

22/01105/FUL

Applicant

Mr D Offord

Location

The Smithy, 45 Church Street, Ruddington

Proposal

Erection of 1 No. 2 Storey Detached Dwelling
(resubmission of Ref No 22/00571/FUL)

Ward

Ruddington

Full details can be found [here](#)

THE SITE AND SURROUNDINGS

1. The application relates to a plot adjacent a detached three-bedroom dwelling house in the centre of Ruddington Village, which has recently been refurbished. A detached single-storey garage sits to the north side of the plot set back behind a modern low boundary wall with railing above.
2. To the rear (east) of the property is the Grade II listed Former Framework Knitters Workshop, Now Occupied by Alfred Cook (Machinists) Limited and newly constructed 2 storey properties (with accommodation within the roof space) on Parkyns Street no.s 17,19, 21 and 23. West of the proposal site at the end of Chapel Street is the Grade II listed Framework Knitters Cottages and the Grade II listed Former Framework Knitters Workshop and Attached Outbuildings (east and west block) which are all now part of the Museum Complex. The surrounding area can be classified as a mixture of commercial and residential properties and the site lies within the development limit for Ruddington and its Conservation Area.

DETAILS OF THE PROPOSAL

3. The application seeks permission for the erection of two-storey, 2-bedroomed, detached dwelling on the land between No.45 Church Street and No.39 Church Street. The dwelling would be faced in a mix of render and cladding having a maximum width of 6.5m and a depth of 8.5m. The maximum height would be 7.65m, dropping to 6.5m nearest the proposed southern elevation, with an eaves height of 5m throughout. The dwelling is designed to have a pitched roof and would have an overall floor area of 85.3 sqm. A parking space is proposed to the front with access off Church Street. A rear garden of 52sq.m would be provided having an overall depth of 7.05m
4. Amended plans were received during the course of the application reducing the size of the property by omitting an area annotated as a walk-in wardrobe at first floor. A Transport Assessment was submitted along with a Shadow Analysis Study.

SITE HISTORY

5. 21/02969/FUL - Construction of front porch, external alterations to fenestration, doors and application of render (Retrospective)(permitted)
6. 20/01602/FUL - Erection of 1 no. dwelling. The application was withdrawn in July 2020.
7. 22/00571/FUL - Erection of 1 No. new 2 storey detached dwelling. The application was withdrawn in May 2022 due to concerns regarding the parking provision and the level of amenity space provided as part of the development.
8. The current application was submitted with a Transport Assessment, in order to seek to provide justification for the level of parking provision proposed. The current application also reduced the level of accommodation at first floor from 3 bedrooms to a 2 bedroomed dwelling. The current application also increased the level of amenity space at the rear of the dwelling from 45sqm to 52sqm.

REPRESENTATIONS

Full consultee comments and representations can be found [here](#)

Ward Member

9. One ward Councillor (Cllr M. Gaunt) has objected to the application due to the development being over intensive for the space. There is not enough outdoor amenity space and lack of parking provision for the dwelling.

Borough Council

10. Conservation Officer -. Has commented that the proposal would not harm the special interest of the nearby Listed Building by virtue of distance and the lack of intervisibility between the properties. The officer also concludes that the proposal would not harm the character and appearance of the Conservation Area. It would preserve and enhance the appearance of the property and therefore the Conservation Area subject to conditions regarding the roof tile and permeable parking materials.

Nottinghamshire County Council

11. Highways: Have reviewed additional information with regard to parking provision (Letter from Bancroft Consulting dated 13 July 2022). The officer notes that the proposal is for a 2- bedroom dwelling with one off-street parking space and advises that "whilst the parking standards within the Nottinghamshire Highway Design Guide require a minimum of 2 parking spaces for 2-bedroom dwellings, the provision of only one space in this location is not considered to result in a highway safety concern. It is acknowledged that the site is located in a sustainable location, with a range of day-to-day destinations accessible without the use of a car. The site is also well served by public transport. Sufficient on-street parking controls are also present in the surrounding area to ensure any overspill parking does not present a highway safety concern. It is noted that on-street parking already occurs on Church Street in the vicinity of the site, and any impact the development may have on on-street parking will not result in a

significant change to the current situation. The impact on the amenity of adjacent residents/businesses is a matter for the LPA to consider”.

Parish Council

12. Ruddington Parish Council has objected to the application as it is over intensive, lack of outdoor amenity space and lack of parking provision.

Statutory and Other Consultees

13. None

Local Residents and the General Public

Full details of the comments can be viewed [here](#).

14. Objections have been received from No.39 Church Street which are summarised as follows:
 - a) Will cause overbearing
 - b) Loss of light/ right to light
 - c) Will exacerbate current parking issues
 - d) Overlooking via first floor window and loss of privacy
 - e) Overshadowing analysis provided

PLANNING POLICY

15. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2) and the Ruddington Neighbourhood Plan. Other material considerations include the National Planning Policy Framework (NPPF) (2021), the National Planning Practice Guidance (the Guidance), and the Rushcliffe Residential Design Guide (2009).

Relevant National Planning Policies and Guidance

16. The following sections in the National Planning Policy Framework (NPPF) are of relevance:
 - Section 2 - Achieving sustainable development
 - Section 12 - Achieving Well Design Places
 - Section 16 - Conserving and enhancing the historic environment

A copy of the National Planning Policy Framework 2021 can be found [here](#)

A copy of the Planning Practice Guidance can be found [here](#)

Relevant Local Planning Policies and Guidance

17. The following policies within LPP1 are of relevance:
 - Policy 1 - Presumption in Favour of Sustainable Development
 - Policy 2 - Climate Change
 - Policy 3 - Spatial Strategy

- Policy 8 - Housing Size, Mix and Choice
- Policy 10 - Design and enhancing local identity
- Policy 11 - Historic Environment
- Policy 17 – Biodiversity

A copy of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) can be found [here](#)

18. The following policies of LPP2 are of relevance:

- Policy 1 - Development Requirements
- Policy 11 - Housing Development on Unallocated sites within Settlements
- Policy 12 - Housing Standards
- Policy 28 - Conserving and enhancing heritage assets
- Policy 38 - Non-Designated Biodiversity Assets and the Wider Ecological Network

A copy of The Local Plan Part 2: Land and Planning Policies (LLP2) can be found [here](#)

19. The following policies from Ruddington Neighbourhood Plan (2021) are of relevance:

- Part 1: Character Assessment, Character Area 1: The Village Centre
- Part 2: Design Code A1, A2, A3, A4, D1, D2, E2, G1

A copy of The Ruddington Neighbourhood Plan (2021) can be found [here](#)

20. The Rushcliffe Residential Design Guide sets out guidance as to local character and materials, height, scale and massing, achieving privacy and guides for amenity space. It states that "Infill development should respect the existing massing, building form and heights of buildings within their immediate locality". It also provides guidance on garden sizes for new dwellings.

A copy of the Rushcliffe Residential Design Guide can be found [here](#)

21. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, are also relevant.

APPRAISAL

22. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

23. The main planning issues relevant to this application are:

- a) Principal of the development
- b) Impact on the character of the area
- c) Impact on the conservation area/ heritage assets

- d) Impact on residential amenities
- e) Impact on highway safety
- f) Sustainability

Principle of the development

24. The site is located within the village of Ruddington, which is one of the settlements identified in Policy 3 (Spatial Strategy) of Local Plan Part 1, as being suitable for housing growth. The site is located within an established residential area, and the principle of developing the site for housing is acceptable, subject to a number of planning considerations, which are detailed below.

Impact on the character of the area

25. Policy 10 (Design and enhancing local identity) of the Core Strategy states that all new development should be designed to make a positive contribution to the public realm and sense of place, create an attractive, safe, inclusive and healthy environment, reinforce valued local characteristics, be adaptable to meet demands and the effects of climate change, and reflect the need to reduce the dominance of motor vehicles. Development must also be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.
26. Chapter 12 of the NPPF concerns achieving well-designed places. Specifically it requires that development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. Development should also be visually attractive as a result of good architecture, layout and landscaping and should be sympathetic to local character and history and maintain a strong sense of place.
27. Officers note that the existing development along church Street is defined by a mix of commercial and residential dwellings, with a mixture of detached, semi-detached and terraced properties with a varying architectural style. The dwelling to the immediate south of the site has recently been updated and render is a common feature along Church Street. The proposed dwelling has been set back from the building to the north, No, 39 and would be set slightly forward of the building to the south, No. 45.
28. The dwelling is of a modern design with render proposed as the facing materials and grey tiles to the roof, which would appear similar to the neighbouring property, No.45. The overall design and appearance of the dwelling is considered to be sympathetic to the character of the area.
29. In terms of the proposed private amenity space for the plot, the application relates to a 2 bedroomed property. Revisions have been sought to reduce the level of accommodation at second floor level to ensure the accommodation reflects that of a 2 bedroomed property. The Rushcliffe Residential Design Guide 2009 states that 1 to 2 bedroomed properties should have a private amenity space of 55sqm. The proposed site plan indicates that the rear garden area would have an area of approx. 52 sqm. Whilst this is marginally below the parameters set out in the design guide, other properties along Church Street have similar sized gardens and the garden size reflects the character/ nature of

the area. As such, officers consider that the level of amenity space to be adequate for a 2 bedroomed property given its location.

30. As such, it is considered that the proposed development would be compliant with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework), Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies as it would not cause undue harm to the character of the area.

Impact on the conservation area/ heritage assets

31. Conservation Areas are defined under s.69 of the P(LBCA) Act 1990 as being areas of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". There is a need to consider whether the proposal would meet the statutory duty to preserve or enhance the character or appearance of the Conservation Area. In assessing proposals, the P(LBCA) Act requires that decision makers consider character and appearance separately and that proposals need to satisfy both aspects (to preserve or enhance) to be acceptable. Under the statutory duty, considerable weight is given to the presumption in favour of the desirability of the preservation of heritage assets (imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
32. The proposal site within the historic core of Ruddington is nearby to several identified positive buildings of special architectural or historic character according to the Townscape Appraisal. The same plan identifies a significant wall. Therefore, the impact of the proposal on the special interest of the Listed Buildings and Conservation Area must be given consideration.
33. The single-storey detached garage that is present on site is considered to be of no special architectural or historic interest and is considered to be a neutral feature in the Conservation Area. No concerns have been raised by the Conservation Officer regarding its removal. The new dwelling would be highly visible from the public realm. The Conservation Officer considers the proposed layout, form (including height, scale and mass) and design to be appropriate and the materials not to be harmful. A low boundary wall would be present to the front boundary. The materials are high quality and attractive and reference those used within the Conservation Area.
34. As such, the proposal is considered to comply with Rushcliffe LPP2 Policy 1 Paragraph 4, the RNP Parts 1 and 2 and the Rushcliffe Design Guide Section C2 and the Council's statutory duty under s.72 the Planning (Listed Buildings and Conservation Areas) Act, as the proposal's visual appearance and design has no significant negative impacts on the character and appearance of the conservation area and will preserve the character, a goal considered to be desirable within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposal is therefore considered positively in relation to the duty under that section(s) of The 1990 Act. In addition, the Conservation Officer has advised that the proposal would not harm the special interests of nearby listed buildings something that is desirable under s 66 of the same Act.

Impact on residential amenities

35. Concerns have been raised regarding the potential overshadowing of the proposed development on number 39. The proposed dwelling is located to the south of No.39 Church Street, so there is potential for overshadowing to this neighbour. However, the private amenity space for No.39 is enclosed by a dwelling and a number of single storey outbuildings, and the only private amenity space is located to the north-east of the main dwelling. It is considered that the private amenity space would already receive limited sunlight due to it being enclosed by outbuildings and a neighbouring apartment block to the east.
36. The proposed application dwelling would be positioned 1m from No.39 Church Street at its closest point. The furthest section of the northern side elevation of the proposed dwelling would have a ridge height of 7.65m and the dwelling would run parallel with a single storey outbuilding which forms the boundary treatment of No.39.
37. The overshadowing analysis provided by the neighbour at No. 39 Church Street has been noted. However, there is no evidence to suggest the credibility of the analysis is sound and, as such, the analysis has very little weight. The Shadow Analysis Study by KOR Architects, submitted in support of the application, demonstrates that the proposed dwelling would limited impacts in terms of overshadowing, due to the garden area of No.39 being east facing and being enclosed by the dwelling to the west (No.39) and a number of outbuildings to the south and east.
38. Officers consider that whilst there is potential for overshadowing impacts to occur to No.39, these impacts would be limited due to the garden area already receiving limited sunlight and due to the separation distance of the dwelling from the neighboring boundary.
39. In terms of overbearing impacts, the bulk of the proposed dwelling would be positioned to the west of the site, which is in line with the neighboring properties at No. 39 and No.45. Officers consider that the scale of the dwelling is moderate for the plot size and replicates similar dwellings along Church Street. The ridge height would be 7.65m which drops down to 5m at the eaves. Officers consider this to be a modest height for a dwelling, and due to the separation distance from the northern boundary, it is not considered that the proposed dwelling would cause significant overbearing impacts to No.39.
40. There is a window proposed on the northern side elevation of the dwelling, which has the potential to cause overlooking to the private amenity space of No. 39. As the proposed window would serve a non-habitable bathroom, it is considered appropriate to condition that the proposed window should be obscurely glazed and permanently fixed shut for the lifetime of the development, to mitigate potential overlooking impacts.
41. No windows are proposed facing No 45 and as the dwelling is proposed to be in line with the rear elevation of this property it is not considered to result in adverse impacts on the host property.
42. To the rear of the site are newly constructed dwellings 17-23 Parkyns Street. The boundary between the site and these properties comprises a wall. These

dwellings have been designed with Oriel windows at first floor which face towards the application site which serve bedrooms. They also have rooflights within the roof which serve a bedroom and ensuite. The distance between the proposed property and No.23 would be around 10m and around 13m to the oriel window. It is considered that the resulting relationship is acceptable.

43. Therefore, taking the above information into account, officers are of the view that the proposed development would not have a significant detrimental impact upon the residential amenity of the adjoining properties.

Impact on highway safety

44. Paragraph 108 of the NPPF seeks to ensure that a safe and suitable access to the site can be achieved for all users; and any significant impact from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
45. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
46. Policy 1 (2) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) notes that all development must provide suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority, while policy 11 (g) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) states appropriate provision for access and parking is made.
47. Nottinghamshire County Council Highways Department have been consulted and have raised no objection to the proposed development and have referred to the Standing Advice Document. The NCC Highway Design Guide states that for two-three bedroom dwellings, they must be able to provide 2 parking spaces per unit. The proposal includes provision for one off street car parking space and a cycle store.
48. The applicant submitted a Transport Assessment to provide justification for the reduced level of parking provision (Letter from Bancroft Consulting dated 13 July 2022). NCC Highways were consulted on the Transport Assessment and have raised no objections to the proposal. Officers note that whilst the parking standards within the Nottinghamshire Highway Design Guide require a minimum of 2 parking spaces for 2-bedroom dwellings, the provision of only one space in this location is not considered to result in a highway safety concern.
49. Officers acknowledge that the site is located in a sustainable location, with a range of day-to-day destinations accessible without the use of a car. The site is also well served by public transport. Sufficient on-street parking controls are also present in the surrounding area to ensure any overspill parking does not present a highway safety concern. It is noted that on-street parking already occurs on Church Street in the vicinity of the site, and any impact the development may have on on-street parking will not result in a significant change to the current situation.

50. Officers consider it necessary to impose a condition on any planning permission granted in order to retain the car parking space for the lifetime of the development, in order to mitigate potential concerns in terms of impacts to the highway.
51. Therefore, taking the above information into account, officers consider that the proposed development would comply with Policy 1 and 11 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

Sustainability

52. In order to promote sustainable development and construction, conditions are proposed which would require the dwellings to be constructed so as to limit the water consumption of each property to no more than 110 litres per person per day and require the installation of electric vehicle charging points.

Conclusion

53. The proposal would be visually acceptable and would not cause undue harm to the character of the area or the conservation area. On balance, officers consider that the proposal would not cause significant impacts to highway safety and would not cause undue harm to neighboring properties. Accordingly, the proposed development is considered to conform with the objectives of Policies of the LPP1, LPP2, The Neighbourhood Plan, sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the Residential Design Guide.
54. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers/to address concerns/objections raised in letters of representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme.

RECOMMENDATION

55. It is **RECOMMENDED** that planning permission be granted subject to the following condition(s)
 1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].
 2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - PL05A – Proposed Street Scene (received: 05 September 2022)
 - PL04A – Proposed Elevations (received: 05 September 2022)
 - PL03A - Proposed Floor Plans (received: 05 September 2022)
 - PL02 – Proposed Site Plan (received: 05 August 2022)
 - PL01 – Site Location Plan (received: 08 June 2022)

[For the avoidance of doubt and to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

3. The off-street car parking space and cycle store, as shown on the approved site layout plan referred to under condition 2 of this planning permission, shall be retained for off-street car parking and cycle storage and kept free from all other obstructions, for the life of the development.

[To ensure that adequate off-street car parking is secured for the life of the development, in the interests of highway safety and to comply Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

4. The bathroom window, located in the first floor of the northern side elevation of the development hereby permitted must be;
 - a) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and;
 - b) fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent.

Thereafter, those window(s) must be retained to this specification throughout the lifetime of the development.

[To preserve the amenities of neighbouring properties, having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]

5. Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no additional windows (including roof lights and dormer windows) inserted within any part of the roof of the dwellings hereby approved, other than as shown on the approved plans referred to in condition 2 of this permission, nor any alterations to any part of the roof of the dwellings hereby approved.

[In order to protect the living conditions of surrounding occupiers from any unacceptable levels of overlooking and/or loss of privacy, and to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

6. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Class AA of the Town and Country Planning (General Permitted Development) (England)(Amendment) (No.2) Order 2020 (or any Order revoking or re-enacting that Order with or without modification) no

enlargement or any other alteration, including the insertion of windows/doors in the northern side elevation, shall be carried out to the dwelling(s) hereby permitted without express planning permission from the Local Planning Authority.

[To ensure that adequate amenity space for the dwelling is retained in the interest of future occupiers, to protect the amenities of neighboring properties and to comply Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

7. Notwithstanding the provisions Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that Order) no outbuildings or other structures shall be erected within the curtilage of the dwelling(s) hereby permitted without express planning permission from the Local Planning Authority.

[To ensure that adequate amenity space for the dwelling is retained in the interest of future occupiers and to comply Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

8. The residential dwellings hereby permitted shall be designed to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. The development hereby permitted must not be occupied or first brought into use until details of the bicycle parking/storage area within the site have been submitted to and approved in writing by the Local Planning Authority. The development must not be occupied or first brought into use until the bicycle parking/storage areas have been provided in accordance with the approved details. Thereafter the bicycle parking/storage areas must be retained on the site in accordance with the approved details and must be kept available for the parking of bicycles at all times.

[To ensure there is adequate provision for the secure and undercover parking/storage of bicycles within the site to encourage the use of bicycles as an alternative to using motor vehicles having regard to Policy 14 (Managing Travel Demand) of the Rushcliffe Local Plan Part 1: Core Strategy (2014).]

10. The construction of the dwelling hereby permitted must not proceed above damp proof course level until a scheme for the provision of Electric Vehicle Charging Point(s) (EVCP) has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. The dwelling hereby permitted must not be first occupied until the EVCP has been installed in accordance with the approved details. Thereafter an EVCP

must be permanently retained on the site in accordance with the approved scheme throughout the lifetime of the development.

[To promote sustainable transport measures that will help lead to a reduction in carbon emissions within the Borough and help contribute towards a reduction in general air quality having regard to Policy 2 (Climate Change) of the Local Plan Part 1: Core Strategy (2014) and Policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraph 110 of the National Planning Policy Framework (July 2021).]

11. The development hereby permitted must not be occupied or first brought into use until details of the boundary treatments for the site have been submitted to and approved in writing by the Local Planning Authority.

[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

12. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.

[To ensure the appearance of the development is satisfactory having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and the Rushcliffe Local Plan Part 2: Land and Planning Policies]

13. The development hereby permitted must not proceed above the damp proof course level until details of the materials to be used in the construction of the hard surface areas (driveway/parking area) have been submitted to and approved in writing by the Local Planning Authority. The hard surface areas must only be constructed in accordance with the approved materials.

[To ensure the appearance of the development is satisfactory and to ensure that it is of permeable construction having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

NOTES TO APPLICANT

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation

within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

Condition 8 requires the new dwelling to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day. The developer must inform their chosen Building Control Body of this requirement as a condition of their planning permission.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins.

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

You are advised that should the site contain asbestos, it will require specialist removal. Further advice on this matter can be obtained from Nottinghamshire County Council (0115 977 2019). Alternatively you can obtain an asbestos fact sheet from their website.