



TO: Planning Committee (North)

BY: Head of Development

DATE: 6 August 2019

DEVELOPMENT: Retrospective application for the erection of a two storey detached dwelling, a detached triple garage with store and BBQ area, a detached garage, the creation of a new highway access with associated landscaping and amenity land.

SITE: Deerswood Southwater Street Southwater Horsham West Sussex RH13 9BN

WARD: Southwater

APPLICATION: DC/18/0363

APPLICANT: **Name:** Mr Scott Andrews **Address:** Deerswood Southwater Street Southwater Horsham West Sussex RH13 9BN

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Vickers and as more than 8 letters of objection have been received to the application.

RECOMMENDATION: To approve subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

BACKGROUND TO THE APPLICATION

1.2 This current application for retrospective planning permission follows the approval of two dwellings on the wider site under application DC/15/2127, now known as Deerswood and Stags Leap. A further application for a detached triple garage with store and BBQ area within the curtilage of Deerswood was approved under DC/17/1368.

1.3 In October 2017 it was brought to the attention of the Council's Planning Compliance team that, despite the applicant having applied and had approved the discharge of the conditions attached to the original permission for the dwelling, the dwelling was shortly to be occupied without the approved works being completed. This included elements such as the landscaping of the site, the boundary treatments, bin/cycle storage and the foot/cycle path.

1.4 A subsequent visit by Officer's in December 2017 noted that, in addition to the potential breaches of conditions, the dwelling and garage/carports had not been constructed in accordance with the approved plans, there was additional areas of hardstanding, and air conditioning / heat source pumps had been installed to the rear of the double garage. There was also concern as to whether the dwelling and garages had been sited in accordance with the approved plans. Despite the applicant being advised not to occupy the property until the

details for the approved conditions had been provided on site, the dwelling was occupied by Christmas 2017.

- 1.5 The current application was therefore invited and submitted to seek to regularise the development that has been undertaken to date, including seeking to regularise the breaches of conditions and the amendments made to the dwelling and garages.

DESCRIPTION OF THE APPLICATION

- 1.6 The application seeks retrospective planning permission for the construction of a two-storey detached dwelling, a detached triple garage with store and BBQ area, a detached double garage, the creation of a new access of Southwater Street, and associated landscaping and amenity land.

- 1.7 In respect of the amendments made to the dwelling as approved, these can be summarised as follows:

- Front elevation – 2 x rooflights removed, changes to detailing of ground floor window.
- Rear elevation – Single storey extension with roof lantern added, Juliet balcony added to master bedroom, vents within roof for heating system and changes to the detailing of the windows.
- Side (north) elevation – 3 x additional windows (1 x ground floor, 2 x first floor).
- Side (south) elevation – Rooflights removed.

- 1.8 Whilst initial concerns were raised by Officer's in respect of the siting of the dwelling and garages, the applicant commissioned a survey of the site and any repositioning of the dwelling is minimal with the garage structures slightly repositioned. Five air conditioning/heat source pumps have been sited to the rear of the detached double garage. It is also understood that the noise attenuation measures previously agreed have not been undertaken.

- 1.9 In respect of the landscaping of the site, minimal soft landscaping has been undertaken to date with an enlarged driveway created to provide access to the additional garage and BBQ area. The driveway is non-permeable as opposed to the previously approved permeable surface, and a brick walled entrance has been created into the site as opposed to the agreed post and rail fencing with brick gate pillars.

DESCRIPTION OF THE SITE

- 1.10 The application site lies to the northern side of Southwater Street, within the built-up area boundary of Southwater. Planning permission for two detached dwellings and carport structures was granted permission in 2016. These dwellings have now been constructed and occupied since late 2017.

- 1.11 The site, prior to planning permission for the dwellings being granted, formed part of a much larger area of undeveloped land on the north side of Southwater Street, which exists as a landscaped buffer between Oakhurst Business Park to the north and residential properties to the south, west and east and was required to be provided by legal agreements associated with the applications for the business park and residential development. The associated legal agreement has, following the grant of planning permission, been amended to exclude the site from the area designated as a landscape buffer.

- 1.12 The site is bounded by residential development to the west (Roberts Close), south and east (properties along Southwater Street including Stags Leap) and to north by the remaining landscape buffer area with Oakhurst Business Park beyond.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development.

Policy 2 - Strategic Policy: Strategic Development.

Policy 3 - Strategic Policy: Development Hierarchy.

Policy 24 - Strategic Policy: Environmental Protection.

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character.

Policy 32 - Strategic Policy: The Quality of New Development.

Policy 33 - Development Principles.

Policy 35 - Strategic Policy: Climate Change.

Policy 36 - Strategic Policy: Appropriate Energy Use.

Policy 37 - Sustainable Construction.

Policy 38 - Strategic Policy: Flooding.

Policy 40 - Sustainable Transport.

Policy 41 - Parking.

RELEVANT NEIGHBOURHOOD PLAN

2.5 The Southwater Neighbourhood Plan was submitted to Horsham District Council under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 (as amended) on Thursday 14th March 2019. Horsham District Council will now take the plan forward and consult on it under Regulation 16 in due course.

RELEVANT PARISH DESIGN STATEMENT

2.6 Southwater Parish Design Statement (2011).

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.7 The most recent and relevant planning history is summarised as follows:

| | | |
|--------------|--|-------------------------------------|
| DC/15/2127 | Erection of two detached dwellings, two detached double carports, provision of footpath and associated works | Application Permitted on 30.06.2016 |
| DISC/16/0256 | Approval of details reserved by conditions 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 18, 20 and 21 on DC/18/2127 | Application Permitted on 11.01.2017 |
| DC/17/1368 | Proposed erection of single storey triple garage with store room and covered BBQ area | Application Permitted on 22.08.2017 |

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **HDC Landscape Architect:** Comment: The soft and hard landscaping proposals are not acceptable in their current state and offer little in the way of net biodiversity. The soft landscaping should reflect that previously approved and should make use of native species, whilst the trees proposed for the street frontage should reflect those species prevalent in the immediate location. The number and extent of tree planting should equate to that approved in 2016. The ornamental species of shrub planting should be specimens which maximise their contribution to encourage biodiversity. The materials for the driveways should be as approved in 2016 (breedon gravel in combination with the threshold strips) and the extent of hardstanding should be reduced in order to facilitate extra planting.
- 3.3 **HDC Environmental Health:** Comment: The noise climate at this location has changed significantly in the five years since the date of the noise report submitted. Without a current and relevant assessment that reflects the prevailing environment, it is not possible to adequately assess this application.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** Comment: Additional comments in respect of the most recent set of amended plans have not yet been received. Any comments received will be reported verbally to Members at the Committee meeting.

Comments received in respect of the scheme as originally submitted were that conditions are recommended in respect of access into the site being constructed in accordance with plans to be submitted, plans being submitted showing provision within the site to prevent surface water draining onto the highway and requiring adequate visibility splays being provided.

- 3.5 **Southern Water:** Comment – Additional comments in respect of the most recent set of amended plans have not yet been received. Any comments received will be reported verbally to Members at the Committee meeting.

Initial comments received were that a foul and surface water sewer are located within the site and the exact position of these should be determined prior to the layout of the development being finalised.

PUBLIC CONSULTATIONS

- 3.6 In respect of the application as originally submitted, 12 letters/emails of objection were received from 8 households. These can be summarised as follows:
- Unclear from the submitted plans as to amendments that have been made.
 - Increased footprint.
 - Internal layout amended.
 - uPVC windows changed to aluminium.
 - Materials amended from timber cladding to brick.
 - Carport constructed as a garage.
 - Potential noise nuisance from installed air conditioning/heating units.
 - Accesses from the highway have not been adequately completed.
 - Breaches of conditions occurred during the construction phases – i.e. breach of working hours, no wheel wash facility installed.

- Footpath link incomplete.
- Incorrect drawings submitted.
- Flooding issues as a result of the extensive hardstanding areas.
- Buildings incorreced sited.
- Lack of landscaping.
- Excessive hardstanding/driveway.
- Development is uncharacteristic of the area.

3.7 A further 2 letters/emails of objection have been received in respect of the first set of amended plans. These raise the following, summarised, comments:

- Unsightly development.
- Excessive driveways and parking areas.
- Excessive external lighting.
- Insufficient information received – i.e. landscaping information, site sections etc.
- Original application supported by sympathetic hard and soft landscaping plans.
- Outstanding planning conditions.

3.8 A further letter/email of objection has been received to the most recent set of the amended plans which can be summarised as follows:

- Too much non-porous tarmac – water run-off, not in keeping with surrounding area and loss of amenity.
- Lack of landscaping to soften development.

3.9 2 letter/emails of support were received to the application as originally submitted. It should however be noted that these were submitted by a member of the applicant's family and the occupier of the neighbouring property (Stags Leap) which is the subject of application DC/18/0464 which is also on the agenda to be discussed by Members at this Planning Committee meeting.

PARISH COUNCIL

3.10 Southwater Parish Council advised on 9 March 2018 that they had concerns in respect of the material used for the driveway and the encroachment of the development on the bunds on the site.

3.11 An additional response dated 3 May 2019 requested that permission be ‘...withheld until the access path condition is resolved and agreed.’

3.12 Additional comments in respect of the most recent set of amended plans have not yet been received. Any comments received will be reported verbally to Members at the Committee meeting.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main considerations in the determination of the application are as follows:

- Principle of development.
- Impact on character and appearance of the streetscene, including landscaping.
- Impact on the privacy and amenity of the neighbouring properties.
- Noise attenuation.
- Highway safety.
- Drainage.

Principle of development

6.2 The application seeks retrospective planning permission for the construction of a two-storey detached dwelling, a detached triple garage with store and BBQ area, a detached double garage, the creation of a new access of Southwater Street, and associated landscaping and amenity land. This current application follows the approval of two dwellings on the wider site under application DC/15/2127, now known as Deerswood and Stags Leap. A further application for a detached triple garage with store and BBQ area within the curtilage of Deerswood was approved under DC/17/1368.

6.3 The principle of the construction of a dwelling on the site has therefore been accepted. Whilst the application is retrospective in that it seeks the retention of the dwelling and associated outbuildings, it is the amendments to the property that are in effect for consideration as opposed to the consideration of the principle of residential development in this location. There are no material considerations or changes in circumstances that would warrant a different view from being taken in respect of the principle of the development.

Impact on character and appearance of the streetscene, including landscaping

6.4 Whilst falling within the designated Southwater built-up area, Southwater Street retains an attractive, semi-rural character by reason of the pockets of adjacent undeveloped land, trees and vegetation and the low density of development, including predominately detached dwellings set well back from the street within generous plots.

6.5 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

6.6 It is acknowledged that permission has previously been granted for residential development, of a similar scale and form to that constructed on the site, and that this is a material consideration in the determination of this current application. The granting of the previous permission, and the construction of the two dwellings with associated outbuildings, has introduced built form into a previously undeveloped site. The dwellings however are set back from the highway and whilst they are not in line with the established building line, their positioning on the site has allowed the site to retain an open character. The dwellings although large in their scale when compared to the dwellings within the immediate locality, are not considered to look out of place in this locality and are set in generous plots, in keeping with the general semi-rural character of the area. It is therefore considered that the dwellings and associated outbuildings, whilst large, do not adversely affect the character and quality of the area.

6.7 There is however concern, both locally and by Officers in respect of the expanse of hard surfacing provided within the site, the lack of landscaping undertaken to date, and the impact that this may have on the visual amenity of the area. A comprehensive landscaping scheme

for the site was negotiated and agreed under DISC/16/0256 however this has not been implemented as approved, and to date, very little soft landscaping has been undertaken within the site, and the expanse of hard surfacing has increased beyond that agreed. In addition, brick walls have been constructed either side of the access into the site, as opposed to the post and rail fencing that was previously proposed. The scheme, as approved for Deerswood, showed the planting of the existing bund along the southern and western boundaries of the site with native trees and maintained as meadow, ornamental planting beds to enhance the driveway edges and within the rear garden area, native trees within the wider garden area (including along the foot/cycle path, and native hedging along the site boundary with Southwater Street and along either side of the foot/cycle path.

- 6.8 The landscaping scheme submitted in support of this current application proposes that no soft landscaping is undertaken within the curtilage of Deerswood other than lawn to the rear and sides of the property and at the entrance to the site, and a small amount of cherry laurel hedging planted between the side of the property and the triple garage building. A cherry laurel hedge is also proposed along either side of the foot/cycle path. Existing trees to the north, west and southern boundaries are shown as being retained.
- 6.9 Therefore, and in order to ensure the satisfactory landscaping of the site, it is recommended that a condition is imposed requiring a comprehensive landscaping scheme to be submitted within 2 months of the date of any permission granted, to be implemented within the next planting season. This should also show the bunds that currently exist on the site, in addition to those that were to be provided, for noise attenuation and landscaping purposes.

Impact on the privacy and amenity of the neighbouring properties

- 6.10 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. Deerswood has been constructed at a distance in excess of 25 metres from the nearest residential property. It is considered that dwelling as constructed does not have any adverse impact on the privacy and amenity of the occupiers of the neighbouring residential properties.

Noise attenuation

- 6.11 In terms of the quality of residential accommodation for future occupiers, concerns were raised at the time of the consideration of the original application in respect of the protection of residents from noise nuisances emanating from the adjoining business park. This issue has also been highlighted as part of previous appeals on the site.
- 6.12 A noise assessment accompanied by subsequent updates was submitted in supported of the original permission for the site. Following consideration of the proposal by the Council's Environmental Health team it was recommended that a condition be imposed requiring a scheme of works to be submitted to reduce the intrusion of noise. A scheme was submitted and approved as part of the Discharge of Condition application relating to the site which set out that upvc windows were to be fitted to the front and side elevations, with the rear elevation fitted with aluminium bi-fold doors, which would be hermetically sealed, argon gas filled, double glazed units which would provide noise attenuation. Acoustic trickle vents were also to be fitted to the first floor windows following concerns raised by Environmental Health in respect of noise emanating from the adjacent commercial site during night time activities, and planted bunds were to be provided along the boundary with Oakhurst Business Park to provide further noise attenuation.
- 6.13 Whilst the applicant has provided a noise assessment, in order to demonstrate noise from activities on the business park would not prejudice the amenity of the occupiers of the proposed dwellings, this is dated 31 July 2014 and the Council's Environmental Health team have advised that the noise climate at this location has significantly changed in the five years

since the date of the noise report. In addition, no updated scheme of works has been provided however Officers are aware that the landscaped bunds previously proposed along the northern boundary of the site to provide noise attenuation have not been provided and that acoustic trickle vents proposed to the first floor have not been provided either as the property has been fitted with an indoor climate ventilation system. Whilst this may be case, no details of the windows that have been installed have been provided, and no consideration of the impact of the lack of landscaped bunds has been made, and therefore Officers cannot fully consider the impact of noise emanating from Oakhurst Business Park on the occupiers of Deerswood.

- 6.14 It is therefore recommended that a condition is imposed requiring a scheme of works to reduce the intrusion of noise from Oakhurst Business Park on the occupiers of Deerswood to be submitted for consideration within 2 months of the date of any permission granted and that this should be based on an up to date noise assessment carried out at the site which reflects the current and prevailing environment.

Highway safety

- 6.15 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.16 West Sussex County Council as the Local Highway Authority having raised no objection to the original application for the site, have requested that a number of conditions are imposed to any permission granted in order to ensure that the access onto the public highway is safe and that the drainage of the driveway area is acceptable and will not result in surface water on the highway. The conditions as suggested are considered to be reasonable and necessary, subject to amendment to acknowledge the fact that the development is retrospective.

Drainage

- 6.17 The landscaping scheme as agreed for the site details that the areas of hard surfacing would include permeable resin bound gravel to the driveway, beyond a section of tumbled blocks at the site entrance, and that all surfaces within the site were to be permeable. Following an Officer site visit, it is clear that the hard surfaced area providing a driveway and parking area to the front of the property is significantly larger than that approved and has been laid onto tarmac resulting in a non-permeable surface being created. Whilst a drainage plan has been provided detailing the drainage of the site, this provides limited detail in respect of drainage of the hard surfaced areas within the site, and following discussions with the Council's Drainage Engineer, it is likely that some form of attenuation is likely to be required in order to deal with heavy rainfall conditions. Officers have also been made aware of flooding issues that have arisen within the area since the construction of the properties on this site.
- 6.18 Given the limited information received to date, the complaints received, and the advice/comments received by both the Council's Drainage Officer and WSCC Highways, it is therefore recommended that a condition is imposed on any permission granted requiring a comprehensive drainage scheme that deals with the drainage of the hard surfaces within the site to be submitted to the Council within 2 months.

Community Infrastructure Levy (CIL)

- 6.19 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.20 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

| Use Description | Proposed | Existing | Net Gain |
|----------------------|----------|----------|----------|
| District Wide Zone 1 | 534.48 | 0 | 534.48 |

Total Gain
Total Demolition

- 6.21 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development. It should however be noted that in this case the development on the site has been commenced and the dwelling occupied.
- 6.22 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development and in this case once the decision notice is issued.

7. RECOMMENDATIONS

- 7.1 That planning permission be granted subject to the following conditions:

Conditions:

- 1 A list of approved plans
- 2 **Regulatory Condition:** Within 2 months of the date of this permission, plans and details shall be submitted to the Local Planning Authority detailing the vehicular access. The access as approved shall be constructed in accordance with the approved details within 2 months of written permission being received.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 3 **Regulatory Condition:** Within 2 months of the date of this permission, plans and details shall be submitted to the Local Planning Authority detailing how provision will be made within the site to prevent surface water draining onto the public highway. The details as approved shall be implemented in accordance with the approved details within 2 months of written permission being received.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 4 **Regulatory Condition:** Within 2 months of the date of this permission, plans and details shall be submitted to the Local Planning Authority showing visibility splays of 2.4 metres by 43 metres at the vehicular access onto Southwater Street. The details as approved shall be implemented in accordance with the approved details within 2 months of written permission being received. The splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 5 **Regulatory Condition:** Within 2 months of the date of this permission, plans and details shall be submitted to the Local Planning Authority detailing the provision of facilities for the parking of cycles and for the storage of refuse/recycling bins within the site. The details as approved shall be implemented in accordance with the approved details within 2 months of written permission being received.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition:** Within 2 months of the date of this permission, and notwithstanding the details submitted in support of this application, full details of all hard and soft landscaping works shall be submitted to the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained.
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
- Details of all hard surfacing materials and finishes.
- Details of all boundary treatments,
- Details of all external lighting.
- Details of the bunds to be retained and provided within the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the submitted details. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition:** Within 2 months of the date of this permission, and notwithstanding the details submitted, a plan shall be submitted to the Local Planning Authority detailing a reduction in the level of hardstanding within the curtilage of the property, to reflect that approved under DISC/16/0256. The details as approved shall be implemented in accordance with the approved details within 2 months of written permission being received.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition:** Within 2 months of the date of this permission, a scheme of works to reduce the intrusion of noise from Oakhurst Business Park on the occupiers of the development hereby approved shall be submitted to the Local Planning Authority. This should be based on an up to date noise assessment carried out at the site which reflects the current and prevailing environment. The scheme as approved shall be implemented in accordance with the approved details within 2 months of written permission being received.

Reason: To safeguard the amenities of nearby and future residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition:** Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification)

no development falling within Classes A and B of Part 1 of Schedule 2 to the order shall be erected, constructed or placed within the curtilage of the dwelling hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity of the streetscene and in order to protect the privacy and amenity of the occupiers of neighbouring residential properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Notes to Applicant:

Highways informative

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Landscape details

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS etc). Such details to include cross sections where necessary.
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers.
- Tree pit and staking/underground guying details.
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Hard surfacing materials - layout, colour, size, texture, coursing, levels.
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials.
- Minor artefacts and structures - refuse and other storage units, lighting columns and lanterns.

Background Papers: DC/15/2127, DISC/16/0256, DC/17/1368 and DC/18/0363