

Report to Planning Committee

19 February 2025

Application reference	DC/24/69621
Application address	Friar Park Inn, 103 Crankhall Lane, Wednesbury, WS10 0EF
Application description	Proposed demolition of former public house (approved under application No DC/22/67474), and proposed retail convenience store (Use Class Ea) and 12 No. 1 and 2 bedroom apartments above (Use ClassC3), with car parking, amenity areas and associated development.
Application received	2 nd July 2024
Ward	Friar Park
Contact officer	William Stevens William_stevens@sandwell.gov.uk

1. Recommendations

Subject to no adverse comments from the Lead Local Flood Authority, that planning permission is granted subject to the following conditions relating to:

- i) External materials,
- ii) Retail floor space not to exceed 285sqm,
- iii) No subdivision of retail floor space,
- iv) Renewable energy,
- v) Hours of operation of the retail unit,

- vi) Windows in the southeast elevation shall be obscurely glazed and retained as such,
- vii) BNG,
- viii) Levels,
- ix) Drainage/SUDS,
- x) Parking, grading and layout,
- xi) Cycle provision,
- xii) Bin storage,
- xiii) Construction management plan (including hours),
- xiv) External plant equipment noise details,
- xv) Security measures, CCTV, lighting, keypads,
- xvi) Boundary treatment and secure private garden space details,
- xvii) Hard and soft landscaping,
- xviii) Details of the proposal heat source pump location, and
- xix) Contamination land remediation.

2. Reasons for Recommendations

- 2.1 The area is a mixture of retail and residential properties, and the scheme provides further retail and residential accommodation into the area without compromising existing private residential amenity.

3. How does this deliver objectives of the Council Plan?

Living in Sandwell	<p>Improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings.</p> <p>Safe and affordable homes.</p> <p>Quality green spaces.</p>
Thriving Economy in Sandwell	<p>The Sandwell Local Plan serves as the blueprint for future development, guiding housing and employment growth while ensuring new infrastructure investments like transport and schools.</p> <p>Good Homes that are well connected.</p>

	Encourage a positive environment where businesses and our community and voluntary organisations are supported to grow; and investment into the borough is maximised, creating job opportunities for local residents.
One Council One Team	<p>Sandwell Council's ethos of 'One Council One Team' reflects a commitment to unity and Collaboration, striving for excellence in serving the community.</p> <p>All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.</p>

4. Context

- 4.1 The application is being reported to Planning Committee as more than three objections have been received. Members have previously visited the site in November 2024.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Friar Park Inn, Street View](#)

5. Key Considerations

- 5.1 The site is not allocated in the development plan but relates to a site of a former public house within a mixed area of residential and commercial uses.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means

that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.

5.3 The material planning considerations which are relevant to this application are:

- Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing.
- Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment.
- Highways considerations - traffic generation, access, highway safety, parking and servicing.
- Environmental concerns – noise, air quality, pollution and general disturbance and
- Ecology concerns – loss of wildlife, habitat and trees.

6. The Application Site

6.1 The application site is situated on the northeastern side of Crankhall Lane, Wednesbury. The application site relates to a former public house known as the Friar Park Inn.

6.2 Adjoining the site to the east are the rear gardens of residential properties, whilst to the west, a petrol filling station and land where animals are kept in a private capacity.

7. Planning History

7.1 Whilst there is history associated with the public house, only the approval of demolition consent is relevant to this application albeit at present the building remains in situ.

7.2 Relevant planning applications are as follows:

DC/22/67474	Proposed demolition of Public House.	Grant Demolition Consent 09/12/2022
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Planning enforcement

- 7.3 Several complaints have been received regarding the state of the site which has led to the above application for demolition. However, the building remains in situ and complaints are still being received.

8. Application Details

- 8.1 The applicant proposes the demolition of former public house (approved under application No DC/22/67474), and proposed retail convenience store (Use Class Ea) and 12 No. one and two-bedroom apartments above (Use ClassC3), with car parking, amenity areas and associated development.
- 8.2 The proposed retail use on the ground floor would have a maximum floor space of 280sqm with associated back of house space of 113sqm, storeroom, and WC. Separate bin store will be provided outside adjacent to a proposed cycle stand.
- 8.3 12 apartments are proposed, which include eight, one-bedroom, and four, two-bedroom with floor spaces of 50sqm and 68sqm respectively.
- 8.4 There would be 13 car parking spaces to the frontage which would wholly serve the retail property with a total of a further 22 spaces to the rear. 7 spaces would also serve the retail property and the remaining 15 spaces would be allocated to residents. In this location there would also be space for a cycle store which would house 16 bikes and a resident's bin store.

9. Publicity

- 9.1 The application has been publicised by 25 neighbour notification letters and by site and press notice. Four objections have been received hence this application is before your committee.

9.2 Objections have been received on the following grounds:

- i) The objector currently has access to the driveway which accesses their land. They state that this scheme would hinder access,
- ii) The height of the proposed development would cause a significant loss of light to occupiers of adjacent residential properties,
- iii) The area does not need any more retail uses,
- iv) The occupiers of the proposed flats and users of the new retail units could cause anti-social behaviour issues,
- v) Noise and disturbance from users of the retail stores, with increased vehicle movements,
- vi) The green space to the rear is to be removed for a car park, ruining the air quality for existing residents, and the relaxation looking out onto green space brings, and the impact on the nature that uses this space,
- vii) Rear gardens of properties will be left vulnerable due to the open car park,
- viii) Boundary treatment concerns, existing low fences makes residents feel safe, and
- ix) Apartment blocks are out of character with the area and would set an unwelcomed precedent.

These objections will be addressed in under paragraph 13 (Material considerations).

Non-material objections have been raised regarding loss of property value, loss of view, loss of area appeal and neutral comments received about preserving the history of the site.

10. Consultee responses

10.1 Planning Policy

No objections have been raised for either the retail element and residential use. However, they do recommend that conditions are

attached to any approval that cover renewable energy, maximum retail space of 285sqm, and no sub-division of the commercial unit.

10.2 Highways

Further information has been received and highways raised no objections to the proposal.

10.3 Urban Design

Amended plans have been received and Urban Design have commented that they are broadly content with the changes given the massing and the scale of the building has been reduced. However, dormer windows have been introduced which are not the characteristics of the area. However, given this standalone building, I feel this building leads itself to innovative design solutions and I have no concerns. There are some windows that do look out in the direction of the rear gardens on Manor Road (albeit at an angle), and it is recommended that these windows that serve kitchens and landing windows are obscurely glazed.

It is considered that a clear segregation between is required between private and public space for the safety and security of the residents. Therefore, it is recommended that a boundary treatment plan (as well as access security) is provided and conditioned so that the amenity space is fenced off and separated from the car park. This would be in accordance with design policy and the Council's Revised Residential Design Guide (see point 12.14 below).

10.4 Pollution Control (Contaminated Land)

No objection subject to the standard ground investigation conditions.

10.5 Pollution Control (Noise and Air)

No objections. However, to safeguard residents from any undue noise they have recommended conditions relating to, construction activities hours, construction method statement, noise details of fixed plant equipment and hours of operation for the retail unit.

10.6 Transport Planner

The development meets the minimum requirements for cycle parking. Details of the cycle storage and its retention can be conditioned accordingly.

10.7 Staffordshire County Council (lead local flood authority)

Further information is required, and Members will be verbally updated.

10.8 West Midlands Police

Comments have been received and passed to the applicant. Security measures have been recommended and conditioned.

10.9 Severn Trent Water

The standard surface water and sewage conditions will be attached to any approval.

10.10 BNG

The developer has demonstrated that BNG can be achieved on site. Therefore, no objection. This will be conditioned accordingly.

11. National Planning Policy Framework (NPPF)

11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied.

- 11.2 The proposal complies with the framework paragraph 131 which refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.3 The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Whilst the Council's Transport Planner would prefer more off-street parking, the Council's highways department raises no objections given the town centre location, therefore the development in my opinion, complies with paragraph 115 of the NPPF.
- 11.4 NPPF paragraph 90(f) explains that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites as does this development.
- 11.5 Taking into account the views of the council's urban design officer, I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the site's surroundings; in accordance with the design principles of the NPPF.

12. Development Plan Policy

- 12.1 The following policies of the council's development plan are relevant:

Black Country Core Strategy (BCCS)

CSP2 – development outside the growth network

CSP4 – place making

DEL1 – infrastructure provision

HOU1 – delivering sustainable housing growth
HOU2 – housing density, type and accessibility
CEN1 – the importance of Black Country centres
CEN2 – hierarchy of centres
CEN5 – district and local centres
CEN8 – car parking in centres
TRAN2 – managing transport impacts of new development
TRAN4 – creating coherent networks for cycling and walking
TRAN5 – influencing the demand for travel and travel choices
ENV3 – design quality
ENV5 – flood risk, SUDS and urban heat island
ENV7 – renewable energy
ENV8 – air quality

**Site Allocations and Delivery Development Plan Document –
(SADD)**

SAD H2 – housing windfalls
SAD TRAN3 – car parking
SAD EOS9 – urban design principles
SAD DM1 – access for disabled people
SAD DM4 – car parking for disabled people
SAD DM10 – shop front design

- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no significant concerns being raised from the urban design team.
- 12.3 BCCS policy CEN5 relates to district and local centres. The policy allows for individual convenience retail developments of up to 500sqm net and comparison retail uses of up to 200sqm gross where they satisfy local requirements and are appropriate to the scale and function of that particular centre.
- 12.4 The submitted retail assessment explains that the applicant intends to operate the unit as a convenience retail store. The

proposals are therefore within the threshold size for local centres set out in BCCS policy CEN5. It is considered that the retail unit would be appropriate to the scale and function of the centre as it would likely serve a top-up food shopping function for residents in the Friar Park area and would be unlikely to compete with the more diverse retail offer available in larger centres.

- 12.5 SAD policies DM1 and DM4 relate to car parking and access for disabled people. The disabled parking space for retail customers should be located near the store entrance and not at the back of the site. Whilst the disabled parking is to the rear, this does allow for levelled access to the retail store and would not require the customer to cross between potential moving vehicles and over kerb stones.
- 12.6 The application site is not allocated for residential land and the proposals constitute a housing windfall which is assessed under SAD policy H2. The proposals would accord with the policy as the site is previously developed land suitable for residential use, the development would not reduce the supply of employment land, and the proposals are compatible with other development plan policies.
- 12.7 The proposals would assist with the aim set out at BCCS policy HOU1 to deliver 63,000 new homes in the Black Country over the plan period.
- 12.8 The proposals are below the threshold at which BCCS policy HOU3 states affordable housing is sort (15 dwellings). The proposed density and house types are considered appropriate (BCCS policy HOU2). This is because the proposals would introduce a mix of one- and two-bedroom apartments into an area mostly characterised by semi-detached and terraced dwellings, and the proposals would be located on a main road within a Local Centre.

12.9 BCCS policy ENV7 requires all residential developments of 10 units or more, and all non-residential developments of 1,000sqm floor space or more to incorporate renewable energy generation to off-set 10% of estimated energy demand. The applicant has submitted an Energy Statement which explains that the installation of air source heat pumps will provide 26.48% of energy demand through on-site renewable generation, however it is unclear from the submitted drawings where the air source heat pumps would be located. The final detail can be conditioned as such

12.10 BCCS policy ENV5 requires all developments to incorporate Sustainable Drainage Features and increase tree cover where feasible. The submitted planning statement explains that the design incorporates permeable paving and new tree planting. This is welcomed. Any opportunity to increase tree cover further will be supported.

12.11 The applicant should have regard to design policies in the BCCS, SAD and Residential Design Guide.

12.12 If gas boilers are part of the proposed scheme, under the Air Quality SPD they should be low NO_x types, but can be controlled through the building regulations process

12.13 Biodiversity Net Gain is now a legal requirement for development schemes. In this instance the applicant has demonstrated BNG compliance and this is conditioned as such.

Residential Design Guide

12.14 In addition page 24 paragraph r) of the Residential Design Guide SPD states:

External layouts for house designs, as well as apartments must clearly define public and private space around built form as well as provide adequate levels of defensible space to protect the privacy

of internal ground floor layouts from street frontages, car parking layouts, amenity space and pedestrian links and external storage.

Therefore, appropriate conditions on this application are required.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Amenity concerns

Concerns have been raised regarding the overlooking/loss of privacy, loss of light and/or outlook and overshadowing to residential properties. The proposed separation distances between the side elevation of the scheme and the existing residential properties ranges from 20.5m to 26.3m. One property has a separation distance of 17.5m due to their own property being extended. The Council's side to existing rear separation distances requires this to be a minimum of 14m for two storey buildings and 15.5m for three storey developments.

Amended plans have been received and the height of the building has been reduced from 11.6m to 9.2m (a reduction of 2.4m). The side windows that look towards the rear gardens of the existing houses serves a landing and kitchen, with the main windows facing the rear courtyard or the main road to the front. However, it is recommended that these windows in the side elevation facing the rear gardens are obscurely glazed to prevent any possible overlooking issues. Therefore, the proposed development complies with the separation distances formed within the adopted Revised Residential Design SPD.

13.3 Design concerns

Whilst dormer windows are not a characteristic of the area, amended plans have been received, and in my opinion, the design of the building is innovative and would not cause any demonstrable harm on the street scene or significantly impact on the private amenity of the occupiers of adjacent properties.

13.3 Highways considerations

The Council's highway department has received amended plans, confirmation of a one-way system to the front, and raise no objections.

13.4 Environmental concerns

The Council's Environmental Health and Pollution Control teams have raised no objections and recommend conditions relating to noise, air quality, pollution and general disturbance have been recommended.

13.5 Ecology concerns

The development if granted permission would have to provide an increase in BNG of at least 10%. Hence the development has the potential to improve biodiversity and as such the Council's ecologist has raised no objections.

13.6 Presumption and the 'tilted balance'

The 'tilted balance' is similar to the normal planning balance, but it is only engaged in exceptional circumstances. As the council has less than a five-year housing land supply, relevant local policies are out-of-date. In the most basic sense, the tilted balance is a version of the planning balance that is already tilted in an applicant's favour. If the tilted balance applies, planning permission should normally be granted unless the negative impacts 'significantly and demonstrably' outweigh the positive impacts.

14. Conclusion and planning balance

- 14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the “planning balance”.
- 14.2 It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.
- 14.3 Conflict with development plan policies will always be a negative impact. If the policies are up to date, that negative impact will be given greater weight. However, if they’re out-of-date, the weight given to the negative impact will be seriously reduced. No matter what the negative impacts are, if a proposal manages to secure sufficient positive impacts (of sufficient weight) to tilt the planning balance in its favour, planning permission should be granted.
- 14.4 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15. Alternative Options

- 15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

16. Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

17. Appendices

17.1 Plans for consideration

Context plan

001 – Location Plan

002 Rev B – Site Plan

003 Rev B – Ground Floor Plan

004 Rev B – First Floor Plan

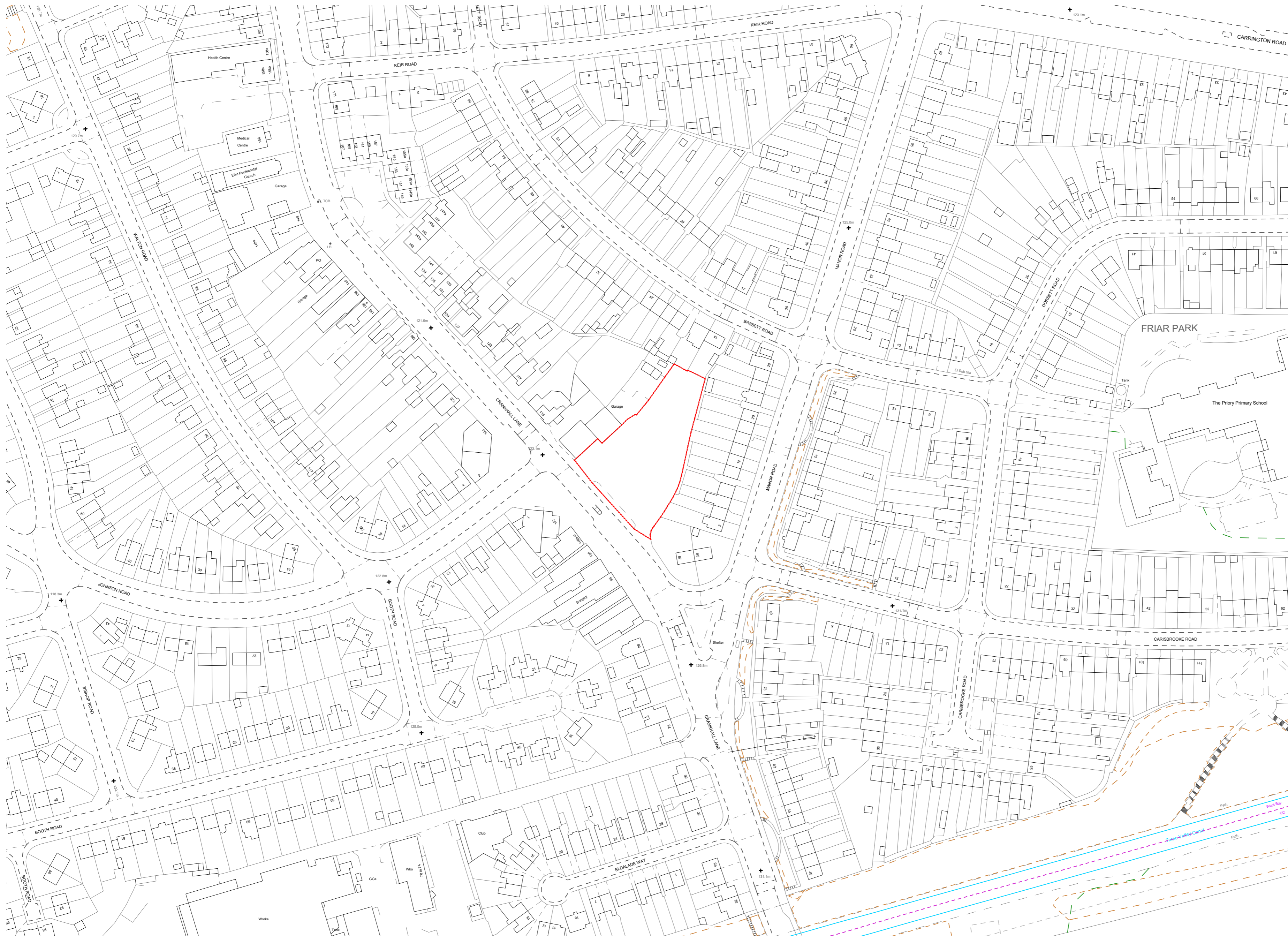
005 Rev B – Roof Plan

006 Rev A – Second Floor Plan

007 Rev A – Elevation Plan

008 Rev A – Elevation Plan

009 Rev D – Block Plan



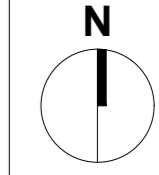
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Location Plan

1:1250

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Date	Rev	By	Details



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Project
 Friar Park Inn, Wednesbury

Client
 SEP Properties

Drawing title
 Location Plan

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Project Ref.	Drawing No.	Revision
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Date	Rev	By	Details
12/06/24	A	VJ	Updates to car parking layout
15/11/24	B	VJ	Revised car parking layout and updates to landscape design
17/01/25	C	VJ	Additional no entry sign added to layout
22/01/25	D	VJ	Removed footway to grass verge



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Project
 Friar Park Inn, Wednesbury

Client
 SEP Properties

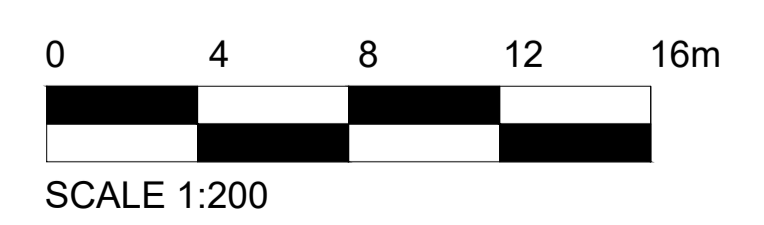
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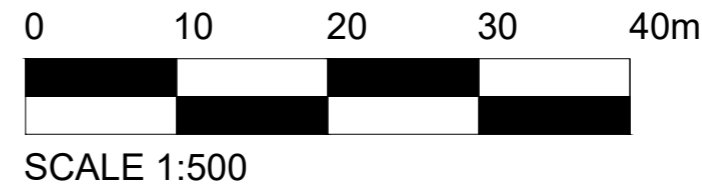
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1 **Block Plan**
 1:200



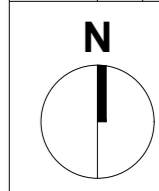


1 Site Plan
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Date	Rev	By	Details
12/06/24	A	VJ	Updates to car parking layout
02/01/25	B	VJ	Updates to floor plan layout



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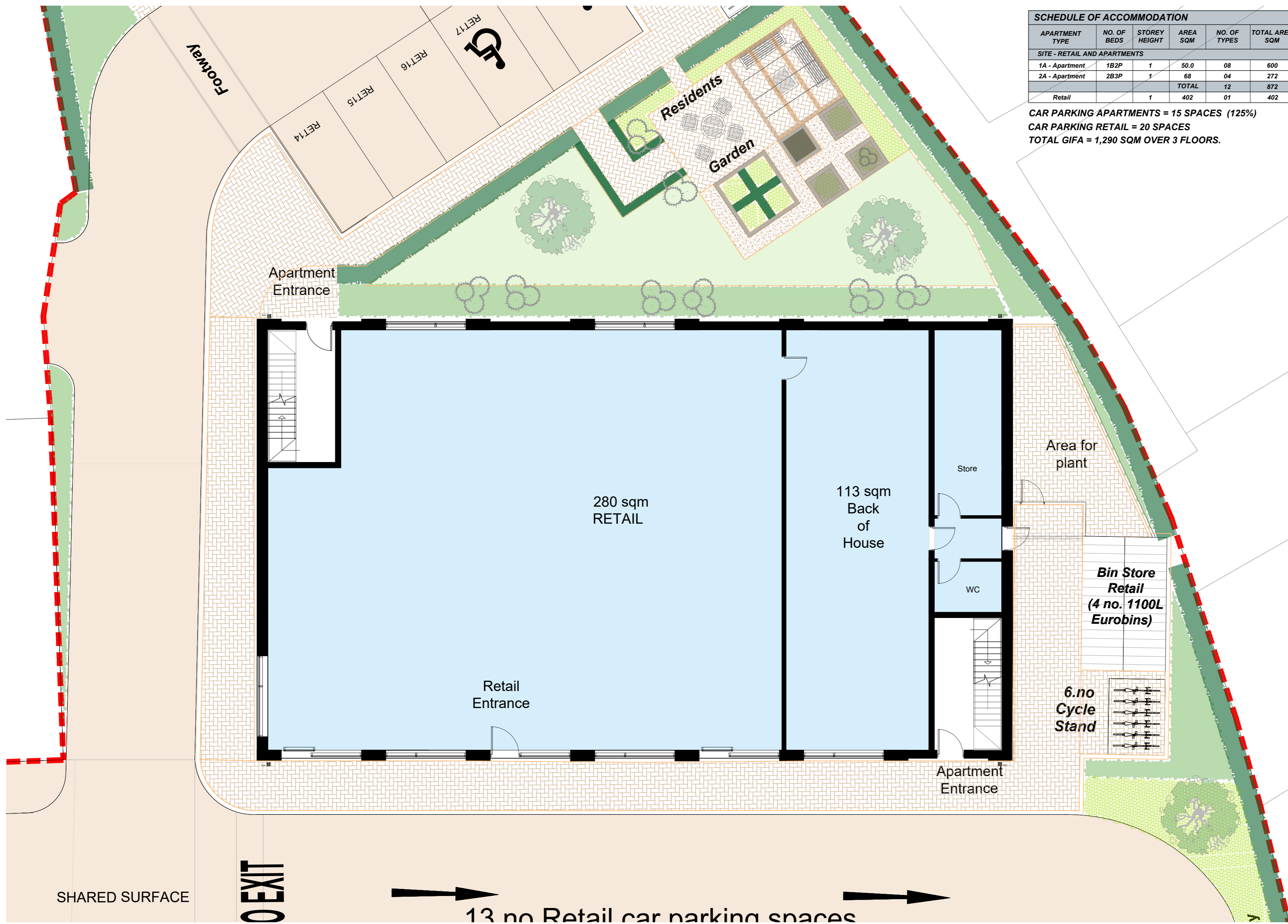
Project
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Client
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Drawing title
Site Plan

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SCHEDULE OF ACCOMMODATION					
APARTMENT TYPE	NO. OF BEDS	STOREY HEIGHT	AREA SQM	NO. OF TYPES	TOTAL AREA SQM
SITE - RETAIL AND APARTMENTS					
1A - Apartment	1B2P	1	50.0	08	600
2A - Apartment	2B3P	1	68	04	272
			TOTAL	12	872
Retail		1	402	01	402

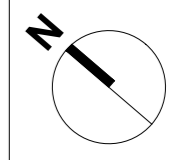
CAR PARKING APARTMENTS = 15 SPACES (125%)
 CAR PARKING RETAIL = 20 SPACES
 TOTAL GIFA = 1,290 SQM OVER 3 FLOORS.

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KEY -

- 1 Bed Apartment
- 2 Bed Apartment
- Retail Area

Date	Rev	By	Details
12/06/24	A	VJ	Updates to car parking layout
02/01/25	B	VJ	Updates to floor plan layout



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Project
 Friar Park Inn

Client
 SEP Properties

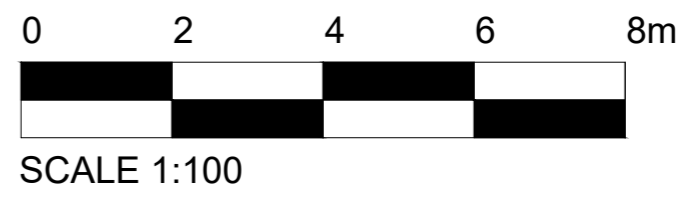
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 Ground Floor Plan

Date	Scale	Checked
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Project Ref.	Drawing No.	Revision
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1 Ground Floor Plan
 1:100



EXIT

13 no Retail car parking spaces



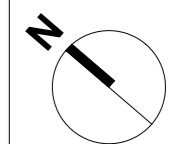
SCHEDULE OF ACCOMMODATION					
APARTMENT TYPE	NO. OF BEDS	STOREY HEIGHT	AREA SQM	NO. OF TYPES	TOTAL AREA SQM
SITE - RETAIL AND APARTMENTS					
1A - Apartment	1B2P	1	50.0	08	600
2A - Apartment	2B3P	1	68	04	272
			TOTAL	12	872
Retail		1	402	01	402

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KEY -
 1 Bed Apartment
 2 Bed Apartment

Date	Rev	By	Details
12/06/24	A	VJ	Updates to car parking layout
02/01/25	B	VJ	Updates to floor plan layout



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Project
 Friar Park Inn

Client
 SEP Properties

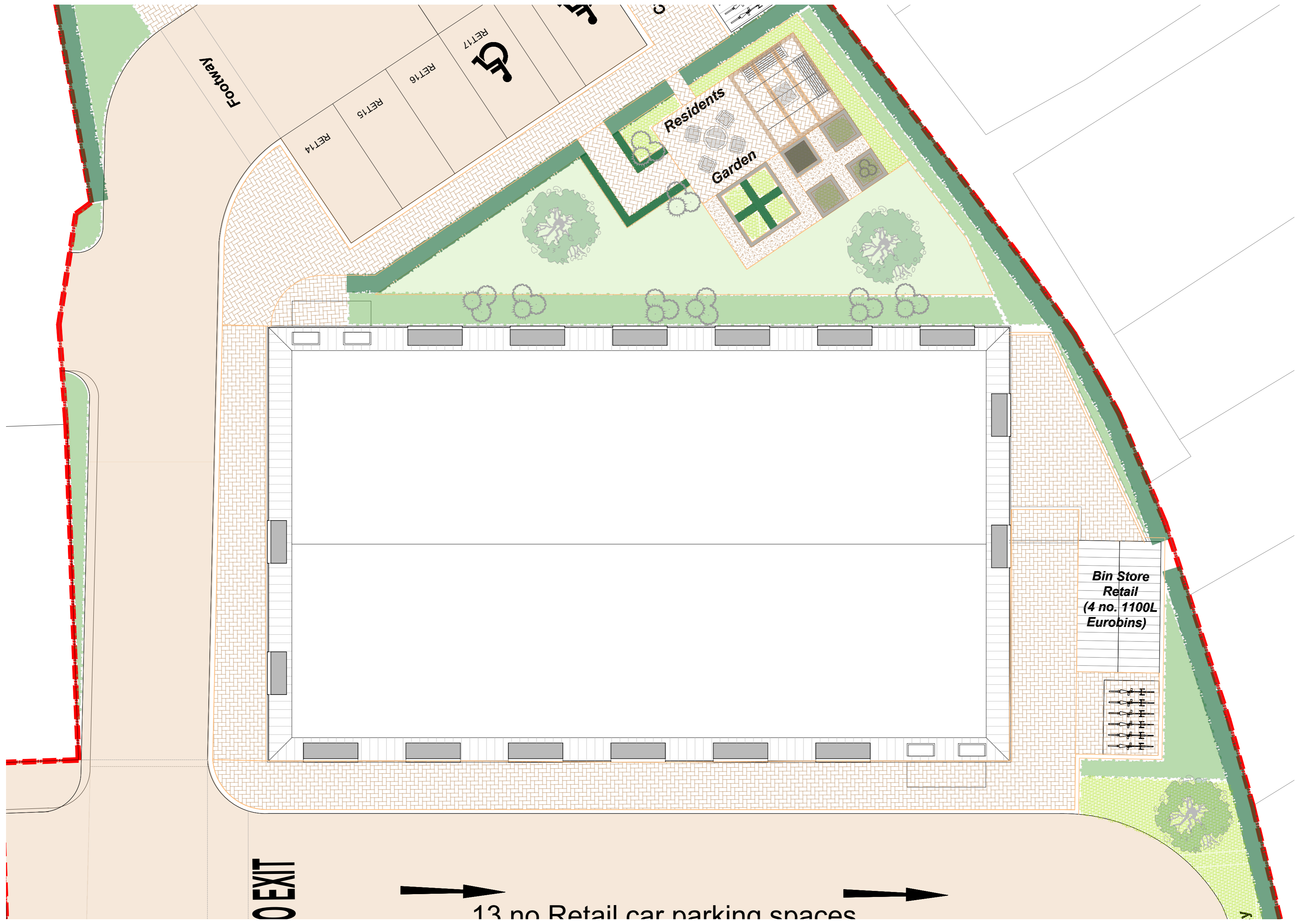
Drawing title
 First & Second Floor Plan

Date	Scale	Checked
22/02/22	1:100@A2	VJ
Project Ref.	Drawing No.	Revision
22-212	004	B

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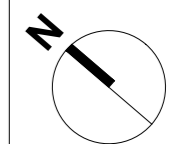
1 First Floor Plan
 1:100





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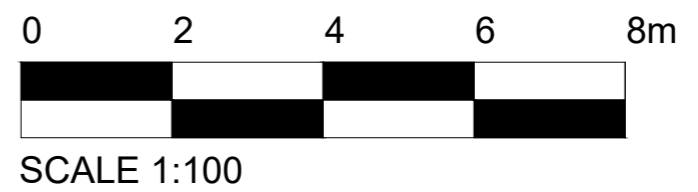
Drawing title
 Roof Plan

Date	Scale	Checked
22/02/22	1:100@A2	VJ

Project Ref.	Drawing No.	Revision
22-212	005	B

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1 Roof Plan
 1:100





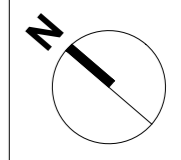
SCHEDULE OF ACCOMMODATION					
APARTMENT TYPE	NO. OF BEDS	STOREY HEIGHT	AREA SQM	NO. OF TYPES	TOTAL AREA SQM
SITE - RETAIL AND APARTMENTS					
1A - Apartment	1B2P	1	50.0	08	600
2A - Apartment	2B3P	1	68	04	272
			TOTAL	12	872
Retail		1	402	01	402

CAR PARKING APARTMENTS = 15 SPACES (125%)
 CAR PARKING RETAIL = 20 SPACES
 TOTAL GIFA = 1,290 SQM OVER 3 FLOORS.

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KEY -
 1 Bed Apartment
 2 Bed Apartment

Date	Rev	By	Details
02/01/25	A	VJ	Updates to floor plan



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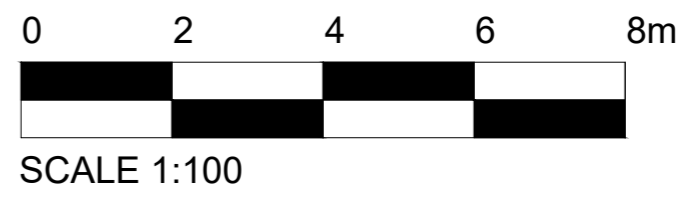
Client
 SEP Properties

Drawing title
 First & Second Floor Plan

Date	Scale	Checked
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Project Ref.	Drawing No.	Revision
22-212	006	A

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1 Second Floor Plan
 1:100



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Contractor Design Development:

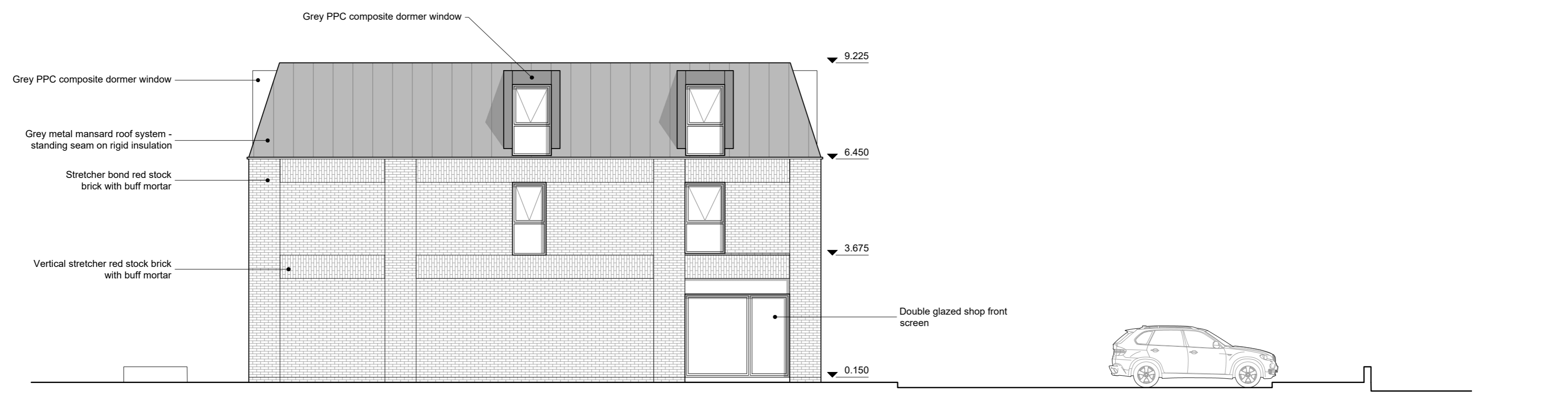
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1 FRONT ELEVATION
1:100



2 SIDE ELEVATION
1:100



Date	Rev	By	Details
21/12/24	A	VJ	Updates to elevation and new mansard roof with dormers to reduce height of building

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Drawing title
Proposed Elevations

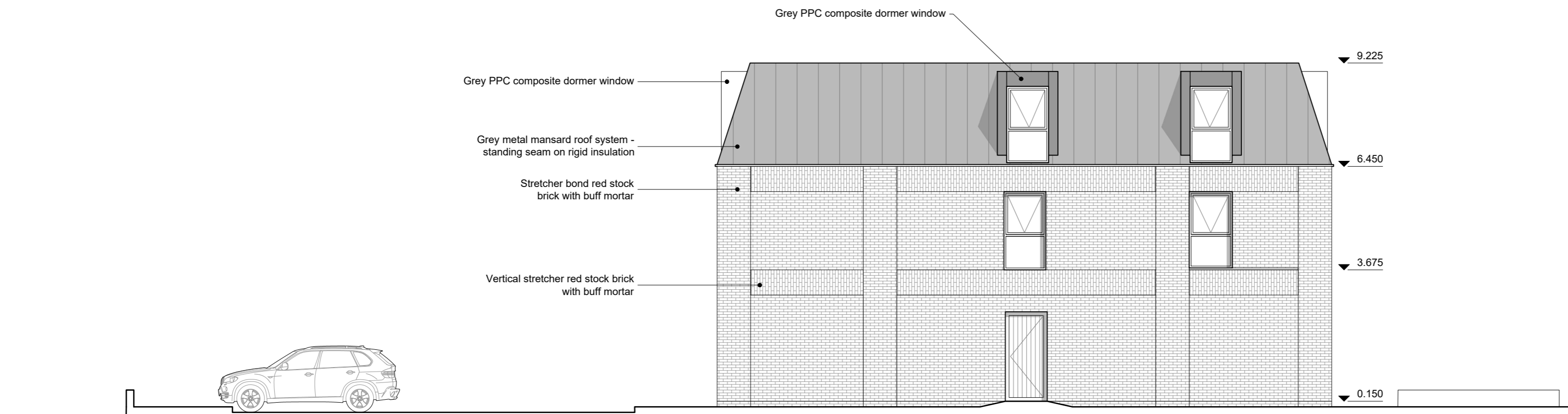
Date	Scale	Checked
22/02/22	1:100@A2	VJ

Project Ref.	Drawing No.	Revision
22-212	007	A

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1 REAR ELEVATION
1:100



2 SIDE ELEVATION
1:100



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DC/24/69621

List of conditions

- i) No construction above slab level shall commence before details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority.
- ii) The development hereby approved shall be constructed in accordance with the approved schedule of materials.
- iii) The maximum total net sales area shall not exceed 285sqm convenience floorspace. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, replacing or re-enacting that Order with or without modification) no more than 285sqm of the total net sales area shall be for a use falling within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 as amended. The total net sales area shall be used for no other use.
- iv) No sub-division of the unit shall take place unless otherwise agreed in writing by the local planning authority.
- v) Prior to the occupation of the development details of the location of the proposed air source heat pumps and/or on-site renewable energy generation sources are submitted to the LPA for approval.
- vi) Before the retail element of the development hereby approved is implemented details of the opening and closing times of the to the public shall be agree in writing with the local planning authority. Once agreed, these hours shall remain for the lifetime of the development.

- vii) All windows in the southeastern elevation shall be glazed in obscure glass and non-opening and the windows shall be retained as such.

- viii) Before the development is commenced a biodiversity gain plan shall be submitted to and approved in writing by the local planning authority. The biodiversity gain plan shall be prepared in accordance with the (insert name of report) dated (insert date of report) and prepared by (insert name of consultant ecologist).

- ix) Before the development is commenced a habitat management and monitoring plan (HMMP) shall be prepared in accordance with the approved biodiversity gain plan and shall include:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved biodiversity gain plan;
 - (d) the management measures to maintain habitat in accordance with the approved biodiversity gain plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

- x) Notice in writing shall be given to the local planning authority when the:
 - (a) [HMMP] has been implemented; and
 - (b) habitat creation and enhancement works as set out in the [HMMP] have been completed.

- xi) The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

- xii) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].
- xiii) Before the development is commenced details of the finished floor levels of the proposed dwellings, including their relationship to the levels of the highway and existing development(s), shall be submitted to and approved in writing by the local planning authority.
- xiv) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.
- xv) The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.
- xvi) Before the development is commenced details of space to be provided within the curtilage of the site for the parking, loading, unloading and manoeuvring of vehicles in connection with the development shall be submitted in writing and approved by the local planning authority.
- xvii) The development shall not be brought into use until the approved space for the parking and manoeuvring, loading and unloading of vehicles has been provided.
- xviii) When provided the approved space for the parking, loading, unloading and manoeuvring of vehicles shall be retained as such.
- xix) Before the development is brought into use details of secure cycle parking within the development shall be submitted to and approved in writing by the local planning authority.

- xx) The approved secure cycle parking shall be implemented before the development is first occupied and thereafter retained as such.
- xxi) Before the development is first occupied details of refuse storage for both residential and commercial waste within the development shall be submitted to and approved in writing by the local planning authority.
- xxii) The approved refuse storage shall be implemented before the development is first occupied and thereafter retained as such.
- xxiii) Before the development is commenced, a method statement shall be submitted to and approved by the local planning authority for the control of dust and emissions arising from any demolition, construction and/or refurbishment works. All controls for works which form part of the approved scheme, shall be implemented throughout the construction and development phase of the development.

All controls for works which form part of the approved scheme, shall be implemented throughout the construction and development phase of the development.

- xxiv) Full noise details of all fixed plant associated with the proposed development, including calculated noise levels at the nearest affected dwellings and a scheme for attenuating any such noise, shall be submitted to and approved in writing by the local planning authority prior to installation; once provided the fixed plant shall be retained as such.
- xxv) Before the development is brought into use, details of security measures to include CCTV, external lighting and door entrance controls shall be submitted in writing and approved by the local planning authority.

The approved security measures shall be implemented before the development is first occupied.

- xxvi) Before the development is commenced details of the boundary treatment to be erected on the site (including separating residents private amenity space) shall be submitted in writing to and approved by the local planning authority.

The approved scheme shall be implemented and retained in accordance with the approved details. Any alteration or variation to the boundary treatment should receive the prior written approval of the local planning authority.

- xxvii) Before the development is first occupied a detailed hard and soft landscaping and planting scheme shall be submitted to and approved in writing by the local planning authority.

The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied.

Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.

- xxviii) Prior to the commencement of development, a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted in writing and approved in writing by the local planning authority prior to the

commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols (or equivalent if replaced) and be carried out by a competent person.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).