



Committee Report

Planning Committee South - 22 December 2020

Application no DC/20/3685/FUL

Location

Gault House
3A Thoroughfare
Woodbridge
Suffolk
IP12 1AA

Expiry date 18 November 2020

Application type Full Application

Applicant Chapel Properties (Woodbridge) Ltd On behalf of Mr & Mrs Buckingham

Parish Woodbridge

Proposal Demolition of existing dwelling and proposed replacement dwelling

Case Officer Danielle Miller
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Authorising Officer Katherine Scott, Development Management Team Leader – South Team

1. Summary

- 1.1. The application site is that at Gault House is 1960's chalet bungalow within a substantial plot situated within the town centre. It lies behind premises in the Thoroughfare and Church Street and the recent housing built on the former Woodbridge School site, known as Lanyard Place. The site is accessed via a private drive off the Thoroughfare.
- 1.2. The application seeks the demolition of existing 6 bedrooomed dwelling and proposed replacement dwelling.
- 1.3. The application was heard by the referral panel on 8th December as a result of the Town Council's objections; the panel considered that the proposals should be heard by the planning committee in order for the issues raised in relation to impact on the conservation area and residential amenity being considered. Ten letters of objection raising similar concerns to those set out by the Town Council have been received. No other statutory consultee have objected to the proposals.

- 1.4. This application was subject to a pre-application enquiry where the advice was positive, an earlier application was withdrawn in the summer, due to the requirement for a Bat Survey. The design and conservation area has looked at this proposal at pre-application stage and on the preceding applications where it was assessed against the requirements of development within the conservation area, officers do not consider the proposals would have a negative impact, it was deemed that the sites redevelopment is of a scale suitable in terms of its location and design, particularly considered that previously approved in 2010.
- 1.5. Officers have assessed the plans against policy SCLP11.2 in terms of residential amenity and concluded that whilst there will be a change in outlook to the properties along Lanyard Place, this will not result in a loss of light or have an overbearing impact enough to warrant refusal. There is no direct overlooking to these properties, nor those surrounding the site.
- 1.6. Given the nature of residential development within the town centre, the scale of the site and the proportions of properties surrounding the buildings officers concluded the development would not result in harm to the conservation area or have a detrimental impact on residential amenity as such are recommending approval in accordance with local policy.
- 1.7. Officers recommend approval subject to controlling conditions.

2. Site description

- 2.1 The application site is that at Gault House is 1960's chalet bungalow within a substantial plot situated within the town centre. It lies behind premises in the Thoroughfare and Church Street and the recent housing built on the former Woodbridge School site, known as Lanyard Place. The site is accessed via a private drive off the Thoroughfare. The existing parking area and garage is separated from the dwelling by an attractive brick and flint wall. Abutting the southern boundary are buildings and walls that form part of listed premises in the Thoroughfare. A mature copper beech tree, the subject of a Tree Preservation Order, overhangs the site.
- 2.2 A recent approval, DC/19/2290/FUL, was granted for the subdivision of the site and the erection of a new two-storey dwelling with integral garage. The approved building is of contemporary design built in traditional materials including red brick walls and slate roof. The application site does not include this parcel of land.
- 2.3 Permission was previously granted for a replacement dwelling on this site under C/10/2452, which the agents have shown on the submitted plans as a scale comparison.

3. Proposal

- 3.1 The application seeks the demolition of existing 6 bedroomed dwelling and proposed replacement dwelling.
- 3.2 The proposed dwelling is approximately 9.5 metres high at 2.5 storeys high. The proposed building is L-Shaped with a depth of 24 metres and a length of 20 metres. The overall depth of each gable end is 6.5 metres. The materials proposed comprise of Render painted, with zinc walls to garden room and clay plain tiles, with zinc to single storey lean-to roofs.

3.3 The new dwelling will use the existing access off the Thoroughfare and parking turning areas approved under application DC/19/2290/FUL.

4. Consultations/comments

4.1 Ten letters of objection from third parties have been received, raising concerns over:

- Loss of privacy to properties along Lanyard Place
- Negative impact on outlook from properties along Lanyard Place
- Negative impact on surrounding area given the increase in height and scale
- Second floor it will overlook and have a direct line of sight (through roof lights) into those houses immediately opposite
- the northern boundary walls.
- Vehicular and pedestrian access to the proposed 6 Bedroomed dwelling has to be shared with the 4 bedroomed houses already approved on the site. This is from The Thoroughfare by a very restricted passageway shared with Barclays Bank and other properties. This will cause severe complications to pedestrians and traffic generally in this main shopping area.
- There seems to be inadequate garaging or parking provided for in the application bearing in mind the number of residents and vehicles that will be on the site.
- It provides for a far greater scale of development both in size and height than that previously approved (C/10/2452) and when coupled with the recently approved development (DC/19/2290) will be of such greater impact that it is detrimental to the
- character and appearance of the Conservation Area which was designed to protect this open green lung within the town.
- It is an overdevelopment of the site particularly having regard to the extremely limited access and the impact on The Thoroughfare as a pedestrian/single lane highway, a feature of the township.
- The overdevelopment will have a detrimental effect on surrounding properties.
- Overdevelopment of the site will cause loss of view, excessive overshadowing to properties along Lanyard Place.
- Inappropriate material choice for the conservation area.
- Loss of daylight to Lanyard Place.
- Unsuitable forms of drainage for surface water.
- Additional traffic.
- Negative impact on the Coach House at 69 New Street a Grade II* listed building.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Woodbridge Town Council	24 September 2020	7 October 2020
Summary of comments: We recommend REFUSAL as the design is contrary to planning policy SCLP11.2 in that it will affect the privacy of neighbouring properties by way of overlooking from first floor windows, and that the positioning of the dwelling within the site, combined with its height, dominates its relationship with neighbouring properties. In particular the first-floor windows overlooking properties in Church Street and The Coach House, New Street. The application is also contrary to planning policy 11.5 in terms of its scale and height within the conservation area and its neighbouring properties.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	24 September 2020	No response
Summary of comments: No response received		

Consultee	Date consulted	Date reply received
Historic England	24 September 2020	30 September 2020
Summary of comments: Do not wish to offer any comments; advised that internal conservation specialists are consulted.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	24 September 2020	25 September 2020
Summary of comments: No objections requested condition on unexpected contamination.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	24 September 2020	7 October 2020
Summary of comments: No objections, conditions relating to on site parking and construction management plan requested.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	17 November 2020	20 November 2020
Summary of comments: Internal Planning Service consultee. Comments within planning considerations section.		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	24 September 2020	30 November 2020
Summary of comments: Internal Planning Service consultee. Comments within planning considerations section.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	24 September 2020	14 October 2020
Summary of comments: Officers have read the Preliminary Bat Roost Assessment report (Abrehart Ecology, September 2020) and the Bat Survey Report (Abrehart Ecology, September 2020) and am satisfied with the conclusions of the consultant.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	24 September 2020	No response
Summary of comments: No response received		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	1 October 2020	22 October 2020	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: Conservation Area Affects Setting of Listed Building

Date posted:

Expiry date:

5. Planning policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”*.
- 5.2 National Planning Policy Framework (NPPF) (2019)
- 5.3 National Planning Policy Guidance (NPPG)
- 5.4 The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:

Policy SCLP3.2 - Settlement Hierarchy (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP3.3 - Settlement Boundaries (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP10.1 - Biodiversity and Geodiversity (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP11.1 - Design Quality (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP11.2 - Residential Amenity (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP11.5 - Conservation Areas (Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

Principle of Development

- 6.1 The site lies within the Settlement Boundary of the town where replacement of residential properties is acceptable in principle subject to it meeting other policies of the Local Plan. Given the sites location within the Conservation Area and its proximity to listed buildings, the Council has a duty to preserve the setting of listed buildings and to preserve and enhance the character and appearance of Conservation Areas. Other considerations where replacement dwellings seek to increase their scale is the impact that increase will have on neighbouring properties as such residential amenity is a key consideration, particularly in Town Centre locations where properties can be closely related to one another.
- 6.2 The size of the plot proposed takes into consideration the recent approval (DC/19/2290/FUL), as such this proposal is for the a replacement dwelling on the slightly reduced plot size. Officers consider that the site is of a reasonable size to accommodate a dwelling of the size proposed, it is also considered by officers that the scale is not inherently different from the expired planning permission C/10/2452.

Design and impact on Conservation Area

- 6.3 Policy SCLP11.5 seeks to protect the Conservation Area. Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area.
- 6.4 Proposals for development within a Conservation Area should:
- a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;
 - b) Preserve or enhance the character or appearance of the conservation area;
 - c) Be of an appropriate design, scale, form, height, massing and position;
 - d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and
 - e) Use high quality materials and methods of construction which complement the character of the area.
- 6.5 The site is located within character area 4 of the Woodbridge conservation area. The space around the existing dwelling is identified as important open/green/tree space, the wall to the south of the site is identified as an important wall and an important view is identified looking north across the site. The application is for the demolition of a dwelling in the Woodbridge Conservation Area and the erection of a replacement dwelling.
- 6.6 The principle of demolition has already been established in the 2010 application where officers stated that the existing building is of little architectural interest and that its replacement with a clearly improved design would enhance the conservation area.
- 6.7 The new proposal is for a large L-shaped dwelling positioned towards the north of the site but pulled further away from the boundary than the existing dwelling. The previously approved scheme was positioned similarly but was a more linear design. The footprint of the new proposal is similar to that of the existing dwelling, it therefore will not take up any more of the protected green space than existing.
- 6.8 The site has been subject to previous applications and pre-applications, which were looked upon favourably. Previous Conservation Officers have assessed that the loss of the existing dwelling would not detract from the Conservation Area. During the most recent application, which was withdrawn, officers commented that: "The new proposal is taller than the previous scheme, 2.5 storeys compared to 1.5, while the existing dwelling appears to be single storey. However, there are limited views from the public realm and the building is situated within a large plot. Therefore officers do not consider that this increase in height would be detrimental to the character of the Conservation Area." Since this assessment of the scheme in August 2020, the design and scale of the proposed dwelling have not been amended in a way that would affect the important open space, the important view, or other aspects which contribute to the character and appearance of the

Conservation Area. Therefore, officers would confirm that the increase in height between this scheme and previous schemes would not have a detrimental impact on the character and appearance of the Conservation Area.

- 6.9 The design of the dwelling has been changed from that previous 2010 approval, which was a contemporary take on the art and crafts aesthetic, to that of a more Georgian/Victorian aesthetic. Given the different style of buildings surrounding the site including those on Lanyard Place, which are more modern in design, officers do not consider this design approach inappropriate for the location. The overall views into the site are extremely limited to that of approach from the Thoroughfare, given the buildings positioning in the northern corner of the site, even with the increase in height the views of the property beyond that of the recently approved dwelling to the front of the site will be extremely limited. The main view of this proposed dwelling will be by those residents living in the properties on the eastern boundary along Lanyard Place.
- 6.10 Whilst there are a number of trees on the site, included a TPO, the proposals include an Arboricultural Impact Assessment which confirms that it is not necessary to fell any trees in order to achieve the proposed layout. A condition should be placed on any permission granted confirming the foundation design in relation to protecting the root protection areas of those trees to be retained.

Residential Amenity

- 6.11 Policy SCLP11.2 seeks to protect residential amenity here the council will have regard to:
- a) Privacy/overlooking;
 - b) Outlook;
 - c) Access to daylight and sunlight;
 - d) Noise and disturbance;
 - e) The resulting physical relationship with other properties;
 - f) Light spillage;
 - g) Air quality and other forms of pollution; and
 - h) Safety and security.
- 6.12 Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity.
- 6.13 The majority of third party objections and that of the Parish Council consider the proposals to have an adverse impact on residential amenity, particularly to those properties located on Lanyard Place by way of overlooking from first floor windows and overbearing scale of the development. Furthermore it is considered that due to its scale the resultant building will have a negative impact on these properties privacy and outlook; along with their access to daylight and sunlight.

- 6.14 The diamond shapes shown on the North East elevation are not designed to offer a direct view out off. They are intended to bring in light and ventilation to the rear corridor at first floor level. The windows on this level are on the southern east elevation and north west. There are roof lights on the north east elevation however these are above the height which would constitute as offering an outlook. They are intended for daylight purposes.
- 6.15 The properties along Church Street sit on a higher elevation than Gault House, there are existing first floor windows facing towards Church Street, the nearest elevation (that being the gable end on the south west) is some 38 metres from the rear of the properties along Church Street which is a suitable distance to avoid any direct overlooking. The nearest neighbour on the south west is Stone Place, which is a pink rendered building at 2.5 stories high has no windows facing into Gault house, and its amenity space is to the south, the gable end window on the south west elevation would not have a negative impact in terms of overlooking on this property.
- 6.16 Concern was also raised with regards to overlooking to The Coach House on New Street. The windows on the North West . elevation face towards New Street, they do not offer any direct view into the Coach House, which is situated on the northern boarder of the site.
- 6.17 In relation to the proposed building having a negative impact in terms of overbearing/loss of light/outlook on properties along Lanyard Place, the agents have submitted a site section showing the height in relation to that previously approved. It shows a distance of 21 metres between the proposed building and those on Lanyard Place, where a 25 degree obstruction angle is shown from the ground floor window at 1.5 metres from the ground. This is the same calculations officers would carry out in order to demonstrate that a development does not result in loss of light to a neighbouring property. Given the proposed building has been moved a further metre from the boundary than that previously approved the increase in height of the eaves has been mitigated against in terms of any overshadowing it may have caused.
- 6.18 Officers agree that there will be a change to the outlook experienced by residents along Lanyard Place, however it is not considered, given the positioning of the building, that this would have an overbearing impact on their amenity enough to warrant refusal of the application.

Parking

- 6.19 Whilst the scale of the property is being increased from that existing, the number of rooms is the same. There are some 4 parking spaces, two within the approved cartlodge and two to the front of it in the access and parking arrangements which have already been secured through the previous permission DC/19/2290/FUL. Furthermore there is a cycle rack for up to 4 bikes and a bin storage area in this location. The highways authority have not raised any objection to the application on highway safety or in terms of parking availability.
- 6.20 Given the position of the site along the Thoroughfare it is important to consider the construction of the property and reduce the number of HGV movements at certain times of the day and ensure they adhere to an appropriate route, as such a deliveries management plan should be conditioned prior to the commencement.

Ecology

- 6.21 The site lies within the 13 km Zone of Influence of European protected sites and as such consideration must be given to the impact of recreational disturbance from new residential development, in combination with other development. As set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) along with policy SCLP10.1: Biodiversity and Geodiversity) seeks to support Article 6(3) of the Habitats Directive where proposals that would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of internationally and nationally designated areas will not be permitted unless prevention, mitigation and where appropriate compensation measures are provided. In this instance there is no additional dwelling as such no mitigation measures will be necessary.
- 6.22 Officers have read the Preliminary Bat Roost Assessment report (Abrehart Ecology, September 2020) and the Bat Survey Report (Abrehart Ecology, September 2020) and are satisfied with the conclusions of the consultant. Should permission be granted conditions related to the protection of Bats should be included.

Other Matters

- 6.23 There are no flood risk or contamination issues on the site, whilst officers note neighbour concern over surface water given Gault House's elevated position, matters in relation to soakaways are subject to separate legislation. East Suffolk Council is a CIL charging authority and attention should be paid to the informative advising on the responsibility of the applicant on this matter.

7. Conclusion

- 7.1 This application was subject to a pre-application enquiry where the advice was positive, an earlier application was withdrawn in the summer, due to the requirement for a Bat Survey. The design and conservation area has looked at this proposal at pre-application stage and on the preceding applications where it was assessed against the requirements of development within the conservation area, officers do not consider the proposals would have a negative impact, it was deemed that the sites redevelopment is of a scale suitable in terms of its location and design, particularly considered that previously approved in 2010.
- 7.2 Officers have assessed the plans against policy SCLP11.2 in terms of residential amenity and concluded that whilst there will be a change in outlook to the properties along Lanyard Place, this will not result in a loss of light or have an overbearing impact enough to warrant refusal. There is no direct overlooking to these properties, nor those surrounding the site.
- 7.3 Given the nature of residential development within the town centre, the scale of the site and the proportions of properties surrounding the buildings officers concluded the development would not result in harm to the conservation area or have a detrimental impact on residential amenity as such are recommending approval in accordance with local policy.

8. Recommendation

- 8.1 Officers recommend the application be Delegated to the Head of Planning Services for approval in accordance with local and national policy subject to controlling conditions.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the following drawings

received 17th November 2020

8035-PA.20.03 REV E

8035-PA.20.04 REVE

8035-PA.20.02 REV G

received on 18th September 2020

8035-PA.20.01 REV C

8035-PA.20.04 REV D

8256-D-AIA

Tree Survey Arboricultural assessment

Preliminary Roost Assessment

Bat Survey Report

Design and Access Statement

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Bat Survey Report (Abrehart Ecology, September 2020) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

5. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately

to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: 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.

6. The use shall not commence until the area within the site shown on Drawing No.8035-PA/20/03 Rev E for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

7. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 8035-PA/20/03 Rev E shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

8. All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. **BS 3998: 2010**
The applicant should note that the work hereby permitted should be carried out in accordance with good practice as set out in the 'British Standard Recommendation for Tree Work' BS 3998: 2010, or arboricultural techniques where it can be demonstrated to be in the interests of good arboricultural practice.

Protected Species:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981, it is an offence to disturb nesting birds, bats their roosts and other protected species. You should note that work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that nesting birds, bats and other species will be disturbed. Likewise, badgers are protected under the Badgers Act 1992 and if disturbance is likely, a licence may be undertaken from the Ministry of Agriculture and Food before any work is undertaken.

Property Rights:

The applicant should note that this consent does not affect any private property rights and therefore does not authorise the carrying out of any work on land, or entering land outside his/her control. If such works are required it will be necessary for the applicant to obtain the landowners consent before the work starts.

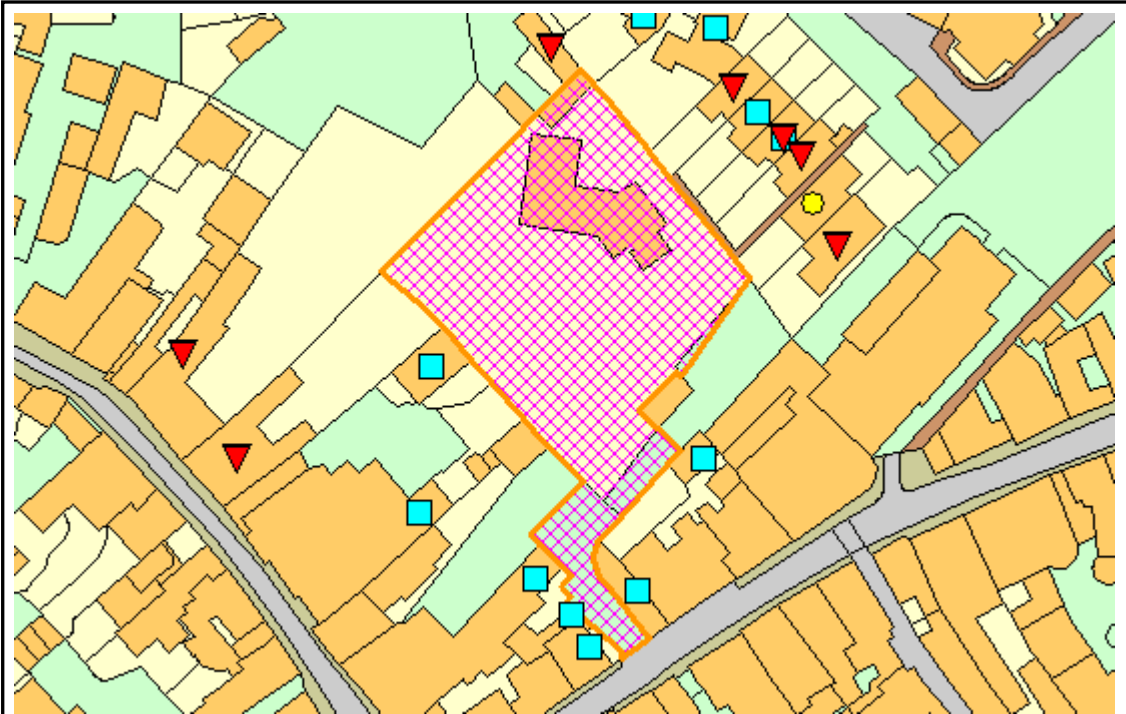
2 Year Time Limit:

The applicant should note that the work hereby granted consent shall be carried out and completed within a two-year period from the date of this consent unless otherwise agreed in writing by the local planning authority. This is to enable the local planning authority to reassess the acceptability of the work in light of changed circumstances if it has not been completed within this period.

Background information

See application reference DC/20/3685/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support