

**Report to:** PLANNING COMMITTEE

**Date:** 16 November 2016

**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** **West Hill Pavilion Workshop, Exmouth Place, Hastings, TN34 3JA**

**Proposal:** **Demolition of workshop and erection of new dwelling/ attached workshop & new detached garden office**

**Application No:** **HS/FA/15/00924**

**Recommendation:** **Grant Full Planning Permission**

Ward: OLD HASTINGS  
File No: CO10013R  
Applicant: Ms Bruce per Casper Cummins Architect  
Harpichord House Cobourg Place Hastings  
TN34 3HY

Interest: Freeholder  
Existing Use: Workshop

**Policies**  
Conservation Area: Yes - Old Town  
Listed Building: No

**Public Consultation**  
Adj. Properties: Yes  
Advertisement: Yes  
Letters of Objection: 13  
Petitions Received: 0  
Letters of Support: 2

Application Status: Not delegated - More than 2 letters of objection received

## Site and Surrounding Area

The subject site is located within the Old Town Conservation Area and is bounded by West Hill Villa, Exmouth Place, Hill Street and Cobourg Place in Hastings Old Town.

The site is approximately 700m<sup>2</sup>. Existing vehicular access is via Exmouth Place and the parking area to the side of West Hill House. Additional pedestrian access is provided by gated footpaths from Cobourg Place and Hill Street.

There is a brick shed in the south-east corner of the site which once served as a toilet block for the building over the footpath leading to Hill Street, which was formerly a public house.

From the entrances from the south and east, the ground slopes gently up to the northwest end of the site where there is an existing, detached, single-storey building, referred to as the 'Existing Workshop'.

The current business operating from existing workshop has been in operation since 2013 and before that from neighbouring West Hill Villa for twenty years. General working times are 9 to 5.

The existing workshop is in a dilapidated condition, it houses a studio space, kitchen area, bathroom and darkroom. It is rated as a commercial property. High buttressed retaining walls behind the existing workshop support the raised garden terrace to West Hill Villa and part of the garden of neighbouring Harpsichord House. There was once a structure built into the northern corner of the site. There are remnants of its brick walls projecting from the boundary walls to the garden of Harpsichord House.

The internal floor level of the existing workshop is approximately 1.2m above the external ground level to the southeast, and there is a gently sloping pathway around the side of building up to a level threshold on the opposite, northwest side. There is a large apple tree in the centre of the site and some smaller fruit trees along the southwest boundary.

The character of the immediate area is mainly residential with various types of residential accommodation existing, from single family dwellings houses to flats. The site is also within close proximity to Grade II heritage listed buildings, the closest of which are West Hill Villa: circa 1800 (Harpsichord House and West Hill Villa form a group) and West Hill House: circa 1830, which consists of a detached stuccoed villa.

Site Constraints:

- 1 in 1000 Surface Water Flooding
- Archaeological Notification Area

## **Proposed development**

The development proposes the demolition of the existing workshop and construction of a new dwelling (two bedroom three person home) with a workshop attached by a way of a glazed link plus new detached garden office.

The proposed dwelling will be approximately 1.7m higher than the existing workshop and sit squarely on the un-extended footprint of the existing workshop.

The existing foundations and ground floor slab will be retained and overlaid by reinforced raft, insulation and finish, so the house will require no new foundations. The house has a simple symmetrical form with 30 degree pitched roof rising from eaves at ground floor ceiling height. The ground floor consists of a spare room, WC/shower/utility room and an open-plan living area with stairs up to a bedroom and bathroom 'in the roof'. This is the only accommodation above ground floor level in the proposal. The proposed gross internal floor area is 79.6m<sup>2</sup> including 4m<sup>2</sup> of built-in storage area.

The walls of the house will be clad in horizontal timber boards similar to those of the existing workshop and the roof in natural slate. Most of the glazing is in the southeast and southwest elevations on the ground floor where it will be hidden from distant views. A row of full-height windows and doors open out onto a southeast-facing terrace which is shaped around the large retained apple tree. This glazing will be shaded by a canopy which will provide some shelter from the rain. Above this is a small balcony with a pair of French windows to the bedroom 'in the roof'. Two conservation roof lights are centred in the southwest-facing roof with built-in pv panels above and below. The proposed pv system has been designed to be built into the slate roofs with narrow panels aligned to the slate rows. There is a flue for a wood-burning DEFRA-exempt stove on the opposite northwest facing slope of the roof.

The proposed new studio/workshop is to be built into the northern corner of the site. The existing retaining walls will be repaired and the remnants of the brick walls of the previously demolished structure will be incorporated into the new single-storey building. It will be well hidden as it is being built into the hillside behind the proposed new dwelling. The adjacent garden of Harpsichord House steps up the hill and wraps around the proposed new studio/workshop so that the ground level of the neighbouring garden at Harpsichord House is at a similar level to the flat roof of the new workshop. This brick enclosure will be linked to the dwelling by a part of the workshop that will have a fully-glazed roof. This will allow the timber-clad, slate roofed dwelling and the flat roofed, brick workshop to be read as separate elements. It will also allow plenty of natural light into the new workshop.

A small building is to be built next to the vehicular entrance against the blank wall of West Hill House lower down the site. It will consist of a small office, tea-point and accessible WC. Due to the topography of the site, the flat roof of the new office will be at a similar height to the floor level of the proposed front terrace of the new dwelling.

The proposed employment floor-space, that is the combined area of the new workshop (39.1m<sup>2</sup>) and office (26.2m<sup>2</sup>), is 65.3m<sup>2</sup>, compared with 55m<sup>2</sup> of existing employment floor-space.

The rear workshop will be used for storyboarding projects and the office will be used for film-editing. The work is quiet in nature and no special plant or machinery will be used on the premises. The business operation produces no more noise than a normal dwelling so no special sound-proofing measures are proposed. In practice, the business produces even less noise than a typical dwelling. Editors work with headphones. Extraneous noise can hinder the editing process and it is part of the site's appeal that it is so peaceful. Noise-producing, mechanical systems such as air-source heat-pumps and MVHR units have been deliberately omitted from the proposal for this reason.

The proposed number of full-time employees will be the same as existing, two full-time and two part-time employees.

Working hours are envisaged to carry on as before the proposed development is realised. The only difference would be that business would operate more effectively in purpose-built accommodation and the applicant/artist would also live on site.

Two private off road parking bays (one disabled parking space), cycle parking for one bicycle and designated refuse area are also proposed. Finally, the dwelling will have a rear garden depth of approximately 12.6m and private garden area of approximately 84m<sup>2</sup> (not including rear porch area). A 1.8m high gate and fence in vertical accoya boards will be built between the new dwelling and office ensuring that private amenity space is enclosed.

The design of the new dwelling, attached workshop and detached garden office is intentionally modern - which in part is a reflection of the constraints of the site and the need to overcome any previously identified issues in an inventive and adaptive way.

The application is supported by the following documents:

Application form, dated 2 November 2015  
WES011 Document Issue Sheet  
WES011-20D Design and Access Statement  
WES011-21A Heritage Statement  
WES011-19A Historic Environment Record Consultation Report for a Heritage Statement  
WES011-22 Ecological Report  
WES011-23A Waste Minimisation Statement  
WES011-26 Affordable Housing Statement  
WES011-27 Drainage Strategy  
WES011-28 SUDS Decision Support Tool for Small Scale Development  
Drawing no. WES011-01A Site Location Plan  
Drawing no. WES011-08 Site Survey  
Drawing no. WES011-09A Existing Workshop  
Drawing no. WES011-10C Site Plan  
Drawing no. WES011-11C Ground Floor Plan  
Drawing no. WES011-12B New Office Elevation & Plan  
Drawing no. WES011-13E Section B-B, First Floor & Roof Plans  
Drawing no. WES011-14D New House & Workshop Elevations  
Drawing no. WES011-15D Site Section A-A  
Drawing no. WES011-17D Site Section C-C  
Drawing no. WES011-18B Trees  
Drawing no. WES011-24C Excavation & Drainage Plan  
Drawing no. WES011-25B Excavation Section D-D  
C21e Solar Slate Data sheet  
C21e Solar Slate on Listed Buildings  
Gridforce Brochure A4 Gridforce brochure 2013  
Applicant/Artist Personal Statement

## Relevant Planning History

HS/FA/14/00888	Demolition of existing workshop and erection of film-maker's studio/house on extended existing footings
Withdrawn	29 January 2014
HS/DS/68/00305	Erection of studio (OA/67/853)
Granted	26 April 1968
HS/OA/67/00855	Site for the erection of studio (under 1,000 sq ft) to contain potter's kiln
Granted	31 August 1967
HS/OA/61/00889	Residential development
Refused	29 September 1961

## **Other Background Information**

Whilst it is noted in the above history section that planning permission was refused for residential development in 1961, the refusal reasons were as follows:

1. It would constitute an undesirable form of back land development.
2. No possibility of obtaining a satisfactory means of access.
3. Unsuitable for residential development due to the close proximity of existing residential properties which adjoin this land.

An old Town map from 1873, shows that, at one time, there were at least ten buildings on the site. This included a building in the western corner, adjoining the boundaries with West Hill Villa. This building was attached to a terrace of cottages running along the southwest boundary of the site, adjacent to West Hill House. These buildings were demolished and the site became derelict. As such, what would have been relevant issues when assessing the 1961 application are no longer material in the assessment of this application.

### **Closest Listed Buildings to Subject Site**

1190791 West Hill Villa: Circa 1800. Harpsichord House and West Hill Villa form a group.  
1043533 West Hill House: Circa 1830. Detached stuccoed Villa.

### **Development Plan Policies and Proposals**

#### Hastings Local Plan – Development Management Plan (DMP) (2015)

The following policies are applicable:

- LP1 Considering Planning Applications
- DM1 Design Principles
- DM3 General Amenity
- DM4 General Access
- DM5 Ground Conditions
- DM6 Pollution and Hazards
- HN1 Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)
- HN2 Changing Doors, Windows and Roofs in Conservation Areas
- HN3 Demolition involving Heritage Assets (including buildings and structures with a Conservation Area)
- HN4 Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest
- HN7 Green Infrastructure in New Developments
- HN8 Biodiversity and Green Space

## Hastings Local Plan – Planning Strategy (HPS) (2014)

The following policies are applicable:

- DS1 New Housing Development
- DS2 Employment Growth
- FA5 Strategic Policy for Eastern Area
- SC1 Overall Strategy for Managing Change in a Sustainable Way
- SC2 Design and Access Statements
- SC3 Promoting Sustainable and Green Design
- SC4 Working Towards Zero Carbon Development
- SC7 Flood Risk
- EN1 Built and Historic Environment
- EN2 Green Infrastructure Network
- EN3 Nature Conservation and Improvement of Biodiversity
- E1 Existing Employment Land and Premises
- H1 Housing Density
- H2 Housing Mix
- H3 Provision of Affordable Housing
- T3 Sustainable Transport

### Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance (2013)

Supplementary Planning Document (SPD) - Parking Provision in New Developments (2013)

The Department for Communities and Local Government, Technical Housing Standards - Nationally Described Space Standard (2015)

### National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision making.

Paragraph 17 affirms that planning should pro-actively drive and support sustainable economic development; reusing land that has been previously developed and support the transition to a low carbon future; planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; secure high quality design and a good standard of amenity for occupants.

Paragraph 29 states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.

Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 56 refers to importance of design to the built environment and that new development should contribute positively to making places better for people.

Paragraph 58 design aims include:

- adding to the overall quality of the area
- optimising the potential of the site to accommodate development - responding to local character and reflecting the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation
- being visually attractive as a result of good architecture

Paragraph 60 states that policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 65 states that Local Planning Authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposals economic, social and environmental benefits).

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.

Paragraph 120 states that where a site is affected by...land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 121 states that the site should be suitable for its new use taking account of ground conditions and land instability.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 states that local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 187 states that local planning authorities should look for solutions rather than problems.

Paragraph 197 states that local planning authorities should apply the presumption in favour of sustainable development in assessing and determining development proposals.

## **Consultation comments**

**ESCC Highways, no objection** subject to a condition relating to motor vehicle parking.

**Arboricultural Officer has no objection** subject to a condition relating to a robust replacement planting scheme. The trees proposed for removal are not important landscape trees.

**County Archaeologist has no objection** subject to a condition relating to a programme of archaeological works - a watching brief.

**Environmental and Natural Resources Manager has no objection.** No further ecology considerations required because the habitats showed to be unsuitable for protected species.

**Environment Protection Officer has no objection** subject to conditions specifically relating to how the environmental impact of the construction work will be controlled, a full investigation and risk assessment to assess the nature and extent of any potential contamination on site and controlling times for work that is audible at the site boundary plus deliveries to and from the premises.

**Building Control Manager has no objection** provided that either fire brigade access must be suitable or sufficient sprinklers installed. As a new build, it would be expected to comply with all other aspects of the regulations.

**Waste and Street Scene Services has no objection** as they are satisfied with the proposal in terms of refuse.

**ESCC Flood Risk Management has no objection.** Southern Water accept in principle the surface water drainage connecting into the public sewer. The surface water management proposals are considered to be acceptable.

**Southern Water has no objection** subject to conditions. The drainage strategy is considered to be acceptable. The foul and surface water drainage on site must be separate and combined just before leaving the site and connecting to the sewer.



**Conservation and Design Officer has no objection** subject to conditions relating samples (external materials and finishes), joinery details, flue/vents/extracts and a methodology statement for the repair of the existing brickwork to walls and garden area. The statement will also need to include a full specification of proposed mortar, finish of pointing and samples of any proposed replacement bricks to match existing. Furthermore, landscaping details must also be included within the methodology statement for the repair of existing footpath, including proposed enclosures (bins stores etc).

## **Representations**

The proposal has been on two (2) neighbour consultation periods.

Overall, there have been fifteen (15) representations received: two (2) supporting and thirteen (13) objecting the application.

The letters of support received raised the follow points:

- a) The applicant/artist is an internationally recognised film-maker. The current business has operated from both West Hill Villa and within the existing workshop for over 20 years causing no nuisance.
- b) Aesthetic improvement
- c) Important to keep creative businesses within the Old Town
- d) Principle of proposed development acceptable subject to conditions mitigating operation hours and potential flood risk
- e) Imaginative and well designed

The letters of objection received raised the following concerns:

- a) Loss of light, overlooking to Cobourg Flats from new buildings and proposed planting of trees
- b) Loss of privacy and amenity to adjoining residents
- c) Increase in traffic will cause congestion
- d) Problems with parking and manoeuvring for residents of West Hill House
- e) Noise and vibrations from building works
- f) Flooding
- g) Drainage
- h) Damage to road from trucks during construction
- i) Not a suitable location for a business
- j) Drainage doesn't meet Southern Water requirements
- k) The height of the proposed house, which is 1.7m taller than existing. Also visible from distant views
- l) Applicant to meet costs for any damage caused during site works
- m) Could compromise/damage the integrity or stability of the western site boundary wall
- n) Impact on flora and fauna/wildlife
- o) Overdevelopment and unimaginative
- p) No assessment of any archaeological potential or plans for investigation
- q) Stability of the land with the proximity of tunnels from West Hill and caves

- r) Inappropriate for a sensitive site in the Old Town
- s) Two storeys mean it will be clearly visible, detracting from the prized views from the Stade or East Hill
- t) The land should revert back to a garden
- u) New glazed link between dwelling and workshop creates an extensive development
- v) The property is dependent on access through the car park of West Hill House which is narrow with minimal turning space
- w) Size and scale of development will have a detrimental effect on the appearance and character of the Conservation Area
- x) Effect of excavation on West Hill House (listed building)
- y) Impact of the proposal on the setting of adjacent buildings, many of which are listed
- z) Access problems for emergency vehicles (for example fire and ambulance services)
- a1) Site being illegally used since the temporary rights granted by Planning Department ceased to exist
- b1) Refusal reasons 2 and 3 from planning permission OA/61/00889 remain pertinent
- c1) Loss of trees will have an adverse impact on visual amenity and ecology
- d1) No hours of use proposed for the business
- e1) Roof terrace should only be used for occasional maintenance

## **Determining Issues**

The key issues in this application relate to whether the development is acceptable at this site, having regard to the policies of the Development Plan, Government guidance and other material considerations. At a site level, the issues are as follows: principle of the development, impact on the character and appearance of the Conservation Area and setting of adjoining designated heritage assets, living environment (internal and external), employment use (detached garden office and attached workshop, impact upon neighbouring residential amenities, archaeological impact, highway safety/parking, landscape, air quality and emissions, ecology and biodiversity, drainage, ground conditions (land stability and contaminated land) and waste management

Affordable housing contributions no longer apply to development such as this, given the recent changes in national planning policy in this regard.

## **Principle**

Policy LP1 of the DMP, paragraph 4.3 of the HPS and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable location with reasonable/good access to public transport, shops, services and facilities and as such the development is considered acceptable in principle subject to other local plan policies.

An old Town map from 1873, shows that, at one time there were at least ten buildings on the site. This included a building in the western corner, adjoining the boundaries with West Hill Villa. This building was attached to a terrace of cottages running along the southwest boundary of the site, adjacent to West Hill House. These buildings were demolished and the site became derelict so the development is considered acceptable in principle subject to other local plan policies.

## **Impact on character and appearance of the Conservation Area and setting of adjoining designated heritage assets**

This site is within the Old Town Conservation Area. It consists of an eclectic mix of small scale buildings nestling in the Bourne Valley between the undeveloped East and West Hills. Informally arranged streets and passageways reflect its medieval origin and its organic development along natural contours of the land. The character of the site and surrounding area has already been described within the site and surrounding area section of this report above. There are a number of listed buildings in the area including West Hill Villa, Harpsichord House and West Hill House, which all share boundaries with the site. Individually and collectively these listed buildings can therefore be considered as a significant heritage asset which could be affected by the development on the site.

There is a statutory duty to consider the preservation or enhancement of the conservation area and setting of adjoining designated heritage assets in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The duty is also reflected in the NPPF and Local Plan policies EN1 of the HPS and HN1 of the DMP, which require applications to sustain or enhance the significance of conservation areas and consider the setting of adjoining designated heritage assets.

The site is located in an Archaeological Notification Area however the drainage has been carefully designed to avoid soakaways but rather use existing drainage pipes on site as set out in the Drainage Strategy and as such there is no objection from the County Council Archaeology Officer.

The intention of the proposed buildings, in terms of scale, is to remain unassuming and this is important given the location of the development.

The existing workshop is a utilitarian building of some character constructed of timber-frame and clad in weatherboarding which has been stained dark brown. The structure is of single storey and sits comfortably within its surroundings on a sloping site.

Behind the timber structure are the remains of a brick built outbuilding, which as part of this application, are to be made good and incorporated into the proposed scheme to provide a dwelling and workshop. Council's Conservation and Design officer has welcomed the incorporation of this structure as a workshop which is of some age and built out beyond the cliff behind. The proposal is to connect the dwelling and workshop area by means of a glazed link, the roof of the workshop will provide a working platform to manage vegetation growth behind (roof area only accessible by ladder).

The form and position of the detached office has been carefully considered and deemed acceptable. Overall, the building mass and scale has been kept to a minimum utilising the sloping topography of the site and its orientation and position reducing the pitch of the roof so that it has minimal impact upon views and vistas of the Conservation Area or the setting of the adjoining designated heritage assets. The replacement building retains the appearance of a utilitarian building and as such is considered to contribute to the sense of place. In addition the extent of balconies has been reduced from the previous submitted scheme and the proposed development will utilise high quality building materials and finishes. The

proposed design of the development is considered to be supportable in principle whilst preserving the character and appearance of the Conservation Area and not having a significant impact on the setting of the adjoining designated heritage assets. The new buildings are considered to be interesting and have a distinctive design, but also very subservient. This combination will ensure that the buildings are not an incongruous feature that detracts from local character or the setting of the adjoining designated heritage assets, but one that also maintains the significance of the conservation area.

Although the building's being discreet does not make it acceptable by default, coupled with its interesting design which works with the site's constraints, the proposed development is considered to preserve the character of the conservation area and will not cause harm to its significance or to the setting of the adjoining heritage assets. The proposed development is considered acceptable in terms of policies SC1 and EN1 of the HPS, and DM1 and HN1 of the DMP, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the NPPF.

The choice of materials and finishes are high quality which, again, reflects local policy in terms of distinctiveness and sense of place. Furthermore, the proposed residential use is in keeping with all the other residential uses found in the area and ensures that the proposal remains in keeping with the character and appearance of the surrounding area and the Old Town Conservation Area.

Lastly, the development is not considered too dense as it is only for a reasonably-sized new dwelling (only 1.7m higher than the existing workshop), attached workshop and detached garden office within a reasonable sized plot. The site sits within an area of higher residential density than proposed on the application site. The development is also considered to add to local housing mix in a positive way by proposing more family accommodation in an area that has a mixture of dwellings and flats. Considering this the development is considered to comply with policies H1 and H2 of the DMP.

### **Living Environment (Internal and External)**

The DMP sets standards for internal space for dwellings, specifically policy DM3. The plan requires that dwellings with 2 bedrooms 3 person require 66m<sup>2</sup>.

The Department for Communities and Local Government, Technical Housing Standards – nationally described space standard, March 2015 should be taken into consideration for all new dwellings. The new dwelling has a proposed gross internal floor area of 79.6m<sup>2</sup> including 4m<sup>2</sup> of built-in storage area, which exceeds the requirement for minimum gross internal floor area and built in storage area (m<sup>2</sup>) outlined within Table 1. Furthermore, the proposal meets all the technical requirements as outlined within Section 10.

The agent has demonstrated a good standard of accommodation with good property size, levels of light, decent outlook, parking provision and storage.

Policy DM3(g) requires new dwellings to have at least 10m of private garden amenity space (normally at the rear). The dwelling will have a rear garden depth of approximately 12.6m and private garden area of approximately 84m<sup>2</sup> (not including rear porch area). A 1.8m high gate and fence in vertical accoya boards will be built between the new dwelling and office ensuring that private amenity space is enclosed and acceptable for future occupiers.

There will be no harm to neighbouring residential amenities and the living environment for future occupiers is considered to be acceptable both internally and externally.

### **Employment use (detached garden office and attached workshop)**

The HPS sets standards for employment land and premises, specifically policy E1. As part of this proposal an existing employment workshop use will remain, but within a new location on site along with a new dwelling plus detached garden office. The replacement employment use is supported in principle subject to normal planning considerations.

The current business operating from existing workshop has been in operation since 2013 and before that from neighbouring West Hill Villa for twenty years. The proposed number of full-time employees will be the same as existing: two full-time and two part-time employees. General working times are 9 to 5, although as is common within the art industry longer hours commonly prevail. The applicant/artist works most hours. Working hours are envisaged to carry on as before the proposed development is realised. The only difference would be that business would operate more effectively in purpose-built accommodation and applicant/artist would also live on site.

The use class of the proposed detached garden office is B1(a) and the new attached studio/workshop use class is B1(c). The proposed employment floor-space, that is the combined area of the new studio/workshop (39.1m<sup>2</sup>) and office (26.2m<sup>2</sup>), is 65.3m<sup>2</sup>, compared with 55m<sup>2</sup> of existing employment floor-space. This increase in employment floor-space is de minimis and not envisaged to have any significant impact on neighbouring residential properties.

### **Noise impact from employment use**

The rear studio/workshop will be used for storyboarding projects and the office will be used for film-editing. The work is quiet in nature and no special plant or machinery will be used on the premises. The business operation produces no more noise than a normal dwelling so no special sound-proofing measures are proposed. In practice the business produces even less noise than a typical dwelling. Editors work with headphones. Extraneous noise can hinder the editing process and it is part of the sites appeal that it is so peaceful. Noise-producing, mechanical systems such as air-source heat-pumps and MVHR units have been deliberately omitted from the proposal for this reason.

Given the quite nature of the work that will take place within the detached garden office and attached workshop, no specific hours of operation are proposed.

Any deliveries to and from the premises will be restricted and form a condition of consent. Specifically, deliveries to and from the premises shall not take place before 08:00 and after 18:00 hours Monday-Friday or before 9:00 and after 13:00 on Saturdays and at no time on Sundays or Bank Holidays. This condition will help safeguard the amenity of adjoining residents.

The application is considered to comply with policies E1 of the HPS in respect of employment use of the site and DM6 of the DMP.

## Impact on Neighbouring Residential Amenities

The proposed buildings on site will have no impact on the immediate significant neighbouring amenities of West Hill House, West Hill Villa, Harpsichord House and Cobourg flats in terms of loss of privacy, reduced outlook, interlooming, overlooking, loss of light/overshadowing due to the following reasons:

a) West Hill Villa - The proposals will have a neutral impact on this property as views will remain uninterrupted. Furthermore, the proposed three windows in the northwest elevation at first floor level of the proposed dwelling sit lower than shared boundary fence, which is also heavily vegetated.

b) Harpsichord House - The proposals will have a neutral impact on this property also as the views will remain uninterrupted. A significant amount of vegetation exists within the rear garden of this property, which means the proposal site, let alone the proposed buildings wouldn't be visible from the rear of this property at anytime.

c) West Hill House - The proposed garden office and front balcony terrace at ground floor level will have a no impact in terms of this property as it sits lower than the side elevation boundary walls (4 metres at its lowest height). The proposed new dwelling at first floor level is higher than the existing brick boundary wall, however, the proposed first floor balcony within the front elevation serving the bedroom would not create new interlooming issues. The two conservation roof lights within the southwest elevation facing the rear area of West Hill House would also not create any new interlooming issues. Both the balcony and roof lights would create the potential for some overlooking issues, however with this in mind any impact on the residents within West Hill House is likely to be minimal given the distances to neighbouring properties and limited angles of view and a recommendation for refusal could not be justified in this instance.

d) Cobourg Flats - The closest window from the flats is 10.5m away from the proposed development. This is more than sufficient, especially given that the Cobourg flats' elevation facing the proposal site is for gallery access only. The new buildings will create no new significant interlooming or overlooking issues. This is also due to location of the new dwelling and no roof lights within the roof space facing Cobourg flats. Furthermore, the roof terrace above the proposed rear workshop that was originally proposed has now been removed from the proposal. The garden office facing Cobourg flats is considered to be a sufficient distance (approximately 15 metres) away from the building line of Cobourg flats and will not cause any interlooming issues, especially given the garden office sits lower than the gallery access for flats at first floor level. Finally, the front balcony terrace at ground floor level may create the potential for some interlooming issues, however with this in mind any impact on the residents within Cobourg flats is likely to be minimal given that the area is for gallery access only. A recommendation for refusal could not be justified in this instance.

An assessment of noise impacts from the employment use has already been covered within the noise impact from employment use section above.

The application is considered to comply with policies DM3 of the DMP in respect of neighbouring residential amenities.

## **Archaeological Impact**

The Policies Map of the DMP shows the site is located within an Archaeological Notification Area. Policies EN1 of the HPS and HN4 of the DMP requires applicants to demonstrate that the particular archaeological interest of the site will be satisfactorily preserved.

The proposal has been considered by the County Archaeologist and no objection has been raised subject to a condition relating to a programme of archaeological works - a watching brief. There is likely to be some impact that will need mitigation but unlikely to be so significant to warrant any field work in advance of a decision. The proposal is considered acceptable having regard to policies EN1 of the HPS and HN4 of the DMP plus the archaeological requirements of the NPPF.

## **Highway safety/parking**

Existing vehicular access to the site is via Exmouth Place and the parking area to the side of West Hill House. Additional pedestrian access is provided by gated footpaths from Cobourg Place and Hill Street.

The roads serving the site are narrow and unable to accommodate two-way traffic and, with this in mind, any significant intensification in their use would be undesirable; however, the number of additional trips generated by the proposed dwelling and replacement workshop/office is likely to be relatively minor (approximately 4-6 per day) and as a result the increase could not be considered significant given the number of dwellings already served by these roads. With this in mind, any impact on the highway is likely to be minimal and a recommendation for refusal could not be justified in this instance.

With regards to the on-site parking provision, the site is considered to be relatively well located from an accessibility perspective with non-car modes of transport available to both residents and employees using the office/workshop. With this in mind, the 2/3 parking spaces available within the site are considered to be sufficient.

A condition will be placed on the consent requiring details of any local highway reinstatement works if required as a result of damage caused by construction traffic. This is in the interests of highway safety and for the benefit and convenience of the public at large.

The proposal is considered acceptable having regard to policy DM4 of the DMP and policies SC1 and T3 the HPS and the transport requirements of the NPPF.

## **Landscape**

The removal of trees that are of landscape significance is always regrettable. However, it is considered that the loss of the removed trees on this particular site can be mitigated through robust replacement planting. A condition will be placed on the consent requiring landscape details to follow and subject to Council approval.

## **Air Quality and Emissions**

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutions

and conditions are attached which require details of surface and foul water drainage. The development is therefore in accordance with Policy DM6 of the DMP.

As the proposal is for residential development and a quiet business in a residential area, it is felt that the proposal would not result in unacceptable levels of noise and general disturbance. Noise and disturbance during the construction phase could also be controlled through the use of conditions.

### **Ecology and Biodiversity**

The application is accompanied by an Ecological and Bat Report prepared by Martin Newcombe, dated 3 November and concludes that the proposal is unlikely to result in adverse impacts and no further survey work is required because the habitats showed up to be unsuitable for protected species. It is considered that the proposal is acceptable in terms of ecology and biodiversity subject to a condition being placed on the consent ensuring the recommendations are carried out in accordance with the details contained within the above mentioned report. The proposal complies with policies EN3 of the HPS and HN8 of the DMP.

### **Drainage**

The site is located within an area identified as being at risk from 1 in 1000 Surface Water Flooding. Therefore, the proposal has the potential to result in increased surface water runoff and cause localised flooding issues if not drained appropriately.

The proposal has been considered by ESCC Flood Risk Management and no objection has been raised as the proposals to manage surface water runoff from the development are considered acceptable. Southern Water has also considered the application and has no objection subject to conditions relating to means of foul and surface water disposal. See comments in the Consultee section above.

The development is not considered to cause surface or groundwater flooding issues and complies with policy SC7 of the HPS.

### **Ground Conditions**

The DMP sets standards for ground conditions, specifically policy DM5. The plan requires that in order to protect human health and water quality, assessment of existing ground conditions should be undertaken.

### **Land stability**

Land stability is a concern raised by local residents. Policy DM5(a) requires that on land subject to instability, convincing supporting evidence must be supplied before development takes place. The evidence must show that any actual or potential instability can be overcome through appropriate remedial, preventative or precautionary measures.

The SuDs Decisions Support Tool for Small Scale Development submitted states that there is a very significant potential for one or more soil types influencing infiltration potential which may result in ground instability. The report recommended that an assessment of the ground conditions and associated hazards assessment be undertaken by a suitably qualified professional (geotechnical engineer). The report also recommended that infiltration is



potentially significantly constrained in the vicinity, soakage tests in accordance to BRE365 should be undertaken to determine the actual infiltration potential required to show acceptability on the site.

There are a number of old properties further down the slope that may be untanked or have inadequately tanked walls and floors at lower levels. Therefore, if rainwater is discharged to a new infiltration system on the site, there is a risk that it percolates into neighbouring properties. The site is also in an archaeologically sensitive area, as described previously. Therefore, the proposal has been designed with minimal excavations and foundations. The proposal has been recognized by the County Archaeologist as a 'Low Impact Design' that is not likely to lead to significant archaeological impact. For the same reason the disturbance created by excavating a soakaway has been avoided. Given the exceptional circumstances of the site, the surface water drainage from roof areas will be discharged to the existing combined foul and surface water sewer (as is currently the case) because discharge to a soakaway or other infiltration system and is impractical. The proposed drainage strategy is supported by ESCC Flood Risk Management and Southern Water as it provides sufficient evidence that the proposed development overcomes land stability concerns raised by local residents and no further investigation is required as mentioned in the recommendations from the SuDs Support Tool for Small Scale Development.

Whilst the applicant has demonstrated that land stability issues are likely to be overcome, it should be noted that in accordance with paragraph 120 of the NPPF "where a site is affected by...land stability issues, responsibility for securing a safe development rests with the developer and/or landowner."

### **Contaminated Land**

Policy DM5(b) requires that sites known or suspected to be contaminated (through previous historical uses) must be submitted with a suitable ground investigation report. Land suspected of contamination will require investigation and demonstration that the development is acceptable.

The site does not have a previous history of contamination and therefore no ground investigation report is required at the application stage. However, the original building is to be demolished down to the foundations and a new workshop is to be built. There is, in such circumstances, potential for the burial of site waste (such as asbestos-containing material) or the contamination of the site from building material if the process of clearing is not controlled. Therefore, a condition of consent requiring a full investigation and risk assessment which assesses the nature and extent of any potential contamination on site is required.

Overall, the application is considered to comply with policy DM5 of the DMP and paragraphs 109, 120 and 121 NPPF.

### **Waste Management**

A waste minimisation statement has been submitted as part of the application. A condition will be placed on the consent ensuring that waste management plan is carried out in accordance with the submitted plan.

## **Conclusion**

Taking account of the above considerations, it is considered that the proposal will not cause harm to the significance or setting of the Old Town Area or the adjoining designated heritage assets, or to residential amenities. The quality of accommodation and external space provided has been demonstrated as being acceptable on balance, in line with minimum standards, and other issues relating to the employment use (attached workshop and detached garage), archaeological, highway safety/parking, landscape, air quality and emissions, ecology and biodiversity, drainage, ground conditions (land stability and contaminated land) and waste management have been satisfactorily explored. The proposal is therefore considered to comply with the development plan in accordance with Section 38 (6) of the Page 37 Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The proposal also preserves the character and appearance of the conservation area and the respects the setting of the adjoining heritage assets in accordance with the 1990 Act.

The proposal is therefore recommended for approval subject to conditions.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

## **Recommendation**

### **Grant Full Planning Permission subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: WESO11-08, WESO11-09A, WESO11-010C, WESO11-011C, WESO11-012B, WESO11-013E, WESO11-014D, WESO11-015D, WESO11-017D, WESO11-018B, WESO11-024C, WESO11-025B, WESO11-01A, WESO11
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development (in accordance with BS5837 2012: Trees in relation to design, demolition and construction – Recommendations). New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme.

4. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
5. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current "BS 5837:2012 - Trees in relation to design, demolition and construction. - Recommendations" standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed.
6. No development shall take place above ground until samples and details of the materials to be used in the construction of the external surfaces of the dwelling, attached workshop and detached garden office hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
7. No development above ground shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; methodology statement for the repair of the existing footpath; means of enclosure; car parking layouts; other vehicle and pedestrian access; hard surfacing materials; minor artefacts and structures (eg refuse or other storage units, signs lighting etc.); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.
8. All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
9. The development shall not be occupied until parking areas have been provided in accordance with the submitted plan (Drawing no. WES011-11C) and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

10. Before the development hereby approved is commenced details of appropriate climate change mitigation and adaptation measures as required by policy SC3 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
11. Before the development hereby approved is occupied provision shall be made for the connection to fibre-based broadband infrastructure.
12. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-  
  
08.00 - 18.00 Monday to Friday  
08.00 - 13.00 on Saturdays  
No working on Sundays or Public Holidays.
13. Notwithstanding 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), no windows, extensions or building works within the front, side and rear garden areas (for example outbuildings) shall take place without the grant of an additional planning permission.
14. No development shall take place until details of the proposed cycle parking arrangements have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and not be used other than for the parking of cycles.
15. No development shall commence until refuse storage details for the approved dwellings have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details and the area shall remain in use for refuse storage and no other purposes whatsoever.
16. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority, to prevent contamination and damage to the adjacent roads.
17. The development shall be undertaken wholly in accordance with the details set out in the approved Waste Minimisation Statement.
18. All ecological measures and/or works shall be carried out in accordance with the approved details contained within section 4.6 of the Ecological and Bat Report prepared by Martin Newcombe, dated 4 November 2013.
19. Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the size of

vehicles, routing of vehicles and hours of operation.

20. A Construction Management Plan detailing how the environmental impact of the construction work will be controlled shall be submitted prior to demolition works commencing.  
This must be submitted to and approved by the Local Planning Authority.
21. No development shall commence on site until full details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be completed in accordance with the approved details.
22. No external lighting has been proposed as part of this planning permission. If external lighting were to be included, no development shall take place until a scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. External lighting shall be completed in accordance with the approved details.
23. Before works commence, current catalogue details of the rainwater goods, which shall be of cast metal, finished to an agreed colour, shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details and thereafter retained unless otherwise approved in writing by the Local Planning Authority.
24. Before works commence, details of the proposed external flues, vents and extracts shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details. No further external flues, vents, extracts or bathroom plumbing/drainage systems shall be installed in the future without agreement in writing of the Local Planning Authority.
25.
  - (i) Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Development shall be carried out in accordance with the details approved under (i) and no occupation the dwelling, attached workshop and detached garden office hereby approved shall occur until those works have been completed.
  - (iii) No occupation of the dwelling, attached workshop and detached garden office hereby approved shall occur until the Local Planning Authority has confirmed in writing that it is satisfied, that the necessary drainage infrastructure capacity is now available to adequately service the development.

26. Prior to the commencement of works a methodology statement must be submitted to and approved in writing by the Local Planning Authority and thereafter retained for the repair of the existing brick work to walls and garden area. Statement to include full specification of proposed mortar, finish and pointing to joints and samples of any proposed replacement bricks to match existing.
27. No development shall take place until the applicant has implemented a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter a written record of archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of archaeological works unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.
28. Prior to the commencement of work a full investigation and risk assessment that assesses the nature and extent of any potential contamination on site must be submitted to and approved in writing by the Local Planning Authority. The following information must be included:
  - a) A detailed remediation scheme to bring the site up to a condition suitable for the intended use and removing unacceptable risks to human health, building and other property.
  - b) In the event that contamination is found at any time when carrying out any approved development that was not previously identified it must be reported to the Local Authority with proposed remediation measures.
  - c) A statement indicating if long term monitoring and maintenance is required
  - d) That the approved remediation scheme must be carried out in accordance with it's terms prior to the commencement of the development.
29. Work which is audible at the site boundary and deliveries to and from the premises shall not take place before 08:00 and after 18:00 hours Monday-Friday or before 09:00 and after 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
30. Prior to the occupation of the development hereby permitted, details of any local highway reinstatement works required as a result of damage caused by construction traffic and a programme of implementation for any such works shall be submitted to and approved in writing by the Local Planning Authority. Highway reinstatement works shall be implemented in accordance with the approved details.

31. Notwithstanding the changes of use permitted within Part 3 of Schedule 2 Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the development hereby permitted shall be used for purposes within Class B1 of the Town and Country (Use Classes) Order (or any order revoking, re-enacting or modifying that Order) 1987 only, and for no other purpose.

**Reasons:**

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory form of development in the interests of the visual amenity.
4. To ensure a satisfactory form of development in the interests of the visual amenity.
5. To protect features of recognised nature conservation importance and the character and appearance of the area.
6. In the interests of the visual amenity of the area.
7. In the interests of the visual amenity and to protect neighbouring residential amenities.
8. In the interests of the visual amenity and to protect neighbouring residential amenities.
9. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
10. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy.
11. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy.
12. To safeguard the amenity of adjoining residents.
13. In the interests of the amenity of the neighbouring residential occupiers.
14. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development.
15. To ensure a satisfactory form of development in the interests of the character and amenity of the area.

16. In the interests of highway safety and for the benefit and convenience of the public at large.
17. To minimise the amount of construction waste being disposed of in landfill sites in accordance with the East Sussex County Council Supplementary Planning Document on Construction and Demolition Waste.
18. To ensure ecological protection during construction.
19. In the interests of highway safety and for the benefit and convenience of the public at large.
20. To safeguard the amenity of adjoining residents.
21. To ensure a satisfactory standard of development.
22. To ensure a satisfactory form of development in the interests of the visual amenity.
23. To safeguard the fabric and the architectural character and appearance of the new dwelling, attached workshop and detached garden office.
24. To safeguard the fabric and the architectural character and appearance of the new dwelling, attached workshop and detached garden office.
25. To prevent increased risk of flooding.
26. In the interests of the visual amenity of the area.
27. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.
28. To protect those redeveloping the site and any future occupants from potential soil contamination.
29. To safeguard the amenity of adjoining residents.
30. In the interests of highway safety and for the benefit and convenience of the public at large.
31. In order to maintain control over future use of the premises in the interests of the general amenity of the area and/or highway safety.

#### **Notes to the Applicant**

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.



3. In the event that any sewers are found within the site during construction works the applicant is advised to contact Southern Water, Southern House, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Telephone: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). An investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
4. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Southern Water, Southern House, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Telephone: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
5. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
6. Consideration should be given to the provision of a domestic sprinkler system.
7. The planning permission does not include the construction of soakaways. Should you wish to include soakaways you would require a separate consent.

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### **Officer to Contact**

Mr Y Watt, Telephone 01424 783336

### **Background Papers**

Application No: HS/FA/15/00924 including all letters and documents