

Development Control Committee 4 October 2023

Planning Application DC/22/1774/FUL - Land South and West of 9 to 12, Bridewell Lane, Bury St Edmunds

Date registered:	17 October 2022	Expiry date:	12 December 2022 EOT agreed 06.10.2023
Case officer:	Jo-Anne Rasmussen	Recommendation:	Approve application
Parish:	Bury St Edmunds Town Council	Ward:	Abbeygate
Proposal:	Planning application - one dwelling		
Site:	Land South and West of 9 to 12, Bridewell Lane, Bury St Edmunds		
Applicant:	Mr William Bell		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Jo-Anne Rasmussen

Email: Jo-Anne.Rasmussen@westsuffolk.gov.uk

Telephone: 01284 757609

Background:

The application was considered by the Delegation Panel on 29 August 2023, where it was decided that the application should be determined by the Development Control Committee. The Town Council object and the application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for a new dwelling on land to the rear of 9-12 Bridewell Lane. There is an existing access to the site off Bridewell Lane with space to park one car on the site. The dwelling is a contemporary built form, providing a kitchen, dining, sitting area, utility room, bike store and toilet on the ground floor and a bedroom, study and bathroom on the first floor. There is also a modest amount of external amenity space on the eastern side of the dwelling.

Site details:

2. The site falls within the town centre conservation area and 9-12 Bridewell Lane are Grade II listed. The site is separated from these dwellings by a row of single storey outbuildings (which are curtilage listed) which form the eastern boundary of the site. There is a Greene King Brewery depot to the west and south of the site, with residential development to the east and north.

Planning history:

3.

Reference	Proposal	Status	Decision date
SE/12/0651/FULCA	Planning Application - Erection of dwelling (following demolition of existing buildings) (revised scheme)	Application Granted	10 August 2012
DC/22/1828/TCA	Trees in a conservation area notification - one Sycamore (marked with green circle on plan) fell	No Objection	18 November 2022
SE/11/0668	Planning Application - Erection of single storey dwelling	Application Withdrawn	4 July 2011

Consultations:

4. **West Suffolk Public Health and Housing** – no objection subject to conditions to secure sound attenuation, Mechanical Ventilation with Heat Recovery installation, construction hours and lighting.
5. **West Suffolk Environment Team** – no objection subject to conditions to secure contamination investigation and verification. They have also confirmed that there is no requirement for a planning condition requiring EV charging in this instance as this will be enforced by the building regulations.

6. **SCC Fire & Rescue** – advice given in relation to Building regulations requirements and confirmed no additional water supply for fire fighting purposes is required.
7. **SCC Archaeological Service:**
 `This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), in the core of the medieval settlement of Bury St Edmunds (HER reference number BSE 241). Archaeological investigations in the immediate area have identified medieval features (BSE 177, BSE 190 & BSE 493). As a result, there is very high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.`
 Conditions are therefore recommended.
8. **SCC Highways** – no objection subject to conditions to secure parking, cycle storage, any gates installed to be set back and bin storage and presentation. A condition is recommended to secure electric vehicle charging but this is now required through the building regulations so it is not necessary to be conditioned at the planning stage.
9. **Place Services Ecology** – no objection subject to conditions to secure mitigation and enhancement measures and biodiversity enhancement layout.
10. **Bury Society** – `it appears the building lines have been amended to address the impact on loss of light to neighbours, from previous comments. There does remain a concern over the loss of amenity and overlooking to the properties on Bridewell Lane, which Trustees believe still require addressing, especially given the tight nature of the site.`

Representations:

11. Bury St Edmunds Town Council – `Object due to concerns regarding room and roof sizes and the proposed building design.`
12. Five letters of representation were received raising the following issues:
 - Large expanse of roof was rejected on previous application
 - Where will contractors park as already a constrained site?
 - Loss of view to the west from rear of No. 9
 - Can ridge height be reduced?
 - Overshadowing – daylight assessment needed
 - Loss of privacy
 - Garden in shade for most of the afternoon for most of the year.
 - Closeness of the development would be claustrophobic
 - Loss of tree
 - Over development within the conservation area
 - The vehicular access, which will have a significant increase in use, is particularly dangerous given the lack of visibility of the pavement and

the high volume of children using the narrow pavement during certain times of the day and generally significant numbers of other pedestrians at other times of the day and night.

13. Following reconsultation on amended plans and additional information a further five representations were made, raising the following additional concerns:

- Height of building still not clear
- Maintenance of the building and adjacent buildings will be difficult as they would be so close
- Insurance required in case excavations disturb the foundations of adjacent buildings (NB: this is not a material planning consideration)
- Daylight assessment appears to be flawed as the outline of the properties appears not to be accurate and as there is no height of the roof given. It would be more relevant to have an overview directly above gardens to see the level of shade caused by the height of the roof.
- Dimensions offered appears inaccurate; As an example the height shown from the ground to the lowest part of the pitch roof of the out houses is shown as 2.74m whereas it is actually 2.18m. This difference will also increase the restriction of light given the "eye line" view shown on the plans from the ground following the pitch of the out houses. (Officer note - The 2.74m height referred to is from the road side which is 0.62m below the ground level next to the outbuilding. So the height difference is 2.12m - almost the same as what is quoted it to be as '2.18m' - this 2.18 or 2.12m measurement really depends on the exact place where the measurement is taken from. The agent has advised all measurements are correct.)
- The bike shed also has a window that will directly affect the privacy of gardens and rear facing windows
- Given the recent fires caused by exploding electric bike batteries the proposed bike shed will present a high level of fire risk to the adjoining out houses and to properties given the short distance between the rear of properties and the out houses. As the Fire Brigade recommend the installation of sprinklers should this not be part of the application requirements?
- Development is out of character with other dwellings in the Conservation Area
- the distance between the wall of the out buildings and the proposed
- dwelling may be too narrow for disabled access requirements to get to the front door
- No room for access and storing materials during the build

Policy:

14. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

15. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM6 Flooding and Sustainable Drainage

Policy DM7 Sustainable construction

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM15 Listed Buildings

Policy DM17 Conservation Areas

Policy DM22 Residential Design

Policy DM46 Parking Standards

Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy

Core Strategy Policy CS2 - Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS4 - Settlement Hierarchy and Identity

Vision Policy BV1 - Presumption in Favour of Sustainable Development

Other planning policy:

16. National Planning Policy Framework (NPPF)

The NPPF was revised in September 2023 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2023 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

17. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on character of the area & heritage assets
- Impact on residential amenity
- Impact upon ecology
- Impact on the highway
- Other matters

Principle of Development

18. Policy BV1 sets out the presumption of sustainable development, as also contained within the NPPF. The application site is within the settlement boundary of Bury St Edmunds, considered to be a highly sustainable location where housing development is generally acceptable in accordance with the council's spatial strategy set out in policies CS1 and CS4. The principle of residential development is therefore acceptable subject to all other material considerations, which are considered below.

Impact on character of the area & heritage assets

19. Policy CS3, DM2 and DM22 together seek to ensure that all developments recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this.

20. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architectural or historic interest which it possesses.

21. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

22. Policy DM15 states that proposals which may affect the setting of a listed building will be permitted where it can be demonstrated that the development is of an appropriate scale, form, height, massing and design, respecting the existing buildings and their setting.

23. DM17 states that proposals for development within, adjacent to or visible from a Conservation Area should preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through and out of the area.

24. The proposed dwelling is tucked behind a row of outbuildings associated with the adjacent listed buildings fronting Bridewell Lane, as well as being within the conservation area. The dwelling has been designed to ensure preservation of the local context, but in a contemporary style. The roof form continues the line of the outbuilding roofs, but remains subservient in its scale, measuring 5.1m (as amended) at the highest point from ground level at the southern end, dropping to 3m, with a flat roof at the northern end. Part of the ground floor accommodation sits below ground level (by approx. 1m) which has enabled the overall height to be minimised.

Materials proposed include soft red bricks, timber cladding and clay pantiles which are considered acceptable and appropriate in this context. A modest area of external amenity space is provided between the dwelling and outbuildings.

25. The Conservation Officer has assessed the proposal. Concerns were raised in relation to the initial proposals:
'The proposed scheme allows for a two-storey dwelling largely extending the full length of the site. Setting aside any amenity issues it may raise, its disproportionately deep plan when compared to that of the principal building fronting onto Bridewell Lane together with its asymmetrical elevation would I believe give rise to an overly assertive building (exacerbated by the choice of materials) particularly when viewed immediately adjacent to the narrow single storey outbuildings serving Bridewell Lane and in context with the overriding pattern of development to the rear of properties serving both Bridewell Lane and Church Walks where development typically diminishes in scale.'
26. Noting the above the scheme was amended, reducing the height, from 5.6m to 5.1m at its highest point, whilst still ensuring all rooms meet the nationally described space standards for room sizes and ceiling heights. The design also meets the access requirements under Part M of the building regulations. The Conservation officer considers the amended scheme to be acceptable and reduces its assertive nature particularly when viewed in context with the adjacent curtilage listed outbuildings. The amended scheme is therefore considered to now be of an appropriate scale, height and massing, preserving the setting of the adjacent listed buildings and character and appearance of the conservation area, in accordance with policies DM15, DM17 and CS3.

Impact on residential amenity

27. The dwelling is set behind the outbuildings that runs along the rear gardens of 9-12 Bridewell Lane. It is largely only the roof of the dwelling that will be visible from these adjacent properties. Noting the a-symmetric design, with a roof sloping away from adjacent properties to the east, it is not considered that the dwelling would appear overbearing or create a claustrophobic feeling for adjacent residents.
28. The plans have been carefully designed to ensure no overlooking. The first floor has one east facing window serving the study but this sits directly behind the outbuildings to the rear of 9-12 Bridewell Lane which will screen any potential views. There is also one south facing window serving the bedroom which does not overlook any private amenity space.
29. The building is positioned on the western side of dwellings on Bridewell Lane. A day light / sun light study has been provided which shows the existing site and proposal side by side at different times of the year and day. There is no overshadowing for the majority of the year and only minor overshadowing at the end of the day at very specific times when the sun is very low in the sky. On this basis the development is considered to have an acceptable impact on residential amenity and is in accordance with policy DM2 in this regard.

Impact upon ecology

30. The application site is within the SSSI impact risk zone and recreational pressure 7.5km buffer for the Breckland SPA and Breckland Forest SSSI. However, given the scale of development, its location close to the town centre and the availability of nearby alternatives for recreation the proposal is, on its own or cumulatively with other development in the area, not likely to have significant impact on the features for which the SPA is designated.
31. The NPPF at para 180 seeks to minimise impacts on the natural and local environment and developments to provide net gains for biodiversity. Policy DM11 seeks to ensure development does not have an adverse impact on protected species. Policy DM12 states that enhancement measures for biodiversity should be included in all proposals, commensurate with the scale of the development.
32. Place Service Ecology consultants have assessed the Ecological Appraisal (MHE Consulting, October 2022) and other associated documents supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority habitats and species and identification of proportionate mitigation. They make the following comments:
- ‘We are satisfied that there is sufficient ecological information available for determination of this application. The precautionary measures set out in the Ecological Appraisal, namely nesting bird checks, and sensitive lighting for nocturnal mammals should be secured by condition of any consent. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable. We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 180d of the National Planning Policy Framework (2023). The reasonable biodiversity enhancement measures (1 x bat boxes, 1 x sparrow terrace and 4 x insect house bricks) should be outlined within a Biodiversity Enhancement Layout and secured by condition of any consent. It is recommended additional enhancements are also considered, i.e. use of native species within the planting scheme, provision of green / brown roofs and walls.’
33. Noting the above conditions to secure mitigation and enhancement measures and biodiversity enhancement layout are reasonable and necessary. The proposal is therefore considered to comply with policies DM11, DM12.

Impact on the highway

34. The site has an existing access off Bridewell Lane with one car parking space to serve the new dwelling shown within the site. There is also secure cycle storage shown within the ground floor accommodation of the dwelling. Bin storage shown in the south west corner of the site adjacent to the parking area and bin will be presented on the highway on collection day in the usual way.

35. The Highway Authority have raised no objection subject to conditions to secure parking, cycle storage, any gates installed to be set back and bin storage and presentation. The existing site owner uses the access and parks his car on site at present, so whilst the frequency of car movements to and from the site may increase once a dwelling is constructed, the intensity is not considered to be so harmful that it could justify refusal. Visibility is already limited given the existing boundary wall along the access, but this is not uncommon in a tightly grained urban environment such as this and a refusal could not be justified in this case.

36. The provision of a single parking space accords with the Suffolk Advisory Parking Standards. The proposal is therefore considered to comply with policy DM2 and DM22.

Other matters:

Sustainable Construction

37. Policy DM7 states (inter alia) that all proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to the broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques.

38. DM7 specifically requires all new residential development to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in this respect, it is therefore considered appropriate to attach a condition to ensure compliance with policy DM7 in this regard.

Flood risk and Drainage

39. The site is not in an area at risk of flooding and the application form indicates that surface water will be dealt with by mains sewer. Given the scale of development this is acceptable, and details will be dealt with through building regulations. There is therefore no conflict with policy DM6.

Construction

40. A number of concerns have been raised around the construction phase and future maintenance. A condition to secure a construction method statement is recommended given the particularly constrained nature of the site and will be for the developer to manage on site. All concerns relating to future maintenance on the boundaries are dealt with under common law (Party Wall Act). The proposed dwelling only adjoins neighbouring properties where the existing buildings on site already do so, so the party wall situation remains the same.

Conclusion:

41. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework. It is noted that this is a highly constrained site, but the amended design provides an imaginative

solution to developing the site in a sensitive way that will not impact on neighbouring properties, the conservation area or the adjacent listed buildings.

Recommendation:

42. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reference number	Plan type	Date received
001c	Location plan and floor plans	26 June 2023
001d	Sections and elevations	14 May 2023
001c	Proposed floor plans	26 June 2023

Reason: To define the scope and extent of this permission.

- 3 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Ecological Appraisal (MHE Consulting, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 4 A Biodiversity Enhancement Layout for protected and Priority species shall be submitted to and approved in writing by the local planning authority. As a minimum this shall include; 1 x bat box, 1 x sparrow terrace and 4 x insect bricks. Additional enhancement measures should also be considered to ensure net gain can be achieved on site i.e. native species-planting / plants for pollinators dominating the planting scheme, hedgehog gaps in fencing / walls, log piles, green or brown walls / roofs, hedgehog houses. The content of the Biodiversity Enhancement Layout shall include the following:
 - a) detailed designs or product descriptions for bespoke biodiversity enhancements; and
 - b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

- 5 Prior to first use of the development hereby permitted, the area(s) within the site shown on drawing No. 001 C for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 6 The development hereby permitted shall not be brought into use/first occupied until the cycle storage facilities indicated on Drawing no. 001 C have been provided in their entirety and been made available for use. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 7 Gates/bollard/chain/other means of obstruction to the access shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway.

Reason: To avoid unacceptable safety risks and traffic delay arising from vehicles obstructing the public highway while the obstruction is removed or replaced by enabling vehicles to clear the highway while this is done.

- 8 The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on drawing no. 001 C. shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

- 9 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research

questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 10 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 9 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 Prior to commencement of development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- a. A site investigation scheme,
- b. The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),
- c. Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for

contingency actions.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

- 12 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the remediation strategy is submitted to and approved, in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 14 The building envelope, glazing and ventilation of the residential dwelling hereby permitted shall be constructed so as to provide appropriate sound attenuation against noise. The acoustic insulation of the dwelling units within the proposed development shall be such to ensure noise does not exceed an LAeq (16hrs) of 35dB (A) within bedrooms and living rooms between 07:00 and 23:00hrs and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between 23:00 and 07:00hrs. The noise levels specified in this condition shall be achieved with the windows closed and other means of ventilation provided as appropriate ranging from background to rapid / purge ventilation to prevent overheating in

accordance with the Acoustics & Noise Consultants (ANC) and Institute of Acoustics (IoA) Acoustics Ventilation and Overheating Residential Design Guide, (AVO Guide), January 2020.

Reason: To protect the amenities of future occupiers of the dwelling, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 15 The proposed Mechanical Ventilation with Heat Recovery (MVHR) system shall be designed and installed to ensure that windows can generally remained closed, specifically the MVHR system shall be selected to ensure that noise from air supply and extract ductwork does not exceed acceptable levels within habitable rooms in accordance with the internal room for dwellings criteria as per BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.

Reason: To protect the amenities of future occupiers of the dwelling, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 16 Any site preparation, construction works and ancillary activities, including access road works and deliveries to / collections from the site in connection with the development shall only be carried out between the hours of:
08:00 to 18:00 Mondays to Fridays
08:00 to 13.00 Saturdays
And at no times during Sundays or Bank / Public Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 17 Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 9/19 Domestic exterior lighting: getting it right!. Lighting should be minimised, and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 18 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 19 No development above ground level shall take place until details of the bricks to be used have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 20 Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. The parking of vehicles of site operatives and visitors
 - b. Loading and unloading of plant and materials
 - c. Site set-up including arrangements for the storage of plant and materials used in constructing the development
 - d. Measures to control the emission of dust and dirt during construction
 - e. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - f. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - g. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/1774/FUL](#)