

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00575
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Manor, The Square, Aldbourne, Marlborough, SN8 2DU
DEVELOPMENT DESCRIPTION:	New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for 'New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall.' To include:

- Demolition of Sarsen stone wall, existing greenhouse and re-siting of approved workshop/annexe building
- Swimming pool and pool house
- Alterations to garage building
- Vehicular entrance to side of site
- Alterations to cottage
- Tennis court
- Garden rooms

The application and accompanying application for listed building consent are resubmissions of PL/2022/03945 and PL/2022/04113 which were granted but not implemented.

SITE DESCRIPTION/CONTEXT

The Old Manor is a Grade II listed building dating from the mid-18th century, with early 19th century alterations. It is a high status, formal former Rectory within the village and set back behind a grand gated entrance and driveway. It is located within the Aldbourne Conservation Area.

The list description, for means of identification purposes only, is as follows:

Rectory, c1740 and early C19. Brick with slate roof. 2-storey and cellars. 9 x 1 bays, the centre 5 bays are the original C18 house. Central stair hall with flanking reception

rooms, extended both ends by further reception rooms in identical style, left probably early C19 and right c1900. Service rooms in half basement. Central door up flight of 7 flaring steps with balustrade. Doric doorcase with 6-panelled door. 12-pane sashes within brick gauged flat arches, segmental arches to upper floor. Stone plat band. Rear elevation is stuccoed with alternate round headed sashes on first floor. C20 7-bay conservatory with flat roof and sliding glazed panels between columns extends much of length of elevation. Interior: Entrance hall with C20 black and white marble tiles. Open well stair with simple turned balusters. Main reception rooms have plastered cornice and 3 elaborate C18 marble and wood fireplaces, probably recently imported.

There are various buildings and boundary walls within the curtilage of the listed building, most of which pre-date the 1st July 1948, have been in the same ownership as the main house since the main house being added to the statutory list: these ancillary structures they fall under the listing protection of the main house, being considered to be curtilage listed.

The site is within the North Wessex Downs National Landscape (AONB).

PLANNING HISTORY

Proposal / Summary
PL/2022/03945 - Householder planning permission Decision - Approve with Conditions Date: 8/9/2022 – New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the garage and cottage and replacement side entrance
PL/2022/04113 - Listed building consent Decision - Approve with Conditions Date: 8/9/2022 – New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the garage and cottage and replacement side entrance

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Aldbourn Neighbourhood Development Plan 2021-2036

- Policy 8: High Quality Design

- Policy 9: Design in the Conservation Area
- Policy 10: Overall Heritage

Aldbourn Conservation Area Statement

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas

CONSULTATION RESPONSES

Parish Council: No objection

No objection with the following comments:

‘The comments made by the Planning Committee on application PL/2022/03945 from 2022 in relation to the ensuring the protection of the Category A Wellington tree remain the same. There is no mention of floodlighting for the tennis court. It is presumed that any such lighting would be subject to the planning process, should they be required.’

Conservation Officer. No objection subject to conditions

‘The applications are for a renewal of listed building consent and planning permission, for various works and development, originally approved in 2022 (refs. PL/2022/04113 & PL/2022/03945): please refer to comments on the previous applications for the Conservation Officer assessment of the proposals. The 2022 applications were themselves a combination of renewed consents/permissions, some of which were originally given permission in 2015, whilst also seeking some amendments to the earlier approvals.

The supporting information confirms that there are no changes to any of the separate elements from the previous approvals.

As the applications are a renewal of consents, and the previous scheme was supported by the Conservation Team, as there have not been any significant changes in legislation that may otherwise alter the Council's assessment of the proposals, there are no concerns over the re-approval of the application(s). This is subject to conditions on the previous decision notices being carried over to the relevant new decision notices.'

Public Protection: Comment

'The submitted plans indicate that plant associated with the pool will be installed on site, however no details of the proposed plant have been submitted. The applicant will need to submit the manufacturer's specifications for all proposed plant to be installation on site. Given the proximity of the neighbouring property to the location of the proposed plant associated with the swimming pool, it is foreseeable that a noise impact assessment may be required to demonstrate that the installation of the plant will not adversely affect the amenity of the nearest noise-sensitive dwellings. However, we will await the submission of plant details before determining whether such an assessment is necessary.'

The applicant will also need to confirm whether there is any intention to install lighting on the tennis court.'

Arboricultural Officer : Comment

'The Tree Officer is satisfied that the information provided within the Arboricultural Survey, Impact Assessment/Arboricultural Method Statement Ref: AIA AMS 06898 2026 0.2, and Tree Protection Plan Ref: 06898 2026 0.2, prepared by Duckworths Arboriculture Ltd, provides sufficient information to ensure that the trees to be retained on site have been appropriately considered and protected.'

Please can the report and plan be added as approved documents, and their compliance conditioned.

Should any addition works need to take place within the RPA of any retained tree on site, an Arboricultural Method Statement, prepared in accordance with BS5837:2012, will be required to ensure that the trees, above and below ground, are sufficiently considered.'

Highways Officer: No objection

'I am content that the changes proposed will not have a detrimental effect on the adjacent highway and that any works will be contained within the site so as to not impact on the use of the adjacent highway'

REPRESENTATIONS

Two comments were received from the same address, no objections to the proposals made however raise concern that a section of boundary wall is in a state of collapse and needs repair.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposal is identical to that submitted in 2022 and there have been no material planning changes since that time. The form, nature and extent of works remains the same.

The proposed swimming pool and pool house would be sited adjacent to the neighbouring properties in Rectory Close in the same position as that previously approved. The proposed swimming pool does not give rise to any significant concerns from a neighbour amenity perspective. It is also worthy to note that there is separate legislation covering noise pollution and in the event that the occupiers of neighbouring properties continue to have concerns in this regard they are advised to contact the council's Environmental Health team.

The proposed pool house would be sited in the same position as the previously approved application, at least 10m to the south-east of the nearest neighbouring property in Rectory Close and set behind the boundary wall. As such, it is considered that the proposed pool house will not materially impact upon the occupiers of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy due to the separation distance that exists and the single-storey design.

Comments have been received from the Councils' Public Protection Officer requesting information on the noise of any equipment to be positioned within the pool house. This information was not requested under the previous application, with no response received from

public protection. Given the separating boundary wall, it is not considered necessary to have this information prior to determining the application. Rather, it is considered appropriate to append a condition requiring this be submitted prior to first use of the pool house.

The proposed tennis court, fence and garden rooms would be constructed to the same size and design and sited in the same location as the previously approved application.

The proposed tennis court lies within the garden of the Old Manor. Being garden land, it can be used in a variety of manners without any form of planning consent. Such uses have the potential to generate just as much noise as playing tennis. Accordingly, issues of noise or disturbance from the proposed tennis court would not be at a level that would warrant a refusal of planning permission.

The tennis court sits lower than the neighbouring properties to the rear, 5m from their shared boundaries and only part of the 2.75m fencing will be visible from above the 2.5m boundary fencing and wall. Despite changes to land levels within the site to accommodate the tennis court, loss of privacy would not be an issue due to this. It would not cause loss of light or have an overbearing impact as it would largely be screened from view, and it is only the fencing and net that is above ground development.

The two garden rooms by reason of their single-storey design and distance from the shared boundary (3m) would not cause loss of privacy, loss of light or have an overbearing impact upon neighbouring residents.

Comments have been received from the PC regarding any lights for the tennis courts. Given the location of the site within the North Wessex Downs National Landscape a condition requiring that details of any external lighting be provided is considered reasonable.

In conclusion, there are no concerns from a neighbour amenity perspective given that the proposed development is either identical to the previously approved applications.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan. The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed alterations to the access and boundary wall are considered to be acceptable and would be wide enough for vehicle access. There is adequate distance between the access/gates and the edge of the carriageway to ensure that vehicles do not interfere with the

highway when the gates open. There are no proposed changes to the existing parking provision within the site and thus minimum standards remain adhered to.

Comments from the Council's Highways Officer confirm that they have no objection to the proposal and that the changes proposed would not have a detrimental effect on the adjacent highway and that any works would be contained within the site so as to not impact on the use of the adjacent highway.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Design and Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

As discussed above, the applications are resubmissions of PL/2022/03945 and PL/2022/04113 which were granted but not implemented. These applications in turn were resubmissions and alterations of previous applications.

The Councils' Conservation Officer has offered no objection to the proposals, being a resubmission of previously approved applications, and refers to their previous comments set out below.

'Demolition of Sarsen stone wall, existing greenhouse and re-siting of approved workshop/annexe building:

The demolition and rebuilding of this wall as the rear elevation of the proposed studio building was approved under application refs. 15/04147/LBC & 15/00713/FUL. The current proposals seek to purely demolish this wall and not reinstate it. The buildings that existed on the north side of the wall has been demolished and gravel surface treatment provided where the concrete slab bases were: therefore, the applications to demolish this wall have already been implemented, as the structure that was in this location no longer exists.

The removal of this greenhouse has also already been approved under these previous applications. My previous comments on this building were as follows:

'The existing studio appears to have originally been a lean-to greenhouse within the grounds of the Old Rectory, using an historic Sarsen stone and brick boundary wall as its rear elevation, but it is not considered to be of any particular architectural or historic interest. Finer examples from the period survive and therefore there are no concerns over the proposed alterations.'

There were no objections to the demolition of the greenhouse as it was of no particular interest, having been substantially altered, and possibly rebuilt, in the latter part of the 20th century.

The pertinent question is therefore whether there is any harm to the setting of the listed building if this boundary wall was not reinstated.

The previous applications were approved based on the knowledge that this historic wall was to be rebuilt on the existing footprint. The wall is evidenced on historic maps and formed an enclosure to the private gardens to the south of it, at the same time providing structure and screening to service buildings that run along the southern side of the wall, including the greenhouse.

The main entrance from the north off the main road was a very formal approach to this high-status house, and the focus of the approach was the building's frontage. Outbuildings and service buildings were shielded from view with the use of boundary walls within the site, which were utilised as part elevations of the buildings themselves. The formal experience of the approach to the principal façade is therefore an important part of the building's interest and setting.

The section of wall in question is not a boundary wall to a historic walled garden, which would be an important feature in its own right. The historic walls that provide a sense of enclosure of less formal, service areas and outbuildings that were ancillary to the running of the main house, a typical set up and distinction between the hierarchy of space, use and social class of the 18th and

19th centuries, into the early 20th century. They are evidence of an important part of social history associated with this former Rectory, and although there have been alterations to the walls and buildings (including some loss) the sense of division of the space between formal and service provide important context to the history of the site.

This existing gateway and walling to that extends north will remain and this aids the separation of the spaces within the site. The section of wall between the gate pier and house has at some point been lost, which is a shame, as there is no guarantee that the hedging that currently exists along the line of the historic wall will remain: it currently acts as screen as per the historic situation that existed here.

The existing wall, gateway and hedging that form a visual and physical screen to the historic service area will remain, which goes some way to still providing that sense of enclosure that is an important part of the building's social interest. As a sense of enclosure will still be retained, whilst taking into account that previous approvals have allowed the wall to be rebuilt (hence losing historic fabric), along with the fact the wall does not form an historic walled garden, the permanent removal of the wall from this location is unlikely to cause harm to the designated heritage asset or its setting. The resiting of workshop building will still provide this sense of enclosure to the garden area, and as a result, there are no objections to the proposed changes to the previously approved plans.

Swimming pool and pool house:

A swimming pool and pool house have been previously approved under applications 15/04147/LBC & 15/00713/FUL, although the current applications seek amendments to these approved applications, relating to the slight re-siting of the both the swimming pool and pool house within the site. There will not be any additional impact of these revised locations on the listed building's setting than the approved scheme will have had.

Garage:

Alterations to this garage building were approved under applications 15/04147/LBC & 15/00713/FUL, although the current proposals seek amendments to the approved applications. Previous comments were as follows:

An internal inspection of this building confirmed that it is older than the outward appearance would have you believe. It is probably mid-to-late 19th century, of timber construction, with later 20th century alterations to accommodate garaging for four vehicles. The addition of the clock tower along the ridgeline is not particularly in character with the origins of the building however it cannot be regarded as an objectionable feature. Overall, the proposals do not intend to significantly alter the main structure, just the frontage to improve its appearance, to which there are no objections.

The approved scheme has been amended to install solar panels on the roof: solar panels often have a visual impact on a building, so limiting their use to a garage building, which is not prominent within the curtilage, seems to be an ideal opportunity to consider the use renewable energy resources, such as solar panels. This outbuilding could take the addition of raised

panels without having a negative visual impact on the setting of the listed building. Obviously, there is a visual impact on this curtilage listed outbuilding, but the benefits outweigh the harm considering its discreet location within this site.

Vehicular entrance to side of site:

Alterations to this gateway entrance were approved under previous applications.

Cottage:

Various works to this curtilage-listed outbuilding was approved in 2016 (refs. 15/12263/LBC & 16/01363/FUL). The submitted proposed plans is the same as approved in 2016 and therefore this element of the application appears to be a renewal of consents – any conditions on the decision notice relating to this building should be mirrored on any forthcoming decision notices.

Tennis court and two garden rooms:

These were approved in 2017 (ref. 17/09652/FUL) and the current plans do not appear to amend the approved scheme. Having checked the history of the 2017 application, Conservation was not consulted on the application, although considering the approval there is little point in providing comments, as the situation does not appear to have changed.

Summary & Conclusion:

The proposals have had previous permissions since 2015: some of these permissions have already been implemented, such as the demolition of the workshop/outbuilding that abutted the Sarsen wall.

Some of the permissions have expired and there are no concerns over these being approved again from a conservation viewpoint. The main changes are the permanent removal of the Sarsen boundary wall (as opposed to its rebuilding) and the additional solar panels to the existing garage building.

Conditions should mirror those on previous permissions and should include all materials (inc. natural slate), brick bond, joinery details/timber joinery, metal rainwater goods, conservation rooflights etc and apply to all outbuildings, although both requirements may need to be on both LBC and FUL decision notices, as those on the LBC will not cover the new buildings/structures. In addition, the removal of the solar panels should also be conditioned, as per the guidance from Historic England, should they become redundant, irreparable or obsolete, within 3 months of their last use”.

In consideration of the above, it is concluded that the proposals would not have a harmful impact on the listed building or on the character and appearance of the conservation area subject to conditions. These conditions should be attached to the linked listed building consent application (ref. PL/2026/00736) only to avoid duplication.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It

would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposals include installing solar panels and new tiles on the south facing roof slope of the existing garage and the demolition of the existing greenhouse. In considering the proposals in the context of the buildings that would be affected, it has been concluded that there is a low risk of protected species being present in these buildings for the following reasons:

- the existing garage is currently in constant use for the parking of vehicles and storage; and
- the existing greenhouse is heavily glazed and adjoins a boundary wall and as such there are limited access points for protected species.

It is therefore considered that both buildings are not ideal habitats for protected species such as bats.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting

the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site is located within the main built-up part of the settlement and there would be no encroachment into the open countryside.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Impact upon trees:

The site is located within the Aldbourne Conservation Area and has trees subject to a TPO onsite. As such, works to the trees require permission.

The Arboricultural Impact Assessment (AIA) was conducted in respect of the proposed works for the construction of a swimming pool, pool house, tennis court, and two garden rooms, together with alterations of an existing access and associated landscape works. This assessment is the sole plan which has been updated since the previous applications.

The Tree Officer is satisfied that the information provided within the Arboricultural Survey, Impact Assessment/Arboricultural Method Statement Ref: AIA AMS 06898 2026 0.2, and Tree Protection Plan Ref: 06898 2026 0.2, prepared by Duckworths Arboriculture Ltd, provides sufficient information to ensure that the trees to be retained on site have been appropriately considered and protected.

Should any additional works need to take place within the RPA of any retained tree on site, an Arboricultural Method Statement, prepared in accordance with BS5837:2012, will be required to ensure that the trees, above and below ground, are sufficiently considered.

In conclusion, the proposed development does not give rise to any concerns with respect to the impact upon existing trees.

Other issues

Comments have been received from an occupier of a neighbouring property concerned with a section of wall currently in a poor state of repair. Requiring this be repaired as part of this application would not meet the tests of planning conditions as it is not associated directly with the works enclosed in the applications. Works to the repair / rebuild a different section of wall from that shown on the plans would require full planning and/or listed building consent which should be sought prior to any works.

Comments have been received on the associated listed building application concerned with the potential for noise and disturbance through the construction period. The applications are for householder and listed building consent and therefore a construction method statement

would be considered excessive. However, an informative is recommended advising the applicants of guidance and suggested hours for noisy construction activities.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1)The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2)The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1321/02_204A Cottage – existing

1321/02_205A Cottage - proposed

2111/03_001 Proposed site/roof plan and location plan

2111/03_002 Proposed pool house, wall and gates

2111/03_003 Garage building - Existing

2111/03_004 Garage building - Proposed

2111/03_005 Studio building - Existing

2111/03_006 Work shop building - Proposed

2111/03_007 Proposed tennis court and garden rooms

2111/4_01 - Design and Access Statement

844-01 RevB The Old Manor TPP A1

Received 27.01.26

Arboricultural Report - ref: AIA/AMS 06898 / 2026 0.2

Tree Protection Plan - ref: THE OLD MANOR TPP 06898 2026 0.2

Received 03.03.26

3) Prior to first installation of any plant and/or machinery associated with the pool hereby approved, the manufacturer's specifications for all proposed plant and/or machinery to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. The submitted information should demonstrate that the installation of the plant and/or machinery would not adversely impact on the residential amenity of nearby dwellings. The plant and/or machinery shall be installed as approved and retained as such thereafter.

REASON: In the interests of noise amenity

4) No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site

Informative

Applicants should be mindful that the impact on neighbours extends beyond the design stage into the construction phase. Reasonable steps should be taken to:

Restrict noisy works to appropriate daytime hours

Minimise dust, vibration, and general disturbance

Maintain safe and unobstructed access for neighbouring properties

Keep neighbours informed of key stages and anticipated duration of works

Providing a point of contact for queries or concerns during construction is considered good practice.

It is recommended that site managers and builders contact local residents if there are particular noisy activities planned and provide a contact number to report noise problems.

We would recommend that noisy construction site activities are undertaken Monday to Friday 8am to 6pm and Saturday 8am to 1pm with no working on Sundays and Bank holidays. This does not prevent quiet activities such as painting happening outside these hours.