

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/02916/HOUSE Cold Ash Parish Council	20 th December 2017	Proposed first floor extension to current bungalow and associated alterations. Render entire property. Widen existing access. Glendale Manor, Collaroy Road, Cold Ash Mr and Mrs S Hammond

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02916/HOUSE>

Recommendation Summary: **The Head of Development and Planning be authorised to GRANT planning permission subject to conditions.**

Ward Member(s): Councillor Garth Simpson

Reason for Committee Determination: Called in by Councillor Garth Simpson due to concerns of overlooking and overdevelopment of the site.

Committee Site Visit: 15th February 2018

Contact Officer Details	
Name:	Gemma Kirk
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1. Site History

- 129988: Alteration and extension to existing dwelling. Approved. 05.10.1987.
- 154258: Single storey attached double garage to replace existing single garage. Approved. 19.04.1999.
- 02/02373/OUT: Residential 2 storey house with integral garage. Refused. 28.02.2003.
- 14/01707/FUL: Change back part of garden from agricultural to residential. Withdrawn. 15.09.2014.
- 16/00286/OUTD: Outline application for 3x 4-bed detached houses including integral garages following the demolition of the existing dwelling. Matters to be considered: Access, Layout and Scale. Withdrawn. 03.10.2016.
- 16/03610/FULD: Proposed new dwelling with amended existing access for off road parking, new pedestrian access. New access for existing bungalow. Approved. 14.03.2017.

2. Publicity of Application

Site Notice Expired: 07.12.2017

3. Consultations and Representations

Parish Council:	Objection: Overdevelopment of site and loss of privacy to neighbours due to windows at both ends and balcony. 10.01.2018: Amended Plans: Objections still remain. Additional comment extension not subservient to existing property.
Highways:	Conditional approval: Whilst on-site vehicle turning is preferred, Collaroy Road is an unclassified road and so I am unable to insist upon this. The level of car parking is acceptable. The access location remains the same but is proposed to be widened. The site plan is annotated that the driveway will be surfaced with a permeable paving. Recommended conditions: gradient of private drive, parking/turning in accord with plans and temporary parking and turning.
Public Protection:	No comments.
Tree Officer:	Conditional approval: There are significant trees covered by TPOs that maybe adversely affected by the proposal. There is insufficient information to determine potential impact. The oak tree on the northern boundary may be impacted by the decking. The parking on the south-western corner near the TPO'd ash tree may also have an impact require the extent of rooting for this tree. Information on how these trees will be affected and methods to protect them is required. Further more detailed landscaping is required. Recommended conditions: tree protection scheme, arboricultural method statement and landscaping. 21.12.2017: Amended Plans: proposal is outside the RPA of the protected trees and decking has now been removed. Tree Protective fencing is required to minimise long term impact to the TPOs. Further more detailed landscaping plans would show how this proposal could be enhance and integrated into the local landscape. Recommended conditions: tree protection scheme and landscaping.
Land Drainage:	Conditional approval:

	<p>The applicant should provide SuDS for the development as requested on 16/03610/HOUSE. The agricultural ditch to the rear has been subject to discussions on previous applications. I stipulated that the ditch remain as a functioning Ordinary Watercourse and no physical changes to it and there must be nothing on the boundary which interfered with the flow of the water. If changes were sought then the applicant would need to consult with Land Drainage outside of the planning system.</p> <p>17.01.18: following discussion with the applicant as long as there are no changes to the building footprint (or existing impermeable areas) the existing drainage requirements are acceptable. However we have adopted the view that some form of SuDS should be included with the development- however as something different has been previously agreed the improvement will not be insisted upon.</p> <p>25.01.2018: as an extension of the footprint is proposed the additional water will need to be considered and drained using SuDS methods. Drainage from the existing property is eventually discharged to the watercourse below the property. If this drainage strategy continued, then water should be restricted to no more than 'greenfield run-off' rates based on a 1 in 1 year storm.</p> <p>26.01.2018: a pre-commencement condition requesting further information will be acceptable.</p>
<p>Correspondence:</p>	<p>6 Objections and 2 ambivalent. The material planning considerations can be summarised as below:</p> <ul style="list-style-type: none"> - Scale: height and length of the extension (overdevelopment) - Loss of privacy to neighbours due to the balcony and north & south elevation windows - Hours of work - Render not in-keeping with area - Contractor vehicle parking and deliveries during construction - Fence located on front boundary

4. Policy Considerations

4.1 The statutory development plan comprises the West Berkshire Core Strategy (2006-2026), Housing Site Allocations DPD (HSA DPD) (2006-2026) and the saved policies in the West Berkshire District Local Plan (1991-2006) (Saved Policies 2007).

4.2 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF)
- The National Planning Practice Guidance (NPPG)

4.3 The following policies from the West Berkshire Core Strategy (Core Strategy) are relevant to this application:

- Area Delivery Plan Policy 1: Spatial Strategy
- CS 13: Transport
- CS 14: Design Principles
- CS 16: Flooding
- CS 18: Green Infrastructure
- CS 19: Historic Environment and Landscape Character

4.4 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Some saved policies

from the West Berkshire District Local Plan have not been replaced by policies contained within the Core Strategy and are therefore relevant to this application:

- OVS.6: Noise Pollution
- TRANS.1: Meeting the Transport Needs of New Development

4.5 The following policies from the Housing Site Allocations Development Plan Document (HSA DPD) are relevant to the following application:

- P 1: Residential Parking for New Development

4.6 In addition, the following locally adopted policy documents are relevant to this application:

- Supplementary Planning Guidance: House Extensions (2004)
- Quality Design: West Berkshire Supplementary Planning Document (2006)
- Cold Ash and Ashmore Green Village Design Statement (2002)

5. Description of Development

- 5.1 Planning permission is sought for a first floor extension to the existing bungalow. The bungalow will also be extended at the rear on south wing of the dwelling. The dwelling will be rendered in a 'champagne' colour.
- 5.2 Amendments were secured on 18th December 2017 which included reducing the height of the south wing of the dwelling by 0.9 metres. The windows on both the north and south elevation will be obscure glazed and obscure glazed privacy screens will be erected at both ends of the balcony. The decking and raised terrace were removed from the proposal.
- 5.3 The application site is located on Collaroy Road in the south-west of Cold Ash and on the edge of the village's settlement boundary. Collaroy Road is characterised by detached 2-storey dwellings in a variety of styles. Dwellings on the east of Collaroy Road predominantly have low hedges and boundary walls on the front boundary.
- 5.4 Glendale Manor is the first visible property on the east side of Collaroy Road when approaching from Cold Ash Hill. The bungalow is located on a large plot; this plot has been divided into two as planning permission has been granted in 2017 for a new dwelling to the south of Glendale Manor (16/03610/FULD). Due to land levels the dwelling is set back and lower than the public highway and a 1.8 metre close-boarded fence and a 1.25 metre boundary wall are positioned along the front boundary. There are 3 Tree Protection Orders (TPOs) within or in close proximity to the application site.

6. Consideration of the Proposal

The main considerations in the determination of this application are:-

- 6.1 The principle of the development
- 6.2 The impact on the character of the area
- 6.3 The impact on neighbouring amenity
- 6.4 The impact on highway safety
- 6.5 The impact on TPOs
- 6.6 Land drainage
- 6.7 Community Infrastructure Levy (CIL)
- 6.8 The assessment of sustainable development

6.1 The principle of the development

6.1.1 The application site lies within the Cold Ash settlement boundary as identified by ADPP1 of the Core Strategy. Within settlement boundary there is a presumption in favour of development.

This is subject to detailed policies on design, impact on the character of the area and neighbouring amenity; these are discussed below.

6.2 The impact on the character of the area

6.2.1 The NPPF outlines the importance of good design in the built environment. Policy CS14 seeks high quality design to ensure development respects the character and appearance of the area. Policy CS19 seeks the enhancement of the natural and built environment.

6.2.2 The character of the area considers both the design and the impact in the streetscene. Due to the nature of the development the first floor extension will not be subservient to the existing bungalow. Concerns were also raised with regards to the height and length of Glendale Manor as the extension would create a large dwelling. Whilst SPG: House Extensions (2004) states that 'the basic shape and size of the extension should normally be subservient to the design of the original building' it is considered in this instance the proposal is acceptable due to the application site's characteristics. The application site's levels results in a proposal that will be set down from Alamein (to the north) by approximately 1.1 metres (highest point). In addition the Case Officer secured an amendment to the design which lowered the ridge line of the south wing of Glendale Manor by 0.9 metres; this design relates better to the downward slope of the road. The reduction in height will also ensure Glendale Manor will not have a significant overbearing impact on the dwelling approved under 16/03610/FULD which is set lower. Therefore the site levels ensures the scheme does not dominate in the streetscene.

6.2.3 Glendale Manor is located in a prominent position in Collaroy Road this could give rise to a detrimental impact to the streetscene. However the proposal is set back from the public highway by approximately 6.2 metres. The site also slopes down from the road to the dwelling. This alleviates the extension's prominence in the streetscene reducing its impact on the character of the area.

6.2.4 The extension will create a substantial sized dwelling; however the plot, in which Glendale Manor is located within, is large. The plot can accommodate the proposal and have sufficient private amenity space to the rear. The Quality Design: SPD recommends for a 3 or more bedroom house 100sqm; Glendale Manor will retain 273sqm approximately (this only includes the domestic curtilage for this property). Whilst concerns with regards to overdevelopment were raised the proposal can be accommodated on site and retain acceptable levels of private amenity space therefore it is considered that the proposal will not be overbearing in its plot. To ensure that the site does not become over developed it is recommended a condition restricting PD Rights for extensions and outbuildings is attached.

6.2.5 Collaroy Road is comprised of predominately 2-storey dwellings and therefore a first floor extension would not appear incongruous. The conversion of the existing bungalow to a 2-storey dwelling would be more in-keeping with the appearance of the area. Dwellings in the road also include render and cladding for example the 3 neighbouring dwellings to the north of the application site are partially rendered white. Therefore whilst the render will not match the existing materials it is considered acceptable as it would not be out of character.

6.3 The impact on neighbouring amenity

6.3.1 The new ridge height of Glendale Manor, at its highest point, will be 7.38 metres. This is an increase of approximately 1 metre from the existing ridge height (at the highest point). This is considered acceptable for this application site as Alamein's (to the north) highest point is approximately 1.3 metres higher than the proposed ridge height and therefore it would not be overbearing on this property. Due to the orientation of the property it is noted that there may be some loss of daylight/sunlight received to Alamein however the single storey north wing of Glendale Manor will remain as existing this and a separation distance of approximately 7.4 metres between the Glendale Manor and Alamein will create an adequate buffer to negate significant overshadowing.

6.3.2 Objections were raised due to the loss of privacy to Alamein and the proposed dwelling approved under application 16/03610/FULD. The Case Officer had concerns with the balcony and the windows on the north and south elevations in terms of overlooking. However the Case Officer secured obscure glazing to the windows on both the north and south elevations which protects the amenity for the neighbouring dwellings. It was considered that the 3 metre boundary wall/close boarded fence screens Alamein which alleviates the impact on privacy. Obscure glazed screens on the north and south side of the balcony stops direct overlooking into the neighbouring gardens which secures privacy for the 2 neighbouring properties. To ensure that privacy is maintained it is recommended a condition ensuring that the obscure glazing is retained on the side elevation first floor windows at all times is attached.

6.3.3 Removing PD Rights for the first floor windows on both the north and south elevations was considered. However as the GPDO applies restrictions to first floor windows which would ensure privacy is protected if additional windows were inserted. It is therefore considered unreasonable to condition the removal of the PD Rights for additional windows.

6.3.4 The proposed dwelling approved in 2017 has not yet been constructed however the impact has been assessed. Amended plans lowered the height of the south wing of the proposed first floor extension which reduced the overbearing impact to the proposed dwelling as this is set lower than Glendale Manor. A sunlight test was completed on the closest habitable rear ground floor window and it was found that the proposal did not cut through the 45 degree line and therefore there would be no adverse impact to the neighbouring dwelling in terms of sunlight. In addition the proposal is to the north of the approved dwelling which reduces overshadowing impact to the dwelling.

6.3.5 Due to the proximity of the neighbours it is recommended that a condition restricting the hours of work is attached in the event planning permission is granted. This is in the interests of amenity for the neighbouring dwellings.

6.4 The impact on highway safety

6.4.1 The proposal will not increase the existing number of bedrooms from 3 and the site is located in parking zone 3; therefore 2.5 parking spaces are required as per Policy P1 of the HSA DPD. The proposal provides this parking; this is shown on the Block Plan (2775-04E). The Highway Officer considered there was sufficient parking on site. The Highway Officer referred to on-site turning, which was not provided, however this could not be insisted upon as Collaroy Road is an unclassified road.

6.4.2 Objection letters raised concerns over temporary parking for contractors whilst construction was taking place. The Highway Officer requested a condition for details to be provided of temporary parking before development commences. This ensures temporary parking is secured before development commences and addresses the concerns raised.

6.4.3 The Highway Officer has requested conditions for the gradient of the drive and parking/turning in accord with plans. This ensures that the development will not have a detrimental impact on highway safety.

6.5 The impact on TPOs

6.5.1 The Tree Officer identified 2 TPOs which may be adversely affected by the proposals. There was insufficient information submitted with the original application to determine the potential impact to trees. The Tree Officer considered that the oak tree on the northern boundary may be impacted by the decking and parking in the south-west corner may impact on the TPO'd ash tree.

6.5.2 Additional information was submitted with amended plans on 18.12.2017. The decking was removed from the proposal and all works are outside the Root Protection Area (RPA) of the TPO'd trees. The Tree Officer requires a tree protection scheme to be submitted before development commences this will be conditioned in the event planning permission is granted.

6.5.3 The Tree Officer requires a detailed scheme of landscaping for the site; this will enhance the proposal's integration into the landscape and ensure the proposal will not have an adverse impact on the character of the area. The information is required to be submitted before development commences and it is recommended that landscaping is conditioned in the event planning permission is granted.

6.6 Land drainage

6.6.1 These are the final comments of the Land Drainage Engineer. The footprint of Glendale Manor will be increasing which will increase rainfall run-off and therefore sustainable drainage methods (SuDS) are required. The existing drainage is discharged to the watercourse below the property if this is to continue then it is required for the water to be restricted to 'greenfield run-off' rates based on a 1 in 1 year storm.

6.6.2 The Land Drainage Engineer requested a pre-commencement condition if the application is approved to secure details of SuDS and once approved these will be implemented in accordance with the submitted details.

6.7 The assessment of sustainable development

6.7.1 The NPPF identifies the 3 dimensions of sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

6.7.2 The proposal makes no significant impact on the social and economic dimensions and therefore is not considered to be harmful. The environmental dimension considers the impact on the natural, built and historic environment which the proposed development respects.

6.8 Community Infrastructure Levy (CIL)

6.8.1 The proposed internal floorspace will increase by 162.9sqm. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council the development is liable to pay CIL.

7. Response to letters of representation

7.1 Representations referred to the close boarded fence panels to the front of Glendale Manor. The Case Officer has confirmed with the Enforcement Team that no action will be taken and therefore the panels do not form part of this application and are not subject to planning permission.

7.2 Objections were raised to the ownership of the land outlined in blue on a superseded version of the Location Plan. As the land is outlined in blue it does not form part of this application and for clarity the Case Officer requested the agent remove this line from the Location Plan. Ownership disputes are a civil matter and not a material consideration.

7.3 Letters referred to the fence at the rear of Glendale Manor this is not considered under this application. There is no ongoing application for the vertical extension of the fence. If planning permission is required for the existing fence this will be considered under a separate application.

7.4 Concerns were raised about the accuracy of the 'Bedroom 2 Visibility Diagram'. This drawing was provided for information only and will not form part of the list of approved drawings. The concerns of overlooking from bedroom 2 have also been addressed by obscure glazing the window.

7.5 Other matters raised in letters of representation are not material considerations and the Case Officer is unable to provide comment.

8. Conclusion

8.1 Having taken in to account the relevant policy considerations and the material considerations referred to above, it is considered, the development is acceptable and conditional approval is justifiable for the following reasons: due to the large plot and site characteristics the proposal would not cause demonstrable harm to neighbouring amenity or the character of the area. The proposal accords with the NPPF (2012) and Policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

9. Full Recommendation

The Head of Development and Planning be authorised to **GRANT** planning permission subject to the following conditions:-

1. The development hereby permitted shall be started within 3 years from the date of this permission and implemented in strict accordance with the approved plans.

Reason: To comply with 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 permitted shall be carried out in accordance with the approved drawings listed below:

- (i) Location Plan (1:1250) 2775-01C received on 04.12.2017;
- (ii) Block Plan (1:200) 2775-04E received on 18.12.2017;
- (iii) Proposed 2775-04E received on 18.12.2017.

Reason: To ensure that the development is constructed in accordance with the submitted details assessed against Policies CS14 and CS19 of the West Berkshire Core Strategy (2006 - 2026).

3. The materials to be used in the development hereby permitted shall be as specified on the approved plans.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004) and Cold Ash and Ashmore Green Village Design Statement (2002).

4. The proposed first floor openings on the north and south elevation shall be fitted with obscure glass before the extension is brought into use (as shown in drawing 2775-04E received 18.12.2017). The obscure glazing shall be permanently retained in that condition thereafter.

Reason: To prevent overlooking of Alamein and the approved dwelling under 16/03610/FULD in the interests of amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, D, E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006).

6. No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

7. The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

8. The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. No development shall take place until details of a temporary parking and turning area to be provided and maintained concurrently with the development of the site have been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning area shall be provided at the commencement of development and thereafter maintained in accordance with the approved details until the development has been completed. During this time, the approved parking and turning area shall be kept available for parking and used by employees, contractors, operatives and other visitors during all periods that they are working at or visiting the site.

Reason: To ensure that the development is provided with adequate parking and turning facilities during the construction period. This condition is imposed in order to minimise the incidences of off-site parking in the locality which could cause danger to other road users, and long terms inconvenience to local residents. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

10. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in

writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

11. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

12. No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;

e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;

f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;

g) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;

j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the building hereby permitted is occupied and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter/The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an

appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

DC