

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr David Jones	Proposed dwellinghouse 32 Lickey Square, Lickey, Birmingham, Worcestershire, B45 8HB	07.07.2023	23/00429/FUL

Councillor Kumar has requested that this application be considered by Planning Committee rather than be determined under Delegated Powers.

This application was deferred at the Planning Committee meeting of 5th June 2023 at the request of Councillor Bailes for a Committee site visit to take place.

The site visit took place on Tuesday 27th June 2023.

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Lickey and Blackwell Parish Council Comments received 04.05.2023

Comments summarised as follows:

Lickey and Blackwell Parish Council objects to this application for the following reasons:

The enlarged house is rotated by 10 degrees from the previously rejected application, which makes this large house even closer to 16 The Badgers.

The dwelling is split over three levels, and the Parish considers that the wall of 16 The Badgers facing the proposed new dwelling has habitable rooms, which contravenes SPD 4.2.48 and 4.2.49.

The height, mass and form of this dwelling is out of proportion to the existing houses in Lickey Square, The Badgers and Stretton Drive.

The Parish is concerned regarding visibility and notes that WCC Highways had placed a condition that a stipulated visibility splay should be met.

Rear garden development such as this contravenes Neighbourhood Plan Policy NDP BD3 and District Plan Policy BDP19N.

The plan submitted doesn't closely resemble the extent of the building.

Other public comments echo our belief that this application for a large dwelling is out of proportion and infringes on the privacy of the residents in 16 The Badgers.

The Ecology report is considered to be out of date

Trees and Wildlife would be affected

Drainage concerns raised with associated impact upon The Badgers

Worcestershire County Highways Comments received 26.04.2023

No objections, subject to conditions
Comments summarised as follows:

I have no highway objections to the proposed detached dwelling subject to the recommended visibility splay condition applied to the earlier consent, and conditions requiring the first 5 metres of access road being surfaced in a bound material; the provision of an Electric Vehicle charging point and sheltered and secure cycle parking provision.

The site has previously had outline permission for 5 dwellings, a separate full planning permission for two dwellings, ref 19/01388/FUL and a full planning permission for a single dwelling ref 21/00312/FUL and 22/00978/FUL.

A consent, granted on appeal by the planning inspectorate (ref 16/0190) did not raise any concerns on the ability to deliver the visibility splay subject to a condition. The inspector will have considered the reasonableness of any conditions and clearly has judged that the visibility splay condition meets the relevant tests.

It is noted that there is space within the site to provide the 3 car parking spaces required in accordance with WCC car parking standards.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

North Worcestershire Water Management Comments received 17.04.2023

Comments summarised as follows:

The site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be an area susceptible to surface water flooding. Should you be minded to grant permission I would request that a surface water drainage strategy for the proposed development be submitted (via condition)

Arboricultural Officer Comments received 28.04.2023

No objections, subject to conditions regarding tree protection

Comments summarised as follows:

There is a mature Douglas Fir tree and Oak tree standing within the grounds of 34 Lickey Square which the driveway access passes between. These trees are subject to protection under Bromsgrove District Council Tree Preservation Order (4) 2011. Due to the size and proximity of these trees to the access driveway and associated hardstandings the footprint of these features causes an incursion into the BS5837:2012 recommended Root Protection Area (RPA) of the trees. Therefore, the access driveway / hardstandings

should be installed by use of a No Dig method of construction over the existing ground levels to ensure that the development does not affect the health or stability of these trees. No plans showing the intended routes of any utility services have been provided. Excavation work required to install these services has the potential to cause root damage to trees. Therefore, I request that plans to show the intended route and specification for their installation are provided. As previously stated, there will be no adverse impact caused by this proposal to the T903 Douglas Fir tree. I have no objection to the repositioning of the hedge line to the front of 36 to achieve the sightline splay required.

I agree with the reasoning and comments of the Planning Inspector that there should be no need to remove any of the TPO protected trees on the site to achieve the visibility splay required at the entrance of the site.

Publicity

Neighbour notifications sent 12.04.2023. Expiry date 06.05.2023

Site Notice displayed 13.04.2023. Expiry date 07.05.2023

Neighbour Responses

14 letters of objection received

Objection summary:

- The proposed development represents 'garden grabbing', contrary to the Lickey and Blackwell and Cofton Hackett Neighbourhood Development Plan and the Bromsgrove District Plan.
- The development would be detrimental to the character and quality of the area
- Detrimental impact on trees
- The proposed dwelling is too large for the plot
- Over-development of the site
- Proposal would overshadow neighbouring dwellings resulting in a loss of light
- The site is elevated from 'The Badgers'. Overlooking would occur resulting in a loss of privacy to existing occupiers
- Proposal would be overbearing, overwhelming and be visually intimidating in nature
- Separation distances between existing dwellings and the proposed dwelling are insufficient having regard to level differences
- Increased traffic to and from the site would be prejudicial to highway safety
- Drainage and flooding concerns due to elevated, steeply sloping nature of the site
- Harm to wildlife would occur
- Noise and light pollution concerns
- Smaller houses are required in this area not large 5 bedroomed detached houses
- Inadequate bin storage facilities

Cllr B. Kumar comments received 08.05.2023

Objects to application. I would like to call in this application in view of the size, proximity to 16 The Badgers and not in keeping with the neighbouring dwellings

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP7 Housing Mix and Density
BDP19 High Quality Design
BDP21 Natural Environment
BDP23 Water Management

Others

Lickey and Blackwell Village Design Statement
Lickey and Blackwell and Cofton Hackett Neighbourhood Plan
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2021)

Relevant Planning History

23/00566/FUL: Two new detached dwellings on the site of two approved dwellings (extant consent ref 19/01388/FUL) using the previously approved access driveway. PENDING DETERMINATION

22/00978/FUL: New dwelling on the site of a previously approved dwelling (ref:21/00312/FUL) using a previously approved access drive: rear garden of No.32 Lickey Square. Granted by BDC 08.02.2023

21/00312/FUL: 1 detached dwelling using previously approved access driveway: rear garden of No.32 Lickey Square. Granted by BDC 06.07.21

20/00759/REM: Reserved Matters Application for five detached dwellings seeking consent for appearance, landscaping, layout and scale following outline consent through appeal (ref 16/0190
Appeal against the non-determination of the application within prescribed timeframes.
Appeal dismissed 18.12.2020

19/01388/FUL: 2 detached dwellings rear of 34 to 36 Lickey Square. Appeal against the non-determination of the application within prescribed timeframes. Appeal allowed 30.07.2020

19/00477/FUL: 1 detached dwelling: rear garden of No.34 Lickey Square. Granted by BDC 07.08.2019

18/01322/FUL: 1 detached dwelling: rear garden of No.34 Lickey Square. Refused by BDC 20.02.2019

16/0190: 5 detached dwellings on land to the rear of No's 32, 34, and 36 Lickey Square. Refused by BDC,19.08.2016. Allowed at appeal subject to conditions 06.07.2017. The

outline planning permission reserved all matters apart from the proposed access point leading to a private drive between no. 34 and 36 Lickey Square which was allowed

14/0166: 1 detached dwelling: rear garden of No.32 Lickey Square. Refused by BDC
11.04.2014

Assessment of Proposal

Background

Planning permission was granted for a two-storey dwelling at this site under reference 21/00312/FUL on 06.07.2021. Following this, planning permission was granted for a part two storey, part three storey dwelling at the site under reference 22/00978/FUL on 08.02.2023.

The elevations of the dwelling as approved under reference 22/00978/FUL are included within the presentation pack which accompanies this report.

A 'Composite Site Plan' contained within the presentations pack indicates the footprint of the dwelling as approved under 21/00312/FUL in red and the dwelling as approved under 22/00978/FUL in blue. The dwelling together with attached garage as proposed under the current application is edged in green on the same plan.

Members will note that the footprint of the proposed dwelling would occupy the same part of the site which was to be developed under the above earlier (extant) consents. As such, if planning permission were to be granted for the current proposal and this permission were to be implemented, the earlier permissions could not also be implemented.

The principle of the development including its means of access from Lickey Square has been established and it is only necessary to compare the respective detailed changes between the proposal and the extant approvals in terms of its siting and appearance in considering whether the current application is acceptable or not.

As referred to under the planning history above, an appeal was allowed following the refusal of planning application 19/01388/FUL for the erection of 2 detached dwellings on land to the rear of 34 to 36 Lickey Square. The appeal decision remains extant. The location of the two dwellings allowed at appeal relative to the location of the respective consents on land to the rear of 32 Lickey Square is also shown within the presentation pack.

The site and its surroundings

The site is located within the settlement of Lickey within a residential area. The site is not within the Green Belt.

The property fronting the application site to the north (No.32 Lickey Square) is a large two storey detached dwelling, facing the southern side of the road. It is set within large grounds containing many mature trees to both the front and rear gardens many of which are protected by Tree Preservation Orders (TPO's). This part of Lickey Square is fronted by other individually designed, large, detached houses set within substantial plots. The site falls steeply from front to back (north to south).

Adjacent to the rear (south) of the site is an end of a cul-de-sac 'The Badgers' a more recent development of detached two storey dwellings with smaller gardens than numbers 32 to 36 Lickey Square. The plot would be accessed via an unclassified road, Lickey Square and benefits from a footpath and street lighting on the opposite (the northern side) of the road. There are no parking restrictions in force in the vicinity. The site is located approximately 340 metres from Lickey Hills Primary School and approximately 140 metres from a bus route and a bus stop.

The proposed development

It is proposed to construct a three-storey dwelling with an attached double garage which, from the rear, would be 13 metres in overall height (including the basement) and 9.3 metres high to eaves. The dwelling, including the attached garage would be a maximum of 19.8 metres wide and a maximum of 12.5 metres deep. Due to the slope across the site, the front (north facing) elevation would be two-storey measuring 9.8 metres to ridge and 6.5 metres to eaves.

The front elevation would be articulated with two gables with ground floor and upper floor bay windows, whilst the rear elevation would contain two gables. Walls would be finished in facing brick.

The design of the dwelling is not dissimilar to that of extant consent 22/00978/FUL.

Assessment

Character and appearance

The underlying character of the locality is one of large detached, two storey houses of varying ages and styles. Many are set within substantial and maturely landscaped, verdant plots. However, there is also a clear pattern of rear gardens having been developed along Lickey Square and surrounding streets. There are also several examples of higher density developments than that of the application site as can be seen on the cul-de-sac estates of Cleveland Drive and Stretton Drive to the east of the site, and The Badgers, a gated two-armed cul-de-sac to the south of the site.

The Lickey and Blackwell Village Design Statement (SPD) states that new housing should generally reflect the character, setting and style of housing in the immediate vicinity. Given the variety of densities and surrounding layouts it is considered that the application would accord with the mixture and pattern of development in the area and would form a natural extension to the layout of development allowed by the Planning Inspectorate under reference 19/01388/FUL. The design of the dwelling is not dissimilar to that of extant consent 22/00978/FUL.

The gap between the proposed dwelling and the nearest dwelling approved under 19/01388/FUL, (being approximately 24 metres) is considered to be ample and would provide visual relief, avoiding cumulative harm.

As referred to in earlier reports to the Committee and also by the Planning Inspector at appeal, the sloped characteristics of the site limit public views of the development from the Lickey Square street scene. Further, the proposed positioning of the dwelling together with the location of existing trees to be retained would provide adequate screening.

The Councils Tree Officer has raised no objections to this application subject to the inclusion of necessary tree protection conditions.

Under consideration of application 20/00759/REM (Reserved Matters Application for 5 dwellings to the rear of 32 to 36 Lickey Square, the density of development on the site as a whole (5 rather than the 3 which would occur if planning permission were to be granted under this application) was much higher, with gardens serving the dwellings being relatively modest by comparison. Here, occupiers would benefit from a generously sized garden area would greatly exceed the Councils minimum requirement as set out in the High-Quality Design SPD which is 70 Square metres and a 10.5m garden length.

Many representations received object to the fact that the proposed dwelling would accommodate a basement and would therefore have accommodation over three storeys. The developer comments that the proposals would make better use of what is a sizeable plot, utilising the potential afforded by the naturally sloping nature of the site. As stated above, the proposed dwelling would appear as a two-storey dwelling from the north (Lickey Square), only appearing as a three-storey dwelling from 'The Badgers' to the south. The garage would accommodate a room in the roof area, a feature which is not uncommon in the Lickey / Barnt Green residential area.

The overall height of the dwelling would not exceed that of the development granted under reference 22/00978/FUL.

In this context, the proposed development would deliver acceptable design and would not harm the overall character and appearance of the surrounding area. It would comply with Policy BDP19 of the Bromsgrove District Plan (adopted January 2017), Policies BD2, BD3 and NE3 of the Lickey and Blackwell and Cofton Hackett Neighbourhood Plan (LBCHNP) (adopted January 2020) and Paragraph 130 of the National Planning Policy Framework (the Framework). Collectively, these policies seek, amongst other things, to deliver high quality development that is in keeping with the character and quality of the local environment.

Residential amenity considerations

The current application, unlike extant consents 21/00312/FUL and 22/00978/FUL proposes an attached garage. To minimise the impact the development would have upon the occupiers of number 16 The Badgers having regard to the perception of overlooking / loss of privacy raised during the consideration of earlier applications, the proposed dwelling has been rotated clockwise via its south-west corner by approximately 18 degrees such that the rear elevation would face more towards the south-west, looking less directly towards the side garden serving number 16 The Badgers.

The Council's High Quality Design Supplementary Planning Document (SPD) (adopted June 2019) serves as a guide to calculate the appropriate separation distance between habitable windows of properties that directly face each other. It comments at 4.2.31 that 21 metres is required between rear dwelling windows that directly face each other and that where there is a gradient difference, further distance may be required, with an additional two metres added for each metre difference in ground level as specified on Figure 4 of the SPD.

Importantly, the proposed rear face of the dwelling would not face towards the rear face of No.16 The Badgers nor, directly to any other rear facing habitable windows serving 15, 17 or 18 The Badgers. Rather, the rear wall to the dwelling would face obliquely towards the garden serving 16 The Badgers, not directly towards habitable room windows.

As such, the 21m (or greater) distance set out within Figure 4 of the SPD does not apply in this case because the minimum distance only applies between rear dwelling windows that directly face each other. This minimum distance DID apply under consideration of appeal ref APP/P1805/W/20/3245957 where the rear face of those proposed dwellings faced directly towards rear habitable room windows serving, in particular, No's 17 and 18 The Badgers.

Whilst the minimum separation distance of 21 metres did apply in this case, even here, the Inspector noted, in finding the appeal to be acceptable that neither of the two proposed dwellings directly align with either Nos 17 or 18 The Badgers, creating a more acute line of site between the respective sets of properties by reason of their offset positioning.

It is noted that a (north facing) ground floor side window serves number 16 The Badgers. However, as a side window, this is neither a rear window nor a window which would directly face the windows serving the new dwelling. Views from the ground floor side window in question are largely obscured by the presence of the existing close boarded fence separating the two plots, but also by significant, largely evergreen planting (primarily laurel), which, having regard to natural ground levels provides a very good natural screen.

The Inspector in case APP/P1805/W/20/3245957 also considered that existing vegetation screening between the properties would further obscure any perceived views between the habitable rooms of the dwellings.

Photographs within the presentation pack show the southern boundary during winter (January this year). These images demonstrate that whilst many of the taller trees to this boundary are indeed deciduous, the lower lying screening, which would be retained in the event that planning permission is granted (see recommended Condition 10 below) is largely evergreen.

Representations received comment that balconies to the rear elevation are in contravention of the Councils SPD 4.2.32 which comments that balconies will only be acceptable when there is no direct overlooking of windows, or at close quarters, the rear garden of adjacent properties. Whilst the plans show that 'Juliet' balconies are proposed to three ground floor windows a 'true' balcony includes a platform where persons can stand. A Juliet balcony has no such platform and acts just as a guard rail. Submitted floor plans show that no platforms are proposed and as such, these are not 'balconies' as far as SPD 4.2.32 is concerned. True balconies (with a raised platform) always require separate planning consent. Notwithstanding this, the applicants attention has been drawn to this matter via recommended Condition 7 below which also seeks to remove householder permitted development rights which would otherwise allow future occupiers from carrying out works without needing to apply for planning permission.

To conclude on the matter of privacy, the proposal is considered to comply with the Councils SPD in terms of separation having regard to amenity considerations. The proposed dwelling has been rotated through 18 degrees to mitigate the perception of loss of privacy and would not directly face towards existing rear habitable room windows.

Only partial views of No.16's garden would be viewed from upper floor windows serving the dwelling. There is not considered to be anything particularly unusual or out of the ordinary with such a relationship and views from one property's habitable room window into a neighbouring properties rear garden are commonplace in many residential environments. It is for the decision maker to determine whether a material loss of amenity would occur based on the individual circumstances of the case. I have taken into consideration the existing screening which exists (and which would be retained) to the southern boundary of the site, much of which is evergreen, and consider that this, together with any additional planting in this area which could be introduced by means of a separate planning condition, would safeguard privacy.

It is not considered that the proposed development would result in a material loss of light to existing dwellings, taking into consideration the orientation of the dwelling, to the north of the nearest existing residential dwelling and separation distances which exist. Accordingly, the proposed development would not be considered to harm the living conditions of neighbouring occupants in The Badgers. The proposal is therefore considered to comply with the Councils High Quality Design SPD, which seeks to deliver development of a high-quality design which does not adversely affect the living conditions of neighbouring occupiers.

Other matters

The Council cannot currently demonstrate a five-year housing land supply (3.23 years at the time of writing). The presumption in favour of sustainable development therefore applies in accordance with Paragraph 11(d) of the Framework. In this case, Paragraph 11 (d) ii comments that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. Significant weight should be attributed to the positive contribution the proposal would make towards addressing this current significant housing shortfall.

Concerns raised by neighbouring occupiers with respect to the potential increase of flooding and drainage water from the site as a result of the proposed development are noted. However, the site is at low risk of fluvial flooding and drainage can be appropriately dealt with under building regulations. The Councils Drainage Engineer (NWWM) has raised no objection subject to an appropriately worded site drainage strategy condition (as set out below).

Concerns regarding traffic generated by the proposal and the safety of the proposed access to Lickey Square are also noted. However, the Inspectorate have assessed the suitability of the access for a new development utilising the same access and serving 5 dwellings under an earlier application and have found access arrangements to be acceptable. The Inspector in considering APP/P1805/W/20/3245957 similarly raised no concerns on the matter commenting that the erection of two dwellings (to the rear of 34

and 36 Lickey Square) would likely generate a small amount of traffic not amounting to any harmful effects to the highway network. In terms of planning conditions attached to that particular consent, the Inspector went further commenting at Para 25 of the decision letter that: *I am not satisfied that the suggested visibility splays condition is necessary given the nature of traffic along Lickey Square and the access design for similar rear garden development along Lickey Square.*

The County Highway Authority have again reviewed the proposed development and have raised no objection to the proposal subject to the same conditions applied to earlier consents and I have concluded that a single dwelling would likely generate a small amount of additional traffic and as such I am similarly satisfied that the proposal would not amount to any harmful effects to the highway network, subject to conditions. WCC Highways have confirmed that the visibility splay requirements set out in Condition 13 are both achievable and deliverable.

There are no protected species concerns arising from the development although Paragraph 180 of the NPPF comments that opportunities to incorporate biodiversity in and around developments should be encouraged. To enhance ecological biodiversity, permanent bat and bird nesting opportunities should be integrated within the scheme. An appropriately worded planning condition is recommended to be imposed.

Conclusion

The proposed development would not cause unacceptable harm in respect of the main issues: the character and appearance of the area, or the living conditions of existing and future occupants. Moreover, the proposals are acceptable in terms of the other issues which include drainage considerations and highway safety. The proposal would make a contribution to the Councils housing land supply where a 5-year supply cannot be demonstrated, and the application is supported.

RECOMMENDATION: That planning permission be **GRANTED**

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Site Location Plan
Site Plan
Site Sections
Proposed Plans
Ecological report
Tree report

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour, and finish of the materials to be used externally on the walls and roofs, shown on proposed elevation drawings, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual and residential amenities of the area.

- 4) No development shall commence until a written Arboricultural Method Statement (AMS) and Tree Protection Plan is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved document.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 5) All trees to be retained within the site shall be given full protection in accordance BS5837:2012 recommendations throughout any ground or development work on the site

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 6) Any section of the proposed access driveway and parking areas that fall within the BS5837:2012 should be installed by use of a suitable grade of No Dig construction. A plan showing the area to be constructed by the use of No Dig construction and specification of the material to be used should be supplied together with a plan showing the intended route and specification for the installation of all utility services should be provided. All works shall be carried out in accordance with the approved document.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E including any alterations at roof level, and including the creating of balconies shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the living conditions of the occupants of adjacent properties, and the adjacent protected trees from root disturbance and additional pressure from future occupants to undertake tree works

- 8) No development above foundation level of the scheme hereby approved shall take place until a site drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

- 9) No development above foundation level of the scheme hereby approved shall take place until a scheme of landscaping, including details of proposed tree and shrub planting and boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the sizes, numbers, species and grade of all proposed trees/plants; and specifications to ensure successful establishment and survival of new planting.

The approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 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 and in accordance with the approved details.

Reason: In the interests of the visual amenity of the area

- 10) No trees, hedges or boundary planting on the application site, shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenity

- 11) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme

shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 12) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 13) Prior to the construction of the vehicular access, visibility splays shall be provided 43 metres from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway. No shrubs, trees or other vegetation shall be allowed to grow above 0.6 metres in height, and no structure or erection exceeding 0.6m in height shall be placed, within the visibility splays.

Reason: In the interests of highway safety.

- 14) The Development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless it is required to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities

- 15) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards

- 16) The development hereby approved shall not be first occupied until a refuse and bin collection facilities shall be constructed in accordance with details first submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure an appropriate bin collection area is installed in the interest of visual amenity and highway safety.

- 17) Construction work on the dwelling hereby approved shall not be commenced until details of the existing ground levels, proposed finished floor levels of the dwelling hereby approved and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details as approved and retained as such thereafter

Reason: To ensure that residential amenities are not compromised

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