

Parish: Danby Wiske
Ward: Morton on Swale
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Committee date: 10 January 2019
Officer dealing: Mrs H Laws
Target date: 18 January 2019

18/02165/FUL

Revised application for the demolition of existing dwelling and construction of a replacement dwelling

At: Ashwood, Danby Wiske

For: Mr & Mrs Aldridge

This application is referred to Planning Committee at the request of Councillor Phillips

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site lies in the southern half of the village on the eastern side of the village street, Mounstrall Lane. The existing dwelling known as Ashwood is a single storey bungalow, which lies on the street frontage. To the north of the bungalow are dwellings that front onto the village green; to the south lies the village hall, and bungalows continue the building line southwards to the end of the village on this side of the road. A paddock area lies to the east of the curtilage of Ashwood, which bounds the neighbouring property Tolbert House to the north and the village hall and Allandale to the west. Domestic gardens of neighbouring dwellings lie to the south. A timber stable block lies along the eastern boundary of the paddock.
- 1.2 Walls and fencing provide the boundary along the northern side of the paddock; a timber fence lies along the southern and western boundaries of the paddock, and fencing and hedging form the eastern boundary with the agricultural land beyond.
- 1.3 Planning permission was refused in November 2017 for the construction of a dwelling to replace the existing bungalow. No objection was raised to the principle of replacing the dwelling; the refusal was on the grounds that the scale and massing of the proposed dwelling would adversely affect the appearance of the streetscene (see paragraph 2.4 below).
- 1.4 Planning permission was granted in July 2018 for the change of use of the paddock to form an extended garden to the existing dwelling, together with the construction of a domestic outbuilding on land that would form the new larger garden.
- 1.5 The current planning application is a re-submission of the planning application for the construction of a replacement dwelling. The proposed dwelling would be set back behind the footprint of the existing bungalow, which would be demolished. The dwelling would be a two storey, three bedroom property with a single storey side section proposed as a conservatory, connecting to a double garage to create an L-shaped footprint. The dwelling would be rectangular in shape with gabled side elevations and eaves to the front; a flat roofed single storey ground floor section lies along the rear elevation and a single storey lean-to plant room is proposed on the northern gable.
- 1.6 The main part of the dwelling would be finished in brickwork and a slate roof; the garage and link conservatory would be finished in larch with the conservatory roofed in sedum.

- 1.7 Access to the dwelling would remain as existing, from the village street. The frontage onto the street has a length of approximately 11m. Parking and turning would be provided at the front of the proposed dwelling.
- 1.8 Part of the paddock lies within flood zones 2 and 3; the position of the proposed dwelling would lie within flood zone 1, which is the area of least risk.
- 1.9 It is proposed to dispose of foul drainage via the existing mains sewer and surface water would be drained in accordance with the Environment Agency's drainage hierarchy.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/91/038/0048B – Outline application for the construction of a bungalow and detached garage. Permission refused 10 January 1992 on the grounds that (i) a dwelling on this narrow, restricted site would be detrimental to the amenity of adjoining residential property by reason of loss of privacy and general disturbance; and (ii) a dwelling would prove detrimental to the amenities of future occupants due to the proximity of the adjoining Village Hall Car Park by reason of noise, vehicle movements and general activity associated with the use of the car park.

An appeal against this decision was allowed in 1992.

- 2.2 2/92/038/0048C – Details of the construction of a detached dwellinghouse; Refused 12 November 1992 on the ground that the development would be detrimental to the amenities of adjoining properties due to the juxtaposition and overall height of the new dwelling in relation to the existing dwellings.
- 2.3 2/93/038/0048D – Details of the construction of a detached dwelling; Granted 25 June 1993.
- 2.4 17/01066/FUL - Demolition of dwelling and construction of replacement dwelling and change of use of agricultural land to domestic. Permission refused 17/11/2017 for the following reason:
 1. The proposed replacement dwelling is considered to constitute an over-development of the site and as such fails to take account of and is harmful to, the character and appearance of the area. The proposed replacement dwelling, by virtue of its height, form and overall massing will dominate the street scene to the detriment of the character and appearance of the area and fails to make a positive contribution as required by Development Policy DP32. The proposed development is considered to fail to accord with the requirements of Development Policy DP32 in terms of the provision of high quality development for the reasons set out above.
- 2.5 18/00627/FUL - Change of use of agricultural land to domestic with stables to be replaced by domestic outbuilding. Permission granted 27/7/2018.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 – Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP9 - Development outside Development Limits
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP33 – Landscaping
Development Policies DP43 – Flooding and floodplains
National Planning Policy Framework - published 24 July 2018

4.0 CONSULTATIONS

4.1 Parish Council – Whilst there are changes to the design which had been rejected, there are still many concerns as listed below:

- Applications to build a dwelling of more than one storey on the Ashwood site have consistently been turned down in the past.
- The proposed height of the ridge of the new dwelling is considerably higher than that of the existing dwelling.
- The proposed dwelling will still stand out in relation to adjacent dwellings.
- The proposed dwelling is outside the established building line on Mounstrall Lane.
- The proposed building impacts upon the settings of the grade 2 listed Manor House and Lazenby Hall and also the grade 1 listed Parish Church.
- The land on which the development is proposed is subject to flooding from the River Wiske.
- The proposed building is in too close a proximity to the boundary of the village hall.

4.2 Highway Authority – no objections subject to conditions

4.3 Swale and Ure IDB - any surface water discharge into any watercourses in, on, under or near the site requires consent from the Drainage Board.

4.4 Public comments – objections have been received from 11 interested parties, which are summarised as follows:

- This revised application addresses some of the issues of the previous application in a positive manner BUT the issue regarding the location of the proposed building has not been addressed. The proposed dwelling is located in the flood plain of the river Wiske, being set too far back from the road.
- The proposed house is to be located behind the building line of the other bungalows along Mounstrall Lane
- The size of the proposed building and its position in the curtilage will dominate Mounstrall Lane. The applicant has only tinkered with the dimensions relative to the latest rejected application and it remains a substantial, tall building alongside a row of low bungalows and village hall.
- In the proposed position it will detract from the clean line of the existing row of village hall and the bungalows along Mounstrall Lane, spoiling the general appearance of this end of the village

- In the proposed position and at the proposed height, the house will have clear sight into all the back gardens of the Mounstrall Lane bungalows, seriously detracting from the current privacy
- The adjacent properties have ridge datum's much lower than the proposed, for example: Hilditch house ridge datum is 42.04 with the proposed being 43.80. This constitutes a height difference of 1.76m. Allandale house ridge datum is 40.069 with the proposed being 43.80. This constitutes a height difference of 3.73m. In conclusion I believe the proposed building is still too high and maintains a dominating feature in this part of the village.
- The maps used by the Environment Agency are known to be inaccurate and underestimate flood risk; nearby residents believe their flood risk will increase
- Considerable levelling up for flood protection will be required resulting in the final height of the house being so much higher than the neighbouring bungalows
- Setting the dwelling back from Mounstrall Lane results in a greater impact on amenity and privacy despite dominating the whole aspect of the church from the village green
- Does it set a precedent for all bungalows to be replaced
- Out of character and sympathy with this part of the village
- The amended plans don't change the position, height and dominance of the proposed new build
- Question the rationale behind demolishing a perfectly good bungalow that blends in with its surroundings
- There aren't currently enough bungalows in the village
- The two previous redevelopments in Danby Wiske had to be sited on the existing footprint and were required to replicate the style/design of the demolished building or those next to it.
- Proposals for a house on the plot have been refused 4 times prior to the permission for a bungalow in order to protect the amenity of adjacent properties.
- The height of the outbuildings and house are to be raised and as the land falls away there would need to be infilling to maintain the ffl. Is floodwater to go underneath the dwelling?
- A dwelling six times greater than the bungalow is not a realistic development between bungalows and one and a half storey houses
- The house will dominate the village when viewed from Wiske Bridge;
- Several houses will lose their view of the listed church
- it fails to incorporate an independent assessment of the impact on adjacent homes of future flood waters
- This revised application is also flawed in that it fails to address the impact on the privacy, amenity and light of the immediate neighbours – for which there are objective assessment tools available.
- Please provide details of how many houses are planned to be built in the vicinity of Northallerton and the proportion of houses to bungalows
- The size of the new build would be intrusive for adjacent dwellings and spoil their views
- overlooking the village hall
- loss of views across the site towards Lazenby Hall
- the proposal is not a replacement of the existing bungalow it is an entirely new build
- the variety of protected wildlife is not mentioned in the ecological report
- should the house be registered as a place of business if the applicants are to work from home?
- Slate roofs out of character; sedum roofs and wood panelling are alien to the village
- No plans for site construction

- The proposal is almost entirely within the area which has been flooded in recent years
- The elevation of the paddock or provision of artificial ponds is eating away at the natural flood capacity of the area, forcing excess onto another property
- no objection whatsoever to the redevelopment of Ashwood bungalow if it is done in a less intrusive and more sympathetic style, and in keeping with its surroundings.

4.5 One comment in support of the proposed development has been received as follows:

- I live next door to Ashwood and have no problem at all with any of the plans ,Mr & Mrs Aldridge have gone out of their way to comply will everyone's wishes by making the property smaller and also in keeping with the village.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of a replacement dwelling in this location; (ii) the siting of the proposed dwelling; (iii) the design of the proposed dwelling; (iv) the effect of the development on the amenity of neighbouring residents; (v) flooding; (vi) heritage assets; and (vii) highway matters.

Principle of a replacement dwelling

5.2 The village of Danby Wiske is defined within the 2014 Settlement Hierarchy as an Other Settlement. There are no Development Limits within the village.

5.3 LDF Policy DP9 supports the replacement of a building outside of Development Limits where the replacement “would achieve a more acceptable and sustainable development than would be achieved by conversion”. The existing bungalow is not structurally unsound and could be retained but it requires renovation and is not considered to be an energy efficient property. The bungalow is not of architectural or historic merit and there are no objections to its replacement with a suitably designed dwelling. A sustainability statement has been submitted with the application, which concludes that the proposed replacement would be built to a high level of sustainability and efficiency. It is considered that the proposed replacement would be a more sustainable alternative to the redevelopment of the existing bungalow.

5.4 The replacement dwelling is therefore considered acceptable in principle

Siting of the proposed dwelling

5.5 The existing frontage onto the street is quite narrow, which restricts the size of property on the site and has influenced the existing position of Ashwood. The application site is a large plot and is capable of accommodating a dwelling of the size proposed. The proposed replacement has been set back further within the site encroaching onto the adjacent paddock, and although this does not reflect the existing form of the village to the south, it is not dissimilar to other examples of development within the village, for example, Manor House Farm on the opposite side of the road. The eastern boundary of the proposed garden would follow the line of the neighbouring garden of Tolbert House to the north.

5.6 In terms of character and relationship, the existing paddock forms part of the village rather than the adjacent countryside and therefore the construction of a dwelling on part of this land would have a minimal impact on the rural landscape.

Scale and Design

- 5.7 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.8 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.9 The National Planning Policy Framework Planning supports this approach and, at paragraph 130, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.10 A detailed Design & Access Statement has been submitted, which includes a character assessment of the village. The Statement explains the origins for the proposed design and its evolution following consideration of the previous applications.
- 5.11 The Statement describes the character of the surrounding area as varied between modern and old, with a historic core around the village green and to the north. There is a cluster of modern dwellings to the north of the application site and modern bungalows in a linear formation to the south. The character of the application site is described as being domestic, with part being outside of the established domestic curtilage, although the paddock now has planning permission to be incorporated into the existing curtilage. Notwithstanding the recent planning permission the paddock has more in common with the village than the adjacent countryside.
- 5.12 The proposed design has evolved as a result of formal and informal comments made in respect of previously submitted schemes. The original application was refused permission on the grounds that its height, form and overall massing would dominate the streetscene to its detriment. The previous re-submission proposed a dwelling whose bulk and massing was reduced but which was not considered appropriate in terms of its design. The current application has reverted to the original design but amended and much reduced the overall height and bulk and massing in order to overcome the original reason for refusal, although the overall bulk and height is no less than the previous re-submission.
- 5.13 Not all dwellings in villages are built at the same height. The variation in sizes and designs adds to the character of a village with different dwellings located in positions appropriate to their scale and design, for example, the height of the ridge of the proposed dwelling would be 1.92m higher than the ridge of Tolbert House but the dwellings are of very different styles and designs and would be approximately 22m apart.
- 5.14 The ridge of Hilditch House is 2.5m taller than the existing bungalow at Ashwood and the distance between the two dwellings is much less at approximately 12m, but due to the relationship of the properties and their differing style and design, the impact on Ashwood is not overbearing.
- 5.15 The existing bungalow lies on a small plot closer to the road, the proposed dwelling is much taller and the massing is greater but as it is set further back from the road it would not be so dominant in the streetscene.
- 5.16 The applicant's reason for choosing the proposal was to introduce a dwelling into the streetscene that would reflect the predominant style in the locality rather than

reflecting the more modern design of more recent development within the village. The dwelling is much larger than the existing property and many of its neighbours but would have a setting where the positioning of it and its relationship to other properties are such that it would not adversely affect the streetscene.

- 5.17 The proposed design is an opportunity to improve the character and appearance of the site by replacing a bungalow of limited merit with a dwelling that addresses the characteristics of the site and the streetscene.
- 5.18 It is important that the materials used are of a high standard and appropriate to the village of Danby Wiske. It is proposed to use brickwork for the majority of the external elevations; the low level conservatory link element and the garage would be clad in Scottish larch, which would weather to a grey colour if left untreated. This would result in a darker and more natural appearance. The roof of the dwelling would be natural slate with the single storey elements being roofed in sedum.
- 5.19 The use of brickwork and slate clearly ties the building to the village where these materials are common, with the timber and sedum elements remaining as secondary elements which, it should be noted will be much less visible from public vantage points.

Residential amenity

- 5.20 LDF Policy DP1 requires that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), vibration and daylight. The proposed dwelling is set back behind the existing building line of the property, which would result in a greater separation distance between some of the existing neighbouring properties to the north, than currently exists. The proposed dwelling would lie in closer proximity to its neighbours at Allendale and Tolbert House.
- 5.21 Consideration has been given to the separation distances between the proposed dwelling and its neighbours to the north at Hilditch House and Tolbert House and to the south towards Allendale, an existing bungalow. The distance between the side elevation of the two storey gable of the proposed dwelling and the side elevation of Tolbert House to the north would be approximately 22m. There would be no overbearing impact at such a distance and the two windows at first floor in the side elevation of the proposed dwelling would be obscure glazed therefore not causing a loss of privacy.
- 5.22 The proposed dwelling would obstruct views from Tolbert House to the church and countryside beyond, across the private land that is the application site. The loss of a view from a private viewpoint is not a matter that is relevant to the planning application. This would be relevant if the development was visually intrusive or overbearing but due to the distance from the side elevation window of the existing dwelling and the proposed dwelling, it is not considered that the development would be visually intrusive or overbearing.
- 5.23 The neighbouring bungalow at Allendale lies on the southern side of the village hall. The proposed dwelling would be constructed partly to the rear of the village hall and adjacent to the northern boundary of Allendale's rear garden. The closest part of the proposed dwelling, which is single storey, lies at a distance of 3m from the boundary, the closest two storey section lies 16m from the boundary; the closest first floor window lies at a distance of 16m from the boundary (almost 32m from the rear elevation of the bungalow). It is considered that the proposed development is sufficiently separated from the boundary of Allendale and from the bungalow itself for it not to have an overbearing impact and for it not to have an adverse impact on

privacy. In addition the proposed dwelling lies to the north and therefore the taller dwelling would not impact on sunlight into the garden or property of Allendale.

- 5.24 The dwelling would be taller in the streetscene than the adjacent properties but not all properties in the vicinity are at identical heights and there is adequate separation between properties to ensure that the dwelling would not overwhelm or overshadow neighbouring dwellings.
- 5.25 The proposed development would not adversely impact on the amenities of the residents of the neighbouring properties and would be in accordance with LDF Policy DP1.

Flood Risk

- 5.26 The site of the proposed dwelling lies within Flood Zone 1, which is the area of least risk. Evidence of a flood event has been received, which illustrates flood water on part of the footprint of the proposed dwelling. Notwithstanding the zoning, consideration must therefore be given to the implications of the land flooding again.
- 5.27 The existing dwelling, being single storey, has poor resilience in the event of flooding, but the footprint of the bungalow is outside the area where it has been shown to flood. Flood water has occurred on part of the footprint of the proposed dwelling. A balance needs to be made between the resilience of the proposed two storey property to cope in the event of a flood, against the non-resilience of the existing property, which has no history of flooding.
- 5.28 On balance, although the site of the proposed dwelling lies within Flood Zone 1, there is evidence of flooding and therefore a likelihood of reoccurrence. The proposed dwelling would be more flood resilient than the existing one through the inclusion of upper floors, which would provide safe refuge if required. It is considered therefore that this would improve the current situation where there is a single storey property, which is outside of but close to the evidential flood area where there would be minimal resilience and no safe refuge for occupants or their possessions in the event of flooding.
- 5.29 It is not anticipated that the construction of a dwelling in this position would increase flood risk elsewhere due to the small amount of land affected.

Heritage assets

- 5.30 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses.
- 5.31 The application site lies more than 50m from the nearest listed building, which is The Manor House and more than 150m from the boundary of the grade I listed Parish Church. The proposed dwelling would not be viewed within the immediate context of either of these properties and setting it back further from the street would ensure that the views are not affected from public viewpoints; although the views of the Church will be affected from existing private residences this would not have a detrimental impact on the historic or architectural significance of the listed building.
- 5.32 Long range views of Lazenby Hall, a grade II* listed building, will be affected from private properties and from the village street where there would be glimpses between existing dwellings and the village hall. As stated within the submitted Heritage Assessment, its setting is so wide ranging with intervening trees and river that it is not considered that there would be an adverse impact on the setting of the Hall.

Ecology

- 5.33 An updated survey has been submitted, which concludes that there is no evidence of protected species at the property and, subject to no work to remove the stable being undertaken during the bird breeding season, there is unlikely to be any adverse impact as a result of the proposed development.

Highway matters

- 5.34 The highway implications of a one-for-one replacement are limited. The Highway Authority has no objections and recommends the imposition of conditions.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission
 2. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
 3. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property.
 4. No above ground construction work shall be commenced until a detailed landscaping scheme indicating the type height, species and location of all new trees and shrubs has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless those elements of the approved scheme situated within the curtilage of that dwelling have been implemented. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
 5. The windows at first floor level on the north elevation of the dwelling shall at all times be glazed with obscured glass.
 6. The dwelling hereby approved shall not be occupied until the existing bungalow, known as Ashwood, has been removed.
 7. The development hereby approved shall not be undertaken other than in accordance with Drawing number HDC/3104/11NA that shows the finished floor level of the development at 35.6, other than with the prior approval in writing by the Local Planning Authority.
 8. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority.

9. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing, drawing number HDC/3104/06NA, revision A. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
10. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
11. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway;
 - (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site; and
 - (iii) the approved areas shall be kept available for their intended use at all times that construction works are in operation.
12. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered HDC/3104/03; 04NA; 05NA; 06NA Rev. A; 07NA; 08NA; 09NA Rev. A; and 011NA received by Hambleton District Council on 9 October 2018 unless otherwise approved in writing by the Local Planning Authority.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
3. To reduce the volume and rate of surface water that drains to sewers and watercourses and thereby not worsen the potential for flooding in accordance with Hambleton LDF Policies CP21 and DP43.
4. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with LDF Policies CP16 and DP30.
5. To protect the amenity of nearby residents in accordance with LDF Policy DP1.
6. To protect the amenity of existing and proposed residents and the appearance of the streetscene in accordance with LDF Policies CP17 and DP1.

7. To ensure the building is in keeping with the character and appearance of the locality in accordance with LDF Policies CP17 and DP32.
8. To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience in accordance with LDF Policies CP2 and DP4.
9. To provide for adequate and satisfactory provision of off-street accommodation for vehicles, in the interest of safety and the general amenity of the development in accordance with LDF Policies CP2 and DP4.
10. To ensure that no mud or other debris is deposited on the carriageway, in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
11. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with LDF Policies CP2 and DP4.
12. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.

Informatives

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste

1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and

1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.