

No.3	APPLICATION NO.	2020/0390/FUL
	LOCATION	Land To The Rear Of 78 New Cut Lane Halsall Lancashire
	PROPOSAL	Erection of 5no. 2 bedroom bungalows and associated external works, along with the demolition of two small garage/sheds.
	APPLICANT	P Collins
	WARD	Halsall
	PARISH	Halsall
	TARGET DATE	31st July 2020

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Mills has requested it be referred to the Planning Committee to consider the cumulative effect of backland developments off New Cut Lane, the loss of amenity to residents and highway and drainage implications.

2.0 SUMMARY

- 2.1 The application is for a residential development of 5 dormer bungalows on an allocated site for residential development. I consider the principle of the proposed residential development is accepted due to the designation of the land under Policy RS1. The siting, design and layout of the proposal is satisfactory in respect of design and neighbour amenity. Subject to the imposition of conditions, I am satisfied that the proposal would not cause adverse harm to highway safety, ecology/biodiversity and drainage.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

- 4.1 The application site is located on the south west side of New Cut Lane, to the north west of Fine Janes Brook, and is at the rear of no.78 which is a detached dormer bungalow. The land is currently undeveloped and vacant. The site is currently accessed via an access taken directly from New Cut Lane, which leads past the site to no.78a New Cut Lane and associated stables, and runs parallel with Fine Jane's Brook. There is a road bridge crossing the brook directly adjacent to the site access.
- 4.2 The application site forms part of the wider allocated 'Land at New Cut Lane, Halsall' site under Policy RS1(viii) for housing development which has an estimated capacity of 150 units.

5.0 THE PROPOSAL

- 5.1 The application is for the erection of 5no. detached bungalows on the site, each with a private rear garden and off-street parking for 2 vehicles. The development would be located to the rear of no.78 which faces onto New Cut Lane.
- 5.2 Access to the site would be as existing, via the track from New Cut Lane. Each of the 5no. dwellings would run parallel with the access track, facing onto it.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 CONSULTEE RESPONSES

- 7.1 Highway Authority (24.06.2020, 21.09.2020 and 03.02.2021) – No objection.
- 7.2 Lancashire Fire and Rescue Service (25.06.2020) – No objection.
- 7.3 United Utilities (26.06.2020 and 19.01.2021) – No objection.
- 7.4 Merseyside Environmental Advisory Service (30.06.2020) – No objection.
- 7.5 Environment Agency (14.07.2020 and 18.09.2020) – No objection.
- 7.6 Lead Local Flood Authority (08.09.2020) – No comment.
- 7.7 Environmental Protection (18.02.2021) – Concerns in respect of residential amenity arising from nearby commercial dog breeding business.

8.0 OTHER REPRESENTATIONS

- 8.1 Halsall Parish Council (03.07.2020 and 12.09.2020) object for the following reasons:

Proposed dwellings would be out of keeping with existing dwellings in the settlement.

Absence of a formal drainage strategy.

Suitable fencing to Sandy Brook required.

New Cut Lane suffers from heavy traffic; a 20mph zone should be considered.

The ecology report does not take account of ducks and water fowl.

No provision for public open space or play areas.

Access track should be upgraded.

Additional CIL contribution for primary and secondary school provision should be requested.

There would be overlooking to the rear garden area belonging to no.76 New Cut Lane from the rear elevation windows of the new dwellings.

The dwellings would be overbearing and result in a loss of light.

No. 76 has horse stables, equine training area and dog kennels in the rear garden and there may be an impact on animal welfare during construction.

- 8.2 The Council has received letters of objection which can be summarised as:

Increase in traffic.

Proposed access is inadequate.

New Cut Lane is not suitable for pedestrians – narrow pavements and poor lighting.

Lack of lighting for pedestrians.

New Cut Lane is in a state of disrepair.

Use of the access track by heavy vehicles causes vibration.

Noise during construction.

Damage to properties during construction.

Noise disturbance during construction.

Overlooking to no.76 New Cut Lane.

Access to the watercourse should be retained.

Impact on ecology.

Proposed materials are uncharacteristic of the area.

Impact on rural views.

Piecemeal development.

Inadequate drainage in the area.

Possibility of contaminated soil.
Land is prone to subsidence.
Dwellings would not be affordable.

9.0 SUPPORTING INFORMATION

- 9.1 Preliminary Ecological Appraisal (April 2020)
Design and Access Statement
Drainage Strategy Report

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 application site is allocated under Policy RS1 (a) (viii) of the West Lancashire Local Plan 2012-2027 DPD as being a Housing Allocation site (Land at New Cut Lane, Halsall).
- 10.3 **National Planning Policy Framework**
Delivering a sufficient supply of homes
Promoting sustainable transport
Achieving well-designed places
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
- 10.4 **West Lancashire Local Plan (2012-2027) DPD**
SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
RS1 - Residential Development
RS2 - Affordable and Specialist Housing
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
IF4 - Developer Contributions
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
EN3 - Provision of Green Infrastructure and Open Recreation Space
- 10.5 **Supplementary Planning Documents:** Design Guide (Jan 2008)
Supplementary Planning Document – Provision of Open Space in New Residential Developments (July 2014)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle

- 11.1 Policy GN1 in the Local Plan advises that development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations. Policy RS1 confirms that residential development will be permitted within Rural Sustainable Villages on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy.

- 11.2 The application site forms part of a wider allocation for housing under Policy RS1(a)(viii), and on the basis of this I am satisfied that the principle of development is acceptable subject to the proposals conforming to all other planning policy. With respect to the housing allocation, Policy RS1 confirms that this site has the capacity for up to 150 dwellings. The application site lies on the eastern periphery of the allocated site and so I am satisfied that the proposed development for 5no. dwellings would not prejudice the delivery of this allocation on the wider site nor given the scale of development significantly impact on infrastructure/services in the area.

Affordable Housing, Public Open Space and Developer Contributions

- 11.3 In terms of affordable housing requirement, the National Planning Policy Framework (NPPF) is a significant material consideration and advises that 'provision of affordable housing should not be sought for residential developments that are not major development, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)'. The proposed development does not constitute a 'major' development, and the site does not lie within a designated rural area, therefore there is no requirement for affordable housing on the site. Similarly there is no requirement for public open space or a contribution to school places to be provided on developments or sites of this size.

Design, Siting and Layout

- 11.4 Policy GN3 requires new development to be of a high quality design and have regard to visual amenity and complement or enhance any attractive attributes and/or local distinctiveness within its surroundings. Sufficient interface and privacy distances should also be incorporated to avoid a negative impact upon any surrounding properties.
- 11.5 Back land development is not uncommon in this area, particularly given the land to the rear of this stretch of New Cut Lane is allocated for housing within the Local Plan. Similar schemes at nos.14a and 72 New Cut Lane have been granted planning permission (planning reference 2014/0301/FUL and 2019/1257/FUL respectively) and are in an advance stage of construction. Therefore the siting of houses to the rear of properties which run parallel to New Cut Lane would not appear incongruous in the street scene.
- 11.6 The local area comprises a mix of dwelling styles, including, two-storey dwellings, dormer bungalows and true bungalows, with this particular stretch of New Cut Lane being dominated by true bungalows and dormer bungalows. Either side of the entrance to the proposed site there is a true bungalow and a dormer bungalow.
- 11.7 The proposed dwellings would be dormer bungalow style with 2no. dormers to the front elevation and 1 to the rear, which would be in keeping with built development in the area. The dwellings would be approximately 6m to ridge height and 3m to the eaves, and as they would be sited some distance from the rear of the dormer bungalow at no.78 and in a linear form, would not be overly prominent in the street scene. I am satisfied that the design, scale and massing would be acceptable in the streetscape when viewed from New Cut Lane and respect the character of the area.
- 11.8 The proposed dwellings are modest in size and benefit from private rear amenity space. The rear gardens do fall short of the 10m depth standard advocated in the Design SPD, however given the relatively wide footprint of the proposed dwellings, the gardens would be sufficiently wide to ensure that a reasonable standard of amenity is available to future occupiers. The houses benefit from side driveway parking allowing an area to the front of the dwellings for a garden. I am satisfied that the proposed layout is acceptable in accordance with Policy GN3 of the Local Plan.

Residential Amenity

- 11.9 In terms of potential impacts on existing residents, no.78 New Cut Lane would be approximately 30m from the blank gable end of the nearest proposed dwelling, which is sufficient to ensure that there would be no undue impact on the amenities of occupiers of no.78 from overshadowing or creation of poor outlook. No 78a, is to the south west of the site and would be off set from the proposed row of dwellings, with a distance of approximately 10m between the gable end of no.78a and the gable end of the dwelling at Plot 5, which is sufficient to ensure adequate standards of residential amenity would be retained.
- 11.10 No.76 New Cut Lane has stabling facilities, kennels and a dog exercise area within its rear curtilage; the kennels would be immediately to the rear of Plot 1 with the exercise area behind plots 2 and 3. Planning permission was granted in 2001 (planning application reference 2001/1251) for the erection of two stables and a hay store at no.76, and these were restricted to private use. In 2005 a further planning permission was granted for the creation of a sand paddock (planning reference 2005/0085), this was also restricted to private use. Environmental Protection have advised that the site is being used for a commercial dog breeding business and there is therefore potential for issues surrounding residential amenity through noise and disturbance by siting dwellings and their private garden areas in close proximity to a commercial operation of this nature. The business at no.76 has had a licence for the commercial breeding of dogs since 2014, but does not benefit from planning permission for this purpose. However, there is no record of complaints to Environmental Protection on nuisance grounds despite there being existing residential properties within the vicinity of no.76. There is also another kennel business further away on the other side of Headbolt Lane but again no complaints have been received. Notwithstanding this, there is always some potential for the use to impact on residential amenity. However as the nearest dog breeding use, at no 76, does not have the benefit of planning permission, nor is there any evidence to suggest it is a lawful use, the fact there is a commercial uses taking place adjacent to the site should not be given significant weight and should not be seen as an impediment to the delivery of housing, as defined by the site's allocation within the Local Plan. Should any issues arise in the future as a result of the proposed development, the Council would have powers to enforce/control/mitigate through both planning and environmental protection legislation.
- 11.11 The rear of Plots 1, 2 and 3 have potential to overlook the garden belonging to no.76, however the rear dormers which face onto the side boundary of no.76 contain windows serving bathrooms which can be conditioned to be obscurely glazed, thereby preventing any significant impact on amenity. Given the size of the plots and style of houses, I consider that permitted development rights should be removed from the dwellings to enable the Local Planning Authority to assess the impacts of any future developments on the site.
- 11.12 It is accepted that the proposed development would lead to additional traffic movements within the site boundaries and along the access track which runs to the side of no.78, however I am satisfied that the comings and goings of 5 additional dwellings would not lead to a loss of amenity for neighbouring dwellings. Whilst some noise/vibration will be generated during the construction phases, this will be temporary and subject to environmental control. A construction management condition is proposed to ensure the provision of wheel wash facilities and on site compound details.
- 11.13 Overall I consider that the scheme is acceptable in terms of Policy GN3 and the potential impacts on residential amenity as a result of the development.

Highways and Parking

- 11.14 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.
- 11.15 It is proposed to use the existing access from New Cut Lane, which runs in between no.78 and Fine Jane's Brook (adjacent to the bridge). The access would be widened to 5m wide for the first 10m, and adjacent to the back of the pavement would incorporate a block paved area to denote the change to private driveway. Existing roadside kerbs would be replaced to form a widening to the existing dropped crossing to 5m. Details of the proposed access have been reviewed with the Highway Authority, in consultation with the Bridges Team, and they are satisfied that a suitable and safe access with adequate visibility could be provided to serve the proposed dwellings. It is considered that there is appropriate visibility from the access to ensure that conflict with other access points in the locality and general traffic flows would be effectively managed. The suggested introduction of a 20 mph speed limit on New Cut Lane is not related to the scale of development proposed, does not meet the tests of a planning condition and was not considered appropriate for other developments in the area.
- 11.16 The applicant has confirmed that the on-site road layout is to remain private and will not be offered up for adoption, and will therefore remain the responsibility of the developer for maintenance. On this basis the Highway Authority have requested details of the proposed arrangements for future management and maintenance of the access road which can be secured by condition. In terms of off road parking, each dwelling has 2no. off road parking spaces which is in accordance with requirements detailed in Policy IF2 of the Local Plan and as such I am satisfied that there is adequate parking incorporated into the proposals.
- 11.17 I am satisfied that the proposed development in terms of highway safety and parking is acceptable and in accordance with Local Plan requirements.

Drainage

- 11.18 Local Plan Policies GN3 and IF3 both seek to ensure flood risk is avoided / mitigated through development and that proposals for new development can be appropriately accommodated by existing water and drainage infrastructure. In accordance with the National Planning Policy Framework and Planning Practice Guidance the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way, based on the drainage strategy hierarchy.
- 11.19 The site is within Flood Zone 1 (least susceptible to flooding) and is less than 1 hectare, therefore a Flood Risk Assessment is not required. The Applicant has submitted a Drainage Strategy as part of the application. As regards foul water, it is proposed that this is discharged to the public foul sewer system in New Cut Lane. Investigation has shown that the public sewer in New Cut Lane at the site access point is relatively shallow, and for this reason the on-site foul effluent will be transferred to the public sewer via a small pumping station located adjacent to Plot 1.
- 11.20 Surface water drainage will be dealt with by infiltration methods. The access track is currently surfaced with macadam with surface water running off this surface into the adjacent grass verges. The access road is to receive additional macadam layers to the existing surface which will be laid to discharge run-off onto the adjacent grass verges as at

present. The new driveway areas serving each of the individual properties are to be laid with porous surfacing which will allow rainwater to infiltrate into the ground. The roof areas of the new dwellings would be discharged to soak-aways in the rear gardens of the properties. It is intended that all surface water run-off will be dispersed to ground as all rainfall presently does within the site. The Council's Drainage Engineer has welcomed an infiltration method of drainage and after reviewing the proposals is satisfied that proposals to deal with foul and surface water drainage are acceptable and in accordance with Policy GN3 of the Local Plan. The Environment Agency has also confirmed that they are satisfied the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

- 11.21 I am satisfied that the details of an acceptable drainage scheme have been provided and subject to the imposition of a suitable condition requiring the development to be implemented in accordance with the submitted drainage details, the proposed scheme complies with the requirements of the NPPF and Policy GN3 in the Local Plan.

Ecology

- 11.22 Policy EN2 in the Local Plan confirms the need to take account of any potential impact on priority species or their habitat and to give regard to the Habitat Regulations where necessary.
- 11.23 The applicant has undertaken a Preliminary Ecological Appraisal which includes investigation of trees on site as part of a preliminary roost assessment in relation to bats, and investigation of a stretch of Fine Jane's Brook for its potential to support Water Vole. The Report goes on to suggest various precautionary measures in relation to ecology.
- 11.24 The report concludes that there is no evidence of bat use or presence on the site, and therefore there is no requirement to consider the proposals against the three tests set out in the Habitats Regulations. Habitats on site or adjacent to the site may provide foraging and commuting habitat for bats which may be affected by lighting installed for the development. To avoid any excessive light spill which may impact bats a suitable lighting scheme can be secured by condition. A condition will also be imposed to secure bat boxes/bat bricks.
- 11.25 Water Vole is a protected species and have been found to be present in Fine Jane's Brook, and for this reason the Council's Ecology Advisors, Merseyside Environmental Advisory Service (MEAS) have requested that no works are carried out within a minimum of 5m to the top of the bank of Fine Jane's Brook, and that details of methods of protection to this zone are submitted for approval. These details can be secured by condition.
- 11.26 I consider subject to a condition to ensure that the mitigation strategy/precautionary measures set out in the Preliminary Ecological Appraisal are adhered to, and subject to other conditions suggested by MEAS the proposals comply with Policy EN2 of the Local Plan in respect of protected species and biodiversity.

Summary

- 11.27 The principle of the proposed residential development is accepted due to the designation of the land under Policy RS1 as a residential development site and I consider the proposal would not prejudice the delivery of this allocation on the wider housing site. The siting, design and layout of the proposal meets the requirements of Policy GN3 and the Design Guide in respect of design and neighbouring amenity and, subject to the imposition of conditions, I am satisfied that the proposal would not cause adverse harm to highway

safety, ecology/biodiversity and drainage and would comply with relevant policies in the Local Plan and relevant guidance in the NPPF.

12.0 RECOMMENDATION

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

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference:
253-04 - Proposed Site Plan
253-05 - House Type 1, Proposed Plans and Elevations
253-06 - House Type 2, Proposed Plans and Elevations
253-08 - Landscape Plan
received by the Local Planning Authority on 13.05.2020.
Plan reference:
C-0923-01B - Site Plan Part 1
C-0923-07 - Site Plan Part 2
received by the Local Planning Authority on 03.02.2021.
Reason: 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.
3. The materials to be used on the external surfaces of the development (brickwork, cladding and roofing materials along with materials used in any hard surface) shall be as outlined on the following plans and documents:
Application form received by the Local Planning Authority 13.05.2020.
Plan references 253-05 and 253-06 received by the Local Planning Authority 13.05.2020.
Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Foul and surface water shall be drained on separate systems.
Reason: To secure proper drainage and to manage the risk of flooding and pollution 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. The development shall not be occupied until the surface water and sewage disposal works have been completed on site in accordance with the Drainage Strategy Report, Issue 3, C-0923 received by the Local Planning Authority 25.11.2020.
Before any dwelling is occupied / the building is first brought into use, a validation report (that demonstrates that the drainage scheme has been carried out in accordance with the approved plan) must be submitted to the Local Planning Authority.
The approved works shall be retained as such thereafter.
Reason: 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.

6. No dwelling shall be occupied until a scheme detailing any proposed external lighting to be installed on the site has been submitted to and approved in writing by the local planning authority.
All external lighting shall be installed and maintained in accordance with the agreed scheme.
Reason: To minimise the visual impact of light on nearby residential properties and to safeguard protected species in accordance with Policy GN3 and Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
7. The development shall be implemented in accordance with the mitigation strategy described in the Conclusions and Recommendations Sections in the Preliminary Ecological Survey prepared by Tyrer Ecological Consultants (April 2020).
Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
8. No building shall be occupied/brought into use until details of the number and location of bird boxes and bat boxes/bricks to be incorporated into the scheme (minimum 1 per dwelling) is 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 dwellings and shall be retained at all times thereafter.
Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. Prior to commencement of development, details of the method of protection to the bank to Fine Jane's Brook shall be submitted to and approved in writing by the Local Planning Authority, for the avoidance of doubt, no works shall be carried out within a minimum of 5m of the top of the bank.
The scheme shall be implemented in accordance with the agreed details.
Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
10. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the local planning authority. The streets shall be maintained in accordance with the approved management and maintenance details thereafter.
Reason: In the interest of highway safety; to ensure a satisfactory appearance to the street infrastructure serving the approved development; and to safeguard the users of the street and visual amenities of the locality.
11. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. The site access shall be constructed and made available for use before any further development takes place or to a timetable agreed in writing by the local planning authority. The site access shall be maintained as approved during all stages of construction.
Reason: These details are required prior to the commencement of development to safeguard the safety and interests of the users of the highway and to ensure that the

development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

12. Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the siting of office, storage of plant and materials and measures to prevent the transfer of mud out of the site shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented while any demolition/construction works are in operation.
Reason: These details are required prior to the commencement of development in order to protect the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. Prior to construction of any dwelling a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until an electric vehicle charging point has been installed in accordance with the agreed details.
Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
14. The parking provision shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates. The parking area shall be hardsurfaced and shall be made available for its intended use at all times thereafter.
Reason: 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.
15. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1 A - F and 2 A - B, or any amendments made to that Order, shall not apply:
 - (i) no extensions shall be carried out to the dwelling(s)
 - (ii) no garages or carports shall be erected within the curtilage of the dwellings
 - (iii) no vehicle standing space shall be provided within the curtilage of the dwellings
 - (iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings
 - (v) no means of access shall be constructed to the curtilage of the dwellings
 - (vi) no windows or dormer windows shall be added to the dwellingunless on application to the Local Planning Authority, planning permission for such development has been granted.
Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect residential and visual amenity to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
16. No part of the development hereby permitted shall be used or occupied until the proposed windows in the rear dormers as indicated on drawing nos. 253-05 and 253-06 has been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). The window shall be top hung and shall be retained as such with level 4 obscure glazing at all times thereafter.
Reason: 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.

17. All hard and soft landscape works shall be carried out in accordance with the approved details shown on 253-08. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.
Reason: 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 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

1. Highway Note:
This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works.
Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/road-parking-and-travel/roads/vehicles-crossings.aspx>.
(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

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:

SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
RS1 - Residential Development
RS2 - Affordable and Specialist Housing
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
IF4 - Developer Contributions
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
EN3 - Provision of Green Infrastructure and Open Recreation Space

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.