



Rushcliffe  
Borough Council

RUSHCLIFFE BOROUGH COUNCIL  
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

# NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

c/o Agent  
c/o Mr Nick Grace  
GraceMachin Planning & Property  
2 Hollowstone  
The Lace Market  
Nottingham  
NG1 1JQ

**REFERENCE NO :** 20/02785/FUL

**APPLICANT :** c/o Agent

**DEVELOPMENT :** Demolition of existing detached bungalow and erection of detached two storey house.

**LOCATION :** Willowcroft 35 Kirk Lane Ruddington Nottinghamshire NG11 6NN

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 19 November 2020, for the above development hereby in pursuance of their powers under the above-mentioned Act,

## GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. **The development must be begun not later than the expiration of three years beginning with the date of this permission.**

**[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].**

2. **The development hereby permitted shall be carried out in accordance with the following approved plans;**

**Location plans 395 P 16 A dated Oct 20 revised on 02.11.20**

**Block plan 395 P 15 dated Oct 20**

**Proposed site plan 395 P 02 A dated Oct 20 revised on 13.01.21**

**GA (floor) plans 395 P 05 dated Oct 20**

**[For the avoidance of doubt and to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies.]**

- 3. The dwelling hereby permitted shall not be constructed above damp proof course level until details of the facing and roofing materials to be used on all external elevations, together with details of the door and window frames, have been submitted to and approved in writing by the Borough Council. The dwelling shall only be constructed in accordance with the materials so approved.**

**[To ensure the appearance of the development is satisfactory and preserves the character of the Conservation Area, to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policies 1 (Development Requirements) and Policy 28 (Conserving and Enhancing Heritage Assets) of the Local Plan Part 2: Land and Planning Policies.]**

- 4. The dwelling hereby permitted shall not be constructed above damp proof course level until details of an integrated bat box such as a Schwegler 1F Bat tube, or similar, has been submitted to and approved in writing by the Borough Council. (This should be positioned on a southern elevation, over a height of 5 metres, ideally close to the eaves of the new build. The flight line to the box should be unobstructed by vegetation or other structures.) The approved bat box shall be installed within the fabric of the new dwelling during its construction, and retained and maintained as such thereafter.**

**[To ensure that protected species and their habitats are enhanced as a result of the development, in accordance with Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies.]**

- 5. The development hereby approved shall be carried out in accordance with the recommendations as set out in section 7 of the Preliminary Ecological Appraisal by Brindle & Green dated October 2020.**

**[To ensure that habitats are protected and enhanced as a result of the development, in accordance with Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies.]**

- 6. The development hereby approved shall be carried out in accordance with the tree protection measures as approved under condition 4 of planning application 20/02792/RELD.**

**[To protect the health of existing trees and to comply with Policy 37 (Trees and Woodland) of the Local Plan Part 2: Land and Planning Policies.]**

7. The proposed first floor bathroom windows in the eastern elevation of the proposed development shall be permanently fixed shut and fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the windows shall be retained to this specification unless otherwise approved in writing by the Borough Council.

[To prevent unacceptable levels of overlooking on neighbouring properties in the interests of amenity, and to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies.]

8. The dwelling hereby approved shall not be occupied until a 1.8m high close boarded fence has been erected along the whole of the eastern and western site boundaries, as shown on the approved proposed site plan referred to under condition 2 of this approval. Thereafter the fence shall be retained and maintained as such.

[To protect the privacy of neighbouring properties in the interests of amenity, and to comply with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies.]

9. The dwellings hereby approved shall be designed and constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Local Plan Part 2: Land and Planning Policies].

10. Prior to the occupation of the dwelling, a scheme for the provision of electric vehicle charging points shall be submitted to and approved by the Borough Council. The scheme shall provide details of the provision of electric vehicle charging points to serve the dwelling on the site. Thereafter, the dwelling shall not be occupied until such time as it has been serviced with the appropriate electric vehicle charging infrastructure, where practicable, in accordance with the agreed scheme and the apparatus shall be retained for the lifetime of the development.

[To comply with and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Note:-

The application was the subject of pre-application discussions, and advice was provided on the issues which would be taken into consideration in the determination of any future application. Discussions have taken place during the course of the application with the agent with regards to the frontage boundary treatment, and pre-commencement

conditions. After careful consideration the proposal is considered acceptable and is therefore recommended for approval, subject to condition.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

## NOTES TO APPLICANT

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

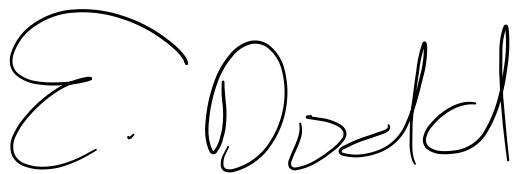
This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

During and post construction, a sensitive lighting scheme should be implemented to prevent disturbance to commuting and foraging bats in the local area. Lighting should be directed away vegetative features within the site and along boundaries, and light overspill of over 1lux should be avoided within these vegetated areas.

If bats are found on site after works have commenced all works must cease and the advice of a suitably qualified ecologist be sought.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. If the site notice is still on display, this should be removed by the applicant. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



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Authorised Officer on behalf of Rushcliffe Borough Council  
18th January 2021

When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary. If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at [www.rushcliffe.gov.uk/buildingcontrol](http://www.rushcliffe.gov.uk/buildingcontrol)