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File No: CHE/17/00488/FUL
Plot No: 2/1702

ITEM 2

PROPOSED PLANNING APPLICATION FOR THE CONSTRUCTION OF A NEW 2 BEDROOM BUNGALOW WITH DETACHED GARAGE AND THE PROVISION OF TWO PARKING SPACES FOR LAND RETAINED FOR 24 DOVEDALE AVENUE AT LAND ADJACENT TO 24 DOVEDALE AVENUE, INKERSALL, DERBYSHIRE, S43 3HT FOR CHAPMAN DEVELOPMENTS LTD.

Local Plan: Unallocated
Ward: Hollingwood and Inkersall

1.0 CONSULTATIONS

Ward Members	No comments
Town/Parish Council	No comments
Environmental Services	No objections
Design Services	No objections
Yorkshire Water Services	No comments
DCC Highways	Comments received – see report
The Coal Authority	Comments received – see report
Urban Design Officer	No objections
Neighbours/Site Notice	One letter of representation received – see report

2.0

THE SITE

2.1

The site the subject of the application comprises land located adjacent to 24 Dovedale Avenue in Inkersall. 24 Dovedale Avenue is a semi-detached, brick-built house, with gardens to the front and rear, and a rather dilapidated lean-to side extension. A sizeable area of land is situated to the South and East of 24 Dovedale Avenue, and part of this land is the site subject to this application. The land is overgrown and covered by grass. A detached single garage is located within this area of land with a drive leading up to it, and timber fences and areas of foliage surround the perimeter of the land. Dovedale Avenue is located to the West of the site, a bridleway is situated to the South of the site, and land outside of the site boundary is situated to the East of the site. 24 Dovedale Avenue shares a boundary with the site, and 28 Castleton Grove is situated beyond land outside of the site boundary to the East of the site. The site can be accessed via the driveway on Dovedale Avenue, and other neighbouring residential properties are situated to the North, East, and South of the parcel of land.





3.0 **RELEVANT SITE HISTORY**

- 3.1 A pre-application enquiry was submitted in January 2016 with regards to possible residential development on the area of land. It was advised that there may be scope for up to two or three dwellings on the land.

3.2 Outline application CHE/16/00218/OUT for a residential development of 3 dwellings with description amended on 24th May 2016 was approved by Planning Committee on 13.06.2016.

4.0 **THE PROPOSAL**

4.1 A full planning application has been made for the construction of a new 2 bedroom bungalow with detached garage and the provision of two parking spaces for land retained for 24 Dovedale Avenue.

4.2 Extensive clearance of the site and the demolition of the detached single garage would be required to cater for this proposed development. It has also been indicated that part of the curtilage of 24 Dovedale Avenue, to the South of this property, would be used for the proposed development and that the existing side extension attached to the side of 24 Dovedale Avenue would be demolished. A layout, footprint and elevations have been provided. The plans indicate that a single storey bungalow would be constructed on site, with a single garage to the rear. The bungalow is proposed to measure approximately 6.5M in height, 8.7M in width and 10.5M in depth, with a pitched roof and canopy to the front elevation. The dwelling is proposed to be constructed using facing brickwork, roof tiles and UPVC windows, doors and rainwater goods. The front of the property is proposed to face Dovedale Avenue, to the West of the site, and the dwelling would be set back from this road by approximately 3.5M. A pitched roof single garage is proposed to be situated to the North East of the site, and would be constructed using the same materials as the house. The garage is proposed to measure approximately 3.5M in height, 3M in width and 5.5M in depth.

4.3 The new dwelling is proposed to comprise lounge, dining kitchen, double bedroom, double en-suite bedroom, bathroom, hallway and storage area. Windows and doors are proposed to the South and West elevations, obscure glazed windows with restricted openings are proposed to the North elevation, and windows, doors and French doors with stepped entrance are proposed to the East elevation. The plans indicate that the dwelling would be accessed via a new

driveway from Dovedale Avenue, to the West of the site, with parking provision for at least 2 cars. The plans indicate that a new driveway with parking provision for at least 2 cars would also be provided to the Southern side of 24 Dovedale Avenue, in order to serve this property. The layout indicates that areas of garden would surround the new dwelling. The new dwelling would be situated approximately 2.7M away from the boundary with 24 Dovedale Avenue, to the North of the site, and 5.7M from the property itself. The dwelling would be situated approximately 11M from the rear boundary to the East of the site, and the proximity with the boundary to the South of the site would vary between

5.0 **CONSIDERATIONS**

5.1 **Local Plan Issues**

5.1.1 The site is situated within the built settlement of Hollingwood and Inkersall. This area is predominantly residential in nature, and is situated in close proximity to areas of green open space. Having regard to the nature of the application, policies CS2 and CS18 of the Core Strategy and the wider National Planning Policy Framework (NPPF) apply. In addition, the Councils Supplementary Planning Document on Housing Layout and Design 'Successful Places' is also a material consideration.

5.1.2 Policy CS2 (Principles for Location of Development) states that when assessing planning applications for new development not allocated in a DPD, proposals must meet the following criteria / requirements:

- a) adhere to policy CS1
- b) are on previously developed land
- c) are not on agricultural land
- d) deliver wider regeneration and sustainability benefits
- e) utilise existing capacity in social infrastructure
- f) maximise walking / cycling and the use of public transport
- g) meet sequential test requirements of other national / local policies

All development will be required to have an acceptable impact on the amenity of users or adjoining occupiers taking into account noise, odour, air quality, traffic, appearance, overlooking, shading or other environmental, social or economic impacts.

- 5.1.3 Policy CS18 (Design) states that all development should identify, respond and integrate with the character of the site and its surroundings and development should respect the local character and the distinctiveness of its context. In addition it requires development to have an acceptable impact on the amenity of neighbours.

In addition to the above, the NPPF places emphasis on the importance of good design stating:

'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

- 5.1.4 In addition to the above, in July 2013 the Council adopted 'Successful Places' which is a Supplementary Planning Document which guides Sustainable Housing Layout and Design. The development proposed should be assessed against the design principles set out in this supporting document.

- 5.1.5 The proposed development site is situated within walking and cycling distance from Inkersall centre and is located on land that has been partially previously developed. The site is located within a built-up area where new housing development would be considered appropriate in principle. As such, this proposed development site is considered to be sufficiently sustainable for a development of this nature.

5.2 **Design and Appearance (Inc. Neighbour Effect)**

- 5.2.1 Having regard to the siting of the proposed dwelling, the development would impose the greatest degree of change to 24 Dovedale Avenue. The new dwelling is proposed to be sited forward slightly of this neighbouring property, with a similar rear projection. It is not considered that these plans would result in any significant adverse impact on 24 Dovedale Avenue. Although this neighbouring property has first floor side windows, these are largely obscure glazed, the properties would be situated almost 6M away from each other, and the height of the proposed new dwelling would be relatively modest. It is not therefore considered that these plans would result in any significant loss of light or outlook. It is worth highlighting that a full outlook would remain from windows to all other elevations within this property, and that the applicant owns 24 Dovedale Avenue. The relatively modest height of the new property along with the level of separation would also ensure that there would be no significant issues in terms of overshadowing or an overbearing impact on 24 Dovedale Avenue. The use of windows with obscure glazing and restricted opening lights to the North elevation would also ensure that there are no issues in terms of overlooking.
- 5.2.2 It is not considered that these plans would result in an adverse impact on any other neighbouring properties, as there are no other dwellings situated within close proximity. It is considered that the design and materials are appropriate to the locality, and that the proposed new dwelling would have no adverse impact on the character of the street scene. There is a mix of housing styles on Dovedale Avenue, and it is not considered that a brick-built bungalow with a pitched tile roof would appear out of keeping in the area.



- 5.2.3 The plans indicate that the proposed new dwelling and the existing property at 24 Dovedale Avenue would have gardens that meet the requirements of the 'Successful Places' SPD in terms of size. Further information is required with regards to boundary treatments, bin storage and landscaping, and as such a condition shall be imposed requiring the submission of these details for approval.
- 5.2.4 Overall it is accepted that development of this nature on adjoining neighbouring land that was only partially previously developed would impose an impact upon boundary sharing neighbours. In this instance there is however a case to argue that this impact will be minimal due to the level of separation, and the relationship between properties.
- 5.2.5 On balance, it is considered that the impact of the development on neighbouring properties is sufficiently mitigated such that a refusal of planning permission could not be warranted. On the basis of the proposed plans I do not consider that this proposal would cause any major issues in terms of overlooking, overshadowing or an overbearing impact.

- 5.2.6 In the context of the provisions of Policies CS2 and CS18 of the Core Strategy and the material planning considerations in relation to neighbour impact, it is concluded that the plans would not impact upon the privacy and/or outlook of the adjoining and/or adjacent neighbours and are acceptable in terms of these policies.
- 5.2.7 Overall the principle of this scheme is considered to be of an appropriate design, siting and scale which appropriately responds to site parameter constraints to protect neighbouring amenity. Overall the proposed development is considered to be appropriately sited and scaled to respond to the provisions of policies CS2 and CS18 of the Core Strategy and the wider SPD.

5.3 **Highways Issues**

- 5.3.1 Highways were consulted on the application and made comments. Highways stated that 'it is assumed the existing property is no more than three bedroomed for which two off-street car parking spaces would be acceptable. Two spaces would also be acceptable for the proposed dwelling. I have also consulted with colleagues in the Public Transport Unit and Traffic regarding the notes on the proposed site layout plan in relation to the carriageway bus stop markings. The applicant should be aware that on the as submitted basis it is not considered that alterations are required and a single yellow line would not be considered.
- 5.3.2 Highways stated that subject to the above, there are no objections to the proposal and it is recommended that the following conditions are included in any consent.
1. Notwithstanding the submitted information, no alterations shall be carried out to the bus stop markings on the carriageway of Dovedale Avenue and single yellow lines will not be considered.
 2. Before any other operations are commenced, the existing access to Dovedale Avenue shall be modified in accordance with the application drawings, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height

(0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

3.The proposed dwelling shall not be occupied until such time as space has been laid out within the site curtilage for the parking of vehicles and replacement parking has been provided for the existing dwelling has been provided in accordance with the revised drawing approved under Condition 1 above.

4.There shall be no gates or other barriers on the accesses/driveways.

5.The proposed accesses/driveways to Dovedale Avenue shall be no steeper than 1 in 12 over their whole length.

5.3.3 Having regard to the principles of policies CS2 and CS18 of the Local Plan in respect of highway safety it is not considered that the development proposals pose any adverse risk to highway safety. Parking standards stipulate that two allocated parking spaces should be provided for dwellings with up to three bedrooms, and these can be comfortably accommodated both for 24 Dovedale Avenue and the proposed new dwelling.

5.4 **Water/Drainage**

5.4.1 Design Services (Drainage) were consulted on this application and raised no objections. It was stated that the applicant proposes to discharge of surface water via a soakaway, the applicant should provide infiltration test results and calculations in accordance with BRE Digest 365 to demonstrate that this is a suitable solution. As such a condition shall be imposed requiring the submission of drainage details for approval.

5.5 **Land Condition / Contamination**

5.5.1 The site the subject of the application is currently garden /partially developed and therefore land condition and contamination need to be considered having regard to policy CS8 of the Core Strategy.

- 5.5.2 The Council's Environmental Health team has reviewed the proposals and commented that they have no objections to the proposals. It has been considered that a condition should be imposed placing restrictions on the hours of construction in the interests of protecting the amenity of neighbouring properties.
- 5.5.3 In respect of potential Coal Mining Risk, the site the subject of the application lies within the Red Referral Area. A Coal Mining Risk Assessment was submitted and the Coal Authority was consulted on this application. The Coal Authority stated that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth.
- 5.5.4 The Coal Authority stated that we note that we responded to a proposal on the same site under your reference CHE/16/00218/OUT in a letter to the LPA dated 26 July 2016. At this time the application was supported by a Coal Mining Risk Assessment prepared by Terry Lee Associates which recommended that intrusive site investigations are carried out on site. Although we note that the current application is not supported by this Risk Assessment the author of the Design and Access Statement does make reference to it and the need to carry out intrusive site investigations in order to establish the exact situation in respect of coal mining legacy issues on the site. The nature and extent of these intrusive site investigations should be agreed with the Permitting Section of the Coal Authority as part of the permissions process. In the event that shallow mine workings are encountered, The Coal Authority considers that due consideration should also be afforded to the potential risk posed by mine gas to the proposed development. The findings of the intrusive site investigations should inform any remedial measures which may be required.

5.5.5 The Coal Authority stated that they consider that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development. In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.

5.5.6 The Coal Authority stated that a condition should therefore require prior to the commencement of development:

- * The submission of a scheme of intrusive site investigations for approval;
- * The undertaking of that scheme of intrusive site investigations;
- * The submission of a report of findings arising from the intrusive site investigations;
- * The submission of a scheme of remedial works for approval; and
- * Implementation of those remedial works.

5.6 **Community Infrastructure Levy (CIL)**

5.6.1 Having regard to the nature of the application proposals the development comprises the creation of a new dwelling and the development is therefore CIL Liable.

5.6.2 The site the subject of the application lies within the medium CIL zone and therefore the CIL Liability has been calculated (using calculations of gross internal floor space [GIF]) as follows:

Plot	New GIF sqm	Existing to be demolished sqm	Calculation	Total
1	91.5	33.6	58 x £50	£2,900
Total				£2,900

6.0 REPRESENTATIONS

6.1 As a result of neighbour notification, one letter of representation was received from 5 Bluebell Close. The letter states that the proposed development would result in a loss of trees, an adverse impact on wildlife, air pollution, a reduction in the use of the adjoining public footpath, a loss of privacy, a decrease in property values, visual impact, impact on health, and a loss of garden space.

6.2 ***In response to these comments, there is no indication that these plans would result in any loss of trees, and there is no evidence to indicate how the proposed development would have an adverse impact on wildlife or air pollution. There is nothing to suggest that the proposals would result in a reduction in the use of the adjoining public footpath, and this would not constitute a planning consideration. It is considered that the design, level of separation, and the relationship between properties would ensure that there would be no significant adverse visual impact or affect on the privacy of any neighbouring properties. The point with regards to a decrease in property values would not constitute a planning consideration, and there is no evidence to indicate how the proposed development would have an adverse impact on health. It is acknowledged that the proposed development would result in the loss of some garden space, however the plans indicate that the proposed new dwelling and the existing property at 24 Dovedale Avenue would have gardens that meet the requirements of the 'Successful Places' SPD in terms of size.***

6.3 In response the applicant comments that outline permission has already been given for 2 houses on the site and this is now replaced with a 2 bed bungalow and detached garage, drive and pleasant garden with no houses to the front or rear. To the south is a bridle path and the houses adjacent to this are at a higher level with 8 foot fencing. At present the land is in a bad state, overgrown with brambles and a derelict garage with no roof and the wood fencing has long since rotted away. This leaves the site open for fly tipping. Mattresses and household rubbish is a constant problem. This is difficult to deal with attracting vermin and dog fouling which is not good for Dovedale Avenue residents. The development will greatly improve the area and would not interfere with any resident and would make the place a much nicer place to live.

7.0 **HUMAN RIGHTS ACT 1998**

7.1 Under the Human Rights Act 1998, which came into force on 2nd October 2000, an authority must be in a position to show:

- Its action is in accordance with clearly established law
- The objective is sufficiently important to justify the action taken
- The decisions taken are objective and not irrational or arbitrary
- The methods used are no more than are necessary to accomplish the legitimate objective
- The interference impairs as little as possible the right or freedom

7.2 It is considered that the recommendation is objective and in accordance with clearly established law.

7.3 The recommended conditions are considered to be no more than necessary to control details of the development in the interests of amenity and public safety and which interfere as little as possible with the rights of the applicant.

7.4 Whilst, in the opinion of the objector, the development affects their amenities, it is not considered that this is harmful in planning terms, such that any additional control to satisfy those concerns would go beyond that necessary to accomplish satisfactory planning control

8.0 **STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT**

8.1 The following is a statement on how the Local Planning Authority (LPA) has adhered to the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 in respect of decision making in line with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF).

8.2 Given that the proposed development does not conflict with the NPPF or with 'up-to-date' Development Plan policies, it is considered to be 'sustainable development' and there is a presumption on the LPA to seek to approve the application. The LPA has used conditions to deal with outstanding issues with the development and has been sufficiently proactive and positive in proportion to the nature and scale of the development applied for. Pre application advice was provided.

8.3 The applicant / agent and any objector will be provided with copy of this report informing them of the application considerations and recommendation / conclusion.

9.0 **CONCLUSION**

9.1 The proposals are considered to be appropriate in principle, design, scale and form and would be in keeping with the character of the surrounding area and would not have a significant unacceptable impact on the amenities of neighbouring residents or highway safety. The location of the proposed development site is sufficiently sustainable, is in a built up area and is adequately served by public transport and amenities. As such, the proposal accords with the requirements of policies CS2, CS10, CS18 and CS20 of the Core Strategy and the wider National Planning Policy Framework.

9.2 Furthermore subject to the imposition of appropriate planning conditions the proposals are considered to demonstrate wider compliance with policies CS7, CS8, CS9 and CS10 of the Core Strategy and the wider NPPF in respect of Highways, the Coal Authority and materials. This application would be liable for payment of the Community Infrastructure Levy.

10.0 **RECOMMENDATION**

10.1 That a CIL Liability notice issued as per section 5.6 above.

10.2 That the application be **GRANTED** subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans with the exception of any approved non material amendment.
3. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority.
4. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
5. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing

by the Local Planning Authority shall be used as part of the development.

6. Work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.
7. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.
8. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include;
 - The submission of a scheme of intrusive site investigations for approval;
 - The undertaking of that scheme of intrusive site investigations;
 - The submission of a report of findings arising from the intrusive site investigations;
 - The submission of a scheme of remedial works for approval; and
 - Implementation of those remedial works
9. Details of the proposed site cross sections showing existing and proposed land levels and the proposed finished floor level of the dwelling shall be submitted to the Local Planning Authority for consideration and written approval. Only the approved details shall be incorporated as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

10. No development shall take place until full details of both hard and soft landscape works, bin storage and boundary treatments have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.
11. Prior to occupation of the development hereby approved the side windows in the North elevation shall be obscure glazed with a minimum obscurity level of 3 as referred to in the Pilkington Texture Glass Range leaflet, or nearest equivalent as may be agreed in writing by the Local Planning Authority. The obscured glazing shall be maintained as such thereafter.
12. Notwithstanding the submitted information, no alterations shall be carried out to the bus stop markings on the carriageway of Dovedale Avenue and single yellow lines will not be considered.
13. Before any other operations are commenced, the existing access to Dovedale Avenue shall be modified in accordance with the application drawings, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
14. The proposed dwelling shall not be occupied until such time as space has been laid out within the site curtilage for the parking of vehicles and replacement parking has been provided for the existing dwelling has been provided in accordance with the approved plans.
15. There shall be no gates or other barriers on the accesses/driveways.
16. The proposed accesses/driveways to Dovedale Avenue shall be no steeper than 1 in 12 over their whole length.

Reasons

1. The condition is imposed in accordance with section 51 of the Planning and Compensation Act 2004.
2. In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.
3. To ensure that the development can be properly drained and In the interest of satisfactory and sustainable drainage.
4. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
5. The condition is imposed in order to ensure that the proposed materials of construction are appropriate for use on the particular development and in the particular locality.
6. In the interests of residential amenities.
7. In the interests of the amenities of occupants of adjoining dwellings.
8. In the interests of coal mining legacy and safety
9. In the interests of residential amenities.
10. The condition is imposed in order to enhance the appearance of the development and in the interests of the area as a whole.
11. To safeguard the privacy of adjoining residents
12. In the interests of highway safety
13. In the interests of highway safety
14. In the interests of highway safety

15. In the interests of highway safety
16. In the interests of highway safety

Notes

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy, Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
2. The Highway Authority recommends that the first 5m of the proposed accesses/driveways should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.
3. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

4. There is a Public Right of Way /Bridleway number 61 on the Derbyshire Definitive Map for the area). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533262.
 - Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.
 - If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 01629 533190 for further information and an application form.
5. Car parking provision should be made on the basis of 2 spaces per unit for 2-3 bedroom dwellings and 3 spaces per unit, of which no more than 2 shall be in line, for a 4/4+ bedroom dwelling. Each parking bay should measure a minimum 2.4m x 5.5m with adequate space behind each space for manoeuvring.
6. If planning permission is granted for the development which is the subject of this notice, liability for a Community Infrastructure Levy (CIL) payment is likely to arise. Persons with an interest in the land are advised to consult the CIL guide on the Chesterfield Council Website (<http://www.chesterfield.gov.uk/planning-and-building-control/planning-services/community-infrastructure-levy.aspx>) for information on the charge and any exemptions or relief, and to submit the relevant forms (available from www.planningportal.gov.uk/cil) to the Council before commencement to avoid additional interest or surcharges. If liable, a CIL Liability Notice will be sent detailing the charges, which will be registered as a local land charge against the relevant land.