

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

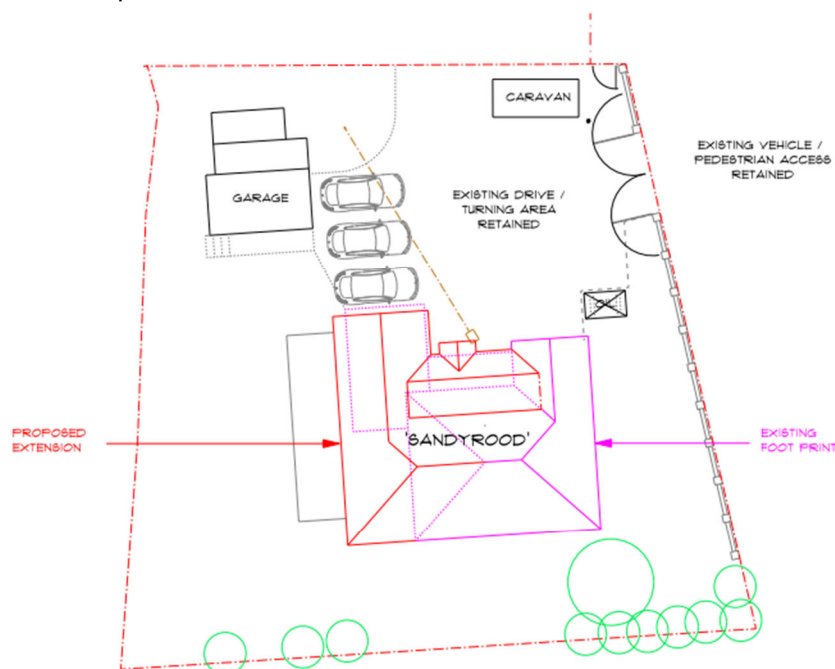
APPLICATION REFERENCE:	PL/2026/02541
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Sandyrood, Giles Lane, Landford, Salisbury, SP5 2BG
DEVELOPMENT DESCRIPTION:	Single Storey Side and Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to demolish an existing, attached garage and construct a single storey side and rear extension to create a new entrance on the north elevation with utility room, kitchen/dining room, living room, fourth bedroom with ensuite and new shower room.

Following a Preliminary Roost Assessment, revised elevations were submitted 08.06.2026 showing the proposed ecological mitigation.

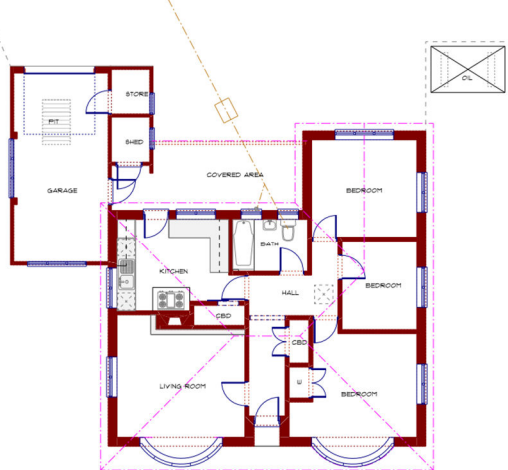
Proposed site plan



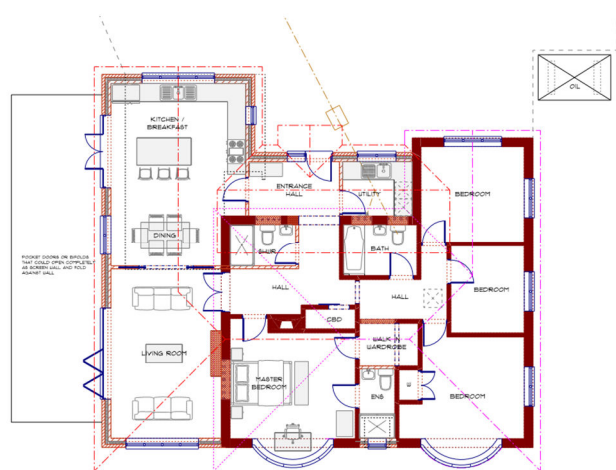
PROPOSED SITE LAYOUT
Scale 1:200 • A3 / 1:100 • A1



Existing plan



Proposed plan



Existing elevations



EXISTING FRONT ELEVATION
Scale 1/100 = A3 / 1/50 = A1



EXISTING SIDE ELEVATION
Scale 1/100 = A3 / 1/50 = A1



EXISTING SIDE ELEVATION
Scale 1/100 = A3 / 1/50 = A1

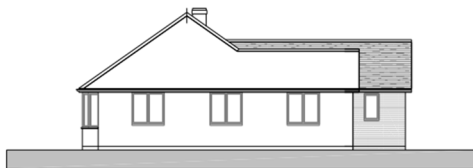


EXISTING REAR ELEVATION
Scale 1/100 = A3 / 1/50 = A1

Proposed elevations



PROPOSED FRONT ELEVATION
Scale 1/100 = A3 / 1/50 = A1



PROPOSED SIDE ELEVATION
Scale 1/100 = A3 / 1/50 = A1

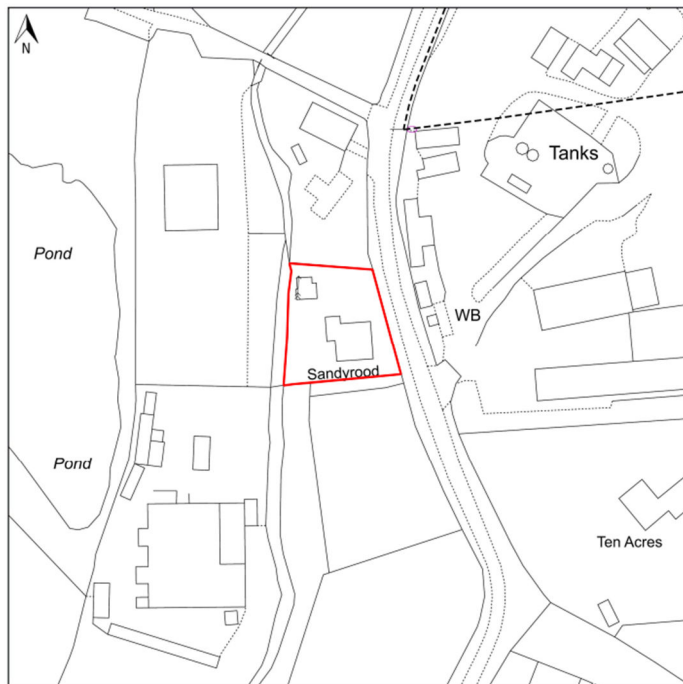


PROPOSED SIDE ELEVATION
Scale 1/100 = A3 / 1/50 = A1



PROPOSED REAR ELEVATION
Scale 1/100 = A3 / 1/50 = A1

SITE DESCRIPTION/CONTEXT



The application site relates to a detached single storey dwelling located on Giles Lane, approximately 500m north of the A36, 600m west of Plaitford, close to the Wiltshire/Hampshire boarder, within the open countryside, as defined by Wiltshire Core Strategy (WCS) core

policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The surrounding buildings make up the 'Giles Lane Industrial Estate'. There is an open field to the south and the site is bounded by Giles Lane to the east and a stream that goes on to form part of the Lower Test to the west. There is a brick wall with infill fence panels and a timber gate forming the east site boundary.

The front door to the dwelling is on the south elevation but there is a gated entrance on the north east side of the site, giving access to a large gravel driveway and detached flat roofed garage. There is a flat roof garaged attached to the west elevation of the dwelling.

The application site is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites (New Forest SAC, Special Protection Area (SPA) and Ramsar site). The site is within the 7.5km Mottisfont Bat Special Area of Conservation and Special Landscape Area saved policy C6 Salisbury District Local Plan. The majority of the site is within Flood Zone 1.

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Saved policies of the Salisbury District Local Plan:

C6 – Special Landscape Area

H31 – Extensions to existing dwellings in the countryside

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Landford Parish Council: Support

Councillors recommended approval, with the condition that there was no external lighting included in the development (to cause light pollution) and that the roof tiles match the existing. Councillors felt the application would improve the property and be complimentary.

Highways Officer: No objection

The proposal will extend the property from a 3 to a 4 bed dwelling and the proposal includes adequate off street parking to meet Wiltshire's current parking standards.

Ecology Officer: No objection subject to conditions

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). This concluded that given the nature of the development and the absence of any increase in overnight accommodation, there would be no recreational impact on the New Forest, therefore there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site and the proposal is screened out of Appropriate Assessment.

River Test Catchment

Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site.

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development, with no increase in dwelling and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Test catchment. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Test Catchment and the proposal is screened out of Appropriate Assessment.

Habitat Regulations Assessment (HRA): Mottisfont Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The Preliminary Roost Assessment identified the existing building as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The single storey side and rear extensions will not require the removal of vegetation considered to be functionally valuable for foraging or commuting bats. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected. Should the proposals change such that trees or existing features with potential roosting features are affected, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on local bat populations, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment. The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain

planning condition is not considered to apply to this application as the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for birds, bats and hedgehogs.

The Preliminary Roost Assessment recommends the inclusion of a bird box and bat box. All details on exact locations and specifications must be added to all working plans (Proposed Elevations. 08 June 2026. Austin Design Partnership. ADP/2610/P/04A) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Preliminary Roost Assessment. 06 June 2026. Vesper Conservation & Ecology Limited;*
- Proposed Elevations. 08 June 2026. Austin Design Partnership. ADP/2610/P/04A.*

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Drainage Officer: Holding objection

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and

completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The proposal is a single storey domestic extension to an existing dwelling replacing an existing garage/covered area. The applicant states that there is a negligible resultant increase in impermeable area.

The majority of the site, including the existing dwelling and proposed extension, is situated within Flood Zone 1. The western boundary of the site transitions into Flood Zones 2 and 3, due to the proximity of an adjacent watercourse.

The finished floor level of the existing house, which will be maintained for the new extension, is significantly higher than the typical water level of the adjacent watercourse. Flood-resilient measures including waterproof membranes and raised electrical circuitry are also proposed.

Any surface water runoff arising from the extension is proposed to be controlled using permeable paving and/or a soakaway system, positioned no less than 5 metres away from the building. No infiltration testing results or existing drainage arrangements have been provided to confirm the feasibility of the proposed drainage strategy.

The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, indicates that the site has a high level of risk from ground water flooding with groundwater levels either at or very near (within 0.025m of) the ground surface.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:*
 - 1 in 10yr + cc flows (for individual properties)*
 - Half drain time <24hrs*
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.*
- Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.*
- Drainage layout plan indicating arrangement of drainage features and permeable paving and/or soakaway.*

Following the removal of the holding objection, the drainage team have the following conditions which need to be addressed by the applicant

- Cross section drawings of proposed permeable paving and/or soakaway.*

INFORMATIVES

- The EA's standing advice for minor extensions will apply.*

- *All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).*
- *In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.*
- *There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.*

REPRESENTATIONS

No comments were received.

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.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The proposal seeks planning permission to demolish an existing, attached garage and construct a single storey side and rear extension.

The proposals would change the entrance of the dwelling from the south elevation to the north elevation. This would relate better to the existing site access and parking area. The extension on the north elevation will infill an existing covered area and a small porch with a gable end is proposed. The infilling/front extension would result in an area of flat roof (not visible) and then an element of pitched roof.

A large side extension is proposed on the west elevation. This would measure 3.9m x 13m and project forward of the north elevation but within the footprint of the existing attached garage. The roof of the existing dwelling would be modified to create a hipped roof to the south, with a double gable end with the porch/entrance on the north elevation.

While the proposed extension is substantial in scale and, by extending the existing ridge line and introducing a second gable, does not provide a clear visual distinction between the original dwelling and the extension, the development must be assessed within its particular context. Although the proposal would not strictly accord with the guidance within Appendix D of the Wiltshire Design Guide, which advises that extensions should appear subordinate and in a supporting role to the host dwelling, the overall impact is considered acceptable.

Saved Policy H31 of the Salisbury District Local Plan permits extensions to dwellings in the countryside where they are subservient in size to the existing dwelling and plot, are in keeping with the character of the original dwelling through the use of complementary materials, and do not result in the creation of a separate dwelling.

In this instance, Sandyrood occupies a generous plot and is set well back from the public highway, adjacent to light industrial uses. The dwelling is not readily visible from public vantage points due to its position within the site, its single storey nature and the existing east boundary wall. Furthermore, the property is not considered to possess particular architectural or historic significance.

Having regard to the site-specific circumstances, the proposal is not considered to detract from the character or proportions of the dwelling. The design reflects the existing dwelling through its form, materials and detailing, and would remain visually coherent. The removal of the attached flat-roof garage and flat-roofed covered area on the northern elevation is viewed as a visual enhancement to the property. In addition, the relocation of the principal entrance from the southern side elevation to the northern elevation would provide a more logical and functional point of access, improving the relationship between the entrance and the approach to the dwelling.

The proposed external materials comprise facing brickwork and concrete interlocking roof tiles to match the existing dwelling. These materials are considered appropriate and would ensure that the extension integrates satisfactorily with the host property.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, saved policies C6 and H31 of the Salisbury District Local Plan and Appendix D of the Wiltshire Design Guide.

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 proposals are single storey and there are no immediate neighbouring properties that will be affected by the proposed development.

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 development would retain sufficient off-street parking to comply with the Council's adopted standards. No objection has been raised by the Highways Officer.

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.

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 relate to extensions to an existing single storey dwelling where roof voids will be affected. The application site is within the catchment of the River Test, which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations. The site is also within the 13.84km recreational zone of influence for New Forest Protected Sites, but due to the nature of the development, ecological impact is not an issue for this application.

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. The Preliminary Roost

Assessment (PRA) identified the existing building as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The proposals will not require the removal of vegetation considered to be functionally valuable for foraging or commuting bats.

The council's Ecology Officer has concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on local bat populations, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

The Ecology Officer has commented that the habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained will be secured via condition.

The PRA recommends the inclusion of a bird box and bat box and details of these have been provided on the proposed elevations, compliance with these proposals will be secured via condition.

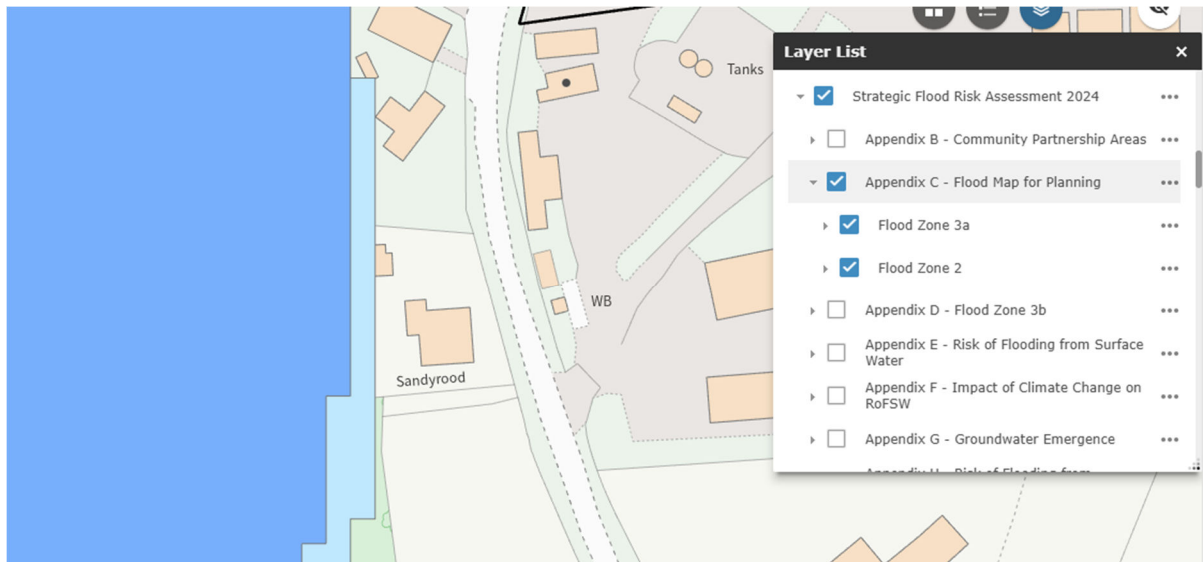
Subject to conditions, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Drainage and Flood Risk

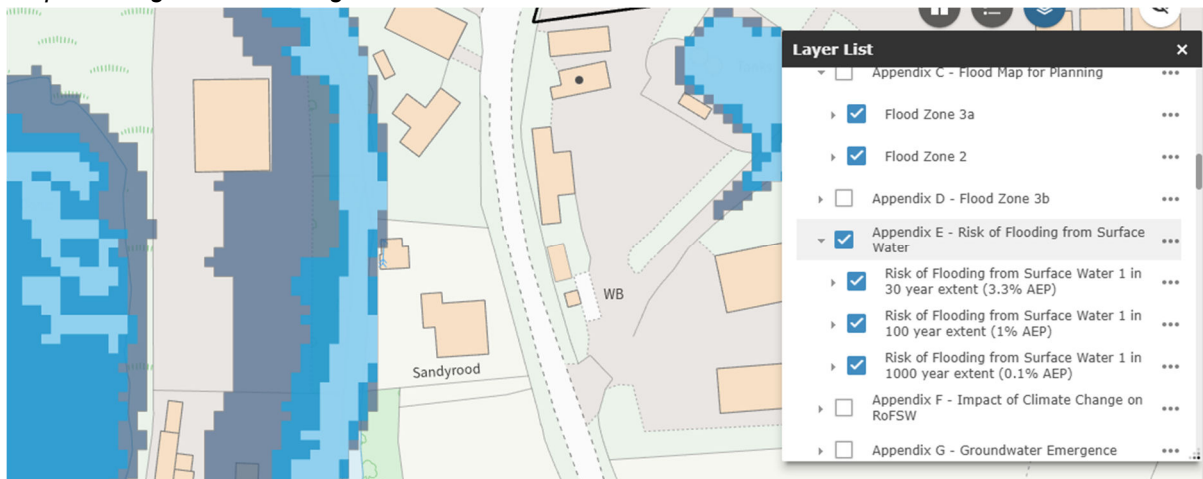
Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The majority of the site, including the existing dwelling and the area where the extensions are proposed are situated within Flood Zone 1. The western boundary of the site transitions into Flood Zones 2 and 3, due to the proximity of an adjacent watercourse.

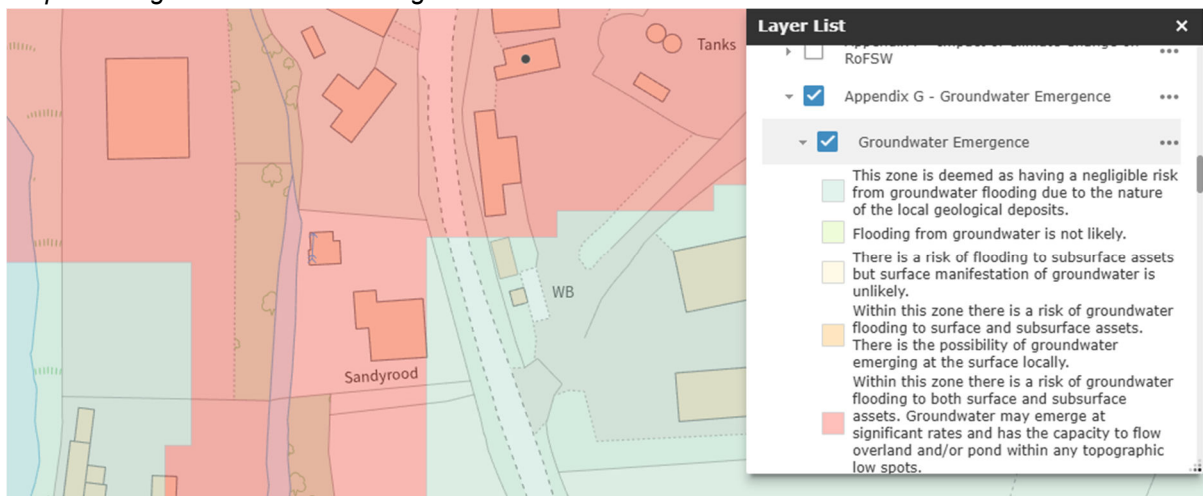
Snip showing Flood Zone 2 and 3a



Snip showing risk of flooding from Surface Water



Snip showing Ground Water Emergence



The application has been supported by a Site-Specific Flood Risk Assessment. The finished floor level of the existing house, which will be maintained for the new extension, is significantly

higher than the typical water level of the adjacent watercourse. Flood-resilient measures including waterproof membranes and raised electrical circuitry are also proposed.

The agent has confirmed that proposed surface water strategy will utilise a combination of permeable paving to any new patio / hardstanding areas with the use of rainwater harvesting (water Butts) at new rainwater downpipes as a primary tier of source control. The remaining overflow is proposed to use a soakaway system.

The Drainage Officer has commented that the Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, indicates that the site has a high level of risk from ground water flooding with groundwater levels either at or very near (within 0.025m of) the ground surface. They have raised a holding objection, requesting further information relating to soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible by provision of calculations.

Whilst noting the drainage comments, given the scale and nature of the proposal, officers do not consider it necessary or reasonable to impose a planning condition requiring the submission and approval of a detailed drainage scheme for this development proposal. The development comprises of a householder extension to an existing dwelling that is located within Flood Zone 1, with the proposed extension itself entirely outside the area identified as Flood Zones 2 and 3. The proposal would result in only a negligible increase in impermeable surfacing through the replacement of an existing attached garage and covered area, and there is no evidence that it would materially increase flood risk on or off the site. Matters relating to the detailed design and performance of private surface water drainage systems, including soakaway testing, groundwater investigations and drainage construction standards, are more appropriately controlled through Building Regulations Part H. In these circumstances, having regard to the limited scale of the development and the requirements of the Planning Practice Guidance and NPPF, a planning condition requiring a detailed drainage scheme would in officer opinion fail the tests of necessity and reasonableness. Appropriate informatives can instead be attached advising the applicant of the need to comply with Building Regulations and to incorporate sustainable drainage measures where practicable.

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:

ADP/2610/P/00 Site Identification Plans, received 20.04.2026

ADP/2610/P/03 Proposed Ground Floor Plan, received 20.04.2026

ADP/2610/P/04A Proposed Elevations, received 08.06.2026

ADP/2610/P/05 Proposed Site Layout, received 05.05.2026

Flood Risk Assessment (FRA) Statement, received 20.04.2026

Preliminary Roost Assessment. 06 June 2026. Vesper Conservation & Ecology Limited, received 08.06.2026

REASON: For the avoidance of doubt, for the protection, mitigation and enhancement of biodiversity and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES

- 1) It is noted that the Environment Agency's standing advice for minor extensions and vulnerable developments applies.

- 2) All new drainage will need to comply with Building Regulations Part H.
- 3) In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.