

**20/00008/FUL
NON-MAJOR**

Mr And Mrs Lyons

**KINVER
Councillor Brian Edwards
Councillor Lin Hingley
Councillor Henry Williams**

Weatheroaks Lawnswood Drive Lawnswood STOURBRIDGE DY7 5QW

New detached dwelling and garage extension to existing dwelling

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site description

1.1.1 The site is the side garden of a large property lying on the east side of Lawnswood Drive. The dwelling is two storey with a forward-facing gable with mock Tudor finishing. There is currently a large flat roof ground floor extension to the southern elevation of the property along with a timber garage to the front southwestern corner. The dwelling sits on a large plot with a number of mature trees some of which are protected. There is a maintained row of fir hedge along the side and rear boundaries of the garden.

1.1.2 Lawnswood Drive is made up of varied styles and size of dwelling although most are large executive detached properties. There have been numerous plot divisions to accommodate new dwellings, with Hazelgrove directly to the rear of the application site. The road is unadopted and is practically single file in places.

1.2 Relevant Planning History

1975 Single storey pitched roof extension to lounge, approved (75/00728)

1986 Dwelling, refused (86/00796) (dwelling to the rear)

2015 Front porch, first-floor extension over garage and single-storey rear extension, approved (15/00676)

2015 Front porch, first-floor extension over garage and single-storey rear extension, application returned (15/01129)

1.3 Pre-application Discussions

Discussions have taken place.

1.4 Agents submission

- Design and access
- Tree report
- Protected species report

2. APPLICATION DETAILS

2.1 Proposal

2.1.1 The application proposes the demolition of the large side flat roof extension and the erection of a detached dwelling. The scheme also proposes a side extension to the host dwelling to accommodate a garage and alterations to the existing garage to the front of the property.

2.1.2. The scheme, as amended, is two and a half storey with bedrooms in the loft area with dormer windows to the front and rear roof slopes. The proposal measures around 8.2m in height to the ridge, 10.5m wide and 10.7 at its deepest.

2.1.3 The plot will be sub divided to accommodate the dwelling, and the scheme has been moved away from the boundary with the host dwelling. The host plot will have a rear garden of around 535 sqm and the new dwelling will have a garden area of around 370 sqm both dwellings have a garden depth of around 25m.

2.1.4 The existing garage to the front will be remodelled and extended with a lightweight timber frame to accommodate the presence of the trees.

2.1.5 The host dwelling will be extended to the north side elevation to accommodate a pitched roof garage designed in the same style as the dwelling. The pitch of the roof is 5.2m with mock Tudor cladding and a link from the garage to the main dwelling.

3. POLICY CONTEXT

Within the Development Boundary

Adopted Core Strategy (December 2012)

Core Policy 1 The Spatial Strategy for South Staffordshire

Core Policy 4: Promoting High Quality Design

Policy H1: Achieving a Balanced Housing Market

Policy H2: Provision of Affordable Housing

Policy H4: Delivering Affordable Housing

EQ4 Protecting and enhancing the character and appearance of the Landscape

Policy EQ9 Protecting Residential Amenity

Policy EQ11 Wider Design Considerations

Appendix 5 Car parking standards

Appendix 7 Space about Dwellings

National Planning Policy Framework (2019)

5. Delivering a sufficient supply of homes

11. Making effective use of land

12. Achieving well-designed places

Supplementary Planning Documents

South Staffordshire Design Guide 2018

Sustainable Development SPD 2018

4. CONSULTATION RESPONSES

Councillors: *Discussions have been had with Members throughout the course of the application and Councillor Hingley was present at the site visit. Councillor Edwards has called the application to Committee.*

Kinver Parish Council (received 15/06/2020) *Previous Recommend Refusal on the grounds that:*

The development would be damaging to the street scene.

There could be possible damage to the surrounding trees

Its contrary to Greenbelt policies - EQ4 - Protecting and enhancing the area, EQ9 - Protecting Residential Amenity, EQ11 Wider design considerations.

The scale, design and mass, it is detrimental to the surroundings.

There is no landscaping to the whole front of the building and this is contrary to policy EQ1.

The following comments were made and noted:-

In view of STW comments and all the neighbours complaining that the planned garage on the left hand side of the original house is going to be built over the main sewer which feeds not only Lawnswood Drive, but Hunters Rise as well, this should surely be Rejected because of the implications.

- The three trees in the garage area all have TPO's on them and should not be touched. T2 (T13), T3 (T16) and T4 (T14).

- The new garage and carport still we feel would damage the roots of all three trees. From photos taken it is clear that the so called existing garage (a wooden shed) would need new foundations. The thin concrete layer would not support a brick and tiled garage. If they only built on the existing foundations the inside part, due to the brickwork, would be even smaller which in turn would be unable to house a modern car.

The carport is built around T2. How will they accommodate the ever growing girth of the tree?

- The garage is right on the roadside, thus making it very difficult for people pulling off the neighbours drive at 'Chadwick' as it blocks the view up the road to see oncoming traffic. The leg of the new carport would block the only view they have looking up the road, before getting to the junction.

- The design and access statement has some inaccuracies. 4.1.1 talks about tree T5 and the impact of the garage on its root system. T5 is the opposite side of the neighbours drive. T2 is the tree that will be majorly impacted. This tree is not mentioned in the 'foundations' paragraph.

- Windows to the side of the proposed property.

There are windows on the first floor and 1 window on the second floor all overlooking the neighbours land. His grandchildren often play in that area and they are worried about them being so overlooked. In the planning regs side windows should had obscure glass and non-opening windows. This should be the case here.

- The design and access statement is to the most part null and void as it refers to the previous design.

With these additional comments plus are previous comments we still propose to reject the application.

Arboricultural Officer (received 16/06/2020) *The design and layout of the site has been amended and these comments are based on the following plans/details submitted on 28 April (I note that the amended plans retain the same drawing numbers as the original submissions and also do not bear dates or reference to an amendment):*

Site Plan: ZZ-SI-A-9002

New Garage-New Plot: ZZ-GA-A-0007

Arboricultural Impact Assessment: EA-2019-112(AIA) RevA

The Arboricultural Impact Assessment (AIA) was prepared relevant to the original planning application submission and whilst it is referred to as a revision it is not clear what the revision refers to. The details/comments in the AIA, the tree constraints plan (TCP) and tree protection plan (Rev A) attached to the AIA all appear to be based on the original planning submission with no revision relevant to the amended plans that have been submitted. The tree constraints and protection plans will remain the same for the site irrespective of the layout and scale of development.

Firstly with regards to shading of the garden/property, my initial concerns regarding this proposal were the potential effect of shading from existing trees the site and from the off-site woodland to the south (the latter not being included in the AIA/TCP).

BS5837 recommendations/guidance for plotting shadow patterns is somewhat basic but is nonetheless what the arboricultural industry use in the main in AIAs. Where I have concerns I sometimes use the shadow calculator in the link below which provides greater detail/accuracy for all dates and times of the year.

<https://www.suncalc.org/#/54.573,-1.163,12/2016.03.04/14:55/1/0>

Attached is a copy of original site plan (and assuming the scale at A3 size is correct and using the above calculator) on which I have plotted lines that indicate the anticipated extent of the 'wall' of shadow created from the adjacent woodland that would be cast over the plot at about 12 noon on the first day of each of the 6 months from May-October and based on tree height of 18 metres. There is an assumption by me that the trees are most likely to be in full leaf during that period. At the end of each line I have indicated the month and length of (noon) shadow which has been

measured on the plan from the southern edge of the private drive adjacent to the plot. The noon shadow lengths across the garden/property decrease weekly from 1 May until the end of June after which time they increase weekly to the end of October. The shadow lengths for Jan-April and Nov-Dec are not plotted on the plan (shadow lengths for those months are given below the north point) as it is assumed that the trees will not be in leaf and that sunlight will filter through the woodland.

From the information above it appears that at noon from May to the end of June the property (the shadow lengths will of course apply the same to the amended site layout) and garden will be shaded between 50% and 75% of the total area and from July onwards increasing from 50% to 100% of the total area. During all of those periods shadow lengths will vary both up and down depending on the time of day and will have a resultant effect on those percentages. For example whilst the shadow length at 17.00hrs on 1 September is 40 metres the shadow extends into the site by about 14 metres because of the sun's height and angle relative to it. It appears that there may be times when the property and garden of the proposed plot will be in total shade, however it also seems to be the case that there is likely to be an equivalent amount of time when at least half of the property and garden receive direct sunlight.

I do not consider therefore that I can reasonably object to the development on grounds of excessive shading and its detriment to the amenities of the proposed plot.

I turn now to any effect the proposed (construction) might have on trees on the site and what, if any, special construction methods may be necessary.

The amended plan (ZZ-SI-A-9002) shows the house reduced in sized and repositioned which lessens its effect through construction for foundations on the root protection areas of trees. The incursion of the property into RPAs is now a relatively small percentage of the total RPA that whilst some roots may be affected/severed by excavations for standard trench fill foundations I do not consider that any detriment will be caused to the trees such that pile and beam foundations will be necessary (whereby paragraph 4.1.1 of the AIA states that they would in order to accommodate the original design/position).

With regards to the new garage and car port (ZZ-GA-A-0007), these are to be built on bases/hardstandings that already exist within the RPAs of trees. Localised excavations for the vertical supports for the carport roof may sever some roots, however I consider these will not adversely affect the trees (unlike a foundation trench that would involve significant root severance). The roof of the carport will be built around the Oak T2 which should not be a problem but allowance will need to be made in some form for any future increase in the girth of the trunk.

I consider that the amended details are acceptable, however there are aspects that have not been submitted such as details for services to and from the site (as is generally the case with most applications) and which require to be confirmed/approved through conditions. The original AIA is clear on the aspects that

require clarification and also including the submission of an Arboricultural Method Statement and this has not changed with the submission of the amended plans.

Accordingly I do not have any objection to the planning application subject to conditions being applied.

County Highways (received 13/05/2020) *The road is a private drive and there are no objections on Highway grounds to this proposal.*

County Ecologist (received 13/05/2020) *External lighting should be installed on buildings and / or access routes (including the rear garden) so that residents can safely access the property and so as to prevent poor-quality floodlighting etc., being retrofitted on occupancy which then disturbs bat flight routes. I have suggested a condition for this; the applicant should ensure a contour diagram is included that demonstrates levels of lighting on receptor habitats.*

Habitats / net loss

Currently the site comprises mature garden and trees. These habitats have an ecological function and they provide a degree of ecological connectivity in a woodland setting. The current proposals would increase built development and hardstanding. This clearly represents a small net loss to biodiversity, contrary to NPPF 170 and 175, which could be mitigated onsite by landscape design that maximises opportunities for wildlife. Otherwise a solution to this would be for the applicant should indicate how off-site compensation will be achieved, preferably through habitat improvements elsewhere in the area.

Hedgehogs

All final developed landscaped site and internal boundary structures (fences, walls etc.,) should be designed and constructed so that they do not seal to the ground continuously and stop the movement and dispersal of wildlife, notably hedgehogs. Boundaries should have 130mm by 130mm holes at ground level at least every 10m running length or should not seal to the ground at all between posts with a 120mm gap from fence base to ground

The Preliminary Ecological Appraisal (Elite Ecology, February 2020) recommends measures to protect hedgehogs during development. These should be adhered to.

Enhancements

The Preliminary Ecological Appraisal (Elite Ecology, February 2020) suggests installation of bird boxes and hedgehog house. I have incorporated these into a condition.

Severn Trent Water (received 05/05/2020) *As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.*

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn

Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Neighbour comments *Representations have been received during the course of the application in regard to both the original submission and the amended scheme. Objections include, breaches in local plan policies, over development of the site, impact on privacy, impact on protected trees, out of character, impact on wildlife and the impact on highways*
One letter of support was also received.

Site Notice (expired 28/05/2019)

5. APPRAISAL

5.1 Councillor Edwards has called the application to Committee due to neighbour concerns.

5.2 Key Issues

- Principle of development
- Design and streetscene
- Impact on neighbours
- Impact on trees and ecology
- Drainage

5.3 Principle of Development

5.3.1 The Core Strategy 2012 sets out the Council's Strategic Objectives along with associated Core and Development Policies. Core Policy 1 states that growth throughout the District will be located within the most accessible locations in line with the Settlement Hierarchy contained within the Policy. Lawnswood lies outside any defined village or hamlet which is not identified for growth, other than to provide rural affordable housing to meet identified local needs, but has its own Development Boundary, nonetheless.

5.3.2 Core Policy 1 does also emphasise the importance of making an efficient use of land across the District, provided it is not of high environmental value and safeguards the character of existing residential areas. In addition, the NPPF (2019)

also stresses the need to make the efficient use of under-utilised land especially where this would help meet identified need for housing where land supply is constrained (paragraph 118(d)). Paragraph 78 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

5.3.3 The application site forms the large side garden to the host property in a well-established residential area where infill and replacement dwellings has been commonplace for a number of years.

5.3.4 As the crow flies, the site is 500m from the settlement of Wordsley, which although in Dudley Metropolitan Council, has numerous services and facilities including various shops, hot food outlets and pubs. There is a well-established footpath leading from the entrance of Lawnswood Drive along Lawnswood Road and into Wordsley.

5.3.5 Notwithstanding the fact that the site falls within a residential area that, according to the Council's Settlement Hierarchy, is not identified for growth (under the above mentioned Core Policy 1), the application site is in a sustainable location, and would make an efficient use of land, which sits within the settlement boundary of Lawnswood, a matter to which adds weight in the planning balance.

5.4 Design and streetscene

5.4.1 Policy EQ11 requires that new development:

respects local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects[.] In terms of scale, [design] and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area.

5.4.2 The 2018 South Staffordshire Design Guide recommends that developers take care to ensure that the form of buildings fit well into their surrounding environment. The shape of buildings could take inspiration from the surrounding buildings or features, or the landscape, and this can improve the appearance of places. Incorporating traditional designs and construction techniques alongside modern development can help to tie buildings to their local place.

5.4.3 The proposal has been amended after the initial submission was considered too large and dominating for the plot. The revised scheme has been moved away from the boundary with the host dwelling, creating a more discernible gap between the two. The design of the dwelling is modern with floor to ceiling windows and flat roofed dormer windows. Again, the scheme was reduced to mirror the ridge height of the host dwelling. As with all new developments, the use of appropriate materials will be key and this can be secured by condition. There is an eclectic mix of dwellings on Lawnswood Drive, all with varying sizes and design. I appreciate the concerns raised regarding the sub-division of the plot and have given this careful consideration

during the process. This plot would have been difficult to support had the surrounding properties also not have been resultant of the subdivision. The resultant dwelling is on a larger plot than the two dwellings to the rear and when considering the other dwellings moving back along Lawnswood Drive, there are some that are also close. The area is now characterised by a mix of very large standalone plots, as well as smaller ones, although it must be recognised that the smaller plots are still extensive. I do not consider that this plot would tip the balance of the area becoming cramped. The applicant did initially propose a further dwelling in the rear gardens which indeed would have appeared overdeveloped.

5.4.4 The lightweight extension and modifications to the existing garage are small scale and would be in keeping with the streetscene.

5.4.5 The extension to accommodate a new double garage for the host dwelling has been sensitively designed, taking design cues from the attached property.

5.4.6 Overall therefore, I consider that the proposed dwelling and garage proposals are in accordance with the aims of EQ11.

5.5 Impact on neighbours

5.5.1 Policy EQ9 states that new development "should take into account the amenity of any nearby residents, particularly with regard to privacy [...] and daylight." There have been several objections received from surrounding neighbours. Most relate to the impact on trees and the character of the area, points that have been addressed at the relevant sections of this report. The neighbour who is most likely to be affected by the erection of the dwelling in my opinion as case officer is the dwelling to the rear, Hazelgrove. This dwelling is accessed alongside Weatheroaks from a gated access at what is the end of Lawnswood Drive (albeit there are two dwellings beyond this point) but again, it is gated to prevent access. Hazelgrove is built at 90 degrees to Weatheroaks with its rear and principle elevations facing north south. Having been inside this property, there is a side window at ground floor, but the main windows are to the front and rear as would usually be expected. Weatheroaks has a fir tree hedge along the rear boundary (Hazelgrove's side) that is already (according to the neighbour) reducing light to the property. As stated earlier however, the main habitable room windows are to the front and rear which let in the most amount of light and afford better outlooks.

5.5.2 The occupiers are also concerned regarding loss of privacy from the erection of the new dwelling. Due to the proximity of the existing dwelling, there is already a degree of overlooking to the rear garden however, the rear garden is extensive at 25m. In addition, there are no principle windows to the side elevation, but notwithstanding this, the separation distance is over the recommended 21m in the Council's Space About Dwellings standards. Concerns have also been raised with regard to the number of windows on the side of the proposed dwelling. These however overlook the access drive to Hazelgrove.

5.5.3 After due consideration of the submitted comments and visiting the site, overall, I cannot find any breaches with policy EQ9.

5.6 Impact on trees and ecology

5.6.1 Policy EQ1 of the Core Strategy states that permission will be granted for development which would not cause significant harm to sites and/or habitats of nature conservation, geological or geomorphological value, including ancient woodlands and hedgerows, together with species that are protected or undertreat.

5.6.2 The site contains a number of mature trees, some of which are subject to a protection order. I appreciate the concerns raised by a number of the residents of the area and the queries as to whether a protected tree was lopped. This is a matter for the Arboricultural officer whose comments can be found in full at section 4 of this report. The site was visited by this officer on a number of occasions and sunlight tracking and subsequent shadowing issues were resolved. In light of this additional work undertaken, the initial concerns submitted by the Tree Consultant working on behalf of the Council were resolved and the objection removed, subject to conditions. I have nothing further to add to these comments. The Ecologist has also reviewed the submitted information and has no objections subject to conditions. Overall therefore, I consider the proposal to be in accordance with policy EQ1 of the Core Strategy.

5.7 Impact on drains

5.7.1 Severn Trent Water have no objections to the proposal, they have however followed this up with their standing advice that there may be drains on the site that will need protection, or indeed may prevent the build from going ahead if issues cannot be resolved. I note the comments from the Parish and the neighbours in this regard, however this is a civil issue.

6. CONCLUSIONS

The site is located within a sustainable location, within a defined settlement boundary and represents an efficient use of land as well as providing a self-build plot in accordance with section 5 of the NPPF. The design and siting are in accordance with the aims of EQ11 and would not appear unduly cramped in the area. Materials and other mitigation in respect of wildlife and tree will be secured by condition. There are no amenity concerns with respect of residents. I am therefore recommending Members approve the proposal subject to conditions.

7. RECOMMENDATION - APPROVE

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

2. The development shall be carried out in accordance with the amended drawings received 29/04/2020 reference:

Proposed elevations ZZ-EL-A-0014 and ZZ-EL-A-0015

New garage ZZ-GA-A-0008 and ZZ-GA-A-0007

Proposed floor plans 01-GA-A-0004, 00-GA-A-0002, 02-GA-A-0006

Site plan ZZ-SI-A-9002

3. Prior to commencement of any work on site, bat emergence surveys must be submitted to and approved in writing by the LPA.

4. Prior to commencement of any site work, submission of a working method statement for the avoidance of harm to bats, including details of the named Ecological Clerk of Works shall be submitted to and approved in writing by the LPA. The statement shall also include appropriate bat mitigating measures including type and location. No breathable roofing membranes to be installed on site if bats are found during surveys.

The development shall be carried out in accordance with the approved details and maintained as such throughout the lifetime of the development.

5. The development hereby approved shall not be occupied until an external lighting scheme has been submitted to and approved in writing by the LPA. The scheme shall be designed in accordance with Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK and including a lighting contour plan that demonstrates there will be minimal impact on receptor habitats such as trees and adjoining woodland. The development shall be carried out in accordance with the approved details.

6. Measures for the protection of hedgehogs during development in section 5.3.2 of the Preliminary Ecological Appraisal (Elite Ecology, February 2020) must be adhered to during all site works.

7. The development hereby approved shall not be occupied until details of the type and location of biodiversity enhancement measures including at least 2x bird nesting and 1x hedgehog devices has been submitted to and approved in writing by the local planning authority. The development shall be maintained as such throughout the lifetime of the development.

8. No development shall be carried out until the details have been submitted to and approved in writing by the LPA showing all services (including drainage) to and from the site and to avoid passing through root protection areas (RPA). Where incursion into RPA is unavoidable the method of excavation proposed to minimise/mitigate against root damage. The development shall be carried out in accordance with the approved details.

9. No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the LPA and shall include:

Details (plan) of the positions of Tree Protection barriers and phasing of its movement to accommodate on-site operations.

A plan showing positions of storage, mixing areas and contractors welfare facilities (all outside RPAs).

Details of on-site monitoring of tree protection and construction by an arboriculturalist.

The development shall be carried out in accordance with the approved details.

10. Within 1 month of any development commencing on the site a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).

11. No existing trees, shrubs or hedges on the site or its boundaries shall be pruned in any way or cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any the existing planting is removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council) within 12 months of its removal and as close to the original position as possible (or elsewhere in a position agreed with the Council). The existing and any replacement planting shall be maintained for a period of 10 years respectively from completion of the development or time of planting to the satisfaction of the Local Planning Authority.

12. No works above damp-proof level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.

3. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
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7. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
8. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
9. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
10. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
11. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
12. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
13. Proactive Statement

In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner by agreeing amendments to the application and in accordance with paragraph 38 of the National Planning Policy Framework 2019.

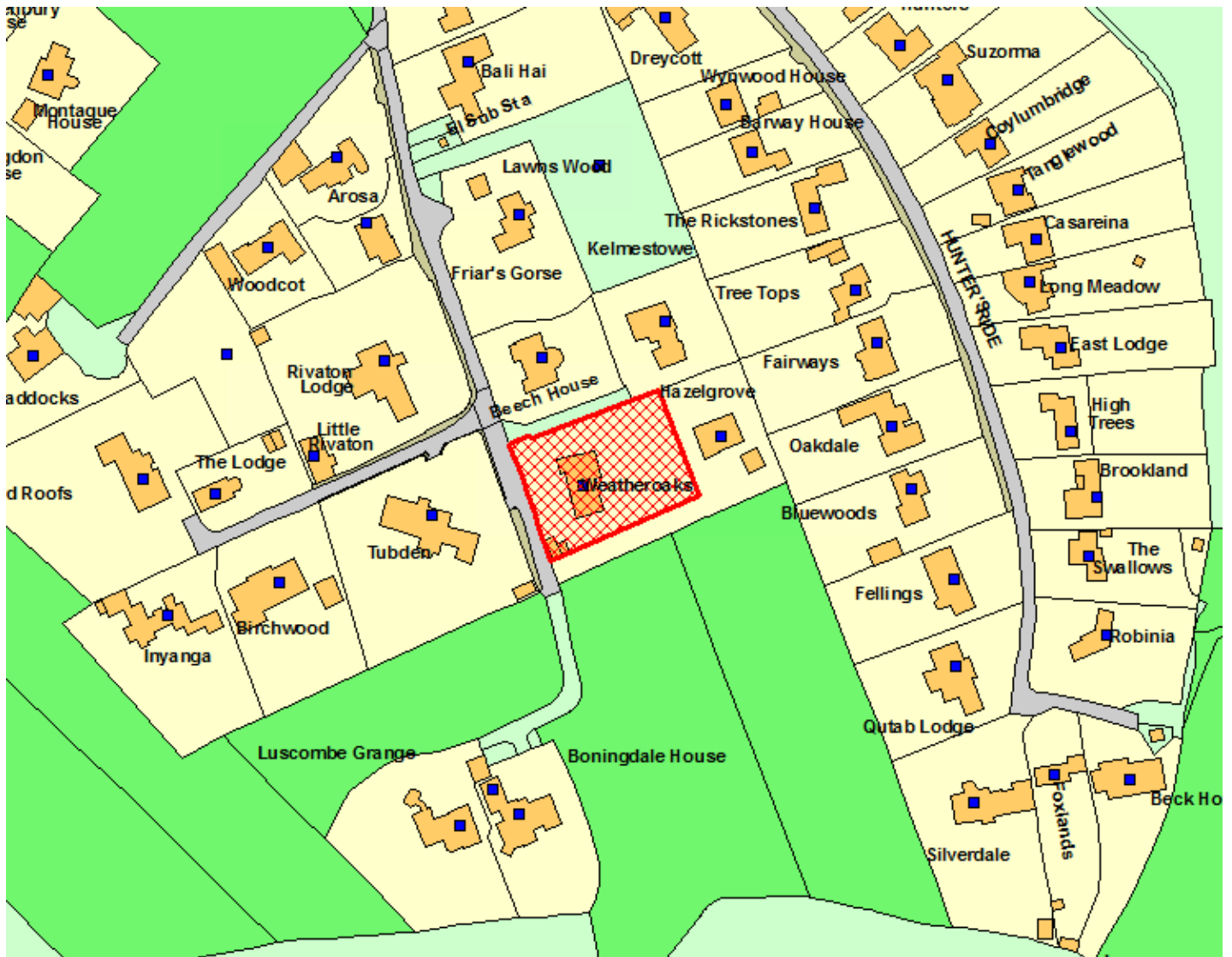
Ecology Informative:

Removal of vegetation and demolition of buildings should be undertaken outside the bird nesting season (1st March to end August.) If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation or buildings shall not be removed until the fledglings have left the nest.

Severn Trent Informative:

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.



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