

No.7	APPLICATION NO.	2019/0371/OUT
	LOCATION	Land To The West Of Todds Lane Todds Lane Banks Lancashire
	PROPOSAL	Outline - Erection of 1 no. detached 2-storey dwelling with off-street car parking and private amenity space, including details of access, appearance and scale. All other matters reserved.
	APPLICANT	Mr F Bone
	WARD	North Meols
	PARISH	North Meols
	TARGET DATE	7th June 2019

1.0 REFERRAL

1.1 The application has been called in for consideration at Planning Committee by Councillor Blane who raises concerns in respect of impact on neighbours and access. The application relates to an outline application for 1 no. detached 2-storey dwelling with off-street car parking and private amenity space.

2.0 SUMMARY

2.1 I consider the principle of one dwelling house to be acceptable both in respect to its location within the settlement area of Banks and in meeting the Sequential and Exception Tests for development in Flood Zone 3. I consider that the access and parking arrangements, residential impacts, design, trees and ecology considerations to be acceptable and meet national and local planning policies.

3.0 RECOMMENDATION APPROVE with conditions

4.0 THE SITE

4.1 The site relates to land at the rear of 25/25A Hoole Lane, Banks, but which fronts onto Todd's Lane. The land is partly overgrown with some recent clearance which now contains the spoil from 2 recently demolished outbuildings. The site measures approximately 20.4m x 13m.

4.2 The site is surrounded by residential properties within the settlement of Banks.

4.3 The site is accessed via Todd's Lane – a private unadopted road which currently serves 9 dwellings.

5.0 PROPOSAL

5.1 The proposal is Outline - Erection of 1 no. detached 2-storey dwelling (including details of access, appearance and scale) with off-street car parking and private amenity space. All other matters reserved.

6.0 SUPPORTING INFORMATION

6.1 The application has the following accompanying documents

Design and Access Statement.
Flood Risk Scoping Exercise
Preliminary Ecological Appraisal

Flood Risk Assessment

6.2 The applicant has responded to some of the issues raised by objectors

The applicant believes he has a legal right to continue to use Todd's Lane to access this site;

The applicant believes he owns the redline area as it stands, so the future parking/ access arrangements to the garage at no 10 will actually be no worse than existing arrangements. Offers a legal agreement ensuring unimpeded right of way/ access for the owner of the garage;

The applicant planted the trees (on the eastern boundary) approx. 25 years ago;

The interfaces distances comply with WLBC planning guidance;

The applicant has submitted a Flood Risk assessment.

7.0 **CONSULTEE RESPONSE**

7.1 LCC Highways (16.05.19) No objection

7.2 North Meols Parish Council (17.05.19) - Todd's Lane is unadopted and maintained by residents. The lane is narrow, residents park in front of their houses and therefore access to the site (especially for building traffic) is limited. There are also issues regarding the site boundary and ownership of "G1" trees. Previous application 1993/1182 was refused due to overlooking neighbouring properties and substandard access. We ask that this application is refused.

7.3 United Utilities (01.05.19) - The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

7.4 Technical Services- Drainage (23.05.19) No objection subject to condition to ensure flood mitigation measures.

7.5 Environment Agency (13.06.19).In the absence of an acceptable flood risk assessment (FRA) object to application and recommend application is refused.

7.6 Environment Agency (25.10.19) Withdraw our Objection. Reviewed submitted FRA and now satisfied that the development would be safe without exacerbating flood risk elsewhere if proposed flood risk measures are implemented.

8.0 **OTHER REPRESENTATIONS**

8.1 6 objections received from neighbouring residential properties raising the following concerns:

Access and traffic

Increase in traffic Todds Lane/Hesketh Avenue extra traffic and parking a safety issue;
Increase in traffic on unmade/unadopted road already turning, parking and access issues;
Increase in traffic will cause deterioration of road;
Measurement of access width inaccurate;
Difficult to get out of garage to no 10 currently will be made worse;
Access for construction disruptive.

Privacy and overlooking

2 storey windows 9m away overlooking kitchen, dining room and garden loss of privacy;

Obscure glazing will not reduce overlooking/privacy issues.

Trees

Loss of trees;
Trees not planted by owner.

Drainage

Ongoing drainage problem in the area of Todds Lane/ Hesketh Avenue/ Hoole Lane, with United Utilities' having to attend to sewer problems on a regular and frequent basis.

Ownership

Dispute extent of land fronting Todds Lane and ownership. Trees not in ownership of applicant.

9.0 RECENT RELEVANT HISTORY

- 9.1 1993/1182 Outline-Detached dwelling including details of siting, design and means of access (Refused 03/03/94) on 2 grounds; overlooking of adjoining residential properties and substandard width of access road.

10.0 RELEVANT PLANNING POLICIES

- 10.1 National Planning Policy Framework (NPPF), and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed.

- 10.2 The site is located within a Large Village Centre of Banks as designated in the West Lancashire Local Plan.

10.3 National Planning Policy Framework

Delivering a sufficient supply of homes
Promoting sustainable transport
Meeting the challenge of climate change, flooding and coastal change
Achieving well-designed places

10.4 West Lancashire Local Plan (2012-2027) DPD

Policy GN1 – Settlement Boundaries
Policy GN3 – Criteria for Sustainable Development
Policy RS1 - Residential Development
Policy IF2 – Enhancing Sustainable Transport Choice
EN2 – Preserving and Enhancing West Lancashire's Natural Environment

- 10.5 **Supplementary Planning Documents:** Design Guide (Jan 2008)

11.0 OBSERVATIONS OF DIRECTOR OF PLACE AND COMMUNITY

- 11.1 The main considerations for this proposal are as follows:

Principle of residential development
Principle of Development in Flood Zone 3
Highways and Access

Impact on neighbouring properties
Design and character of area
Trees
Ecology

The principle of residential development

- 11.2 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 11.3 The site lies within the settlement area of Banks and within a Large Village Centre as designated in the West Lancashire Local Plan. On that basis I consider the principle of residential development comprising one dwelling house would be acceptable on the site, subject to compliance with other policy and site considerations.

The principle of development in Flood Zone 3

- 11.4 The site, as is most of the land within the settlement of Banks, is in Flood Zone 3 where properties are defined as having a high probability of flooding in the National Planning Practice Guidance. (Para155-163). This site is within an area which benefits from flood risk defences.
- 11.5 Paragraph 155 in the NPPF advises: " Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 11.6 Any residential development in Flood Zone 3 needs to carry out Sequential and Exception tests. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development will not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test.
- 11.7 If, following application of the Sequential Test, it is not possible; consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and

a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The Sequential Test

- 11.8 The applicant has undertaken Sequential and Exceptions tests. In respect of the Sequential Test Policy GN5 sets out the expectations placed upon applicants to achieve a satisfactory test:
- i) Area of search;
 - ii) Comprehensiveness of search;

- iii) Availability / viability / deliverability; and
- iv) Suitability

- 11.9 The applicants have carried out a sequential test. Policy GN5 considers that the area of search will usually be the settlement, ward or parish in which the proposed development lies. The applicants have now considered the whole of the Northern Parishes and have reviewed Sites allocated in the Local Plan for housing, SHELAA sites, Consented Housing Developments and Sites on the open market for sale. They have concluded that there are no alternative sequentially preferable sites which can be delivered.
- 11.10 In my view the applicant has undertaken a satisfactory sequential test which now complies with the NPPF and policy GN5 of the Local Plan in this regard.

The Exception Test

- 11.11 The applicants have undertaken a Flood Risk Scoping Exercise which examines flood risk in the context of the undefended and defended flood risk scenarios. Given the initial objection from the Environmental Agency the applicants have carried a Flood Risk Assessment.
- 11.12 Consultations with the Environment Agency have been undertaken and confirm the primary flood risk to the site is from tidal sources. The Environment Agency have provided predicted top water levels for a range of return period events, in both the undefended and defended modelled scenario based on the Tidal ABD Study (dated 2014). During the undefended modelled scenario, the site remains flood free, with the exception of the 1 in 200-year plus Climate Change and the 1 in 1000-year events.
- 11.13 There is a requirement to ensure development remains safe for its lifetime and mitigation is to be included to provide resilience from any residual sources of flooding at the site. The primary mitigation for residential development is to raise the proposed finished floor level above the top water levels in the design event. The minimum finished floor level on site, has therefore been set based on discussion with the Environment Agency. They have advised that finished floor levels should be set 600mm above the existing ground levels, giving a minimum finished floor level of 5.47mAOD.
- 11.14 The Environmental Agency are now satisfied that the development would be safe without exacerbating flood risk elsewhere if proposed flood risk measures are implemented. Subject to a condition, I consider, that the second part of the Exception Test has been satisfied.
- 11.15 The applicant has proposed proportionate sustainable benefits which include measures to reduce energy demand, over and above current building standards namely: enhanced building design through insulation and reduced heat loss, reduced water consumption including rain water harvesting and energy efficiency through ventilation and low energy lighting.
- 11.16 Given the location of the proposed development within the sustainable settlement of Banks and the limited flood risk I consider these enhanced energy saving measures, controlled by condition, to be a proportionate benefit to satisfy the requirements of the first part of the Exception Test.
- 11.17 I consider that the principle of development in Flood Zone 3 is acceptable as the proposal meets the Sequential and Exception Tests set out in the NPPF and Policies GN3 and GN5 of the Local Plan.

Highways and Access

- 11.18 Policy GN3 of the Local Plan requires proposals for development to (amongst other things) incorporate suitable and safe access and road layout design and ensure that parking provision is made in line with the standards set out in Policy IF2.
- 11.19 Todds Lane has been categorised as a local access road with a 20mph speed limit. Todds Lane runs approximately 70m in an easterly direction from the junction with Hoole Lane. At this point Todds Lane joins with Hesketh Avenue where Todds Lane then turns in a northerly direction for approx. 60m. This section of Todds Lane is privately maintained and unadopted.
- 10.20 The site is located at the end, roughly 50m, off the privately maintained unadopted section of Todds Lane. 2 parking spaces are to be provided on site.
- 11.21 The Highway Authority has no objection in principle to this application and is of the opinion that the proposed development should have a negligible impact on highway capacity and highway safety within the immediate vicinity of the site. They have provided comments on the parking and manoeuvring of vehicles which they consider adequate.
- 11.22 The 2 parking spaces proposed meet the Council's standard set out in IF2. The Highway Authority do not consider that the development would affect public highways. As the lane is unadopted I consider access arrangements are largely a private arrangement between the parties involved and it is not appropriate or reasonable to secure this by a legal agreement. However access for an additional property would make little difference in relation to traffic levels on this access lane. The parking and manoeuvring arrangements are tight but access to the garage of no 10 will be marginally improved due to the removal of the existing trees along Todds Lane. I consider the access and parking arrangements meet the requirements of policies GN3 and IF2.

Impact upon neighbouring properties

- 11.23 Policy GN3 of the Local Plan states that new development must retain or create reasonable levels of privacy and amenity for occupiers of the proposed and neighbouring properties.
- 11.24 Whilst the application has been submitted in outline, details have been submitted of layout, floor plans and elevations in order to fully understand the proposed relationship to surrounding residential properties and their gardens. The main principle habitable room windows at both ground and first floor of the proposed 2 storey dwelling are to the rear (west). This shows a separation distance of 21m between windows in rear main/original elevations to no 25a/25 Hoole Lane with a minimum garden depth of 10m. The front (east) elevations facing across the lane (to no 12) have a stair and bathroom window (obscure glazed) at first floor. The only windows in the flank (north and south) elevations are 2 small ground floor windows. I consider that the proposed dwelling has to been designed to prevent any adverse impact on the amenity or living conditions of surrounding residential properties and complies with GN3 in this respect.

Design and character of the area

- 11.25 Local Plan Policy GN3 and SPD Design Guide states that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the street scene because of their height, scale or roofline. The applicant has submitted elevations and massing drawings.

11.26 Todds Lane is characterized by a mix of dwelling types including a 2 storey terrace of 6, a pair of semis and a detached bungalow. The proposed dwelling follows the building line established by the existing terraced properties on the west side of Todds Lane. In this context I consider the development of a traditionally designed detached 2 storey dwelling with a pitched ridged roof to be of an acceptable scale, massing and design and would add to the character of the streetscene and would thereby comply with Policy GN3 of the Local Plan.

Trees

11.27 Policy EN2 seeks to protect trees of significant amenity, screening, wildlife or historical value. The applicant has submitted Tree survey information showing the proposed tree removal on the site plan. The plans also show some compensatory planting for those trees to be lost.

11.28 The Councils Arboricultural Officer has inspected the site at pre application and application stages and considered the proposal with regard to tree and landscape matters. It appears some trees within the site have been recently removed. To fully meet with the requirements of the above planning policy EN2 it is usual to submit an Arboricultural Impact Assessment.

11.29 Nevertheless the Councils Arboricultural Officer has undertaken an assessment of the proposed tree loss. On the east side of the site, adjacent to the access lane are several trees consisting of Portuguese Laurels, Swedish White Beams and a Holly. Within the site a mature Elderberry has been removed. These frontage trees are crowded and of limited long term amenity value and I consider the loss of these trees will not result in a significant loss of amenity. However along the boundary with 23 Hoole Lane is a row of mature Hawthorns.

11.30 The Hawthorns form a significant feature, and with pruning could be incorporated into the development with a suitable dwelling layout. The Hawthorns could provide an attractive screen, adding maturity to the plot. The Councils Arboricultural Officer considers it desirable to retain most or all of the Hawthorns with any future proposals. I consider the development could be suitably conditioned to ensure submission of an arboricultural impact assessment that retains the majority of the hawthorne trees/hedging and provides for compensatory planting for those trees lost. Subject to these conditions I consider the proposal would comply with Policy EN2.

Ecology

11.31 Policy EN2 also seeks to avoid impacts on significant ecological assets and protect and improve the biodiversity value of sites. If significant impacts on biodiversity are unavoidable, then mitigation or as a last resort, compensation, is required to fully offset impacts.

11.32 The applicants undertook a Preliminary Ecological appraisal in November 2018 to establish whether the demolition of the existing outbuilding and clearance of the site to facilitate a new residential dwelling would have any ecological implications. Inspection of the building revealed that the structure was in a highly dilapidated state, entirely open and illuminated and consequently was assessed as having 'negligible' bat roost suitability. This structure has subsequently been demolished. Similarly, all trees throughout the extent of the survey area were assessed as possessing negligible bat roost suitability. I consider the proposed development would not adversely affect protected species specifically bats and birds. The Preliminary Ecological Appraisal puts forward a series of recommendations

in relation to lighting, retention of hedgerow and landscaping and as an enhancement measure, provisions for roosting bats and nesting boxes for birds. Subject to conditions to reflect these recommendations I consider the proposed development, would comply with policy EN2.

12.0 SUMMARY

12.1 The site lies within the settlement area of Banks and I consider the principle of residential development comprising one dwelling house would be acceptable on the site. I consider that the principle of development in Flood Zone 3 is acceptable as the proposal meets the Sequential and Exception Tests set out in the NPPF and Policies GN3 and GN5 of the Local Plan, I consider that the access and parking arrangements are acceptable and will have a negligible impact on highway capacity and highway safety within the immediate vicinity of the site. I consider the proposed dwelling has been designed to prevent any adverse impact on the amenity or living conditions of surrounding residential properties and is a suitable scale and massing. The proposal complies with Policy GN3 in respect of trees and ecology.

13.0 RECOMMENDATION

13.1 That planning permission be GRANTED subject to the following conditions and reasons:

Condition(s)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (the layout and landscaping including details of landscape management and maintenance** (hereinafter called "the reserved matters").
3. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Existing Site and Location Plan shown on Dwg 829 101B
Proposed Site Plan Dwg 829 103B
Proposed Site Plan Dwg 829 102B
Proposed GA Plans and Elevations Dwg 829 104A
Proposed Streetscene Dwg 829 108A
Highway Diagrams 109B
received by the Local Planning Authority on 9.10.19
4. No development shall take place until a strategy for the separate foul and surface water drainage of the development, including confirmation of which flood mitigation measures discussed in the Residential Development Design & Access Statement (APR 2019 Ref. 829) and accompanying Flood Risk Assessment (Ref: HYD298_TODDS.LANE.BANKS_FRS Revision 1 received by the Local Planning Authority on 9.10.19) are to be employed, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of this Councils Planning Applications - Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme shall be completed in accordance with the approved details prior to occupation of the dwelling.
5. The parking spaces shown on Proposed Site Plan Dwg 829 102B received by the Local Planning Authority on 9.10.19 shall be provided prior to first occupation of the dwelling

hereby approved. The parking area shall be hardsurfaced and shall be made available for its intended use at all times thereafter.

6. No part of the development hereby permitted shall be used or occupied until the proposed first floor windows on the front (east) elevation, shown on Dwg 829 104A received by the Local Planning Authority on 9.10.19, have been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (Pilkington level 4). The window shall be fixed shut/ top hung/ bottom hung/ side hung and shall be retained as such with level 4 obscure glazing at all times thereafter
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no window or openings shall be added to the property, in the front (east) elevation, until details of the positioning, size and design have been submitted to and approved in writing by the Local Planning Authority.
8. No development on the construction phase shall take place until details and or full specification of the Sustainable Benefits of the scheme (set out in the applicants Design and Access Statement (Aug 2019) Appendix 11 - FRA Exception Test) at Design-stage SAP&EPC showing 15% improvement on current Building Regulations, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and method of construction
9. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works, including replacement and compensatory tree planting, have been submitted to and approved in writing by the Local Planning Authority as part of the reserve matter approval.
The details shall relate to all land surfaces not built upon and shall include:
 - hard surfaced areas and materials,
 - planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
 - existing plants / trees to be retainedA detailed regime for the ongoing and long-term maintenance of all soft landscaping is also required to be submitted for approval.
The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling unless otherwise agreed in writing by the Local Planning Authority.
Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
10. Notwithstanding the Tree survey information shown on Proposed Site Plan 102B received by the Local Planning Authority on 9.10.19 an Arboricultural Impact Assessment with Arboricultural Method Statement in respect of the hawthorne trees/ hedge on the sites northern boundary shall be submitted as part of the Reserve Matters application.
The Arboricultural Impact Study shall be approved in writing by the Local Planning Authority prior to the commencement of any development.
The Arboricultural Impact Study shall include the following particulars:
 - a) the precise location of each existing tree and/or hedge on or near the sites northern boundary showing which trees are to be retained and the accurate crown spread of each tree/hedges measured at four points (N, E, S and W), and allocating a reference number to each tree and/or hedge;
 - b) details of the species, diameter (measured at 1.5m), approximate height and assessment of the general health and stability of each existing tree and/or hedge and an assessment of their desirability to retain as detailed in British Standard 5837 Guide for Trees in relation to construction 2012
 - c) details of any proposed pruning of any tree and/or hedge to be retained either within or adjacent to the site;

d) details of any likely impact to the retained trees and/or hedges due to alterations in existing ground levels, position and depth of any proposed excavations, location of any proposed buildings, roads, driveways, walls, services or any other development works on or adjacent the site

e) details of all protective measures required to retain the health and stability of all retained trees and/or hedges on or adjacent the site including; fencing, designated washing and mixing areas, designated site cabin areas, access in and out the site, special surfaces and site supervision.

The Arboricultural Method Statement shall include full details of the following:

a) Specification, Implementation, Supervision and Monitoring of the approved Tree and/or Hedge Protection Scheme

b) Specification, Implementation, Supervision and Monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree and/or Hedge Protection Scheme

c) Timing and phasing of all arboricultural works in relation to the approved development. All works identified in the Arboricultural Impact Study shall be in accordance with British Standard documents No's. 3998:2010 and 5837:2012.

No part of the development, or works to trees/hedges, shall be carried out except in accordance with a relevant approval of this condition.

11. The dwelling shall not be occupied/brought into uses until details of the number and location of bird nesting boxes and bat boxes to be incorporated into the scheme have been submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwelling and shall be retained at all times thereafter.
12. Prior to construction of the dwelling hereby approved and as part of any reserve matters approval a scheme for the provision of an electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until an electric vehicle charging point has been installed in accordance with the agreed details.

Reason(s)

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. The application is in outline form only and the matters referred to in the condition are reserved for subsequent approval by the Local Planning Authority.
3. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. In the interests of highway and pedestrian safety and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document
6. To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document and the requirements of the Exception Test set out in para 160 of the National Planning Policy Framework

9. To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document
10. These details are required prior to the commencement of development to ensure that the proper protection of trees has been carried out and to ensure compensatory tree planting in the interests of visual amenity and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document
11. In the interests of biodiversity and conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document
12. In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
Policy GN1 - Settlement Boundaries
Policy GN3 - Criteria for Sustainable Development
Policy RS1 - Residential Development
Policy IF2 - Enhancing Sustainable Transport Choice
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.