

APPLICATION NO.	P15/V0621/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.4.2015
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	King Alfred's Academy
SITE	King Alfreds School Portway Wantage, OX12 9BY
PROPOSAL	Erection of a new science block.(as amended by drawings received 3 and 7 July 2015 showing change to position of proposed building)
AMENDMENTS	None
GRID REFERENCE	439713/187773
OFFICER	Shaun Wells

1.0 SUMMARY

- The application is for a new two storey science block (demolition of former CoE school building) at King Alfred's Academy School Wantage
- The new science block is required as part of the Academy's Premises Development Plan and aim of consolidating school buildings to 2 rather than 3 current sites
- No additional staff or pupil numbers would result and as such no additional parking is proposed
- Adequate amenity distances would be observed to neighbours
- Potential for impact upon the neighbouring Wantage Town Centre Conservation Area and grade II Listed Woolpack pub to the north would be limited, and the public benefits of the scheme would outweigh the limited level of impact in accordance with planning policy.
- The proposal is considered to be in general accordance with local and national planning policy, and is recommended for Approval subject to conditions.

1.1 INTRODUCTION

This application seeks planning permission for the erection of a new science block at King Alfred's Academy, Wantage. This project is positioned within the context of the school's Premises Development Plan (PDP) which outlines the Academy's strategy for consolidation of the estate from three sites to two. A new teaching and dining building has been erected and refurbishment of an existing building for creative arts has been developed at the site recently. The new laboratory building proposed would be constructed upon the existing area of the site currently occupied by the former Church of England school building (to be demolished), on the northern part of the Academy's Centre Site (off Portway Road, Wantage.). The site is not itself within a conservation area, although the site's northernmost boundary defines the edge of the Wantage Town Centre Conservation Area. A site plan is **attached** at appendix one.

- 1.2 The application comes to committee because of the number of neighbour objections that have been received

2.0 PROPOSAL

- 2.1 The building would be two storeys in height, with a flat roof and would include vertical timber cladding and brick. The building would provide:-

- 14 no. laboratories (or equivalent laboratory space)
- 2 no. food technology classrooms
- Staff preparation and storage areas
- Open-plan element to the ground floor
- Office for faculty head
- WCs/plant/utility areas as required to support operation
- Solar PV array to roof of phase 1 of science block to a maximum of 100metres squared

2.2 An existing building on the site would be demolished in order to allow the development. The building was formerly a Church of England Primary School (which has relocated to Newbury Street). King Alfred's Academy do use the building currently for some teaching and overflow purposes.

2.3 Access to the site would be as existing from Portway Road. Due to the timing of funding releases there is a possibility that the building will need to be delivered in two phases. This report and the accompanying drawings describe the approach being taken to the phasing of this development, should it be required. The application plans are **attached** at appendix two.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Wantage Town Council** – Had initial concerns:-

- Considered premature given imminent completion of work on the neighbourhood plan
- Height of building could be overbearing on adjacent properties/street scene
- Objections of neighbours need to be given die regard
- Plans give no regard to proposed development pf police station/magistrates court
- Naure of science block could create obnoxious fumes

Following reconsultation however, the town council confirmed support for the amended plans, and stated that it appears that the plans had been amended in response to concerns of neighbours and the conservation officer. The town council is of the opinion that further objections of neighbours relating privacy and disturbance are likely to be resolved by screen planting.

Neighbours – Four neighbours have submitted objections. Main concerns relate to proximity to Beech Cottage and Bramble Cottage, and the Woolpack pub which is grade II listed and within the conservation area. Concerns in summary:-

- Proximity to boundaries of Bramble Cottage, Beech Cottage and the Woolpack
- Overbearing impact, loss of privacy/amenity, excessive scale, bulk and mass
- Parapet could be removed to reduce height of building and further detail of solar panels to roof needed
- Would not preserve or enhance character of adjacent listed Woolpack building or conservation area
- Would prevent alternative uses being sought for site behind Woolpack public house

Seven residents have written in suport of the scheme. They state that this would be a major improvement to the site and improve standards. There is and will be additional housing in Wantage and this needs to be supported by good school facilities. One supporter believes that the tarish council's initial concerns which raise the issue of obnoxious fumes are misinformed.

Two neighbours have written with no strong views

Oxfordshire County Highways - No objections subject to conditions. There is to be no increase in staff and pupils; numbers and therefore from a traffic generation perspective, it is not anticipated that there would be an increase in vehicle numbers

Thames Water Development Control - No strong views

Conservation Officer – Initial concerns with regard to proximity to conservation area and Woolpack pub (a grade II listed building) and suggest some stepping in design of building adjacent to this boundary. However the building has been moved southward from the boundary, largely overcoming initial concerns of the conservation officer.

Drainage Engineer - No strong views. Advises same condition requested by OCC.

Countryside Officer - No strong views. Advises informative to raise duty of care of developer over seeking bat license should bats be encountered in demolition.

County Drainage Engineer - No objections subject to suitable surface and foul drainage details to be agreed.

County Archaeologist - No objections, and no conditions advises- the development will not have a significant impact upon archaeology.

County Education Officer - Fully support.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V2492/PEM](#) - Other Outcome (17/03/2015)

A new three storey science block containing 14 laboratories and 3 catering classrooms (Food technology). Approx 2,700 m²

OFFICE MEETING

[P14/V0446/FUL](#)- Approved (04/07/14)

Erection of a 3 storey teaching and dining block to replace existing dining facility

[P13/V1223/FUL](#)-Approved (05/08/13)

New single storey reception and entrance, upgrade glazing, timber cladding and roof material to existing art and drama block.

[P13/V1044/LB](#) - Approved (05/09/2013)

Demolition and rebuild of boundary wall on new alignment in matching materials

[P03/V1640/LB](#) - Approved (20/11/2003)

Demolition of existing boiler house. Extension to rear, internal alterations and external works to front and rear.

[P03/V1639](#) - Approved (20/11/2003)

Demolition of existing boiler house. Extension to rear, internal alterations and external works to front and rear.

[P96/V1070/LB](#) - Approved (17/02/1997)

Modifications to internal layout and retrospective application for a sign.

[P94/V1332/CM](#) - Approved (10/03/1994)

Removal of earth mound. Improvements to and extension of existing hard play area and landscaping.

[P79/V1039/A](#) - Approved (12/09/1979)

Erection of an advertisement sign.

[P72/V0097](#) - Approved (01/11/1972)

Proposed extension to toilets and alterations to bar.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse District Council Local Plan 2011

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC5	Access
DC6	Landscaping
DC8	The Provision of Infrastructure and Services
DC9	The Impact of Development on Neighbouring Uses
DC12	Water quality and resources
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
HE1	Conservation Areas
HE10	Archaeology
HE4	Listed buildings

5.2 Emerging Local Plan 2031 – Part 1

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 7	Providing supporting infrastructure and services
Core Policy 37	Design and local distinctiveness
Core Policy 39	The historic environment
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 45	Green infrastructure

5.3 Supplementary Planning Guidance

Design Guide – March 2015

The following sections of the Design Guide are particularly relevant to this application:-

- DG15: Heritage Assets and the historic landscape
- DG51:Scale
- DG52:Form and Massing
- DG62:Materials
- DG64:Privacy
- DG86:Photovoltaics

Sustainable Design and Construction – December 2009

Flood Maps and Flood Risk – July 2006

5.4 National Planning Policy Framework (NPPF) – March 2012

5.5 National Planning Practice Guidance 2014 (NPPG)

5.6 Neighbourhood Plan

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Wantage Neighbourhood Plan

Policy 1: A spatial plan for Wantage

Policy 2:Town Centre Policy Area

Policy 3 Design- General Principles

The neighbourhood plan is in draft form and has yet to be examined. As its policies remain subject to unresolved objections little weight can be given to the neighbourhood plan at this time

5.7 Environmental Impact

The proposal does not trigger the thresholds set out in schedule 2 of the Environmental Impact Assessment regulations to trigger the need for Environmental Impact Assessment.

5.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.9 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.10 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010

6.0 **PLANNING CONSIDERATIONS**

The relevant planning considerations in the determination of this application are:

1. Principle of the development
2. Design
3. Residential Amenity
4. Historic Environment and Archaeology
5. Traffic, Parking and Highway Safety
6. Drainage/Flood Risk
7. Trees and Landscaping

The Principle of the development

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.2 The site has no formal designation within the Local Plan however is long established for educational use and as such the principle of development within the established site north of Portway, is considered acceptable.

Design

6.3 Policy DC1 of the Local Plan requires design to be of a high quality, such that the layout, scale, mass, height, detailing, materials used and its relationship to adjoining buildings and open space do not adversely affect those attributes that make a positive contribution to the character of the locality. DG51 of the Design Guide SPD advises that new development should generally reflect the scale of the existing settlement and DG52 of the Design Guide advises that form and massing should be kept simple- in rectangular form or 'L' shape design where necessary.

6.4 The existing building at the site was previously a Church of England School. The building to be demolished is single storey, although with a higher element centrally within the area of a hall. The building is showing its age and is not visually attractive.

6.5 Whilst there is a mix of building heights within the central campus, one of the buildings is three storeys - the new teaching and dining block. The creative arts building is a comparable two storeys in height. The proposed science block would be two storeys, and would be clearly in keeping with existing development in terms of mass, scale and height within the existing site.

6.6 The building is required to be two storeys given the space constraints within the site. The building has been limited to two storeys in an attempt to mitigate the potential for impact upon neighbouring residents and upon the character of the conservation area of the north. The scale, massing and height of the building is considered acceptable in accordance with policy DC1 of the adopted local plan, given that it would be of a lower height than the neighbouring dining block within the campus, and the effect of scale and mass on the wider locality would be limited.

6.7 The scale reflects those buildings existing within the site, and the height at nine metres

would not be excessive particularly given three storey development within the site at the new teaching and dining block and three storey apartments recently approved to the immediate east of the site at the former police station and magistrates court (P15/V0729/FUL) The proposal is therefore considered to be in accordance with DG51 of the adopted design guide in this regard.

- 6.8 The form and massing of the proposal has been kept relatively simple. Phase one would effectively be a rectangular block, and phase two of the development (subject to funding) would provide for an 'L' shapes building. This is in line with guidance offered in DG52 of the adopted design guide.
- 6.9 The materials as proposed include a mix of red, grey and buff brick with a copper clad screen at ground floor and timber panelling at first floor. The materials are considered appropriate to the site and would not severely impact upon the character of the wider locality. In this respect the materials in the design are considered to be in general accordance with policy DC1 of the adopted local plan and DG62 of the design guide. The proposal would similarly be in accordance with the intent of core policy 37 of the emerging local plan- Design and Local Distinctiveness.

Residential Amenity

- 6.10 Policy DC9 of the adopted local plan does not permit development that would unacceptably harm the amenities of neighbouring properties and the wider environment. Design principles DG63-64 of the design guide pertain to amenity, privacy and overlooking.
- 6.11 Objections have been received from occupiers of both Bramble Cottage and Beech Cottage which neighbour each other to the west of the site. Concerns relate in the main to the potential for an overbearing impact, loss of privacy/amenity, as a result of excessive scale, bulk and mass of the proposed building
- 6.12 An amended block plan has been submitted which shows the proposed building moved four metres further south into the site. This is significant in terms of mitigating against any potential for an overbearing impact upon the occupier of the most northerly property Bramble House. There is a distance of 18 metres from the rear boundary line of Bramble House to the boundary, and then an additional nine metres to the western side elevation of the proposed building. The distance between the two would therefore be 27 metres. This is far in excess of the 21 metres back-to-back distance referred to in the design guide as an acceptable minimum guide distance in the case of residential to residential properties in order to protect amenity.
- 6.13 The nature of the proposed property however is that of a school, which is unlikely to have significant use in the evenings or at weekends, and where even lower distance standards may be applied in consequence. Obscure glazing is proposed in the first floor widows of the western elevation, so that overlooking and loss of privacy of both properties would not be an issue.
- 6.14 The potential for an overbearing/over dominant effect is noted. However, given the amended scheme which positions the building further south into the site, only a small portion of the building would now overlap with the rear of Bramble House (a total of three to four metres). The distance of 27 metres, in addition to additional screen planting to be agreed, is considered to be more than adequate to adequately mitigate any overbearing effect upon the occupiers of Bramble House.
- 6.15 Any potential impacts to the second neighbour at Beech House are further reduced by the even greater distance from the dwelling to the rear shared boundary with the school

(approximately 23.5 metres), and an additional nine metres to the side elevation of the proposed building, giving a total of approximately 32.5 metres between the rear building line of Beech House and the western side elevation of the proposed science block. This is considered more than adequate to maintain privacy and general amenity, particularly with the use of obscure glazing at first floor. A substantial mature tree belt also screens the school grounds to the rear of Beech House, and this would be retained. There would be no significant potential for overlooking of this property and adequate distance to mitigate against the potential for an overbearing impact.

- 6.16 Distances of approximately 14 metres would result from windows in the western side elevation of new apartments recently approved on the Magistrates Court site and the eastern elevation of the proposed building. This was considered in the report to committee for the adjacent development (P15/V0729/FUL) where the distance was considered acceptable to maintain amenity. There is no formal standard for a minimum distance from a residential property to windows in a non-residential building, and so this is a matter of planning judgement. Officers consider that, as the science block will seldom be used in the evenings or at weekends, then harm to privacy to both parties is unlikely to be a significant problem. Windows are also offset, so that there would not be a direct line of sight between the two.
- 6.17 Given the mitigating distances involved and other characteristics of the site, it is unlikely that significant impacts upon the amenity of neighbouring residents will result. As such the application is considered to be in general accordance with policy DC9 of the adopted local plan, and with DG63 and DG64 of the design guide.

Historic Environment and Archaeology

- 6.18 The application site is not within the Wantage Town Centre Conservation Area but is adjacent to it and as such the proposal must be considered with regard to its effect on the setting of the conservation area. The grade II listed Woolpack public house is also positioned close to the northern boundary of the site
- 6.19 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight should be given to this requirement.
- 6.20 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. In this case considerable importance and weight is given to the desirability of protecting or enhancing the character or appearance of the conservation area.
- 6.21 Paragraph 132 of the NPPF confirms that *“When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be”*. The NPPF adds at paragraph 133 that proposals causing substantial harm to or total loss of significance of a designated heritage asset should be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Paragraph 134 of the NPPF explains that less than substantial harm to the significance of the heritage asset should be weighed against the public benefits of the proposal.
- 6.22 Policy HE4 of the adopted local plan seeks to protect the setting of listed buildings and policy HE1 seeks to preserve or enhance the character or appearance of the

conservation area. DG15 of the design guide similarly affords protection to the historic environment

- 6.23 The existing former Church of England school building, which is not visually attractive is to be demolished. This building is visible from the grade II listed Woolpack. The harm to the setting of the listed building and conservation area is likely to be less than substantial, and the public benefit to be derived from the educational use of the science block is considered to outweigh any impact upon the setting of the grade II public house and conservation area, in accordance with paragraph 134 of the NPPF.
- 6.24 Initially the Conservation Officer had some concern over the proximity to the conservation area and the Woolpack public house. In response to this an amended plan has been submitted which has moved the building a further four metres within the site, away from the boundary to the north and conservation area designation. The building would be seven metres from the northern boundary. The conservation officer is satisfied that this will help to mitigate against any potential for impact upon the conservation area and Woolpack and has not objected to the amended plans.
- 6.25 The design of the building is unlikely to impact upon the character or setting of the conservation area or listed building to the north to a significant degree as to warrant refusal of the application, and the public benefits would outweigh any impact. On balance therefore the application is considered to be in general accordance with policies HE1 and HE4 of the adopted local plan, DG15 of the design guide, and the NPPF.
- 6.26 Policy HE10 of the adopted Local Plan states that development will not be permitted if it would cause damage to the site or setting of nationally important archaeological remains, whether scheduled or not. The proposal is in accordance with policy HE10 given that the advice from the county archaeologist is that the proposal would not have a significant impact upon archaeology.
- 6.27 **Traffic, Parking and Highway Safety**
Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. The NPPF (Paragraph 32) requires plans and decision to take account of whether:-
- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - safe and suitable access to the site can be achieved for all people; and
 - improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Paragraph 32 goes on to state: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

- 6.28 Staff park in courtyard areas within the site north of Portway and have an agreement with the leisure centre to the south of Portway. There is allocated parking for staff of the school at the leisure centre. There is no pupil drop off provision currently. However, as pupil numbers are not increasing as a result of the development, the county highways officer does not require additional car and cycle parking. An emergency vehicular access would be retained to the east of the site.
- 6.29 The submitted documents indicate there to be no increase in staff and pupil numbers and therefore, from a traffic generation perspective, it is not anticipated for there to be an increase in vehicle numbers associated with the site. Mindful of this, the current

access points serving the site are not required to be upgraded in this instance. Likewise, as the level of staff and visitors is not changing, the current parking provisions are to remain. The proposal is therefore considered to be in general accordance with policy DC5 of the adopted local plan and paragraph 32 of the NPPF.

Drainage/Flood Risk

- 6.30 The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103). It states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution (paragraph 109).
- 6.31 Adopted local plan policy DC9 provides that new development will not be permitted if it would unacceptably harm the amenities of neighbouring properties or the wider environment in terms of, amongst other things, pollution and contamination. Policy DC12 provides that development will not be permitted if it would adversely affect the quality of water resources as a result of, amongst other things, waste water discharge.
- 6.32 The site is in Flood Zone 1 and is of low risk of flooding. Thames Water has no objection to the proposals and does not consider that the proposal would have a significant impact upon existing drainage system capacity. Both Vale and county drainage officers have no objection to the proposal, subject to conditions requiring details of suitable surface water drainage and foul drainage systems. Subject to these conditions the proposal would be in accordance with the identified planning policies.

Trees and Landscaping

- 6.33 Policy DC6 of the Local Plan seeks to protect and enhance the amenities of all sites through hard and soft landscape measures. The scheme proposes to retain the path from the general teaching block and green space either side. Outdoor seating areas and new trees are proposed in this area.
- 6.34 The existing playground area would be retained, and an area would also be wildflower seeded. Several lower value trees within the site would be removed, but all trees of significant amenity value would be retained and roots protected during construction. The trees are not protected by preservation order.
- 6.35 The amended plan shows an indicative area of screen planting to the rear of the property 'The Brambles' to further screen the development from the rear of that property. Existing planting to the rear of the adjacent property 'The Brambles' is considered sufficient to soften/screen the development from this property.
- 6.36 Precise details of landscaping would be required by way of condition, however the details included on the site plan as submitted appear to be generally acceptable, and in accordance with policy DC6 of the adopted local plan.

7.0 CONCLUSION

- 7.1 The scale of the proposed science block reflects those buildings existing within the site, and would be in keeping the three storey apartments recently approved to the immediate east of the site at the former police station and magistrates court. The proposal is therefore considered to be in accordance with DG51 of the design guide in this regard.

- 7.2 The form and massing of the proposal has been kept relatively simple. Phase one would effectively be a rectangular block, and phase two of the development (subject to funding) would provide for an 'L' shapes building. This is in line with guidance offered in DG52 of the design guide.
- 7.3 The materials are considered appropriate to the site and would not adversely impact upon the character of the wider locality. In this respect the materials in the design are considered to be in general accordance with policy DC1 of the adopted local plan and DG62 of the design guide. The proposal would similarly be in accordance with the intent of core policy 37 of the emerging local plan.
- 7.4 Given the mitigating distances involved and other characteristics of the site, it is unlikely that significant impacts upon the amenity of neighbouring residents would result and as such the application is considered to be in general accordance with policy DC9 of the adopted local plan, DG63 and DG64 of the design guide.
- 7.5 The design of the building is unlikely to impact upon the character or setting of the conservation area or listed building to the north to a significant degree as to warrant refusal of the application, and the public benefits would outweigh any impact. On balance therefore the application is considered to be in general accordance with policies HE1 and HE4 of the local plan and DG15 of the design guide, and the NPPF
- 7.6 As pupil and staff numbers are not increasing as a result of the development, then the county highways officer requires no additional car and cycle parking. An emergency vehicular access would be retained to the east of the site, and the proposal is considered to be in general accordance with policy DC5 of the local plan and paragraph 32 of the NPPF in this regard.
- 7.8 The scheme is very much in the public interest, providing a building which would allow the Academy to continue with its long term aim for reconfiguration from three separate sites to two. The scheme is considered to be a sustainable form of development in general accordance with local and national policy and is therefore considered to be acceptable.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that authority to grant planning permission is delegated to the head of planning subject to the following conditions:**

1. **Time limit phase 1 (three years).**
2. **Time limit phase 2 (three years).**
3. **Development to be in accordance with approved plans.**
4. **Materials to be agreed.**
5. **Landscaping plan to submitted and implanted prior to occupation.**
6. **Landscaping maintenance required.**
7. **Screen planting to rear of the property 'Brambles' to be agreed/implemented prior to occupation.**
8. **Tree root protection to be afforded during construction.**
9. **Levels plan to be submitted prior to works commencing.**
10. **Construction management plan to be submitted and agreed prior to commencement of works.**
11. **Obscure glazing required at first floor in western elevation of building prior to occupation.**
12. **No surface water from the development shall be discharged onto the adjacent highway.**
13. **Prior to the commencement of development, a detailed scheme for the**

surface water and foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority for the avoidance of flooding.

- 14. Details of solar P/V panels to be submitted and agreed prior to erection of panels.**

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