

Application No: S/06/00387/FUL

Date Registered: 9th March 2006

**Applicant:** Planterra  
16 St Ninians  
Lanark  
ML11 7HX

**Development:** Erection of a Dwellinghouse and Detached Garage

**Location:** St Winifreds Way  
Glen Road  
Wishaw

Ward: 7: Belhaven Councillor Samuel Love

Grid Reference: 279106 655792

File Reference: S/PL/BF/4/1/HMG/MM

Site History: No planning applications of relevance.

Development Plan: The site is zoned as Public Open Space in the Burgh of Motherwell and Wishaw Development Plan 1953.

The Majority of the site is zoned as Established Housing Areas HSG8 with the remaining part of the site zoned as Green Belt ENV6 in the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 & 2005)

Policies HSG 10 (Assessing Applications for Housing Development), ENV 10 (Trees and Woodland Management) and TR13 (Assessing the Transport Implications of Development) are relevant.

Contrary to Development Plan: In Part

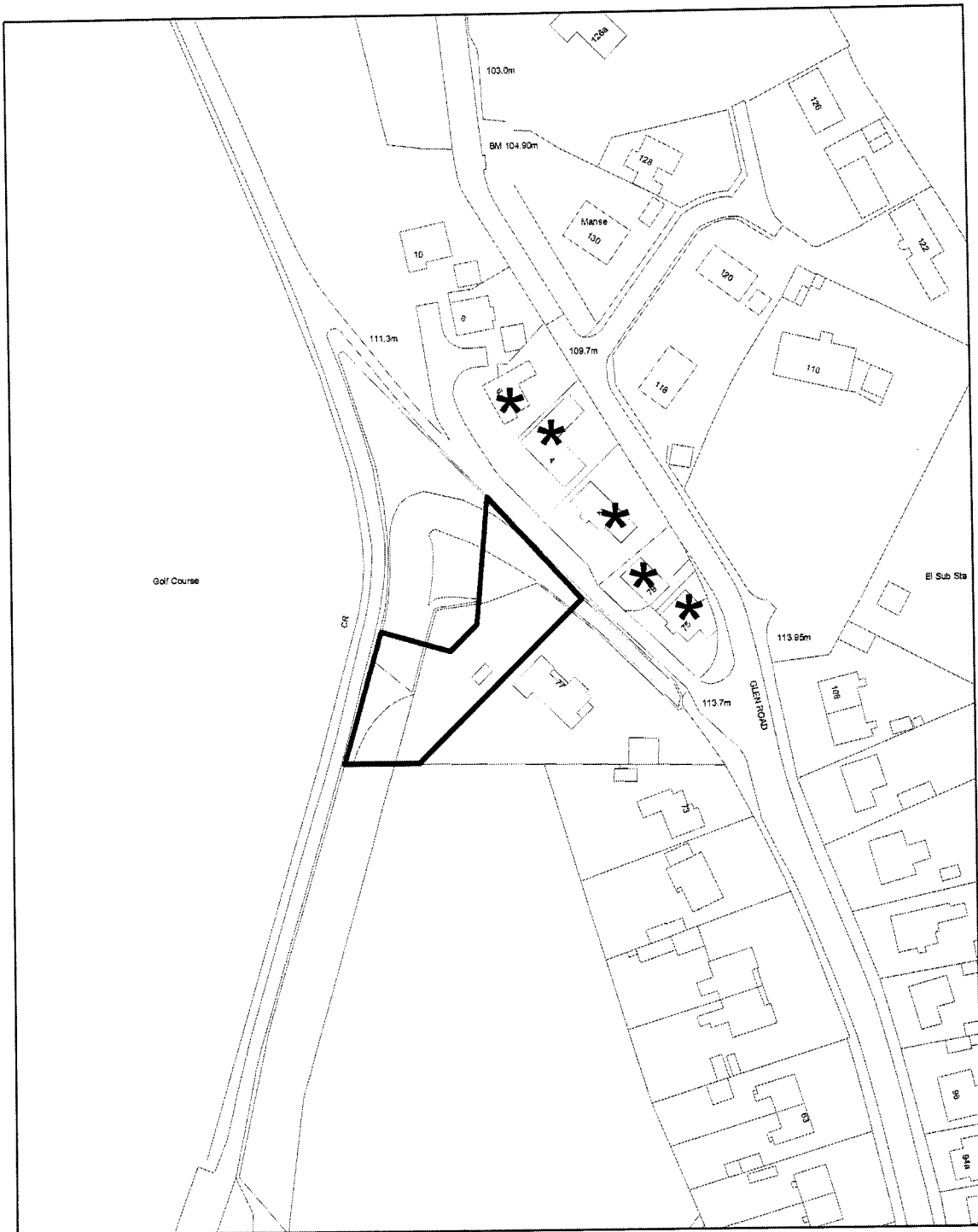
**Consultations:** Community Services (No Objections)  
Scottish Natural Heritage (No Objections)  
Arboricultural Officer (Comments)  
SEPA (No Objections)  
Scottish Water (No Objections)  
Scottish Natural Heritage (No Objections)  
Protective Services (No Objections)

**Representations:** 12 letters of representation from 5 objectors

Newspaper Advertisement: Advertised on 22nd March 2006

**Recommendation: Grant Subject to the Following Conditions:-**

1. That the development hereby permitted shall be started within five years of the date of this permission.



Prepared by:  
North Lanarkshire Council  
Planning and Regeneration Department  
Planning, 1000, 1000, 1000  
1000, 1000, 1000, 1000  
1000, 1000, 1000, 1000

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Planning Application S / 06 / 00387 / FUL

Erection of a Dwellinghouse and Detached Garage

St Winifreds Way, Glen Road, Wishaw

\* Representation

Site Area = 0.15 ha.



**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That notwithstanding what is detailed on the approved plans, before the development hereby permitted starts full details of all the external materials shall be submitted for the written approval of the Planning Authority. For the avoidance of doubt, the external materials should include grey roof tiles, light colour dry dash render, and window frames, rain gutters and downpipes shall be dark in colour.

**Reason:** To safeguard the residential amenity of the area.

3. That, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development shall take place within the curtilage of the application site, other than that expressly authorised by this permission.

**Reason:** To ensure the continued provision of adequate usable garden ground and to protect the existing trees within the application site.

4. That before commencement of the development hereby permitted, full details of the design and location of fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

5. That notwithstanding the requirements of Condition (4) above and before the dwellinghouse hereby permitted is occupied, a 1.8 metre high timber stained palisade fence shall be erected along the northern and western boundaries hatched **ORANGE** on the approved plans.

**Reason:** To protect the woodland area to the rear of the site and to safeguard the residential amenity of the area.

6. That notwithstanding the requirements of Condition (4) above and before the dwellinghouse hereby permitted is occupied, a 1 metre high boundary wall shall be erected along the frontage of the site.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

7. That before the dwellinghouse hereby permitted is occupied, a dropped kerb vehicular access with a maximum width of 3 metres shall be constructed to the satisfaction of the Roads Authority.

**Reason:** To ensure the provision of adequate parking facilities within the site.

8. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out, in, or from, the garage.

**Reason:** To safeguard the residential amenity of the area.

9. That before the dwellinghouse hereby permitted is occupied, a 2 metre wide footway shall be constructed along the frontage of the site, in accordance with the specifications of the Roads Authority, and shall connect to the existing footway network.

**Reason:** In the interests of traffic and pedestrian safety.

10. That before the dwellinghouse hereby permitted is occupied, all of the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material

which the Planning Authority has approved in writing before the start of surface work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

**Reason:** To ensure the provision of adequate parking facilities within the site.

11. That before the dwellinghouse hereby permitted is occupied, the driveway for the first 2 metres shall be paved.

**Reason:** In the interests of pedestrian and vehicular safety and to prevent deleterious material being carried out onto the highway.

12. That before the development hereby permitted starts, a report describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to the Planning Authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and development shall not be commenced until confirmation has been submitted from a suitably qualified source that these works have been completed.

**Reason:** To ensure the site is free of contamination.

13. That before the development hereby permitted starts, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water have been fully met in respect of providing the necessary surface and foul drainage infrastructure to serve the development.

**Reason:** To ensure the provision of satisfactory site drainage arrangements.

14. That before the development hereby permitted starts, full details of the location and design of the surface water drainage scheme to be installed within the application site shall be submitted to and approved in writing by the Planning Authority, and for the avoidance of doubt the scheme requires to be approved by Scottish Water and the Scottish Environment Protection Agency in terms of their principles of Sustainable Urban Drainage Systems.

**Reason:** To safeguard the amenity of the area, to prevent groundwater pollution and to ensure that the proposed drainage system complies with the latest Scottish Water and SEPA guidance

15. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development, including buildings, structures, gates, fences, walls, or other means of enclosure, shall be erected within the drip zone of the trees to be retained as shown hatched **GREEN** on the approved plans.

**Reason:** In order to protect the mature trees which have to be retained.

16. That before the development hereby permitted starts, the existing mature trees hatched **BLUE** on the approved plans, shall be hand cleared to remove all debris material around the base of the tree, and tree protection measures in accordance with British Standard BS 5837 shall be erected along the drip line of the tree, and confirmation in writing shall be provided to this effect to the Planning Authority. These measures shall not be removed without the approval in writing of the Planning Authority.

**Reason:** In order to protect the mature trees which have to be retained.

17. That no excavations or trenches, for the laying of services or for any other purpose, shall be dug within the area of ground which lies below the canopy of any of the trees which are, partly or

wholly, within site, as marked **GREEN** on the approved plans.

**Reason:** To ensure that there is no damage to the existing trees.

18. That before construction of the dwellinghouse hereby permitted commences, a woodland maintenance and management scheme for the application site, shall be submitted to, and approved in writing by the Planning Authority, and this shall include:

- (a) proposals for the continuing care, maintenance and protection of existing and new trees and shrubs therein; and  
(b) details of the location, number, variety and size of trees and shrubs to be planted, and the phasing of such works.

**Reason:** In the interests of nature conservation and the visual amenity of the surrounding area.

19. That before the development hereby permitted starts, the site shall be fully surveyed by a suitably qualified person to establish the extent of the presence of Japanese Knotweed. All Japanese Knotweed within the site shall be eradicated and disposed of in line with current Scottish Environment Protection Agency guidance, and certification shall be provided to the Planning Authority from a suitably qualified person that this has been done, prior to any development taking place.

**Reason:** To control this invasive plant species which has been identified through the protected species report and to ensure compliance with all relevant legislation.

### **Note to Committee**

**The objectors have requested that a site visit and hearing is conducted prior to the determination of this application.**

### **Background Papers:**

Application form and plans received 9th March 2006 and amended plans received 6<sup>th</sup> and 16<sup>th</sup> June 2006.

Bat and Badger Survey, EnviroCentre received on 12<sup>th</sup> July 2006.

Memo from Transportation Team Leader received 25<sup>th</sup> April 2006 and 4<sup>th</sup> July 2006

Letter from Scottish Natural Heritage received 8<sup>th</sup> May 2006, 26th June 2006 & 1<sup>st</sup> August 2006

Memo from Head of Protective Services received 27th March 2006

Memo from NLC Community Services received 6th April 2006

Letter from NLC Community Services Arboricultural Officer received 2<sup>nd</sup> May 2006

Letter from Scottish Environment Protection Agency received 15th May 2006

Letter from Scottish Water received 21st March 2006

Letter from Protective Services received 17<sup>th</sup> March 2006

Letters from Fiona & Alan Tweedie, 2 St. Winifred's Way, Wishaw, ML2 7NW received 21st March 2006, 30<sup>th</sup> March 2006 and 21st June 2006.

Letters from Mr & Mrs Hugh Windsor, 4 St Winifred's Way, Wishaw, ML2 7NW received 21st March 2006, 29<sup>th</sup> March 2006, 5th April 2006 and 16th June 2006.

Letter from Charles Mann, 6 St Winifred's Way, Wishaw, ML2 7NW received 20th June 2006.

Letters from Mr A Torrance, 75 Glen Road, Wishawhill, Wishaw, North Lanarkshire, ML2 7NP received 21<sup>st</sup> March 2006 and 21st June 2006.

Letters from Margaret Tweedie, 79 Glen Road, Wishawhill, Wishaw, North Lanarkshire, ML2 7NP

received 21<sup>st</sup> March 2006 and 21st June 2006.

Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)  
Burgh of Motherwell and Wishaw Development Plan 1953

Any person wishing to inspect these documents should contact Miss Heather Gebbie at 01698 302102.

Date: 15 August 2006

## APPLICATION NO. S/06/00387/FUL

### REPORT

#### 1. Description of Site and Proposal

- 1.1 Planning permission is sought for the erection of a dwellinghouse and detached garage at land at St Winifred's Way Wishaw. The application site is an area of land measuring 0.15 Hectares. A Right of Way footpath and Wishaw Golf Club bound the site to the west, open space and woodland to the north and residential properties to the south and east. The site slopes in a south - north direction and comprises of a number of mature trees and vegetation.
- 1.2 The applicant proposes to erect a one and a half storey dwellinghouse measuring approximately 147 square metres in area. The dwelling will be 7.1 metres in height and the materials to be used in construction have to be agreed in detail, but are proposed to be stone quoins, render and concrete tiles. The dwelling will sit at a higher level than the public road and be positioned to face onto St Winifred's Way at the same level as the adjacent dwelling, No. 77 Glen Road. It is also proposed to erect a detached double garage 36 square metres in area. The applicant submitted a tree survey showing trees located within the current application site and the surrounding land. A bat and badger survey was also submitted in support of the application.
- 1.3 The applicant originally proposed to construct three two and a half storey dwellings within the application site and the adjoining land to the north. All dwellings would have been accessed from St Winifred's Way. The applicant had submitted a tree survey in support of the application which showed that a total of 14 trees would require to be removed in order to facilitate this development. The applicant has since amended the proposal to one dwelling and a detached garage and has submitted a revised tree survey which shows that all trees within the application site shall be retained.
- 1.4 Prior to the submission of this planning application, the applicant undertook a number of groundworks which included the removal of a number of trees and shrubs. The Committee should note that the existing trees were not protected under planning legislation at that time and were removed under permitted development rights. The Council subsequently assessed the site and considered that the mature trees were worthy of protection. A provisional Tree Preservation Order was served on 27<sup>th</sup> January 2006, which became effective on 28<sup>th</sup> January 2006 for a period of 6 months. The TPO is currently being confirmed as a full TPO by the Council's Legal Services.
- 1.5 It should be noted that there is a current application (Ref. S/06/01153/FUL) for a single storey front extension at No. 77 Glen Road, which is located to the southeast of the application site. This application is still under consideration by the Council.

#### 2. Development Plan

- 2.1 The application site is zoned as Public Open Space in the Burgh of Motherwell and Wishaw Development Plan 1953.
- 2.2 A majority of the site is covered by Policy HSG 8 (Established Housing Areas), with the rest covered by Policy ENV 6 (Green Belt) in the emerging Southern Area Local Plan Finalised Draft (Modified 2001, 2004 & 2005).
- 2.3 Policies ENV 10 (Trees and Woodland Management, HSG 10 (Assessing Applications for Housing Development) and TR13 (Assessing the Transport Implications of Development) are also material considerations in the determination of this application.

### **3. Consultations and Representations**

- 3.1 This application raises no strategic issues and can therefore be assessed in terms of Local Plan policies.
- 3.2 My Transportation Section has no objections to the proposed development subject to appropriate conditions regarding access, footway provision and driveway surfacing.
- 3.3 My Protective Services Section have commented that the construction hours of noise producing works should be limited and suitable dust measures put in place. Furthermore, they have commented that a site investigation survey should be submitted prior to the commencement of any works to confirm that the site is free of any harmful contaminants.
- 3.4 NLC Community Services (Landscaping) and (Conservation & Greening) Sections originally recommended refusal of this application for three dwellings due to the adverse impact on the surrounding trees, fragmentation of woodland and negative impact on the visual amenity of the surrounding residential properties. As indicated at paragraph 1.3 above, the application was subsequently amended to reduce the proposals from three dwellings to a single dwelling. NLC Community Services subsequently altered their comments and indicated that they would have no objection to the proposed development subject to conditions regarding the replacement of any lost trees on a 2 for 1 basis, treatment of Japanese Knotweed, a Protected Species Survey, landscaping with species native to or of a local origin and creation of a wildlife habitat. The Committee should note that the applicant has submitted the Protected Species Survey, which has detected no signs of any protected species within the site.
- 3.5 NLC Community Services Arboricultural Officer has commented that all trees within the site were found to be in a healthy condition and should be retained and protected during construction.
- 3.6 Scottish Natural Heritage (SNH) reserved its position until the submission of a Protected Species Survey (Bats and Badgers) was submitted. A bat and badger survey was duly submitted and SNH accepted the findings of the survey and subsequently have no objection to the proposed development. However they have recommended that any trees or shrubs to be removed or cut down should be done so outwith the bird-breeding season, which is March to September inclusive.
- 3.7 Scottish Water has no objections to the development. They stated that the sewer network assets have adequate capacity to accommodate this development and their general preference is for a SUDS based surface water drainage scheme.
- 3.8 SEPA have no objections to this proposal so long as a connection to the public sewer is available and have recommended that a planning condition is imposed to ensure that a SUDS scheme is installed.
- 3.9 Following the neighbour notification procedure and press advertisement, twelve letters of objection have been received from 5 objectors in relation to this application. The grounds of the representations are as follows:
  - a) Access to the site will be taken from St Winifred's Way. The objector has stated that this is a single lane access road with weight restrictions placed by the Council and any increase in traffic would result in the following: maintenance problems due to the current monobloc road surface in St Winifred's Way, an increase in traffic noise, the parking and passing of other vehicles would affect the level of privacy at the neighbouring properties, manoeuvring problems and



- effect on the visitor parking area outside No 2 St Winifred's Way, and there is currently no pavement on St Winifred's Way.
- b) Previous application at No. 77 refused on grounds of unsuitable access from St Winifred's Way due to volume of traffic existing on that road.
  - c) The addressing of the application as St Winifred's Way, however the application is adjacent to No. 77 and as such could be accessed this way.
  - d) The zoning of the site as Green Belt places restrictions on development at this location.
  - e) The layout of the development is unacceptable, as the house would be built on an elevated position causing overlooking, the loss of privacy and sunlight/daylight levels at the neighbouring properties.
  - f) Felling of trees in an established woodland area, particularly while there is a TPO on the site to protect the trees. The objector considers that the works were carried out by the owner of No. 77 and it is not clear if the application site was ever under the control of No. 77.
  - g) The impact of the development on wildlife present within the site and will therefore affect the outlook of the landscape.
  - h) The area has been a quiet private locale and the development will affect the character and amenity of the surrounding area.
  - i) The disruptions caused during the construction period with heavy plant accessing the site, and possible damage to the stability of the public road and damage to existing trees.
  - j) The owners of No. 77 are no longer in residence and will not be subjected to impact that the development will have on St Winifred's Way.
  - k) The utilities provided through the nearby "Fairways" residential development and access could be taken through there.
  - l) Disruption to water and electricity supplies through construction work from "Fairways".
- 3.10 Some other points of concern related to the initial proposal for 3 houses at this site. These are no longer relevant as the plans have been amended.

#### **4. Planning Assessment and Conclusions**

- 4.1 In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 With respect to local plan policies in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004), the majority of the application site is located within the designation of HSG 8 (Established Housing Areas). Part of the site is covered by Policy ENV6 (Green Belt). Policy ENV 6 presumes against any development that will affect the character and function of the Green Belt, within which there will be a presumption against development other than that directly associated with an appropriate rural use. It is considered that the principle of a residential development is acceptable in this instance, as the application site is land associated with the existing house at No. 77 Glen Road. The development will not result in the loss of any significant area of Green Belt land and, as will be discussed later, no loss of trees would result. The character and function of the Green Belt is therefore not considered to be significantly affected by the proposed development.
- 4.3 Policy ENV 10 (Trees and Woodland Management) of the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005) is a material consideration in the determination of this planning application. This policy seeks to protect and enhance the tree and woodland resource by resisting development proposals which could adversely affect woodland areas, promote planting of sustainable woodland at appropriate locations, encourage the sustainable management of woodlands within a Woodland Management Plan, and declaring Tree Preservation Orders where appropriate. Prior to the submission of this planning application, a number of trees were removed within the application site. Following assessment of the size and condition of the existing mature trees by the Council's Planning & Environment Department, it

was considered that the remaining trees were worthy of protection as they significantly contribute to the amenity of the surrounding area. A provisional Tree Preservation Order was served on the application site and also included the adjoining land to the north and the adjacent property, No 77 Glen Road. As stated at Para's 1.3 and 4.2 above, the applicant originally proposed to construct 3 dwellings within the application site and adjoining land to the north. However following comments received from consultees including the Council's Community Services, it was considered that the proposal would result in a significant amount of tree loss and this would have been detrimental to the character of the surrounding area. It was considered that a smaller scale development of a less intrusive nature, and one which would be positioned in such a way that it would prevent any damage to the mature trees, would be required to safeguard the existing woodland. The applicant duly submitted amended plans for one dwelling and given that there will be no significant impact on the trees, it is considered that the proposal is acceptable. A revised tree survey was also submitted in support of the application and this recommended that all trees within the site be retained, albeit a number of tree works may be required. Planning conditions have been recommended requiring the submission of detailed works relating to the existing trees, planting of any new trees and the long term maintenance and management of the woodland. It is therefore considered that the proposal complies with the criteria contained in Policy ENV 10.

- 4.4 Policy HSG 10 (Assessing Applications for Housing Development) is also relevant to this proposal. This policy requires consideration in respect of the following criteria: environmental impact, measures to ameliorate flood risk, density, detailed design and layout, landscaping and access. In terms of environmental impact, it is considered that the proposed dwelling will have no adverse impacts on the surrounding area. As discussed at paragraph 1.3 and 4.3 above, there will be no tree loss and no detrimental impact on the surrounding woodland. With regards to flood risk, it is considered that there will be no flood risk to the proposed dwelling or the adjoining land. A planning condition is recommended to ensure the provision of a SUDS drainage scheme. With respect to design and layout, there are a number of mature trees within the site, and the dwelling has been positioned to negate any tree loss. The dwelling will be one and a half storeys high and of a design which complements the adjacent properties and will blend in with the locale. In terms of the impact on No. 77, there will be no overlooking or privacy issues and the proposed dwelling will be in keeping with the established building line. Due to the topography of the site, the proposed dwelling will sit at a higher level than the public road, however it will be at the same level as the neighbouring dwelling, No. 77 and will set 35 back metres from the existing houses opposite. The proposed dwelling will have no impact on sunlight and daylight levels at the neighbouring properties and incorporates acceptable vehicular access and parking arrangements within the site. It is therefore considered that the proposal complies with the criteria contained in Policy HSG 10.
- 4.5 In assessing the transportation implications of a development, Policy TR13 applies and this policy sets out criteria, which require to be considered in the determination of this application. My Transportation Section has no objections subject to conditions regarding the access, footway provision and driveway surfacing. These matters can be addressed through the imposition of suitable planning conditions and as such, the proposal is in accordance with Policy TR13.
- 4.6 In terms of the comments received from NLC Community Services, planning conditions are recommended relating to any planting and landscaping scheme and the treatment of Japanese Knotweed. Furthermore, with respect to the comments received from NLC Community Services Arboricultural Officer, planning conditions have been recommended to protect the trees during the construction of the dwelling.
- 4.7 In terms of the consultation responses from Scottish Water and SEPA, the matters raised may be satisfactorily addressed by planning conditions.

- 4.8 With regards to the response from Scottish Natural Heritage, planning conditions are recommended to cover any proposed works to the existing mature trees.
- 4.9 My Protective Services Section has suggested conditions for construction hours, dust suppression measures and the requirement for a site investigation survey. While construction hours and dust suppression measures are not covered by planning legislation, a planning condition is recommended for the submission of a site investigation survey.
- 4.10 In relation to the points of objections I would comment as follows:-
- a) As stated at Para 4.5 above, my Transportation Section have no objections to the application subject to conditions. It is considered that the proposed access is acceptable subject to the construction of a 3 metre wide dropped kerb and a 2 metre wide footway along the frontage of the site. Given that the application is for one dwelling, it is considered that there will be no significant impact on traffic noise, level of privacy, maintenance of the public road, manoeuvrability or visitor parking on St Winifred's Way to warrant refusal of this application.
  - b) There are no records on the planning files which state that planning permission was refused for an application at No. 77. As stated at a) above, the proposed access is considered acceptable.
  - c) The addressing of the application is based on the National Gazetteer System and was registered as St Winifred's Way accordingly and does not affect any matters relating to the point of access.
  - d) While part of the site is zoned as policy ENV 6 (Green Belt), the majority of the site is designated Policy HSG 8 (Established Housing Areas) in the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005). It is accepted that a small part of the Green Belt land is required in order to facilitate this development, however, it is considered that there will be no significant effect on the character and function of the Green Belt at this location as detailed in Para 4.2 above.
  - e) While the proposed dwelling will be built on an elevated position, the house will be located approximately 35 metres from the adjacent dwelling on St Winifred's Way and will not overlook No.77. As such it is considered that there are no overlooking or privacy issues. Having undertaken the relevant sunlight and daylight tests, there will be no significant impact on sunlight and daylight levels at the neighbouring properties to justify refusal of planning permission.
  - f) A number of tree works were carried out on the site prior to the TPO being served. These works included felling of trees and removal of low level vegetation. All works carried out prior to the serving of the TPO were not subject to any planning legislation and such were considered permitted development. No further works have been carried out since the TPO became effective. The applicant purchased the land from the owner of No.77 and carried out all of the above tree works prior to the serving of the TPO.
  - g) A Protected Species Survey was submitted by the applicant in support of the application and this has confirmed that there are no protected species within the site. It is considered that there will be no significant detrimental impact on local wildlife within the area and no significant impact on the outlook of the landscape.
  - h) It is considered that an additional dwelling in St Winifred's Way will not affect the noise levels within the surrounding area. The design of proposed dwelling will be in keeping with the character of the surrounding properties and there will be no loss of woodland. As such, there will be no significant impact on the amenity of the surrounding area.
  - i) Any disruption during the construction period is considered temporary and is therefore not a material consideration in the determination of this application. Planning conditions are recommended to protect the existing trees from any damage during the construction period. Any possible damage to the stability of the public road is a legal matter and is not a reason to warrant refusal of consent.

- j) While the owners of No. 77 are not currently occupying the property, the impact on the neighbouring properties in terms of level of privacy, overlooking and sunlight/daylight levels, including No.77, have been assessed and found to be acceptable.
- k) The "Fairways" residential development currently is being constructed approximately 50 metres to the southwest of the application site. Due to the physical constraints of the site and the Right of Way footpath along the western boundary, no access to the current application site could be achieved through the neighbouring development. As indicated above the proposed site access is considered to be acceptable.
- l) Any disruptions to utilities are not material considerations to warrant refusal of planning permission.

4.11 In conclusion, this application is for one dwelling within an area of land zoned as Policies HSG 8 and ENV 6 in the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005) and covered by a provisional Tree Preservation Order. The loss of Green Belt land is not considered to be significant in this case. Following the submission of a tree survey and Protected Species survey, I am satisfied that the proposed dwelling should not involve any loss of woodland at this location, or adversely affect any Protected Species. It is considered that the proposed dwelling is in accordance with the relevant local plan policies in the Southern Area Local Plan Finalised Draft. The applicant has amended the proposal to address matters relating to the impact on the existing mature woodland and as such, the proposal is considered to be in keeping with the character and amenity of the surrounding area. It is therefore recommended that planning permission be granted subject to conditions.