

Report of the Assistant Director (Planning, Transportation & Highways) to the meeting of Regulatory and Appeals Committee to be held on the 27th August 2020

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Subject:

Planning Application 20/01753/FUL

A full planning application for the demolition of the existing detached bungalow and the construction of 3 dwellings at 9 Clifton Road, Ilkley, LS29 8TT

Summary statement:

Approval is recommended.

Julian Jackson
Assistant Director (Planning,
Transportation & Highways)
Report Contact: Mark Hutchinson
Development Manager
Phone: (01274) 434380
E-mail:
mark.hutchinson@bradford.gov.uk

Portfolio:
Regeneration, Planning and Transport

Overview & Scrutiny Area:
Regeneration and Economy

1. SUMMARY

The application seeks permission for the demolition of an existing detached bungalow and the construction of 3 dwellings on the plot. Notably, this site has had the benefit of planning permission for 3 houses since 2012, and the most recent planning permission for a row of 3 houses was granted in June 2018 and is still capable of being implemented. The new application proposes revisions to the layout and design of the previously approved scheme. There would no greater intensification in the number of dwellings on the plot and there have been no significant changes with regard to the circumstances of the site, the surrounding land or any material changes with regard to planning policy since the previous permission.

The 2018 permission was for a row of 3 townhouses. The current application proposes one detached dwelling and one pair of semi-detached dwellings arranged in a row. Officers consider that the height, scale, design and materials of the new scheme would continue to be appropriate to the character of the area and the pattern of development along Clifton Road. The changes will have no significant adverse effects on the amenity of occupiers of any neighbouring dwellings. The means of access and car parking are acceptable and the 2 additional houses would have no significant detrimental impact on highway safety. There is no identified conflict with national and local planning policies and officers therefore recommend approval of the new application.

2. BACKGROUND

Attached as Appendix 1 is a copy of the Officer's Report which identifies the material considerations of the proposal.

3. OTHER CONSIDERATIONS

None

4. FINANCIAL & RESOURCE APPRAISAL

There are no financial implications for the Council arising from this application.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

No implications.

6. LEGAL APPRAISAL

The determination of the application is within the Council's powers as the Local Planning Authority.

7. OTHER IMPLICATIONS

N/A

7.1 EQUALITY & DIVERSITY

Section 149 of the Equality Act 2010 states that the Council must, in the exercise of its functions "have due regard to the need to eliminate conduct that is prohibited by the Act, advancing equality of opportunity between people who share a protected characteristics and people who do not share it, and fostering good relations between people who share a protected characteristic and people who do not share it. For this purpose section 149 defines "relevant protected characteristics" as including a range of characteristics including disability, race and religion. In this particular case due regard has been paid to the section

149 duty but it is not considered there are any issues in this regard relevant to this application.

7.2 SUSTAINABILITY IMPLICATIONS

There are no sustainability implications.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

There are not considered to be any significant greenhouse gas emissions impacts caused by the proposed development.

7.4 COMMUNITY SAFETY IMPLICATIONS

There are no Community Safety Implications

7.5 HUMAN RIGHTS ACT

Article 6 – right to a fair and public hearing. The Council must ensure that it has taken into account the views of all those who have an interest in, or whom may be affected by the proposal. This is incorporated within the report attached as Appendix 1.

7.6 TRADE UNION

None.

7.7 WARD IMPLICATIONS

There are no Ward implications posed by this development.

8. NOT FOR PUBLICATION DOCUMENTS

None

9. OPTIONS

This Committee has the authority to approve or refuse this development. If Members are minded to refuse this development against officer recommendation, they will need to provide their planning reason(s) in line with adopted planning policies.

10. RECOMMENDATIONS

It is recommended that the Committee accept the recommendation of approval within the report attached as Appendix 1.

11. APPENDICES

Appendix 1: Report of the Strategic Director of Regeneration and Culture.

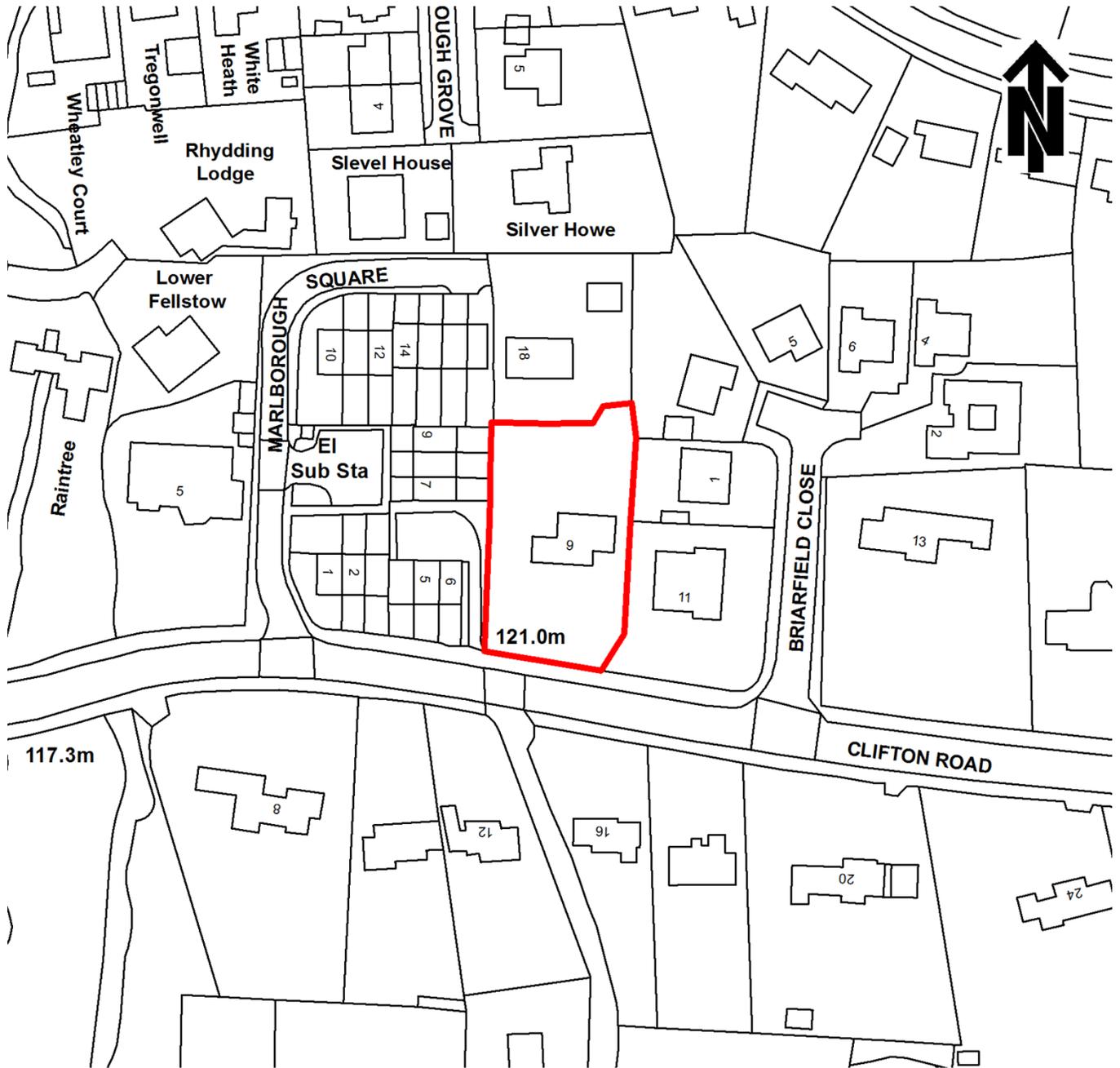
12. BACKGROUND DOCUMENTS

National Planning Policy Framework

The Core Strategy Development Plan Document

The Replacement Unitary Development Plan for Bradford District

20/01753/FUL



1:1,250

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9 Clifton Road
Ilkley
LS29 8TT

Appendix 1

Ward: Ilkley (Ward 14)
Recommendation:
TO GRANT PLANNING PERMISSION

Application Number:
20/01753/FUL

Type of Application/Proposal and Address:

Full planning application for the construction of 3 dwellings at 9 Clifton Road, Ilkley, LS29 8TT.

Applicant:

Mr Mike Smith - Burley Developments Group

Agent:

Halliday Clark Architects Limited

Site Description:

The site is currently occupied by a single detached bungalow. It is located on the north side of Clifton Road, within a suburban residential area on the east side of Ilkley. The existing building sits back from the street frontage and fairly centrally on the plot. It is also set below street level from which a drive access drops gently down to a garage. The bungalow has a north facing dormer window. The perimeters of the site contain semi-mature garden trees, bushes and shrubs and boundary fencing. The site is bordered on the east side by a large, imposing Victorian house at No.11 Clifton Road. To the west is a development of 2-storey houses believed to have been built in the 1970's which are arranged around a cul de sac running to the north called Marlborough Square. The surrounding area is a mature residential suburb characterised by semi-detached and detached dwellings of various ages, types and designs.

Relevant Site History:

18/01124/FUL Demolition of an existing detached dwelling and construction of 3 x townhouses with integral garages. GRANT 05.06.2018

15/00948/FUL Demolition of existing detached dwelling and construction of 3 no. town houses with integral garages GRANT 07.05.2015

12/01147/FUL Demolition of existing detached dwelling and construction of 3 no town houses with integral garages GRANT 01.06.2012

The National Planning Policy Framework (NPPF):

The NPPF is a material planning consideration on any development proposal. The NPPF highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development, which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy

- communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the NPPF suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is not allocated for any specific land-use in the RUDP.

Core Strategy Policies:

HO5 - Density of Housing Schemes
DS1 – Achieving Good Design
DS2 - Working with the Landscape
DS3 – Urban Character
DS4 – Streets for Movement
DS5 – Safe and Inclusive Places
TR2 – Parking Policy
SC8 - South Pennine Moors
EN2 - Biodiversity and Geodiversity
EN7- Flood Risk

Other Policies:

None

Ilkley Town Council:

After full consideration of the additional information brought to the Committee's attention subsequent to its initial submission of 10th June 2020, the Committee continues to recommend approval of this application. However, the Committee would like to add that its approval is now conditional on an assessment of the biodiversity impact the proposed application will have on the nearby moor and that the application be provided with a satisfactory bat survey.

Publicity and Number of Representations:

The application was advertised by individual neighbour notification letters. The publicity expiry date was the 26th June 2020.
10 letters of representation were received.

Summary of Representations Received:

Eight objections have been received which include two from Ilkley Ward Councillors. Both Councillors have referred the application to Area Planning Panel for determination in the event of an officer recommendation to approve.

Two supporting letters have also been received.

8 Objections:

Overdevelopment of the site.

Overlooking at close quarters.

The properties could be located in a different location, further back from the highway.

Loss of vegetation and loss of front boundary wall will impact on character of the area.

The properties will longer have garages. Cars parked on the front drive will be visible and out of character with the area.

Concerns over parking and highway safety.

Pedestrian access will be compromised as the curb will be dropped to allow access.

Properties could be better located on the plot. Further set back from the highway.

No assessment of the impact on biodiversity due to proximity to the moors and no up-to date bat survey.

Not sustainable to demolish the bungalow.

Concerns that the drains will not have capacity for three dwellings.

Impact from surface water drainage.

Asbestos may need to be removed from the site.

2 letters of support:

The impact on amenity is slightly improved in relation to already approved development.

Support is given to the proposed removal of the conifers on the boundary.

Consultations:

Trees Team: No objections and no tree protection conditions are required.

West Yorkshire Police: No objection raised to the proposal but advisory comments are made on specific aspects of the development including boundary treatments, parking, bin storage, windows and doors, and external lighting.

Council's Biodiversity Officer: Raise no objections to the impact on the South Pennine Moors. Updated bat survey is acceptable.

Summary of Main Issues:

1. Principle of Development
2. Design/Scale/Height : Impact on local character and visual amenity
3. Impact on Residential Amenity
4. Highway Safety
5. Biodiversity issues –bats and SPA/SAC
6. Other matters raised in representations.

Appraisal:

Principle of Development

As noted above, for a number of years, the site has had the benefit of planning permission to redevelop this previously developed land at a higher density. There is an extant planning permission for the demolition of the existing dwelling and construction of 3 dwellings (ref: 18/01124/FUL).

This new proposal is, in effect, requesting a variation to the layout and design of that extant planning approval. It seeks to construct one detached house and a pair of semi-

detached houses in lieu of the approved row of 3 linked townhouses.

The principle of residential development at this site has previously been accepted and there have been no material changes in circumstances or planning policy since 2018.

Although unallocated for any specific land-use by the RUDP the plot is clearly previously developed land located in a residential area close to public transport links, schools and services in the Ben Rhydding Local Centre and Ilkley Town centre. It is a sustainable location.

Paragraph 59 of the Revised NPPF urges Local Planning Authorities to boost significantly the supply of new housing and the Bradford Core Strategy reiterates that and emphasises that housing delivery is one of the key issues facing the district. The 5-year deliverable supply currently stands at 2.06 years. In light of the District's housing land supply shortfall it is recognised that this proposal would make a modest contribution towards meeting the need for new housing. There is therefore a presumption in favour of this development unless planning policies that protect areas of particular importance provide a clear reason for refusing the development proposed.

With regard to density of development, Policy HO5 of the Core Strategy states that to deliver housing growth and manage that growth in a sustainable way, developers will be expected to make the best and most efficient use of land. Densities should normally achieve a minimum density of 30 dwellings per hectare. This site is 0.12 hectares in size so the development represents a density of 25 dwellings per hectare.

Arguments from objectors that the scheme represents "over development" would therefore not be justified. The density is below the HO5 policy expectation although it is recognised that a higher density would not be feasible or desirable due to the site constraints and the need to reflect local character. The density proposed would provide for more efficient use than the existing development but at a density which would be representative of the character of the surrounding area. Also, the density is exactly the same density that was found acceptable in 2012, 2015 and 2018. It does not represent over development

Design/Scale/Height – Impact on local character and visual amenity

The design of the proposals is regarded to be in accordance with both Paragraph 130 of the NPPF which requires development to take opportunities for improving the character and quality of an area and Policies DS1 and DS3 of the Core Strategy which similarly require planning decisions to achieve good design and high quality places. Policy DS3 of the Core Strategy seeks to ensure that developments are appropriate to their context and create or reinforce a distinctive character with attractive streetscapes and buildings which offer variety and interest.

The existing bungalow is of very limited architectural merit and there are no objections to its demolition. The proposed dwellings that would replace it are to be sited slightly forward of the position of the existing dwelling on the plot but they would remain on a n alignment set a significant distance back from the street frontage (10 metres). They would harmonise with the alignment of the other dwellings along this north side of Clifton Road, notably the large house to the west (11 Clifton Road) which is taller.

The three new houses would therefore be sited in an infill gap between the modern townhouses around Marlborough Square and the large, steep roofed Victorian house at 11 Clifton Road. The applicant's 'street scene' drawing shows how the new dwellings would form a sympathetic infill of the gap created by demolition of the existing bungalow. The height being comparable to the houses around Marlborough Square but subservient to No.11 Clifton Road. Gaps of 6.5m and 8m to the buildings on either side would be retained. This will keep a reasonable balance of built form and landscaping in order to maintain the character of the street.

The design of the dwellings is sympathetic to the character of the area which includes a variety of ages and styles of houses. A traditional approach to design is proposed. The houses would have steeply peaked gables, vertically proportioned windows and chimneys which would all reflect the characteristics of the Victorian houses in this area.

Proposed materials would be coursed natural stone with a natural blue slate roof.

Design scale, form and materials are all appropriate to the character of the street and Ilkley as a whole. The development is very similar in appearance to what has previously been approved on this site and is considered to fully reflect its context.

Indeed, the new houses would reinforce the distinctive character of this part of Ilkley by producing an attractive stone built housing development which will be much more reflective of the streetscape than the existing dwelling and much better reflect the higher quality buildings of the area such as No 11 Clifton Road. The new development will offer design variety and interest and meets the objectives for good design set out policies DS1 and DS3 of the Core Strategy.

Concerns have been raised about the loss of the front boundary wall and vegetation required to carry out the development. However, the front boundary is an unremarkable low level stone wall and whilst the proposal will result in a more open frontage, the impact on the character of the street would not be significant. Numerous properties along Clifton Road have front drives used for parking and the plans indicate areas of landscaping which will soften the appearance of the parked cars and drive areas.

In terms of Policy DS2 of the Core Strategy, there are no high quality or protected trees on the plot. The agent has submitted supporting information to clarify the extent of proposed tree and vegetation removal and these works are reasonable. No objections have been raised by the Council's Tree Officer.

Impact on Residential Amenity

Policy DS5 of the Core Strategy states that development proposals should make a positive contribution to people's lives through high quality, inclusive design by, amongst other things, not harming the amenity of existing or prospective users and residents.

The relationship of the development to surrounding properties has not changed since the last approval. The overall height of the proposed dwellings and their footprint remain the same and the siting of the dwellings on the plot remains more or less the same, being set approximately 10 metres back from the highway as per the approved plans

The development will continue to retain comfortable gaps to the houses on either side. 6 Marlborough Gardens is located to the west and has a blank side gable wall facing the site. To the east, 11 Clifton Road has a number of what appear to be secondary windows on the side wall facing the site. Although House 3 would be located approx. 3.5 metres closer to the boundary than in the approved scheme, there would continue to be a comfortable gap of approx. 8metres between the two buildings. The eaves height would be comparable to the eaves level of No 11 and the hipped roof design means that as the height increases, the built form would slope away from the common boundary. In view of the continued degree of separation and the nature of the windows in question, the proposal would not have an oppressive effect on the outlook from No 11 Clifton Road. The side elevations of units 1 and 3, facing 6 and 11 Clifton Road respectively do not have windows and so would not result in overlooking at close quarters or loss of privacy to these neighbouring occupants.

To the rear, a very comfortable distance of approx. 26 metres is indicated to the rear boundary with homes to the north.

Concern has been raised regarding potential overlooking and overbearing of properties across Clifton Road to the south. However, the two houses at 14 and 16 Clifton Road are located some 30 metres away from the front boundary of the application site. The proposed new dwellings would be set a further 10 metres back from the highway. This would give a total separation distance of approximately 40 metres which is substantially in excess of what would ordinarily be required between new and existing houses (21 metres).

In addition, although the new dwellings are taller than the existing bungalow, the land is set significantly below street level and Nos 14 and 16 Clifton Road are set at a much higher level reflecting the general north-south slope of the valley side. The scale and massing of the new houses would remain largely comparable to the approved scheme except for the fact that Unit 3 would extend around 3.5 metres further to the east.

As with the previously approved scheme, the 3 proposed dwellings would continue to meet the required separation distances and the generous separation to surrounding houses to south, east, west and north would avoid any harm occurring to the privacy, outlook, daylight and amenity of any of the neighbouring occupants. There is compliance with policy DS5 of the Core Strategy Development Plan.

Highway Safety

The proposed development would be an increase of only 2 dwellings and this is not of a size which would have a significant impact on the established highway network in terms of highway capacity or congestion.

The site access points are safe and suitable for all users. The proposal does result in the loss of the integral garage provision which was previously approved. However, each plot can comfortably provide 2, and possibly 3 cars parked off the highway. Traffic levels on Clifton Road are not significant and the road has generous width that would safely accommodate a degree of visitor parking on street and there are no obvious design deficiencies or gradient issues. The dropping of the curb would not impede pedestrian access along the pavement.

A condition is proposed to require new areas of hardstanding to be made of porous materials or made to direct run-off water from a hard surface to a permeable or porous area within the curtilage of the site. This is to prevent issues with surface water flooding.

Accordingly, for the reasons noted above and without any substantive evidence to justify that the impact of the development on highway safety would be significant, it is considered that proposed development would satisfy the relevant highway safety and accessibility objectives as set out in the NPPF and policies EN7, TR2 and DS4 of the Core Strategy and would not have a detrimental impact on the existing transport network or a detrimental effect on the safety of road users.

Biodiversity

Bats:

It is acknowledged that there is some potential for bats to be present in the existing dwelling which is to be demolished and that all bat species are protected under Schedule II of the Conservation of Habitats and Species Regulations 2017. Policy EN2 of the Core Strategy states that development proposals that may have an adverse impact on important habitats and species outside Designated Sites need to be assessed against the impact it will have on habitats and species as well as the extent to which appropriate measures to mitigate any potentially harmful impacts can be identified and carried out.

The applicant has provided an updated Bat Roost Assessment (dated May 2020), by David Watts Associates to support the application. This survey was conducted at an optimal time to detect presence of bat roosts but did not identify any bats or signs of bats within the existing building and a further dusk emergence survey similarly did not identify any bats emerging from or re-entering the building. It can therefore be concluded that roosting bats are not present in the existing building and no further surveys were deemed necessary. The Council's Biodiversity officer agrees with the recommendations made that the existing building can be safely demolished without a threat to bats.

No signs of nesting birds were identified within the building.

In accordance with recommendations of the Council's Biodiversity Officer, the agent has agreed that each dwelling will be provided with either a bat or bird box in order to provide biodiversity enhancement as per the recommendations of policy EN2 of the Core Strategy.

The South Pennine Moors SPA/SAC:

Core Strategy Policy SC8 sets out how development will be assessed where it lies within Zones A, B, and C of the South Pennine Moors Special Protection Area (SPA) and the South Pennine Moors Special Area of Conservation (SAC). The development is 330m (within 400m) from the SPA/SAC boundary and therefore is within zones A, B and C identified by the policy.

The Policy recognises that additional residential development close to the SPA/SAC could affect its nature conservation interest in three primary ways: the loss of supporting habitat, "urban edge" effects, and through additional recreational pressure. Further work on how to apply this policy to individual planning proposals is currently being carried out as part of the Core Strategy Review including work to assess the appropriateness and size of the

areas identified as Zones A, B and C and regarding the level of protection and/or mitigation required by individual development proposals.

However, the assessment of the same proposal for 3 dwellings in 2018 concluded that impact on the South Pennine Moors SPA/SAC would not be significant. This application is in effect, an amendment to the previously approved development and there would no greater intensification in terms of the number of dwellings or the consequent effects on the SPA/SAC.

An ecological assessment by David Watts Associates has also been submitted by the applicant. This points out that connectivity between the development and the South Pennine Moors is constrained by residential development and due to the distance of the proposed properties from the designated site, there are no foreseeable direct impacts resulting from the net gain of just two additional houses. Secondary impacts resulting from development such as pollution, fly tipping and dog walking would not add appreciably to existing pressures from within Ilkley.

The Council's Biodiversity Officer agrees and is satisfied that there will be no significant impact caused by urban edge effects (Zone A effects) from the development to the SAC/SPA as the application site lies towards the edge of Zone A and there is a substantial amount of intervening urban and suburban land and numerous highways and developments between the site and the moorland. The established routes/paths that would need to be taken in order to reach the moorland would bring the separation distance well in excess of 400metres. These factors mean there is no immediate or direct connection between the site and the SPA/SAC such that likelihood of increased predation by dogs and cats, spread of wildfire and other effects would be negligible.

The development would certainly not result in any loss of supporting foraging habitat (Zone B) due to the land being private garden and due to the presence of trees which tend to discourage moorland bird species nesting or using the land for foraging. Contributions for additional recreational impact from the occupiers of the new dwellings (zone C) are currently obtained through CIL.

An objector has raised questions on grounds of ecology but the Council's Biodiversity Officer has raised no objections on grounds of harm to bats or any adverse effects on the South Pennine Moors SPA/SAC being likely. The proposal does not conflict with policies EN2 or SC8 of the Core Strategy and the development and subsequent use of the site would not have an adverse effect upon the integrity of the South Pennine Moors SPA or SAC.

Other Matters Raised in Representations:

Ilkley Civic Society has said there is no justification provided for the demolition of an existing property. It is argued that the demolition of the existing dwelling is not sustainable. However, Officers disagree. The existing bungalow makes inefficient use of the plot. It is not a heritage asset and, indeed, has very limited design merit. The new development would make better use of the site and help meet District Housing Targets on a site that is within the built up area. The new houses would inevitably be built to far higher standards of insulation and energy efficiency - as required by current Building Regulations. Redevelopment is therefore regarded as sustainable development.

Materials such as asbestos may need to be removed from the site.

Response: This is not a matter that would justify refusal. and would be dealt with by building regulations and other bodies should this material or any other hazardous material be found on site during the demolition.

Concerns over capacity of the drains to accommodate three dwellings.

Response: The net increase would be 2 dwellings and sewer capacity would be considered by Building Regulations and Yorkshire Water. In itself, it would not be an unsurmountable issue and no issues have been raised by relevant drainage bodies in responses to past applications.

EV charging points

It is proposed that a new condition requiring electric vehicle charging points for each dwelling be imposed in line with current policy and as suggested by an objector.

Community Safety Implications:

The proposal has no community safety implications.

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reason(s) for Granting:

The site has extant permission for the construction of 3 dwellings. This application is in effect an amendment to this approved application and there have been no significant changes with regard to the site itself and surrounding land, or with regard to planning policy.

Accordingly, and for the reasons noted above, the amendments here proposed to the already approved development, will have no significant adverse effects on local amenity or the amenity of occupiers of neighbouring properties. The height, scale, design and materials of the proposed dwellings appropriately reflects the character of the area and the means of access and car parking are considered acceptable such that the development would have no significant detrimental impact on highway safety.

The development is considered to accord with Policies DS1, DS2, DS3, DS4, TR2, and DS5 of the Local Plan for Bradford and the requirements of the NPPF are deemed to be satisfied.

Suggested Recommended conditions:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

| Plan Type | Plan Reference | Version | Date Received |
|---------------------|-----------------------|----------------|----------------------|
| Location Plan | 178.72(--)101 | | 15.05.2020 |
| Site Plan | 178.72(--)001 | REV B | 15.05.2020 |
| Floor Plans | 178.72(--)002 | REV D | 15.05.2020 |
| Proposed Elevations | 178.72(--)005 | REV B | 15.05.2020 |
| Proposed Elevations | 178.72(--)006 | REV B | 15.05.2020 |
| Proposed Elevations | 178.72(--)009 | REV A | 15.05.2020 |
| Proposed Elevations | 178.72(--)008 | REV A | 15.05.2020 |
| Proposed Elevations | 178.72(--)004 | REV A | 15.05.2020 |

3. Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. Before any part of the development hereby permitted is brought into use, the off-street car parking facility shall be constructed of porous materials, or made to direct water run-off from a hard surface to a permeable or porous area within the curtilage of the site, and laid out with a gradient no steeper than 1 in 15.

Reason: In the interests of amenity, flood risk and highway safety, and in accordance with Policies TR2 and EN7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

5. Prior to the first occupation of each dwelling, either a bat or a bird box shall be installed, as per the instructions of the manufacturer, within each property.

Reason: To provide a means of biodiversity enhancement in accordance with policy EN2 of the Core Strategy Development Plan.

6. Before the first occupation of each of the dwellings hereby approved, electric vehicle charging points shall be provided with access to a fully operation 3-pin socket on a minimum dedicated 16A circuit, capable of providing a 'trickle' charge to an electric vehicle. Charging points shall be provided via outdoor, weatherproof sockets within easy access of the parking areas, clearly marked with their purpose and retained and kept available for use for the lifetime of the approved development.

Reason: To facilitate the uptake and use of low emission vehicles by future site users and reduce the emission impact of traffic arising from the development in line with Policy EN8 of the Core Strategy Development Plan Document, the West Yorkshire Low Emission Strategy, and the National Planning Policy Framework.