

Planning Committee: 23 August 2005

Item Number: 39

Application No: W 05 / 1172

Registration Date: 25/07/05

Town/Parish Council: Kenilworth

Expiry Date: 19/09/05

Case Officer: David Edmonds

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5-7 Inchbrook Road, Kenilworth, CV8 2EW

Erection of 4 detached houses, after demolition of No. 7 Inchbrook Road. FOR
J.S. Bloor (Tamworth Ltd)

This application is being presented to Committee due to the number of objections and objections from two Parish/Town Councils having been received.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: "Members consider that the new application does nothing to address most of their previous objections and therefore apart from the possible flood issue their original grounds for OBJECTION still apply, namely:-

1. Members considered it was it was bad infill development over a year ago and it still remains so. The development would have an adverse impact on the environment and the local area.
2. The proposed large dwellings do not respect the character of the other properties in this sensitive site and it is inappropriate backland development adjoining the Green Belt and Special Landscape Area.
3. The traffic island in the cul de sac is an attractive feature which would be much affected and Members would seek a Tree Preservation Order on the mature trees, both on the island and in the garden of no. 7 as replacement saplings would be no substitute"

Stoneleigh & Ashow Joint Parish Council: " The Parish Council raises objections on the following grounds:-

- 1 The proposed houses border onto the Green Belt and will be clearly visible from the road.
2. Have the views from the Green Belt been fully addressed with policies EMV5 and H5?
3. The proposed 5 bedroom houses are not in keeping with the area
4. Has privacy and outlook of the existing properties been considered?
5. There is concern about the flood plain which appears to exist on the land
6. This is clearly a speculative development in a sensitive area where the need for this type of housing is not proved".

Environment Agency: The new proposed layout demonstrates that plot two has an easement of at least 8m from the top of the bank of the Canley Brook which is

designated as a main river. Therefore the Agency has no objections subject to conditions relating to the following:

- No buildings, structures or raised ground levels within 8 metres of Canley Brook
- No new buildings, structures or raising of levels within the 1 in 100 year floodplain.
- Floor levels should be set at least 600mm above the 1 in 100 year flood level of 68 metres above Ordnance Datum
- No discharge of foul/ contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways

The Agency want notes to be added to any consent related to controlling surface water through a sustainable drainage approach to surface water management (SUDS). Also they point out that there is a landfill site (old sewage works) within 250 metres of the application site (now developed for housing - Best Avenue and part of Garlick Drive)

WCC Highway Authority: The initial comments were that the application shows a revised turning head within the site but that the dimensions are insufficient for a refuse collection vehicle to turn. As the vehicles should be able to get within 25 metres of bin collection points, refuse bins may not be emptied if the driver cannot safely reverse into the site. Conditions 1-8 and Section 278 agreement note related to the previous application. However, these comments have been revised, in response to the proposed provision of a bin storage area within 25 metres of the site entrance. This would overcome the Authority's concerns since refuse collection vehicles would not need to enter the site. This would also make conditions for radii alterations to the proposed junction between the drive and the highway. unnecessary.

Environmental Health: No comments - the site is outside any area of concern regarding the sewage works/ other possible contaminated land

Campaign to Protect Rural England: Objects on the following grounds:

- The site is adjacent to the Green Belt and Special Landscape Area. Development should be in character with the surrounding area
- Accepts that this latest plan is a "slight improvement" on the previous application W05/0790 which was withdrawn but would be clearly visible from the green belt
- The site slopes down to a street and the roofs and upper stories of some of the houses are bound to be visible over existing trees, even if they are retained.
- The character of the houses, particularly the similarity of designs has no relation to individually designed building types in the area.
- Higher density than surroundings - overdevelopment

General public;

At the time of writing this report there have been 31 individuals/ households making representations against the development and 2 in favour of the development. The points made against the development can be summarised as follows:

- Not the right place, right type or right time of development (to quote Government Minister Keith Hill).
- Inspector has dismissed an appeal for a housing development that is not materially different to this application.
- Inspector in rejecting 5 houses did not indicate 4 would be acceptable
- Fundamental conflict with planning policy ENV3, H5 and PPG2
- Too many houses and houses too large for a site that is conspicuous from adjoining countryside.
- Adjoining countryside is Green Belt and of Special Landscape Value
- Loss of mature trees both on the site and on landscape island
- Inappropriate backland development rather than infill development.
- Not the whole of the curtilage outside the flood plain should be developed
- Development would still create a hard edge to settlement
- Two Standard house types lack the variety of the predominantly individually designed houses and bungalows that characterise Inchbrook and Highland Road neighbourhood
- Unneighbourly outlook for occupants of adjoining properties
- No housing need for 4 and 5 bedroom market houses that are not affordable
- Oversupply of market housing and undersupply of affordable housing
- Precedent for further development in the neighbourhood
- Prospect of future intensification of this development by building in the gaps
- Restrictive covenants relating to numbers of dwellings per plot in this neighbourhood.
- Introduction of traffic noise to currently peaceful backland areas

The points made by those in favour can be summarised as follows:

- There would only be a net increase of 3 dwellings on the site
- Scope for meaningful landscaping

Improvements on previous schemes notably views from Dalehouse Lane

RELEVANT POLICIES

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP10 - Flooding (Warwick District Local Plan 1996 - 2011 First Deposit Version)
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

2003/4 - W2003.0149: Planning permission was refused for erection of 5 two to two and a half storey detached dwellings on the same site, against officer advice, on 7th May 2003. All the 5 proposed dwellings would have had 5 bedrooms with double garages and 4 were to be of the same house type, with a bedroom in the roof space. They were to be laid out in a broadly crescent shape with the rear elevations with one of the dwellings (denoted as plot 2) being 2 metres from that part of the southern site boundary and another being 7 metres from the northern boundary, both adjoining open countryside. There were two reasons for refusal. The first related to 5 substantial dwellings representing an excessive scale of development whose form and layout would be detrimental to the character and appearance of the area and the living conditions of the occupants of neighbouring properties. The second related to an encroachment of built development being conspicuous from and therefore harming the adjacent green built.

There was appeal against the decision with a hearing taking place in August 2004. The appeal was dismissed on 19th August 2004, in a detailed decision letter which is produced in full as an appendix. The primary concerns of the Inspector appeared to be the very close proximity of the house at plot 2 to the southern boundary, (paragraph 8) and the size and relatively close spacing of the dwellings on plots 3 to 5, (paragraph 9) both leaving insufficient room for effective landscaping, thereby creating a hard built edge abutting the south-east part of the Green Belt boundary. Also, there were concerns about the size and vertical orientation of the proposed replacement for the existing dwelling at no. 7 and use of the same house type for 3 out of the 4 other plots, not reflecting the variety of the design that characterises this locality (paragraph 11). In contrast, the inspector appeared to give some support for residential development of the site, in principle, concluding that it was infill rather than backland development, on previously developed land (paragraph 6); but gave no indication as to the numbers, scale or type of dwellings that would be acceptable. She considered that the site was sufficiently screened to the north to for the development not to harm that part of the Green Belt (paragraph 10). Notwithstanding her acceptance that there would be a loss of some of the trees on the grassed island resulting from 'highway improvements', she considered their loss could be adequately mitigated by replacement planting (paragraph 13). As a recent decision for a slightly larger development on the same site it would be material consideration of considerable weight in the assessment of this current application

2005 - W2005.0790: A planning application for the erection of 4, two storey houses with double detached garages on the same site was submitted on 9th May 2005. Again the dwellings would have been laid out in a broadly crescent shape with the layout plan showing the nearest dwelling, (plot 3) being a minimum of 8 metres from the same southern boundary. Also, the original scheme showed two dwellings just 5 metres from the northern boundary. Thus the layout was similar to the first application, but all shifted towards the northern boundary to create the room for meaningful landscaping along the southern boundary. However, there were objections to this layout from the Environment Agency on grounds of encroachment within an 8 metre easement corridor adjacent to the Canley Brook (designated as a main river), along the northern boundary.

A revised scheme was then submitted with the crescent shaped layout proposed to be moved 8 metres away from the northern boundary to create a more compressed courtyard type frontage, together with being slightly closer to the southern boundary. The revised scheme also made adjustments to the orientation of the house at plot 4 adjacent to no. 9 Inchbrook Road such that it would present a main rather than a side elevation to Inchbrook Road. However, there were objections from the highway authority on grounds that the turning area within the courtyard was not of adequate dimensions to enable refuse vehicles to turn. Also it was considered that there would be restricted room for meaningful landscaping inside the southern boundary. The application was withdrawn on 15th June 2005 to avoid being refused under delegated powers.

KEY ISSUES

The main issues, again, are the affect of the proposed development on the openness and rural character of the Green Belt and on the character and appearance of the Highland and Inchbrook Road neighbourhood.

The Site and its Location

The 0.5 hectare appeal site is located on the north east fringes of Kenilworth within a low density crescent shaped residential layout of Highland and Inchbrook Road comprising of predominantly small scale bungalows and some small scale houses, the majority of which were individually designed. The appeal site covers the houses and gardens of no's 7 and 5 Inchbrook Road that are located in the extreme north-east corner of the estate. The rear gardens of both houses project further to the north-east than the gardens of other neighbouring properties fronting onto this part of Inchbrook and Highland Road. Beyond the areas used in intimate association with the houses, both gardens have a wild character of ornamental parkland with a number of semi mature trees and mature shrubs. The gardens are effectively surrounded on three sides by open countryside that is

recognised as being of Special Landscape Value, and is all part of the West Midlands Green Belt. The countryside character is that of Arden Parkland as described in the Warwickshire Landscape Guidelines. The whole site is conspicuous from a number of medium distance vantage points particularly to the south-east. These include parts of Dalehouse Lane, and parts of the Kenilworth Golf Course in elevated ground on the south side of the valley of Finham Brook

Details of the Development

The salient parts of the proposed development shown on amended plans are as follows:

- 4 no. detached, two storey dwellings laid out as a compressed crescent shape
- Retention of existing house at no 5 Inchbrook Road
- Development restricted to land above 68 metre contour
- 8 metre "stand-off" for dwellings at plots 1 and 2 from northern boundary
- Minimum of 11 metre separation from dwelling at plot 3 from southern boundary and rear of house orientated facing east rather than south-east
- Proposed 5 metre wide planting belt along southern boundary
- Detached long length single width garages per dwelling
- Use of two house types with both with relatively steeply pitched roofs but with no accommodation in roof space.
- House type 'Bradfield' - (plots 1 & 3) - 5 bedrooms (two with ensembles). In addition to lounge, dining & kitchen there is a family room, study & utility.
- House type 'Alveston' - (plots 2 & 4) - 4 bedrooms (two with ensembles), with windows set partly above roof eaves.
- Hammer head turning point in front 'courtyard'.
- Communal bin storage area adjacent to rear (east) corner of retained dwelling at no. 5 (shown on proposed amended plan)
- Creation of 6 metre wide radii alterations to outer corner of grass island in front of site

Assessment

The starting point of the assessment has to be the Inspector's comments in the appeal decision on application W2003.0149.

Principle of the development:

The view expressed by some members of the public is that this is 'backland development' rather than 'infill' development and that it should not take up most of the rear curtilage of the application site outside the flood plain, because it is surrounded broadly on 3 sides by open countryside. Such arguments were part of the Council's case at the appeal. However, given the Inspector's conclusions

that all of the site falls within the definition of previously developed land, is part of the established urban area, thereby constituting 'infill development' , I consider that objection cannot reasonably raised to a redevelopment scheme in principle. The key issue is the scale ,character and appearance of the proposed development.

Effect on character and appearance

In this context ,one has to assess the merits of the detailed proposal, notably the layout, scale and appearance of the dwellings in relation to the Green Belt open countryside beyond and the residential neighbourhood.

I consider that the proposed scheme being the culmination of negotiations leading to successive alterations detailed above, represents a significant improvement over the original proposal that was dismissed on appeal. The reduction of one dwelling from the layout together with the slight reductions in the "footprints" of the proposals are graphically illustrated on the applicant's "overlay" plan. This has created significant space both between the rear building lines and the boundaries and between the individual houses particularly between the two houses for plots 3 and 4 that would be especially visible from the south-east aspect that the Inspector considered was most sensitive. Moreover, there is a small, but significant reduction of the scale of the dwellings to more conventional two storey house types with less vertical orientation and slightly lower ridge heights than the Type B house type used for the 2003 application.

Having said that, there would still be a net increase in the numbers of houses on the site from two to five and in terms height and mass they would be significantly larger than the existing house at no. 5. The houses would be conspicuous from various vantage points to the south and east and would appear as an effective extension to the built up area, However, as the Inspector concluded, the introduction of houses beyond the existing row would still constitute infill. Moreover, the accommodation of 4 proposed and 1 existing house on the 0.5 hectare site would represent a density just 10 to the hectare. This is well below the 30 dwellings per hectare which PPG 3 recommends as a minimum in normal circumstances. Whilst it could be argued that such a site on the extremity of the urban area should be an exception, the density of the proposed development recognises this.

The space around and between the houses, particularly for plots 3 and 4 would, in my opinion, provide adequate room for existing trees and for appropriate new planting to become established and reach maturity without conflicting with the amenity of the future occupants of the houses in terms of loss of light to the houses and gardens. The nature of the proposed planting can be the subject of conditions to ensure that it is predominantly native species with a reasonable proportion of tall wider canopy trees such as oak and ash. In addition, groups of the existing and proposed trees could be the subject of tree preservation orders

to assist in ensuring their long term retention. The re-orientation of the rear elevation house at plot 3 to stand at right angles to rather than facing the proposed 5 metre wide planting belt would assist in reducing potential for such conflict. The creation of an 8 metre wide open strip along the northern boundary would also lessen the potential future conflict with occupants of the houses at plots 1 and 2 regarding the retention of mature trees.

Such space for an effective landscaping scheme would assist in the integration of the cluster of the large scale houses into the wider landscape. The problem of a sharp and stark interface between new development and the surrounding landscape and the need to soften hard built edges of urban area through retention of trees and new tree planting is recognised as a key general development control guideline on page 29 of the WLG. I consider that such space for landscaping would do much to achieve this integration

In terms of the effect of the proposals on the character and appearance of the neighbourhood, the proposed houses are of significantly larger scale and provide a greater level of accommodation than most in the immediate vicinity. However, the Inspector concluded that with the variety of ridge heights and the slope of the ground away from the highway, the height of the houses was not a significant factor. In terms of design, the change of house types to ones that do not have prominent gables and vertical orientation would mitigate the impression of dominance.

Whilst there is more variety in the design of the houses than previous proposals, it is still restricted effectively to two standard house types which does not mimic the individual design of the properties in the neighbourhood. However the alteration of the orientation of the 'L' shaped house type 'Alveston' together with the increased space for soft landscaping would adequately assist in the integration of the development into the neighbourhood. Therefore, I do not consider the lack of variety, alone, to result in unacceptable harm to the character and appearance of the area.

The highway alterations affecting the island are necessary for a scheme of this scale and it is regrettable that they would be likely to harm several of the healthy semi-mature trees. However, the appeal inspector accepted that new planting can adequately compensate for their loss.

The highway safety concerns related to the turning of refuse vehicles have been adequately addressed by the proposed provision of a bin storage area within the site, adjacent to the eastern corner of the existing house at no. 5. The highway authority are now satisfied that this would remove the need for refuse collection vehicles to enter the site and overcome the Highway Authority's concerns. Based on the details of the sketch scheme for the proposed bin storage area, I am satisfied that this can be accommodated without undue harm to the street scene

of Inchbrook Road, or loss of amenity for the future occupants of the proposed development.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 3 Before the development hereby permitted is begun a statement of proposed method of implementing the construction of proposed development shall be submitted to and be approved, in writing, by the District Planning Authority. The details shall include the sequencing of operations, the details of the provision of site offices, storage of machines and building and waste materials. Operations on the application site shall be carried out in accordance with the approved details and no part of the operations shall be amended or omitted without the prior written approval of the District Planning Authority.
Reason: To protect the living conditions, safety and health of occupants of neighbouring properties and future occupants of the proposed development in accordance with policy (DW) ENV3 of the Warwick District Local Plan
- 4 The development hereby permitted shall not be occupied until the public highway, Inchbrook Road, from which the site will be accessed, has been altered so as to provide for a 5.0 metre carriageway and for the radii of the junction of the service road with the main part of Inchbrook Road, at the western end of the landscape island, reconstructed to provide 6.0 metre radius turnouts. These alterations shall be made in accordance with a scheme that shall be first submitted to, and approved in writing by, the Local Planning Authority. **Reason:** In the interests of highway safety, in

accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

- 5 The development hereby permitted shall not be occupied until an access for vehicles has been provided to the site not less than 5.0 metres in width for a distance of 10.0 metres, as measured from the near edge of the public carriageway highway. **Reason:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 The development hereby permitted shall not be occupied until an access for vehicles to the site has been laid out such that its gradient shall not be steeper than 1 in 15 for a distance of 10.0 metres, as measured from the near edge of the public highway carriageway. **Reason:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 7 The access to the site for vehicles shall not be used unless a public highway footway/ verge crossing has been laid out and constructed in accordance with the standard specification of the Warwickshire County Highway Authority. **Reason:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 8 The development hereby permitted shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access has been closed and the kerb, footway and verge have been reinstated in accordance with the standard specification of the Warwickshire County Highway Authority. **Reason:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 9 No development shall not take place until details (including plans and elevations) of a proposed bin storage area to be positioned adjacent to the proposed access drive to the east of the east corner of the existing dwelling - no. 5 Inchbrook Road, such that it is within 25 metres of the public highway, have been submitted to and approved, in writing by the District Planning Authority. The dwellings shall not be occupied until the bin storage area has been completed in accordance with the approved details.
REASON : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan.
- 10 No lighting shall be fixed to the external walls or roofs of the buildings hereby permitted, without the prior written consent of the District Planning Authority. **REASON :** To ensure that the visual amenities of the area are

protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 11 There must be no buildings, structure (including gates, walls and fences) or raised ground levels within 8 metres of the top of the bank of the Canley Brook (designated as a main river), that runs adjacent to the northern boundary of the site, unless details have been submitted to and approved, in writing, by the District Planning Authority. **Reason.** To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows thereby complying with Policy (DW) ENV 3 of the Warwick District Local Plan
- 12 There shall be no new buildings, structures (including gates, walls and fences) or raising of ground levels within the 1 in 100 floodplain of 68 metres above Ordnance Datum. **Reason:** To ensure maintenance access to the watercourse and that there will be no increased risk of flooding to other land / properties due to impedence of flood flows and / or reduction of flood storage capacity thereby complying with Policy ENV3 of the Warwick District Local Plan.
- 13 The floor levels of all of the proposed dwellings and garages shall be set at least 600mm above the 1 in 100 year flood level of 68 metres above Ordnance Datum. **Reason:** To protect the development from flooding thereby complying with Policy ENV3 of the Warwick District Local Plan.
- 14 There shall be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct or by soakaways. **Reason:** To prevent the pollution of the water environment, thereby complying with Policy ENV3 of the Warwick District Local Plan.
- 15 In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars shall have effect until the expiration of 5 years from the occupation of the building for its permitted use.
 - i) Before the development hereby permitted is begun details of the method for the protection of all retained trees shall be submitted to and approved in writing by the District Planning Authority. The details shall include the plans of protection zones around the trunks of all retained trees in accordance with figure 2 'alternative location for protective fencing' together with the protection of these zones by fencing that is a minimum of 1.2 metres high in accordance with section 8 and figures 4 to 6 of the BS 5837: 1991 Guide for trees in relation to construction sites'. The erection of fencing for the protection of these retained trees shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be retained until all equipment, machinery and surplus materials have been removed from the site. Nothing

shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the District Planning Authority.

ii. No retained tree shall be cut down, uprooted or destroyed, nor any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the District Planning Authority. Any topping or lopping shall be carried out in accordance with British Standard 3998 (Tree Work).

iii) Before any works are undertaken within the protected zones of the retained trees, including excavations topping, lopping or pruning, 7 days written notice of the nature of this work shall be given to the District Planning Authority to enable the work to be considered with the benefit of a site visit(s) from officer(s) of the Council. The approved works shall not commence until written approval has been given by the District Planning Authority. **Reason:** To protect and enhance the amenities of the area, and to ensure the integration of the proposed development into the open countryside and to satisfy the requirements of Policy ENV1, ENV3 and C8 of the Warwick District Local Plan

- 16 No development shall take place until full details of a landscaping scheme, including those trees to be retained, including species, sizes, spacing and proposed times of planting have been submitted to and approved, in writing, by the District Planning Authority. Such an approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development. **Reason:** To protect and enhance the amenities of the area, and to ensure the integration of the proposed development into the open countryside and to satisfy the requirements of Policy ENV1, ENV3 and C8 of the Warwick District Local Plan
- 17 If within a period of 5 years from the date of the planting of any trees and shrubs, that tree or shrub, or any replacement for it, is removed, uprooted or destroyed or dies or becomes in the opinion of the District Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation. **Reason:** To protect and enhance the amenities of the area, and to ensure the integration of the proposed development into the open countryside and to satisfy the requirements of Policy ENV1, ENV3 and C8 of the Warwick District Local Plan.
- 18 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved by the local planning authority. The schedule shall include details

of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. **Reason:** To protect and enhance the amenities of the area, and to ensure the integration of the proposed development into the open countryside and to satisfy the requirements of Policy ENV1, ENV3 and C8 of the Warwick District Local Plan.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Schedule 2, Part 1, Class A, B, E and F, and Part 2, Class A without the prior written permission of the District Planning Authority. **Reason:** To protect the semi rural character of the site and the living conditions of occupants of neighbouring properties from overdevelopment,
-