

Unrestricted Report

ITEM NO: 7

Application No.
22/00671/OUT
Site Address:

Ward:
Priestwood And Garth

Date Registered:
5 August 2022

Target Decision Date:
30 September 2022

**Qatamon Pollardrow Avenue Bracknell Berkshire
RG42 1PS**

Proposal: **Outline application (with all matters reserved) for redevelopment of the site for up to three dwellings (Class C3) following demolition of existing dwelling and outbuildings.**

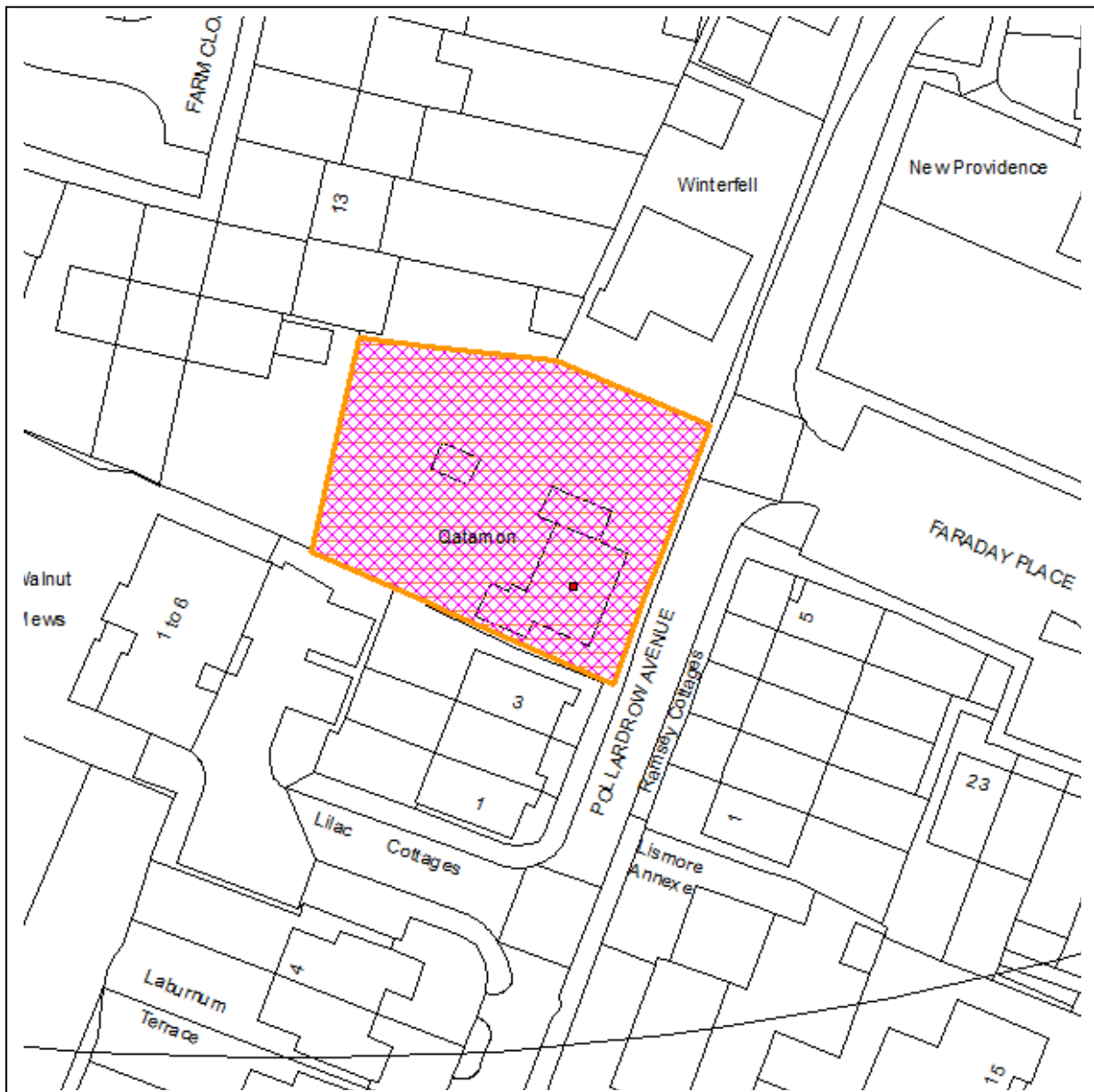
Applicant: Mr Geoff Lewis

Agent: Mr Gary Thomas

Case Officer: Shelley Clark, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for an outline application (with all matters reserved) for redevelopment of the site for up to three dwellings (Class C3) following demolition of existing dwelling, garage and outbuildings. All matters are reserved, however indicative plans have been submitted regarding the access, layout, and design to demonstrate how the site could accommodate the proposed development.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It is considered that the proposal would not have a detrimental impact on the character of the area and can be accommodated on site without any loss of neighbouring amenity or screening vegetation.

RECOMMENDATION
That the Assistant Director: Planning be authorised to approve the application subject to the conditions in Section 11 of this report and the completion of a section 106 agreement relating to mitigation measures for the SPA.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Brown, Councillor Finch and Councillor Green due to concerns about the proposal being out-of-keeping with the streetscene, overbearing and overdevelopment.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within the defined settlement boundary
Within 5km of SPA

- 3.1 The application site consists of a residential plot of land containing a single dwelling, detached garage and outbuildings. Farm Close lies to the rear of the property with another bungalow, Winterfell, to the north and a terrace of houses to the south. The land slopes downwards towards Winterfell, and from east to west, towards Farm Close.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

615931 Outline Application for the erection of detached house and garage plus new garage to existing house. Approved 1990

616141 Erection of two chalet bungalows, after demolition of existing dwelling. Approved 1990 Amended by 625192 – Approved 1999)

02/01111/FUL

Land At Qatamon, New Providence, St Chad, Casares, Ossington And No 3 Pollardrow Avenue

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council objects to the proposal on the grounds of it being overbearing, oppressive and out-of-character with the rest of the properties. The land would be more suited to a single dwelling in keeping with the size and capacity for traffic.

Other responses received

6.2 4 objections have been received. The issues raised can be summarised as follows:

- Overlooking
- Loss of privacy
- Loss of sunlight
- Lack of parking
- Highway safety issues
- Loss of trees
- Already densely populated

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

No objection subject to conditions.

Ecology:

A Preliminary Ecological Assessment has been submitted with the application. The Preliminary Ecological Assessment concludes that the site has broadly low ecological value. No further surveys were required for bats (the buildings and trees on site were assessed to have negligible bat roosting potential), great crested newts or other protected species. A number of recommendations are given in the assessment to minimise the potential impact of the development. These recommendations should be followed. Biodiversity enhancements should be secured by condition, which should be based on a number of the recommendations in the Preliminary Ecological Assessment. Details of landscaping should be provided with boundary features which allow for the movement of wildlife.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent

Design	CS7 of CSDPD, Saved policy EN20 of BFBLP and HO7 and HO8 of the Bracknell Town Neighbourhood Plan	Consistent
Trees	'Saved' policy EN1 of the BFBLP EV4 of the Bracknell Town Neighbourhood Plan	Consistent
Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	M9 of BFBLP, CS23 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking Standards SPD		
Thames Basin Heath Special Protection Area SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Impact on trees
- vi Impact on biodiversity
- vii Sustainability implications
- viii Thames Basin Heaths Special Protection Area
- ix Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.

9.4 The site is situated within the settlement boundary; therefore, the sub-division of a plot is not in itself objectionable in principle provided that the proposed development would be in keeping with the character of the area and would not be harmful to the amenities of neighbouring occupiers or any other interests of acknowledge importance.

ii. Impact on character and appearance of the area

- 9.5 There is a variety of dwelling types within the surrounding area, from bungalows (to the north), to terraced properties to the south and east, on the opposite side of the road. There are also apartments of up to 4 storeys and semi-detached properties within the street scene.
- 9.6 Plots for new development should be large enough to accommodate the proposed dwelling/s and the requirements associated with it (such as parking and space for cycles, waste and recycling collection and amenity space). Although layout will be considered at the reserved matters stage, the illustrative layout does demonstrate how parking for three 3-bedroom properties can be provided to meet parking standards and incorporate areas for cycle/refuse storage. The size of the proposed plots is considered to provide sufficient outdoor amenity space, in keeping with that provided for other properties in the locality.
- 9.7 In terms of density of development, according to the illustrative layout, garden sizes for the proposed dwellings would vary, with gardens averaging approximately 129 square metres in size. The density of development would be 1 dwelling per 267 square metres. The terraced properties to the south have gardens approximately 56 square metres in size, and a density of approximately 1 dwelling per 135 square metres. As such, the density of development is felt to be appropriate in terms of the density of development in the area.
- 9.8 In terms of roof design and appearance within the street, terraced properties to the south and east have hipped roofs and other properties have gable ends with half-hips. Although the design of the properties will be considered at the reserved matters stage, the illustrative layout shows design elements which can already be seen in the street.
- 9.9 It is considered that the proposal would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.10 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.
- 9.11 The impact of the proposal on the amenities of neighbouring occupiers would be dealt with in details via a subsequent reserved matters application should the outline application be approved. However, it is reasonable to have some consideration towards the neighbour impact in the assessment of the acceptability of a proposal. The indicative drawings demonstrate how the proposed dwellings could be accommodated on site and it is considered that an acceptable relationship could be achieved with the development and the neighbouring properties.
- 9.12 The dwellings would face onto Pollardrow Avenue which would create a side to side relationship with the neighbours on either side of the site. The illustrative layout shows the part nearest to the bungalow, Winterfell, to be single storey with a hipped-roof, which demonstrates how the proposal could be accommodated in terms of there being

no loss of light to this neighbouring property. In addition, no side windows are shown. However, such matters as layout would be considered at the reserved matters stage.

- 9.13 The illustrative layout shows a part 2-storey/part single-storey detached dwelling to the north adjacent to Winterfell and two semi-detached properties adjacent to the row of terraced properties to the south. This demonstrates how three dwellings could be accommodated on site without being visually overbearing from neighbouring properties.
- 9.14 The illustrative layout demonstrates how windows at first-floor level and above could be accommodated without any adverse impact on neighbouring amenity. The depth of the site is considered sufficient to ensure an appropriate separation distance with the adjoining dwelling to the rear.
- 9.15 As such, it is considered that the site could accommodate three dwellings without significantly compromising on the amenity of neighbouring occupiers. The proposal would therefore be in accordance with 'Saved' policies EN20 and EN25 of the BFBLP and the NPPF.

iv. Transport implications

- 9.16 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.17 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy also states that the standards set out in the Bracknell Forest Borough Parking Standards can be applied flexibly in certain circumstances.
- 9.18 With a revised red line submitted to incorporate a sufficient amount of the unadopted section of Pollardrow Avenue to serve the development, the Highway Authority has no objection to the proposals.
- 9.19 The illustrative plans indicate that sufficient parking and cycle parking can be provided to meet the Council's Parking Standards. Details of access and car and cycle parking will need to be submitted as part of a reserved matters application.

v. Impact on Trees

- 9.20 'Saved' policy EN1 of the BFBLP states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows. Trees and hedgerows are important to the retention of the character and appearance of the landscape or townscape of the area. Policy EV4 of the Bracknell Town Neighbourhood Plan states that development proposals will be expected to retain all trees in good condition and which possess amenity value which, either individually or collectively, contribute to the sylvan character of the immediate area and the town in general.

9.21 Trees of public amenity value are located along the southern and western boundary and provide screening between the application site and Lilac Cottages to the south, as well as Walnut Mews to the south-west. As this is an outline application with all matters reserved, it is not possible to fully assess the potential impact on the trees at this stage. This can only be assessed with the layout of the dwellings and the location of services, which would be submitted at the reserved matters stage. However, the illustrative plans provided indicate that the site could accommodate the proposed development without having any unacceptable impact on trees. Measures to protect the retained trees on the site are proposed to be secured by condition.

vi. Impact on Biodiversity

9.22 Policy CS1 of the CSDPD states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. Policy CS7 of the CSDPD states that development proposals will be permitted which promote biodiversity.

9.23 A Preliminary Ecological Assessment has been submitted with the application. The Preliminary Ecological Assessment concludes that the site has broadly low ecological value. No further surveys were required for bats (the buildings and trees on site were assessed to have negligible bat roosting potential), great crested newts or other protected species. A number of recommendations are given in the Preliminary Ecological Assessment to minimise the potential impact of the development, which the Council's Biodiversity Officer considers should be secured by condition along with biodiversity enhancements and details of landscaping with boundary features which allow for the movement of wildlife.

vii. Sustainability Implications

9.24 In respect of the proposed additional dwellings, Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. A sustainability statement and energy demand assessment can be conditioned and so a suitably worded condition requesting these assessments will be imposed.

viii. Thames Basin Heath Special Protection Area

9.25 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located within the **400m – 5km** Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.26 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's

Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) (2018).

- 9.27 In this instance, the development would result in a net increase of 3 dwellings which will result in the need for a financial contribution towards SANG and SAMM depending on the number of bedrooms. Provided that the applicant is prepared to make a financial contribution towards the costs of SPA avoidance and mitigation measures, subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the SPASPD and the NPPF.
- 9.28 As this application is an outline application with all matters reserved the proposed number of bedrooms has not been confirmed. Although floorplans have been provided with the application, these are for illustrative purposes only.

ix. CIL

- 9.29 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the Borough and the type of development.
- 9.30 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposal is not therefore CIL liable at this stage as it is an outline application with all matters reserved.

10.0 CONCLUSIONS

- 10.1 It is considered that the proposed subdivision of the plot for up to 3 dwellings would be acceptable in principle. Although this is an outline application with all matters reserved, the illustrative layout provided does show that the proposed development can be accommodated on site without any adverse impact on the character and appearance of the area, on highway safety or on the amenities of neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS9 of the CSDPD and the NPPF.
- 10.2 The application is therefore recommended for conditional approval.

11.0 RECOMMENDATION

- 11.1 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to the following measures;
- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);
- the Assistant Director: Planning be authorised to APPROVE the application 22/00671/OUT subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Application for approval of the details of the landscaping, layout, scale, access and appearance of the development (hereinafter called "the reserved matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. REASON: To comply with Section 92 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved. REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
03. The development hereby permitted shall be carried out only in accordance with the following approved plan received by the Local Planning Authority on 10th November 2022:

10 (Revision B)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
04. All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (Tim Moya Associates, August 2022) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. An ecological site inspection report shall be submitted to the Local Planning Authority prior to practical completion of any dwelling hereby approved.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
05. If more than 18 months elapse between the previous ecological assessment and the due commencement date of works, an updated ecological assessment shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
REASON: To ensure the status of protected habitats or species on site has not changed since the last survey.
06. No development shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
07. No development shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Protection measures shall be phased as necessary to take into account and provide protection during

demolition/site clearance works/building construction works/hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area

08. The protective fencing and other protection measures specified by condition 7 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;

- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area

09. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

10. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter. REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: Core Strategy DPD CS12]

11. No development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

12. The development (including parking and driveways) shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter. REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme. [Relevant Policies: CSDPD CS1, BFBLP EN25]

Informatives

01. Should the applicant fail to complete the required S106 agreement within 3 months of the committee meeting, the Assistant Director: Planning be authorised to REFUSE the application for the following reason; -

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
03. The Highway Authority is considering adopting the adjoining section of Pollardrow Avenue. The adopted highway status should be rechecked at each reserved matters stage, as should the highway become adopted, a relevant licence or agreement will be needed with the Highway Authority to form the access.
04. Any incidental works affecting the adopted highway or requiring contractors, plant or material to occupy the adjoining adopted highway (including verge, footway, or crossover where present) shall be approved by, and a licence obtained from, the Highways and Transport Section, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk to agree the construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.
05. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition took effect on 15 June 2022 for use in England. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.
06. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
07. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

