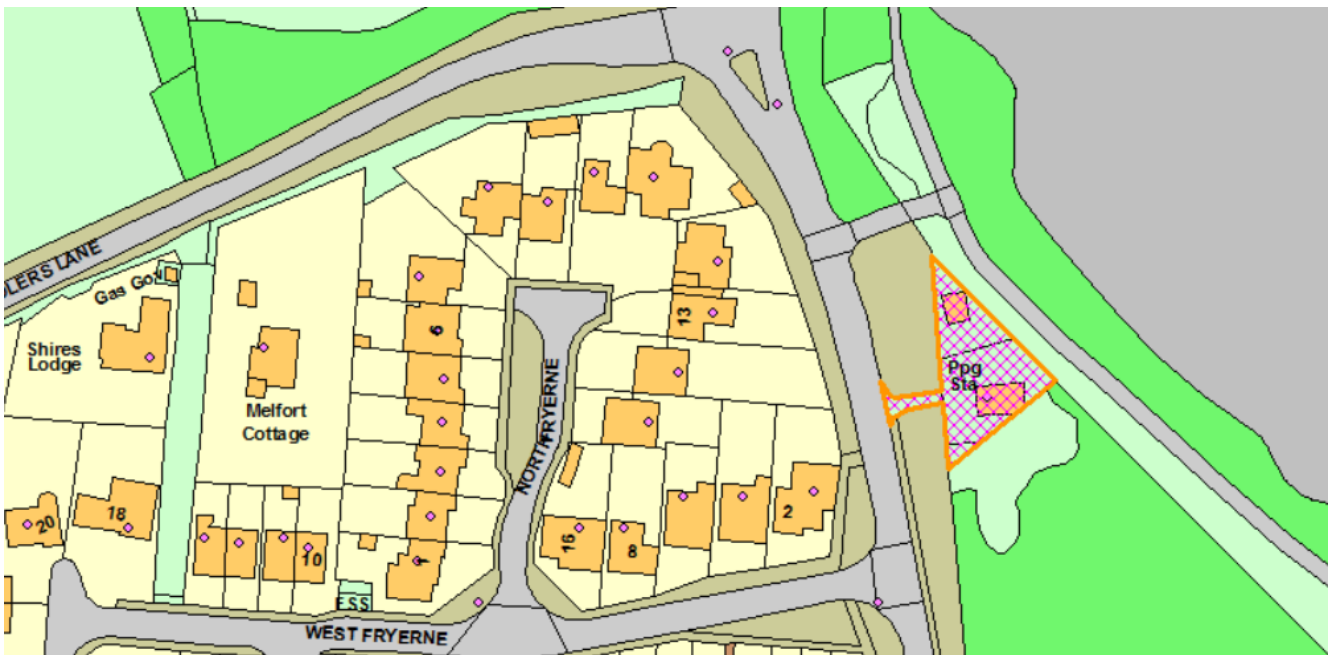


COMMITTEE REPORT

ITEM NUMBER: 8

APPLICATION NO.	23/02488/FUL
LOCATION	The Pump House Mill Lane Yateley Hampshire GU46 7AS
PROPOSAL	Demolition of existing detached 1 bedroomed bungalow and erection of a replacement detached 3 bedroomed dwelling with provision for parking and amenity space.
APPLICANT	Mr Mark Smallbone
CONSULTATIONS EXPIRY	12 January 2024
APPLICATION EXPIRY	9 January 2024
WARD	East Yateley
RECOMMENDATION	Grant



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BACKGROUND

This application has been reported to the Planning Committee as it meets one of the triggers in Appendix A (Powers granted by the Council to the Executive Director - Place to deal with Planning Matters) of the Council's Constitution. More than 5 objections have been received and the Chairman has agreed to the referral of the application.

Description of Site

The application site is located on the east side of Mill Lane in Yateley and lies outside of any settlement boundary as defined by the local plan. The Yateley settlement boundary lies just west of the site on the opposite side of Mill Lane. The site lies within a strategic gap, flood zone 3 and Yateley Lakes SINC.

The application building is a small single storey brick-built structure that is in use as a 1-bedroom bungalow following prior approval (22/03032/GPDCOM). It was formally a pumping station, and then used as an office following approval for a change of use (14/01326/FUL).

Proposal

Demolition of existing building and erection of a detached 3 bedroom house with provision for parking and amenity space.

Relevant Planning History

14/01326/FUL - Change of use of former pumping station to B1 offices. Approved 04.09.2014.

15/00767/FUL - Extension to form additional office space and additional hardstanding area. Approved 10.06.2015.

22/03032/GPDCOM - Change of use of offices to form a 1 bedroomed bungalow. Prior approval not required 10.02.2023.

23/01150/FUL - Demolition of existing building and erection of a detached 3 bedroom house with provision for parking and amenity space. Withdrawn 11.08.2023.

Planning Policy

The application site lies outside of a Settlement Policy Boundary and is therefore within the Open Countryside.

Hart Local Plan (Strategy & Sites) 2032 (HLP32)

SD1 Sustainable Development
SS1 Scale and Distribution of New Housing
H1 Housing Mix
H6 Internal Space Standards for new Homes
NBE2 Landscape
NBE3 Thames Basin Heath Special Protection Area
NBE4 Biodiversity
NBE5 Managing Flood Risk
NBE6 Water Quality
NBE7 Sustainable Water Use

NBE9 Design
NBE11 Pollution
INF3 Transport

Hart Local Plan (Replacement) 1996 - 2006 Saved Policies (HLP06)

GEN1 General Policy for Development

Yateley, Darby Green & Frogmore Neighbourhood Plan 2020-2032 (YDGFNP)

YDFNP1 Delivering Sustainable Development
YDFNP2 Limiting Climate Change
YDFNP3 Promoting Biodiversity
YDFNP4 Design Principles in New Development
YDFNP9 Flood Risk

National Planning Policy Framework (2023)

Section 2 (Achieving sustainable development)
Section 4 (Decision-making)
Section 5 (Delivering a sufficient supply of homes)
Section 9 (Promoting sustainable transport)
Section 11 (Making effective use of land)
Section 12 (Achieving well-designed places)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 15 (Conserving and enhancing the natural environment)

Other material documents

Planning Practice Guidance (PPG)
National Design Guidance (NDG)
Technical Housing Standards - nationally described space standard (DCLG 2015)
Cycle and Car Parking in New Development SPD (December 2023)
BRE Report -Site layout planning for daylight and sunlight: a guide to good practice (2022)
Hart's Climate Change Action Plan
Hart's Equality Objectives for 2021 - 2023
Conservation of Habitats and Species Regulations 2010 (as amended)
Natural Environment and Rural Communities Act 2006
The Wildlife and Countryside Act 1981

CONSULTEE RESPONSES

Streetcare Officer (Internal)

The proposed development will be required to leave wheeled containers on Mill Lane for collection by 0600hrs (May-August) and 0630hrs (September-April) on the specified collection day, then removed and returned back to the property as soon as possible after emptying.

Thames Water Property Services

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval

from Thames Water Developer Services will be required.

Hampshire County Council (Highways)

No objection.

Yateley Town Council

It is outside the urban settlement boundary as noted in Hart District Council's Local Plan and Yateley's Neighbourhood Plan.

There is a clear and historic flood risk in this area.

It threatens the existing strategic gap between Hampshire and Berkshire which is highlighted in Yateley's Neighbourhood Plan.

The impact of a 2 storey rather than a single storey building would have a detrimental impact on the rural location.

In addition, Members concur with the concerns of the Environmental Health Officer and request that their recommendations are strictly adhered to.

Environmental Health (Internal)

No objection subject to condition.

Ecology Consult (Internal)

No objection subject to conditions.

Drainage Officer (Internal)

Following a review of the submitted information, I would have no objection in relation to drainage and flood risk providing the following condition is included. The condition will ensure the application complies with NPPF and Policy NBE5 of Hart District Council's Local Plan.

The site is located within an area designated as Flood Zone 2 and Flood Zone 3. However, the submitted Flood Risk Assessment has shown that the dwelling will not be at direct risk of fluvial flood risk as highlighted by the submitted ground and floor levels. The Sequential Test is determined to be passed as the replacement dwelling is of similar footprint to the existing building. The proposed dwelling will not increase fluvial flood risk to the site or the surrounding area.

Surface water flood risk to the proposed dwelling is also low but the impact of flood risk on the surrounding properties must be considered. The proposed condition will ensure the existing surface water drainage system is suitable for the replacement dwelling and will therefore not increase flood risk to the surrounding area. The condition will ensure all existing drainage features are maintained prior to use for the new development and that measures are taken to ensure surface water that falls on the site is dealt with at the source.

The submitted Emergency Flood Plan is acceptable.

Condition:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved

details before the development is completed.

The scheme shall also include:

- 1) Where infiltration is proposed, full infiltration tests in accordance with BRE 365 including groundwater strikes.
- 2) Detailed drawings of the proposed drainage system including details as to where surface water is being discharged to.
- 3) Calculations confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- 4) Calculations showing the existing runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. To be acceptable proposed runoff rates and discharge volumes must be no higher than existing.
- 5) Provision of a Maintenance plan setting out what maintenance will be needed on the drainage system and who will maintain this system going forward.
- 6) Evidence provided to show that all existing drainage features at the site have been inspected and maintained where required.

Environment Agency

No objection subject to condition.

NEIGHBOUR COMMENTS

11 objections comments received raising the following:

- drainage
- flood risk

It should be highlighted that matters relating to the lack of clearing nearby drainage ditches are outside of the application site and outside of the control of the applicant.

ASSESSMENT

Principle of Development

Planning law requires that applications for planning permission must have regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area is the Hart Local Plan (Strategy & Sites) 2032, the Hart Local Plan (Replacement) 1996-2006 Saved Policies and the Yateley, Darby Green & Frogmore Neighbourhood Plan 2020-2032 and at a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any subsequent determination.

- Local Plan

The relevant adopted policies applicable to development of land in the District and in particular land outside settlement boundaries for development are policies SS1, NBE1 and YDFNP1.

Policy SS1 deals with the spatial strategy and distribution of growth within Hart, stating:

'Development will be focused within:

- *defined settlement boundaries;*
- *previously developed land in sustainable locations; and*
- *on allocated sites as shown on the Policies Map*

Under application 22/03032/GPDCOM it was determined that prior approval from the Council was not required in respect of the change of use of the offices to form a 1-bedroom bungalow. This was subject to one pre-commencement condition which required the submission and approval of an emergency flood plan which was submitted and approved under application 23/01808/CON. In addition, the relevant SANG and SAMM mitigations have been secured. The Officer visited the site on 28.11.2023 and the building has been converted and is occupied for residential purposes.

Policy NBE1, sets out criteria a) to n) where development in the countryside may be permitted. Criteria g) allows for the replacement of an existing dwelling.

With regard to criteria g) the sub-text of the Policy states that the impact of a replacement building is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot. A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.

Policy YDFNP1 sets out that outside the settlement boundaries, development will only be supported where it is in accordance with other Development Plan policies, would comprise an appropriate use in the countryside and would not result in the visual or physical coalescence of settlements.

Impact on the character of the area/ design

Policy NBE9 and Saved Policy GEN1 seek to ensure that development achieves a high-quality design and that it would positively contribute to the overall character of the area. Policy NBE2 of the HLP32 requires that proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Policy YDFNP4 sets out that development proposals should, inter alia, respond positively to local identity and distinctiveness, reflect, respect and reinforce local architecture, retain and incorporate positive existing features into the development, respect surrounding buildings in terms of scale, height, form and massing and adopt contextually appropriate materials and details.

The design of the current proposal is considered acceptable in its proportions, roof design and materials when compared to the size of the plot. Whilst a two-storey dwelling would have a greater visual impact than that of the existing single storey building (which is of no architectural merit), it will be a more sympathetic feature within the area and would be of an appropriate scale and design.

The proposed dwelling is deemed to appropriately reflect the scale, massing and palette of materials used within the immediate area through the proposed use brick, tile hanging and plain tile material. Given the detail of material have been left ambiguous, it is considered reasonable to attach a scheme of material condition whereby details should be submitted prior to the commencement of building works above slab level.

The development would not result in a demonstrably dominant or harmful form to warrant a refusal and is therefore supported.

Overall, the proposal is acceptable in design and visual respects and would not harm the character or appearance of the area in accordance with Policies NBE2 and NBE9 of the HLP32, Policy GEN1 of the HLP06, Policy YDFNP4 and the aims of the NPPF (2023).

Residential Amenity

Local Plan Policy GEN1 emphasises that sustainable development should be permitted provided that the proposal does not result in any material loss of amenity to adjoining neighbours, among other considerations.

- Occupants of the new dwellings

In terms of the quality of accommodation proposed for prospective occupiers, the proposed floor area of the dwellings would comply with the minimum requirements of the Government's Technical housing standards - nationally described space standards, as required by HLP32 Policy H6.

The positioning of openings within the proposed dwelling would result in satisfactory amenity levels for the proposed future occupiers of the dwelling. This is due to the provision of habitable room windows for adequate natural light and outlook.

In addition, the shape and size of private amenity space to serve the dwelling is considered to be sufficient to meet recreational and domestic needs of future occupants.

- Impact on neighbouring amenities

The scale and siting of the new dwelling and the orientation of the building and location of principle habitable room fenestration would ensure no loss of residential amenity by reason of overlooking or loss of privacy. Furthermore, given the separation distances and scale of the dwelling, it would not appear overbearing to neighbouring dwellings.

The proposal is therefore acceptable in respect of neighbouring amenity in accordance with saved Policy GEN1 of the HLP06.

Parking, highways and refuse

Policy INF3 supports development that promotes the use of sustainable transport modes prioritising walking and cycling, improves accessibility to services and supports the transition to a low carbon future. Among other requirements, this policy seeks to provide safe, suitable and convenient access for all potential users of development.

Saved Policy GEN1 and Policy INF3 state that all developments should provide appropriate parking provision in accordance with the Council's parking standards. Policy YDFNP4 sets out that development proposals should provide adequate vehicle and cycle parking in accordance with Hart District Council's latest published standards.

- Access

The access is to remain as per the existing situation, as such no concerns are raised in this regard.

- Parking

The Council's Cycle and Car Parking in New Development SPD requires 3-bedroom properties to provide 2 allocated and 1 unallocated spaces OR 3 allocated and 0.5 unallocated.

The proposed site plan illustrates sufficient areas for the parking of at least 3 vehicles. The development is therefore acceptable in terms of parking provision.

- Cycle storage

The submitted site plan indicates that secure cycle storage is to be provided, however it does not demonstrate the number of cycle spaces to be provided. In accordance with the Cycle and Car Parking SPD 4 cycle spaces should be provided. There are notes to the standards that one space must be close to the front door and one space should be able to accommodate a non-standard 'cargo' cycle. Unallocated/visitor cycling should be 0.2 spaces per home (rounded up) and 5% of unallocated /communal provision should be able to accommodate a non-standard cycle. A suitably worded condition will be imposed requiring details of the cycle storage be submitted and approved in writing by the Council.

- Refuse and recycling storage and collection

Hart District Council operates a kerbside waste collection service. This is operated via wheeled containers, which must be left adjacent to the nearest adopted highway for collection on the specified waste collection day.

The proposed development will be required to leave wheeled containers on Mill Lane for collection by 0600hrs (May-August) and 0630hrs (September-April) on the specified collection day and removed from the bin collection point and returned back to the property as soon as possible following collection.

A bin storage area and collection point have been indicated on the site plan and are acceptable. The comments from the Waste Team are noted, however there is sufficient space within the site and around the bin collection point to provide additional space should there be future changes to waste streams requiring additional containers.

Flooding and drainage

The site is located adjacent to the Dungells Stream, designated a Main River. The majority of the site is located within Flood Zones 2 and 3 with a small section within Flood Zone 1. These Zones are designated by the Environment Agency as having medium (Zone 2) and high probability (Zone 3) of flooding. Flood Zone 3 is where there is a 1:100 or higher probability of flooding each year from rivers. Flood Zone 2 is where there is between a 1:100 to 1:1000 chance of flooding each year from rivers.

Policy NBE5 of the HLP32 states that development will be permitted provided:

- a) Over its lifetime it would not increase the risk of flooding elsewhere and will be free from flooding;
- b) SuDS are used in Major developments unless demonstrated to be inappropriate;
- c) Within Causal Areas all development takes opportunities to reduce the causes and impacts of flooding;
- d) If located within an area at risk from any source of flooding, now and in the future, it is supported by a FRA and complies fully with national policy including the sequential and

exception tests where necessary;

e) It would not compromise the integrity and function of a reservoir or canal embankment. Policy YDFNP9 sets out that development will be supported where it avoids increasing the risk of flooding from any source and will be safe from flooding for the lifetime of the development including from sources outside the development site. Development should take account of the vulnerability to flooding of its users and should not increase flood risk elsewhere.

The submitted Flood Risk Assessment has shown that the dwelling will not be at direct risk of fluvial flood risk as highlighted by the submitted ground and floor levels. The Sequential Test is determined to be passed as the replacement dwelling is of similar footprint to the existing building. The proposed dwelling will not increase fluvial flood risk to the site or the surrounding area. The submitted Emergency Flood Plan is acceptable.

The Drainage Officer has raised no objection subject to a condition requiring the submission and approval of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development to ensure the existing surface water drainage system is suitable for the replacement dwelling and will therefore not increase flood risk to the surrounding area that is known to be at high surface water flood risk.

Subject to condition, the proposal is acceptable in flood risk respects in accordance with Policy NBE5 of the HLP32, Policy YDFNP9 and the aims of the NPPF (2023).

Biodiversity

Policy NBE4 states that all developments should protect and enhance biodiversity. The Local Planning Authority has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity, which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest. Policy YDFNP3 sets out that development proposals should integrate biodiversity from an early stage and demonstrate a net gain in biodiversity appropriate to the nature and scale of the development and in line with any statutory requirements.

The application has been accompanied by a Preliminary Ecological Appraisal which reports the findings of a phase 1 daytime bat survey that found no evidence of bats and concluded that the building has negligible potential for bats with no further survey required.

The site directly borders Yateley Lakes SINC, and the proposed works have the potential to damage the surrounding habitat during construction. Therefore it is considered reasonable to impose a suitably worded condition requiring the submission and approval of a Construction Environmental Management Plan (CEMP) which shall include details how construction such as storage of materials and machinery, run off from site, and boundary treatments, will not adversely affect Yateley Lakes SINC.

Subject to condition, the proposal is acceptable in biodiversity respects in accordance with Policy NBE4 of the HLP32, Policy YDFNP3 and the aims of the NPPF (2023).

Contamination

Policy NBE11 supports development where a) it does not give rise to, or would be subject to, unacceptable levels of pollution (including cumulative effects); and b) it is satisfactorily demonstrated that any adverse impacts of pollution, either arising from the proposed

development or impacting on proposed sensitive development or the natural environment will be adequately mitigated or otherwise minimised to an acceptable level.

The Environmental Health Officer has reviewed the proposals and raised no objections subject to the imposition of a land contamination condition due to the historic use of the site as a sewage pumping station.

Subject to condition, the proposal is acceptable in biodiversity respects in accordance with Policy NBE11 of the HLP32, Policy YDFNP3 and the aims of the NPPF (2023).

Energy Efficiency

Policy NBE9 of the Local Plan sets out that development should provide buildings which are able to respond to environmental change and which minimise energy consumption through sustainable approaches to design. Policy NBE7 of the Local Plan sets out a requirement to ensure that water resources within new development are used sustainably through the imposition of a water efficiency standard of 110 litres or less per person per day.

An informative will be placed on the decision notice encouraging the applicant to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change and enhances the sustainability of the proposal.

Equality

In terms of Equality, The Equality Act 2010 legally protects people from discrimination in society. It replaced previous anti-discrimination laws (Sex Discrimination Act 1975; Race Relations Act 1976 and Disability Discrimination Act 1995) with one single Act. The public sector Equality Duty came into force on 05.04.2011 In Section 149 of the Equality Act. It means that public bodies have to consider all individuals when carrying out their day-to-day work in shaping policy and delivering services.

Due regard is given to the aims of the general Equality Duty when considering applications and reaching planning decisions in particular the aims of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between those who share a protected characteristic and those who do not share it. This application would not raise any issue in this regard.

Pre-commencement Conditions

The recommendation proposes pre-commencement planning conditions therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such conditions on 16.01.2024. These were agreed in writing on 16.1.2024.

CONCLUSION

The principle of a replacement dwelling is supported by Policy NBE1.

As assessed above, there would be no harm to the character and appearance of the area, residential amenity, the natural environment or highway safety. The proposal accords with the Development Plan and the policies in the Framework taken as a whole and therefore the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION – GRANT SUBJECT TO CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

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

Location Plan, Site and Block Plan (2352/12 Rev A), Proposed Floor Plans and Elevations (2352/11 Rev A)

REASON: To ensure that the development is carried out in accordance with the approved details.

- 3 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Council.

The plan shall include details of how construction such as storage of materials and machinery, run off from site, and boundary treatments, shall not adversely affect Yateley Lakes SINC.

REASON: To avoid impact on Yateley Lakes SINC in accordance with Policy NBE3 of the Hart Local Plan (Strategy & Sites) 2032, Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Section 15 of the National Planning Policy Framework (2023).

- 4 With the exception of demolition, no development shall commence until a detailed contaminated land report to assess potential contaminants has been prepared, submitted and agreed in writing by the Council in accordance with the 3-stage strategy below.

A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

1. a survey of the extent, scale and nature of contamination;
2. an assessment of the potential risks to:
human health,
property (existing or proposed) including buildings, service lines and pipes,
adjoining land,
groundwaters and surface waters,
ecological systems,

3. an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Land contamination risk management (LCRM)' guidance.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Council.

REASON: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy NBE11 of the Hart Local Plan (Strategy & Sites) 2032 and Section 15 of the National Planning Policy Framework (2023). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

- 5 No works relating to the construction of the dwelling, driveway or parking areas shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- 1) Where infiltration is proposed, full infiltration tests in accordance with BRE 365 including groundwater strikes.
- 2) Detailed drawings of the proposed drainage system including details as to where surface water is being discharged to.
- 3) Calculations confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- 4) Calculations showing the existing runoff rates and discharged volumes for the 1 in

1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. To be acceptable proposed runoff rates and discharge volumes must be no higher than existing.

5) Provision of a Maintenance plan setting out what maintenance will be needed on the drainage system and who will maintain this system going forward.

6) Evidence provided to show that all existing drainage features at the site have been inspected and maintained where required.

REASON: To prevent onsite and offsite flood risk increasing from the proposed development in accordance with Policy NBE5 of the Hart Local Plan (Strategy & Sites) 2032, Policy YDFNP9 of the Yateley, Darby Green & Frogmore Neighbourhood Plan and Section 15 of the National Planning Policy Framework (2023).

- 6 The dwelling hereby approved shall not be occupied until details of secure and covered parking for cycles has been provided and agreed in writing by the Council in accordance with the principles set out in the Car and Cycling Parking Supplementary Planning document. The cycle parking shall be carried out in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently retained for the parking of bicycles and used for no other purpose.

REASON: In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel in accordance with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032 and Car and Cycling Parking Supplementary Planning document.

- 7 No above-ground works or development shall commence until a detailed external materials schedule (including manufacturer's product links, brochures or samples as relevant) has been submitted to and approved in writing by the Council. Once approved, the development shall be carried out in accordance with the submitted details.

REASON: To ensure that the external appearance of the development satisfactory, in the interests of the visual amenities of the area and in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies, Policy YDFNP4 of the Yateley, Darby Green & Frogmore Neighbourhood Plan and Section 12 of the National Planning Policy Framework (2023).

- 8 Prior to the occupation of the dwelling hereby permitted, the parking facilities shall be laid out as identified on the approved plans and shall thereafter be retained free of any obstruction to their intended use for the lifetime of the development.

REASON: To ensure that the development is provided with adequate access, parking and turning areas in the interest of public highway safety in accordance with Policy INF3 of the Hart Local Plan (Strategy & Sites) 2032, Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Section 9 of the National Planning Policy Framework (2023).

- 9 Notwithstanding the provisions of Class AA, A, B or E of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent order revoking and re-enacting that Order with or without modifications), no enlargement, additional storeys, improvement, alterations or outbuildings to the dwellinghouse permitted under these classes shall be carried out

without the prior permission of the Council, obtained through the submission of a planning application.

REASON: To ensure that the Council can properly consider the effect of any future proposals on the character of the locality and amenity of neighbouring properties in accordance with Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

INFORMATIVES

- 1 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 2 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 3 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.