

Application Number	17/0957/FUL	Agenda Item	
Date Received	15th June 2017	Officer	Michael Hammond
Target Date	10th August 2017		
Ward	Romsey		
Site	190-192 Mill Road And 2B Cockburn Street Cambridge Cambridgeshire CB1 3LP		
Proposal	Reconfiguration and extensions, incorporating dormer windows, and alterations to roof of building to provide 12 residential units (net increase of 9 units) along with bin and cycle storage.		
Applicant	C/O Agent C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve the character and appearance of the Conservation Area - The proposed works would respect the amenities of neighbouring properties. - The proposal would provide an acceptable living environment for future occupants.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is comprised of a tattoo studio and three residential flats on the corner of Mill Road and Cockburn Street. The existing building fronting onto Mill Road is two-storeys in scale with a shopfront at ground-floor level and a consistent rhythm of first-floor windows above. The Cockburn Street elevation is comprised of a small residential unit, set back from the road, and situated adjacent to the larger two-storey mass of no.2b Cockburn Street which has residential floorspace above ground-floor garages.. The surrounding area is comprised of a

range of commercial units along Mill Road and typically terraced properties along the side streets.

- 1.2 The site falls within the Mill Road East District Centre and the Central Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for extensions and reconfiguration works to the existing buildings to provide 12 residential units (net increase of nine units), including bin and cycle storage.
- 2.2 The overall ridge height (8.9m) of the highest buildings, nos.190 – 192 Mill Road, would not be altered under the proposed development. The ridge height of the smallest building, adjoining the rear of no.192 Mill Road, would be increased to 8.5m and the ridge height of no.2B Cockburn Street rose up to 8.65m. The proposal includes the addition of dormer windows along the roofs of Cockburn Street and Mill Road, as well as other alterations to the fenestration of the buildings.
- 2.3 The footprint of the proposed building would be increased at two-storey level, with extensions to infill the vacant space between no.192 Mill Road and no.2B Cockburn Street, as well as moving the building line of the small terraced property fronting Cockburn Street forward.
- 2.4 The proposed units would all be accessed from Cockburn Street and bin and cycle storage would be situated at the end of the site in an enclosed element of the rear-most building. The proposed units would all be studios, the smallest of which would have an internal space area of approximately 23.5m². No works to the tattoo studio are proposed.

3.0 SITE HISTORY

Reference	Description	Outcome
17/0493/FUL	Change of Use from Retail (Use Class A1) to Tattoo Parlour (Sui Generis Use)	Permitted.
C/94/0539	INSTALLATION OF ROLLER SHUTTER DOORS TO EXISTING SHOP FRONT (A1).	Permitted.

C/90/0811	ERECTION OF A TWO STOREY DWELLING.	Refused.
C/83/0040	Provision of shop front	Permitted.
C/66/0094	New shop front and internal alterations	Permitted.

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/14 4/11 4/13 5/1 8/2 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning	Sustainable Design and Construction (May)

Guidance	<p>2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Roof Extensions Design Guide (2003)</p>
	<p><u>Area Guidelines</u></p> <p>Mill Road Area Conservation Area Appraisal (2011)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The development will impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application. In the event of approval, the following conditions should be applied:

- Returning of vehicle crossover to normal footway;
- Traffic management plan;
- Traffic management plan informative; and
- Highways informative

Environmental Health

6.2 No objection, subject to the following conditions:

- Construction hours;
- Collection during construction;
- Dust;
- Noise insulation scheme; and
- Dust informative

Urban Design and Conservation Team

6.3 It is unfortunate that the small set back section is shown as rendered. Currently this element is in brick and so relates to 190/2 Mill Road. The new façade also needs to be in brick to continue this relationship. The door to this element looks very modern and should be a copy of the existing panelled door.

6.4 There are no proposals shown for the courtyard space. The applicant needs to demonstrate that this space will be secure, including the access to Unit S2, and achieve an improved outlook from the surrounding units.

6.5 Daylighting levels in Units S3, S5 and S6 needs to be assessed to demonstrate that they will receive adequate daylighting. Looking at the floorplans, a number of the bathrooms do not

'stack' and there is a concern that this could result in external soil and waste pipes that will impact negatively on the elevations.

6.6 Subject to the above matters being addressed, the following conditions are recommended:

- Materials sample panel;
- Joinery;
- Roofing details;
- Dormer details; and
- Large scale drawings of iron/ steel railings

Head of Streets and Open Spaces (Landscape Team)

6.7 It is not clear what is being done with the remaining back yard space and whether any of it will be accessible to the tenants. Nor how it will be accessed. A stair case accesses this space, and one of the ground floor flats is accessed via this yard but how is it reached? Is there space around the side of the bike and bin store?

6.8 The tight urban location does not lend itself to additional landscape treatments, but the alcove for the Cockburn Street access could be softened with planting which would be a welcome addition to the street.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.9 No objection subject to drainage condition.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.10 No objection subject to bird box condition.

6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 9 Cockburn Street
- 5 Charles Street

7.2 The representations can be summarised as follows:

- The area is too small to take 12 new dwellings.
- Increase in parking pressure
- Pollution from numbers of vehicles going to and from the site.
- Increased pressure on local amenities
- Loss of privacy

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.

- 8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces (and impact on heritage assets)

- 8.5 The proposed works would not have a significant impact on the appearance of the Mill Road frontage of nos.190 – 192. The proposed dormers and velux windows would be positioned to mirror the positions of the first-floor windows below and are subservient in scale and form. The proposed hip-to-gable extension on the corner of Cockburn Street would not appear out of context with the area given that there is already a gable end on the opposite side of Cockburn Street.
- 8.6 The proposed alterations to the fenestration at ground-floor and first-floor level along Cockburn Street are welcomed and provide a more coherent and engaging frontage than that of the existing building at no.2b Cockburn Street. The proposed raising of the ridges along Cockburn Street would not harm the character or appearance of the Conservation Area as these elements would still appear subservient to the overall ridge of the Mill Road frontage building. The relationship of building scales stepping down as the building extends out to the secondary street would still be achieved and the proposal integrates well into its context. The existing smaller building in-between no.192 Mill Road and Cockburn Street would still read as a subordinate form through its lower ridge line and set back from the street frontage. I have recommended materials, roofing and dormer details conditions.
- 8.7 The central building along Cockburn Street has been amended from render to brick at the request of the Urban Design and Conservation Team. It is acknowledged that the Urban Design and Conservation Team has raised a concern with the lack of

stacking of bathrooms and the potential impact this may have on the elevation of the building in the form of multiple downpipes. However, the installation of downpipes does not usually require planning permission and I do not consider it would be reasonable to refuse the application on this basis. Comments have also been made concerning the security of the rear courtyard and the quality of this space but I consider that this can be secured through the hard and soft landscaping condition. Similarly, the soft landscaping at the front of the alcove on Cockburn Street could be secured through condition.

- 8.8 In my opinion, the proposed works and alterations would preserve the character and appearance of the Conservation Area.
- 8.9 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 There are no windows on the side (north) elevation of nos.2 and 2a Cockburn Street that face towards the application site. The proposed development would not be prominent from the garden or windows of this neighbour and I am confident that this relationship would be acceptable. There are two windows on the south elevation that may allow for oblique view across the garden of this neighbour but these would be high level.
- 8.11 There is a comfortable separation distance from no.194 Mill Road to the east and the increase in ridge height proposed would not result in any harmful visual enclosure or overshadowing being experienced at this neighbouring property. There are already views across the street towards this neighbour and the proposal would not result in any harmful loss of privacy.
- 8.12 The proposed extensions would not harm the amenity of the residential flats above no.188 Mill Road in my opinion. There is a bedroom window on the rear elevation of the first-floor flat immediately adjacent to no.190 Mill Road. The proposed physical works and additional increases in ridge heights would

be set away from this neighbour's window and the additional mass would not lead to a significant increase in overshadowing in the morning or overbear this outlook in my opinion. The proposed additional extensions and ridge height increases would therefore not result in any harmful loss of light or visual enclosure being experienced at these adjoining flats. There would be a comfortable separation distance from the main rear courtyard space of these flats also. The upper-floor windows facing towards these neighbours would all be obscure glazed and I do not consider a harmful loss of privacy would be experienced.

8.13 It is acknowledged that concerns have been raised regarding the pressure on on-street car parking that the proposal would cause. The site is well served by public transport along Mill Road and is located in a central location within the City. There are also good cycle links from the site into the heart of the City and the railway station is within walking distance. The residential units would all be one-bedroom in size and the City Council has maximum car parking standards. In my opinion, the development would not be dependent on car parking as the main means of travel and I do not consider any additional pressure on surrounding streets would be significant enough to harm the amenity of the wider area.

8.14 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Amenity for future occupiers of the site

8.15 The proposed development would provide 12 studio units in an urban context with access to local amenities and facilities within walking distance. The site is situated within the Mill Road East District Centre and there are cycle and public transport links into the City Centre. It is acknowledged that the Urban Design and Conservation Team have queried the likely daylight levels reaching three of the proposed flats. In my view, as all of the units would have at least one habitable outlook, the levels of light reaching these rooms would provide an acceptable living environment for future occupants.

- 8.16 The majority of the units fall below the space standards (37m² for studios) within the emerging local plan (2014) but these standards have not been formally adopted. In addition, the size of the studios is reflective of other developments in the local area, such as the flats on the corner of Campbell Street and Mill Road (16/1780/S73) that are in the process of being built. No meaningful outdoor amenity space is proposed under this application but the site is in a dense urban context where many properties do not benefit from outdoor amenity space. The proposed flats would be single-occupancy and would not be occupied by families which typically have a greater need for private outdoor amenity space.
- 8.17 In my opinion the proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

- 8.18 The proposal includes a large internal bin store with a straightforward means of access onto Cockburn Street for collections.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The Highway Authority has raised no objection to the proposal.
- 8.21 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.22 Car parking has been addressed in paragraph 8.13 of this report.
- 8.23 The proposal includes 12 cycle parking spaces internally within the building which accords with the minimum standards of the Local Plan (2006).

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.25 The outstanding third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
<ul style="list-style-type: none"> - The area is too small to take 12 new dwellings. - Increased pressure on local amenities 	<p>The proposed units would be situated in a dense urban context where there are other high density residential developments. I do not consider the quantum of development would put a significant strain on local shops, facilities and services and consider the current level of provision to be adequate.</p>
<p>Pollution from numbers of vehicles going to and from the site.</p>	<p>I do not anticipate the proposal would be dependent on private car as the main means of travel and the site is situated outside the air quality management area.</p>
<p>Loss of privacy</p>	<p>This representation was made by a third party that is a considerable distance from the application site. I have assessed the proposal and its impact on immediate neighbours with respect to loss of privacy.</p>

Planning Obligations (s106 Agreement)

8.26 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This

follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

- 8.38 The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 The proposed development would preserve the character and appearance of the Conservation Area. The proposal would respect the amenities of neighbours and would provide an acceptable living environment for future occupants.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

4. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy 4/13

6. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To provide an acceptable living environment for future occupants (Cambridge Local Plan 2006 policies 3/7 and 4/13).

7. The redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority.

Reason: for the safe and efficient operation of the public highway (Cambridge Local Plan 2006 policy 8/2)

8. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

9. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

10. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

11. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

12. Prior to the commencement of development, full details of all external joinery including frames, thresholds, mullions, transoms, finishes, colours, etc., shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policy 4/11)

13. Prior to commencement of development hereby permitted, large scale drawings of iron/steel railings and railing finials shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved drawings and retained thereafter.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

14. The windows identified as having obscured glass on drawing number PL-2-01 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the development hereby permitted and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14).

15. The windows identified as being high level on drawing number PL-2-01 shall be installed no lower than 1.7m above the finished floor level of the first-floor prior to occupation of the development hereby permitted and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14).

16. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas (including security mechanisms for entry/ exit); hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4 and 3/11)

17. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4 and 3/11)

18. Prior to commencement of development a scheme for the disposals of surface water and foul water shall be provided to and agreed in writing with the local planning authority. All external areas should utilise permeable surfaces. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To minimise flood risk (National Planning Policy Framework (2012) paragraph 103).

19. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of bird boxes on the development hereby permitted. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancement to the surrounding area (Cambridge Local Plan 2006 policy 4/3).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: Traffic management plan details; The principle areas of concern that should be addressed are:

i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.