first occupation or use of the dwelling now permitted, a detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of hard and soft landscaping, including all boundary treatments. Where applicable, it shall specify tree and plant species and methods of planting. The hard landscaping shall be constructed as approved before the occupation/use of the development. The soft landscaping shall be planted in the first planting season following the occupation/use of the development or completion of the development, whichever is the sooner, or in earlier planting seasons wherever practicable. Any trees or plants which within five years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of good design in accordance with Policy DG1 of the Exeter Local Plan First Review and paragraph 58 of the NPPF.

- 5) Visibility splays shall be provided, laid out and maintained for that purpose at the site access as described on "Page 6 (section 4) of the design and access statement" with no obstructions above a height of 0.6 meters above the adjacent carriageway level.

Reason: To provide safe and suitable access in accordance with paragraph 108 of the National Planning Policy Framework.

- 6) No part of the development now approved shall be brought into its intended use until the vehicular turning head, and cycle store as indicated on Drawing Number "0348_PIN_PL_1.1" are fully implemented and operational.

Reason: To provide safe and suitable access in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

- 7) Before commencement of construction of the superstructure of the development now permitted, the applicant shall submit a SAP calculation which demonstrates that a 19% reduction in CO₂ emissions over that necessary to meet the requirements of the 2013 Building Regulations can be achieved. The measures required to achieve this CO₂ saving shall be implemented on-site. Within three

months of practical completion, the developer will submit a report to the LPA from a suitably qualified consultant to demonstrate compliance with this condition.
Reason: In the interests of sustainable development and to ensure that the development accords with Core Strategy Policy CP15.

- 8) Before the occupation of any dwelling now approved, details of provision for nesting swifts shall be submitted to and agreed upon in writing by the Local Planning Authority. Upon written approval of the details, the scheme shall be fully implemented as part of the development and retained after that.

Reason: In the interests of preservation and enhancement of biodiversity in the locality.

- 9) Pre-commencement condition: No part of the development now approved shall be commenced until adequate areas shall have been made available within the site to accommodate operatives' vehicles, construction plant and materials in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for the construction period.

Reason for the pre-commencement condition: To ensure that adequate on-site facilities are available for the construction traffic attracted to the site. This information is required before development commences to ensure that the impacts of the development works are correctly considered and addressed at the earliest possible stage.

- 10) No site machinery or plant shall be operated, no process shall be carried out, and no demolition or construction-related deliveries received or dispatched from the site except between the hours of 8 am to 6 pm Monday to Friday, 8 am to 1 pm Saturday, and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and or working nearby.

- 11) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and any Order revoking and re-enacting that Order with or without modification, no development of the types described in the following Classes of Schedule 2 shall be undertaken within the dwelling plot as shown on drawing no. *0348_PIN_PL_1.1* without the express consent in writing of the Local Planning Authority, other than those works expressly authorised by this planning permission:-

Part 1, Class A extensions and alterations

Part 1, Classes B and C roof addition or alteration

Part 1, Class D porches

Part 1, Class E swimming pools and buildings incidental to the enjoyment of the dwelling house

Part 1 Class F hard surfaces

Reason: To protect residential amenity and to prevent overdevelopment.

Informatives

- 1) Following Paragraph 38 of the National Planning Policy Framework, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.
- 2) The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. Accordingly, your attention is drawn to the need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website.
It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (i.e. where pre-commencement conditions have not been discharged), the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information, please see www.exeter.gov.uk/cil.
- 3) Following the Conservation of Habitats and Species Regulations 2017, this development has been screened regarding the need for an Appropriate Assessment (AA). Given the nature and scale of the development, the proposal does not require an AA.
- 4) The applicant should be aware that this development is within a Smoke Control Area, which controls smoke emissions from domestic fires and solid fuel boilers. Advice on controlling the emissions from and health impacts of wood burning are available from https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1901291307_Ready_to_Burn_Web.pdf. It is recommended that all new stoves meet the EcoDesign Ready standard.
In addition, careful design of the flue may be required to prevent the appliance from causing a nuisance by fume or odours.
For further advice, please contact the Environmental Protection Unit on 01392 265148.
- 5) Following consultation with the Council's Heritage Officer, the development does not require Listed Building Consent to be considered lawful.