

ITEM 1

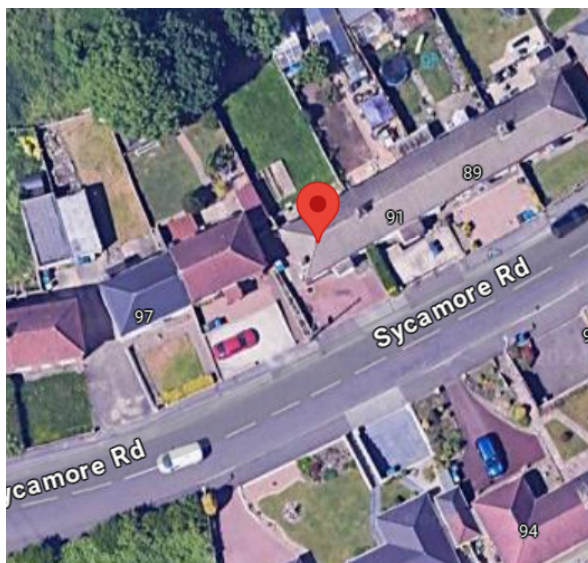
ALTERATIONS TO FRONT ELEVATION, FRONT PORCH CANOPY, TWO STOREY REAR EXTENSION, RAISED PATIO AND PRIVACY SCREEN AND NEW VEHICULAR ACCESS (REVISED DRAWINGS RECEIVED 03.04.2024) AT 93 SYCAMORE ROAD, HOLLINGWOOD, CHESTERFIELD FOR MR D UNWIN AND MISS R SMYTH

1.0 CONSULTATION RESPONSES

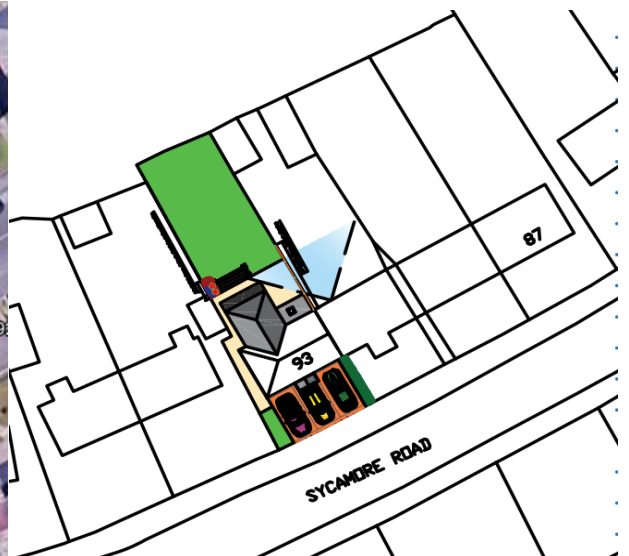
Ward Members:	No representations received
Local Highway Authority	no highway implications – comments regarding parking layout – see report.
CBC Estates Team	No comments received
Representations	7 letters of representation received from 3 residential properties – see section 6.0 of report

2.0 THE SITE

2.1 The site subject of this application is situated on the north side of Sycamore Road. The host dwelling is a two storey end of terrace. The surrounding streetscene is residential, characterised by properties of the same age and architectural style. The host dwelling is faced in brick and render with a hipped roof form. The property is served by existing dropped kerb and off-street parking for two vehicles.



Aerial photograph of site from Google ©



Extract of location plan ©



Site photographs

3.0 SITE HISTORY

3.0 No planning history for application site

4.0 THE PROPOSAL

4.1 The application proposes alterations to front elevation, front porch canopy, 2 storey rear extension and raised patio.

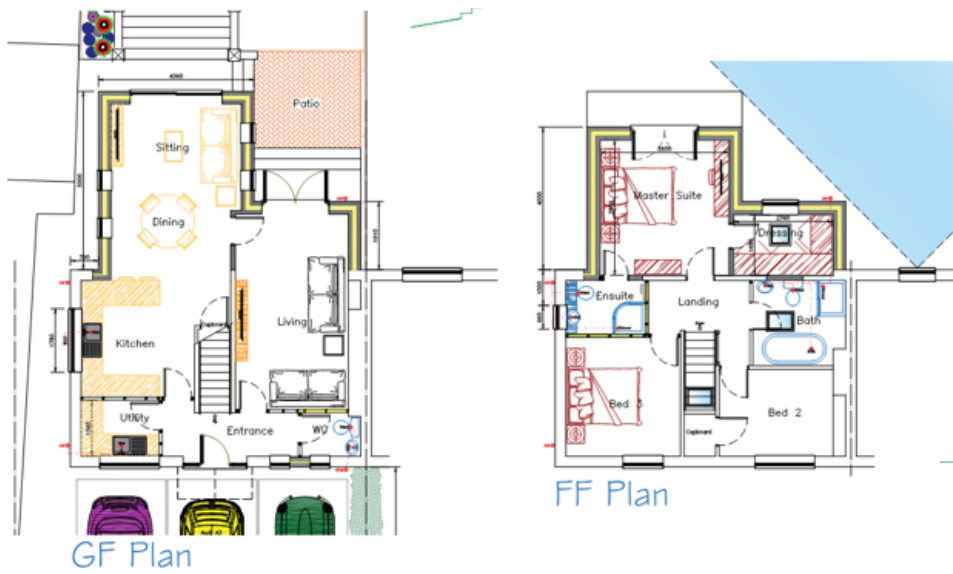
4.2 The Local Planning Authority raised concerns regarding the initial submission and the overall projection of the two storey extension and introduction of a dual pitched roof form with gable end. It was also highlighted that the plans appeared to suggest a level site with direct access to the garden level, however it is clear from the site that the ground slopes away and a raised platform or steps would be required to access the garden from the patio doors within the extension. Revised plans were subsequently submitted including a raised patio with privacy screens to the eastern and western boundaries.

4.3 The submitted revised plans reduced the rearward projection of the two storey extension to 4m at first floor with a hipped roof form to reduce the overall massing of the proposal. In addition the application description was amended in the interests of clarity with revised plans detailing a lower level patio, amended privacy screening and sections. In response to the comments made by the Local Highways Authority the entrance porch has been amended to be a cantilever canopy with supporting posts removed.

4.3 The application is therefore assessed on the basis of the revised plans. The revised plans propose a two storey rear extension formed of an 'L-shape' design with maximum rearwards projection of 5m at ground floor and 4m at first floor. The proposed extension will be

formed of a hipped roof form and flat roof component. The flat roof structure is situated adjacent to the adjoining property (No 91) and has a rearwards projection of 1.9m overall. The proposal will enable the internal re-configuration of the dwelling and will create a sitting/dining room to the rear with main bedroom and dressing room at first floor. The proposal will retain the current number of bedrooms (3 overall). The exiting porch will be replaced with an open timber structure. Alterations to the existing window arrangement are also proposed as indicated on the submitted plans.

Proposed Ground and First Floor Plans



Proposed Elevations



5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that, 'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'. The relevant Development Plan for the area comprises of the Chesterfield Borough Local Plan 2018 – 2035.

5.4 Chesterfield Borough Local Plan 2018 – 2035

CLP1 Spatial Strategy (Strategic Policy)

CLP2 Principles for Location of Development (Strategic Policy)

CLP14 A Healthy Environment

CLP16 Biodiversity, Geodiversity and the Ecological Network

CLP20 Design

CLP22 Influencing the demand for travel

5.5 National Planning Policy Framework 2021

Part 2. Achieving sustainable development

Part 4. Decision-making

Part 9. Promoting sustainable transport

Part 12. Achieving well-designed places

Part 15. Conserving and enhancing the natural environment

5.6 Supplementary Planning Documents

Successful Places' Residential Design Guide

6.0 CONSIDERATION

6.1 Principle of Development

6.1.1 The application site is within a residential area where works to a domestic property are considered to be generally acceptable in accordance with policies CLP1 and CLP2, subject to consideration under policies CLP14, CLP16, CLP20 and CLP22 of the Local Plan, as well as the wider objectives of the NPPF.

6.2 Design and Appearance of the Proposal

Relevant Policies

6.2.1 Local Plan policy CLP20 states in part; all development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context respect the character, form and setting of the site and surrounding area by virtue

of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials.

Considerations

- 6.2.2 The revised plans propose a two storey rear extension, new open timber front porch and alterations to the front elevation of the dwelling and raised patio. The proposed two storey extension is L-shaped in character comprises of a hipped roof and flat roof structure. The hipped roof design reflects the host dwelling and the flat roof element has a modest rearwards projection of 1.9m and will not be visible from the public highway. The host dwelling is faced in render and brick, the rear extension is indicated to be render which reflects the existing material palette.
- 6.2.3 The proposal works are considered to be appropriately designed and would not cause adverse impacts on the visual amenity and character of the area. The proposal will therefore accord with the design provisions of policy Local Plan policy CLP20.

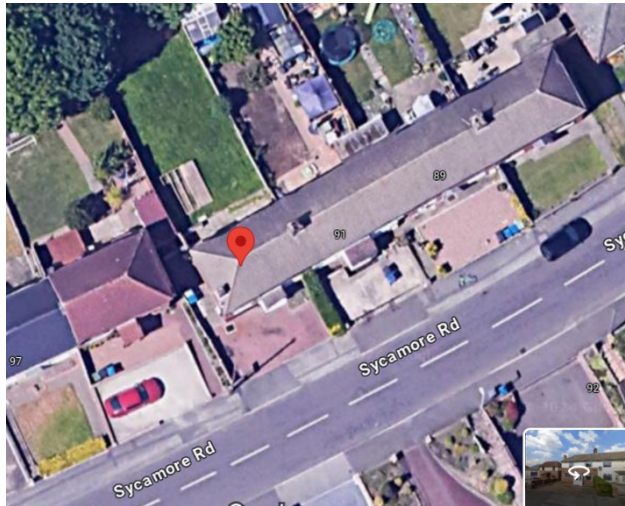
6.3 Impact on Neighbouring Residential Amenity

Relevant policies

- 6.3.1 Local Plan policies CLP14 and CLP20 require development to have an acceptable impact on the amenity of users.

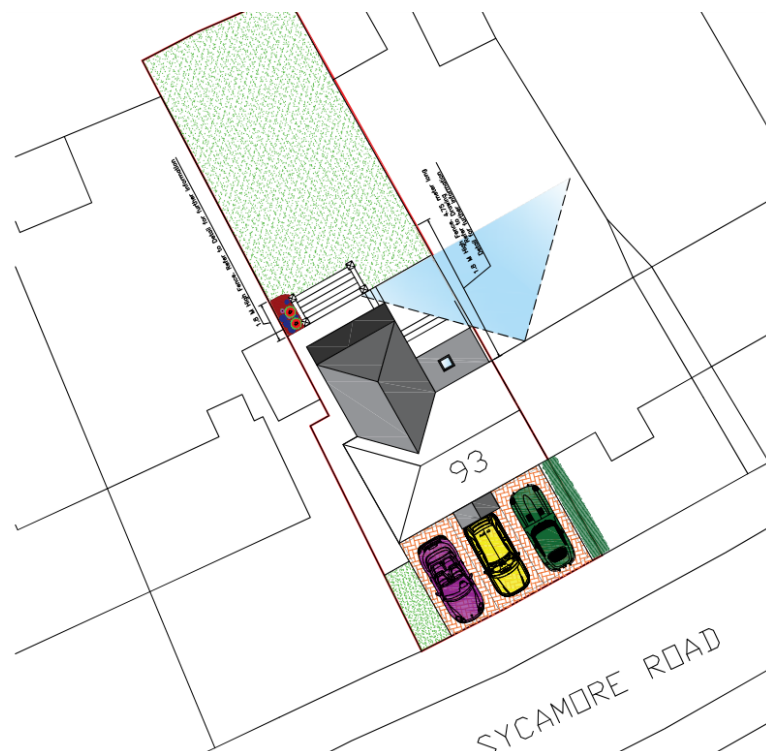
Considerations

- 6.3.2 The application seeks consent for a two storey rear extension which has a maximum rearwards projection of 5m at ground floor. Potential impacts arising from the proposal are considered to be directed towards the immediate neighbours, of which letters of objections have been received from the three closest properties.
- 6.3.3 No 93 is the end property in a terrace of four two storey dwellings (No's 87 to 93 Sycamore Road). The terrace is uniform in character with consistent building line. To the west/north west of the site is No 95 Sycamore Road, a semi-detached two storey dwelling which is set back further north, creating a stepped building line. (see aerial photo below)

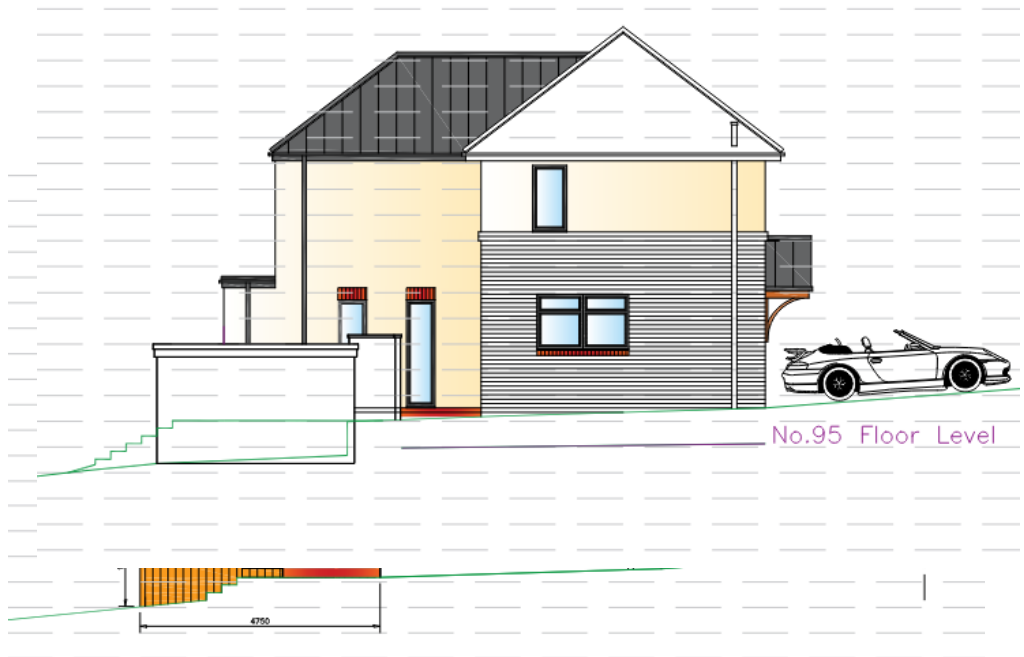
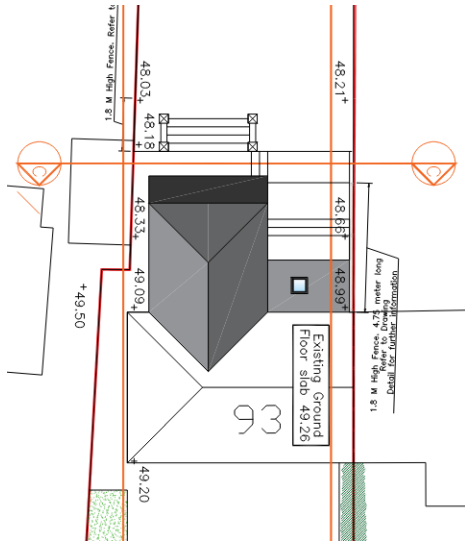


- 6.3.4 No 93 is elevated above No 95 which sits at a comparatively lower level. Additional separation is evident between No 93 and 95 with an existing detached flat roof outbuilding serving No 95, situated adjacent to the western boundary of the application site. The site also slopes away towards the northern boundary and as such the host dwelling is elevated above the garden level.
- 6.3.5 The application has been revised in response to concerns raised by the Local Planning Authority regarding the scale of the extension. The roof form of the extension was amended to a hipped design to reduce the massing and scale of the proposal and the first floor footprint was set back by 1m to limit adverse impacts of overshadowing.

Amended Site Plan



- 6.3.6 The first floor of the two storey extension will extend approximately 1.3m beyond the rear elevation of No 95 (taken from the original rear elevation of No 95) and with a separation distance of approximately 3.5m between the existing side wall of No 95 and the proposed side wall of No 93. It is acknowledged that the proposal will have an impact on No 95 in terms of light with a degree of overshadowing to the east as the sun rises until it passes the extension. The projection of the extension of 1.3m at first floor beyond the rear of No 95 is considered to be an improvement on the original submission, combined with the introduction of a hipped roof form to reduce the overall height and massing of the proposal. Whilst the scheme is considered to be on the upper limits of acceptability, on balance the revised plans are considered to be acceptable.
- 6.3.7 The proposal will also impact on the adjoining dwelling No 91. No 91 is situated to the east of the application site, therefore the existing dwelling is considered to limit direct sunlight by virtue of the orientation. It is acknowledged that the proposal will have an impact on No 91 in terms of light with a degree of overshadowing to the west as the sun passes the extension and sets. The two storey extension immediately adjacent to the boundary with No 91 has a modest rearwards projection 1.9m and is formed of a flat roof.
- 6.3.8 In response to concerns raised by the Local Planning Authority the propose raised patio has been reduced considerably with steps down from the house to a lower level as illustrated on the submitted sections. To protect the amenity of the adjoining neighbours a 1.8m high privacy fence is proposed to prevent overlooking from the patio and new extension. The introduction of a fence will have a visual impact for the neighbours given that the existing boundary is currently approximately 1m high. The fencing will also be elevated due to the additional height created by the raised patio see submitted elevational drawings below;



- 6.3.9 The application proposes alteration to the existing property and installation of new windows. A new window is proposed to the side (west) elevation of the original property at ground floor level, at ground floor windows can be installed under permitted development therefore this aspect of the scheme is not controlled as part of the application. A first floor window is also proposed in the side elevation for an en-suite bathroom, this window will need to be installed with obscure glazing and it is recommended that a condition be imposed controlling this matter in the interests of clarity. Two new windows are also proposed at ground floor in each side elevation of the extension, the windows to the east will be partially screened by existing built form. It was highlighted that the windows were missing from the elevational drawing, this has been amended as part of the revised drawings. The view from the ground floor windows in the extension to the west are considered to be restricted by the staggered building line, in this context the site potential impacts of direct overlooking and loss of privacy are not considered to be sufficient to warrant a refusal.
- 6.3.10 On balance the proposal will not result in a loss of light or privacy such that refusal of the case is warranted. The proposal will therefore accord with the provisions of policies CLP14 and CLP20 of the Local Plan.

6.4 Impact on Biodiversity

- 6.4.1 Local Plan policy CLP16 states that all development will “protect, enhance, and contribute to the management of the boroughs ecological network of habitats, protected and priority species ... and avoid or minimise adverse impacts on biodiversity and geodiversity and provide a net measurable gain in biodiversity.” The NPPF in paragraph 174 requires decisions to ‘minimising impacts on and providing net gains for biodiversity’.
- 6.4.2 The proposal is considered to be a minor householder development and does not result in the loss of an existing species rich habitat area. It is recommended a condition be imposed requiring an enhancement be installed prior to the occupation of the development such as; landscaping or a bird or bat box to be addressed by the applicant.
- 6.4.3 Subject to conditions as set out above the proposal is considered to accord with the provisions of policy CLP16 of the Local Plan.

6.5 Highway safety and parking provision

- 6.5.1 Local Plan policies CLP20 and CLP22 require consideration of parking provision and highway safety.

- 6.5.2 The existing dwelling is served by a dropped kerb and hardstanding to the site frontage. The dropped kerb is positioned towards the western boundary of the site. Sycamore Road is a classified road the application does not specifically state that they wish to extend the dropped kerb across the entire site frontage. In addition the proposal will not result in an increase in the number of bedrooms overall (retain 3 bedrooms) therefore there is no requirement for the applicant to provide additional parking.
- 6.5.3 The Local Highways Authority were consulted on the scheme and raised no objections to the extension or front porch noting that the porch appears to have been in situ for some years. The Highways Officer continued to say whilst the application does not indicate that any alterations are proposed to the parking or access arrangements, the parking layout to the front of the site, as shown on the submitted plans, does suggest that the whole site frontage is to be used for parking. The site has one vehicular access adjacent to the neighbouring property, no. 95. If, as shown on the submitted plans, the whole site frontage is to be used for parking 3 cars at 90 degrees to the carriageway, there is insufficient space between the porch and the highway boundary to accommodate a car without encroaching across the public highway and obstructing the footway. The applicant will be required to apply to Derbyshire County Council to extend the dropped kerb across the whole site frontage under S184 of the Highways Act 1980; however, the applicant should be aware that this may not be approved due to the potential for a parked vehicle to obstruct the fronting footway
- 6.5.4 The revised plans submitted have amended the design of the porch by removing the supporting posts and introducing a cantilevered canopy to increase the size of the parking space directly in front of the entrance door. The dwelling is already served by a dropped kerb with hardstanding on the site frontage. There is scope to provide an adequately sized parking space in front of the new w.c at 5.3m in length, however it is noted that the space directly in front of the entrance is smaller at approximately 4.7m. As the application site is located on a classified road the applicant will be required to apply to Derbyshire County Council under the S184. The proposal is considered to accord with the provisions of policies CLP20 and CLP22 of the Local Plan.

7.0 REPRESENTATIONS

- 7.1 At the time of writing this report 9 letters of representation have been received from 3 residential properties. Neighbour were re-consulted on

the revised plans, however letters received so far state that their objections to the scheme remain. The main concerns raised in the letters are summarised below;

- loss of natural light/overshadowing
 - scheme will result in loss of light to garden and rear of property as sun rises from the front and passes over the back gardens. Extension will block light to garden during morning hours whilst the sun rises and remain blocked until midday
 - At the moment the properties have sunlight for a reasonable duration of the day however if approved even during the summer months most of the garden will be in shade and rear rooms will be poorly lit.
 - Result in a adverse impact on use of garden including drying clothes, issues with moss/algae and impact on plants and enjoyment of garden
 - Development will impact recently laid patio and will encourage moss to grow on it
 - it is clear that a triangle has been placed on the documentation to try and justify the light that will still have access to our neighbours at number 91 Sycamore road. The triangles do not actually show anything, no figures or understanding of the light that will restrict our garden either. This is a double storey extension. The overshadowing that the extension would make could create issues for our allotment and where our children play in the mornings, meaning we would only gain late afternoon sunshine and no longer in the morning.
 - Even with the 1.8m high fencing we are still having issues with how overshadowed our property is going to be. The extension goes to the end of our shed. The patio will then be directly next to our multipurpose area. The length of the extension alongside the patio impacts our property negatively through this layout.
 - Projections of light/view on the plans is not accurate which is shown from the centre of my French doors when in fact it goes to the right side and misses the door completely, there is a legal right of light and this does not comply with it. Will impact how much light comes on and into my property and doesn't take into account the seasonal variations in daylight. The diagrams clearly show how much loss of light there would be if the extension is approved, a big part of my garden will never see sunlight again impact plants and allowing moss to grow causing slippery dangerous surfaces.
- Extension will impact privacy and enjoyment of home.
 - With the double story extension and patio in the planning we are now going to have no privacy. We are going to be over

looked and overshadowed, from both the side of their property with the kitchen windows as well as the back of our property with the double extension. As we have mentioned previously, we could understand a single story extension in keeping with other properties along Sycamore road, but not to this extent

- Size of extension
 - Extension is not proportionate to size of property and would be a dominant feature.
 - Dimensions are not in proportion to the size of the terraced house to comply with permitted development rights.
 - Size and scale of extension is imposing and will limit enjoyment of property
- Disruption arising as a result on building works – concerns regarding working hours, parking during build period/construction activity
- Impact on property prices
- Shared drains on the site
- Approving the scheme would set a precedent
 - Precedent would be set allowing other neighbours the opportunity to do the same resulting in others living in permeant shade.
 - There have been no ground and first floor extensions on this side of the road on Sycamore, extension have been ground floor level which allows sunlight to neighbouring properties. Rear extensions on neighbouring streets are around 3m projections with flat roof design reducing the impact on their neighbours.
- Highways and parking
 - the plans haven't been altered to identify the front of the property where the highways agency have identified that 3 cars are unable to park on the property and amendments to the plans need to be made.
 - the highways comment on the vehicles at the front of the house represent the true size of the front of the building. Nor does it support the new front porch that is being created. At present it is evident that only 2 vehicles can use it.
 - there cannot be 3 cars parked on the front of this property. It is not wide enough. The drawings do not reflect the true size of the property and the impacts that the terrace property extension would have on its neighbours. This was picked up by the highways team in the original documentation and doesn't seem to have been addressed in the drawings
- Location of windows
 - when looking at the location of the window on the side elevation, this alters our privacy on our property and would

require us to suffer financially having to create a plant border or additional fencing to block the view our neighbours would have directly onto our property

- Plans do not address concerns/objections
- Access for development and proximity to neighbouring properties
 - the side of the house with the access to the rear of the property is not reflected in the ratio to size of the actual access route. The brick boundary that exists is a lot closer to the rear of the original building which we believe will bring issues when the building is being created.
 - Alongside this is how the materials, steel joists, plant etc will gain access to the rear of the property, given the small entrance into their rear garden without damage to our outbuilding and boundary wall. The plans do not truly reflect the size of the extension on any of plans created
- Proposed fencing
 - the 1.8m fencing is of no concern when there is going to be a 2 storey building overhanging and overshadowing our property. Although it makes a huge difference to the light that will already block our neighbours at number 91
 - The proposed 6ft fence will take more light away from my garden and patio area
- Accuracy of drawings
 - concerned about the length of the extension and the bordering wall we have, which does not seem to be reflected in the drawings. The length of the gap into the garden is still not accurate, alongside the gap next to the extension. The wall on our border runs at the length of the original house. The gap is around 1m, if that. The extension looks to run at around a quarter of the width of the gate gap, which would again, mean we are going from having space, to a double story building creating further overshadowing. We do not feel that the measurements are accurate enough to reflect the true size of the extension.
- Proposal exceeds permitted development rights – in length, width, height of apex of roof, is close to the boundary on both sides and should only go to the height of the original house eaves, again not within permitted development rights
- Loss of privacy from raised patio - would allow a birds eye view over gardens which would be intimidating and not considerate or neighbourly given young children play in the garden. Neighbours privacy should be respected.

7.2

Officer comments

- ***The above comments have been noted***

- ***Loss of natural light/overshadowing, impact on residents – see section 6.3***
- ***Size of extension – see section 6.2 and 6.3***
- ***Disruption from building works – is a non-material planning consideration and therefore cannot be given weight in the determination of the application***
- ***Impact on property prices - is a non-material planning consideration and therefore cannot be given weight in the determination of the application***
- ***Shared drains – building over or in proximity to drains will be dealt with by the building control process***
- ***Approving scheme would set a precedent – each application is considered and judged on its own merits and based on the specific site context***
- ***Highways and parking – see section 6.5***
- ***Location of side elevation windows – see section 6.3***
- ***Access for building works and proximity to boundary – this would be a private matter between the relevant properties. The Party Wall Act will be of consideration for the parties.***
- ***Fencing and loss of privacy from raised patio – concerns regarding height and scale of fencing noted. The revised scheme includes an amended patio design to reduced the length of privacy screening required. It is necessary to note that under permitted development rights householders can install fencing up to 2m in height on the boundary without requiring planning permission. The patio will be required to have privacy screening up to 1.8m in height to protect the privacy and amenity of the neighbours.***
- ***Development not in accordance with permitted development rights – the application is for full planning permission as the works proposed exceed permitted development rights.***

8.0 HUMAN RIGHTS ACT 1998

- 8.1 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
- 8.2 The action in considering the application is in accordance with clearly established Planning law and the Council's Delegation scheme. It is

considered that the recommendation accords with the above requirements in all respects.

9.0 STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT

9.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and the National Planning Policy Framework (NPPF, 2023) as the proposed development does not conflict with the NPPF or with 'up-to-date' policies of the Local Plan, it is considered to be 'sustainable development' to which the presumption in favour of the development applies.

9.2 The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant in order to achieve a positive outcome for the application.

10.0 CONCLUSION

10.1 Overall the proposal is considered to be acceptable in accordance with the above mentioned policies of the Local Plan.

11.0 RECOMMENDATION

11.1 It is therefore recommended that the application be **GRANTED** subject to the following conditions:

11.2 Conditions

Timeframe for implementation

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

Reason - The condition is imposed in accordance with section 51 of the Planning and Compulsory Purchase Act 2004

Approved plans

2. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non-material amendment or discharge of condition application. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

- Site and Location Plan, drawing number 01 Revision f
- Plans As Proposed, drawing number 03 Revision F

- Boundary visibility screen, drawing number 04 Revision B
- Site Level Survey, drawing number 05 Revision A
- Site Section AA and BB, drawing number 06 Revision A
- Site Section CC, drawing number 07 Revision A
- Site Level Survey, drawing number 05 Revision A

Reason - In order to clarify the extent of the planning permission for the avoidance of doubt.

Biodiversity enhancement

3. Within 2 months of the commencement of the development hereby approved, a scheme for biodiversity and ecological enhancement measures shall be installed/integrated into the development/planted on site. The ecological enhancement measures shall thereafter be retained and maintained throughout the life of the development.

Reason - In the interests of achieving a net measurable gain in biodiversity in accordance with policy CLP16 of the adopted Chesterfield Borough Local Plan and to accord with paragraph 186 of the National Planning Policy Framework. See informative note 3 below.

Obscure glazing to en-suite window

4. Prior to the development hereby permitted being occupied/brought into use the first floor en-suite window in the west elevation shall be installed with obscure glazing and with no opening part being less than 1.7 metres above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed the glazing shall be retained as such thereafter.

Reason - To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with Local Plan policies CLP14 and CLP20.

Privacy screen to patio

5. Prior to the development hereby permitted being occupied/brought into use the privacy screens as detailed on drawing Boundary visibility screen, drawing number 04 Revision B shall be installed and shall thereafter be retained as such for the life of the development

Reason - To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with Local Plan policies CLP14 and CLP20.

11.3 Informative Notes

01. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
02. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

03. In accordance with condition 4 above appropriate ecological/biodiversity enhancement measures shall include but shall not be limited to:
- bird/owl/bat boxes
 - (Locating your nest box: Whether fixed to a tree or a wall, the height above ground is not critical to most species of bird as long as the box is clear of inquisitive humans and prowling cats. If there is no natural shelter, it is best to mount a box facing somewhere between south-east and north to avoid strong direct sunlight and the heaviest rain. The box should be tilted slightly forwards so that the roof may deflect the rain from the entrance.
 - You can use nails to attach the box directly to a tree trunk or branch; or you can use rope or wire wrapped right around the box and trunk (remembering to protect the trunk from the wire cutting into it by using a piece of rubber underneath it). Both methods are satisfactory, but annual maintenance is easier if the box is wired and can be taken down easily for cleaning.
 - The number of nest boxes which can be placed in a garden depends on the species you wish to attract. Many species are fiercely territorial, such as blue tits, and will not tolerate another pair close by; about 2 to 3 pairs per acre is the normal density for blue tits. Other species, such as the tree sparrow, which is a colonial nester, will happily nest side-by-side.
 - Do not place your nest box close to a bird table or feeding area, as the regular comings and goings of other birds are likely to prevent breeding in the box.)
 - (Locating your bat box: Bat boxes should be positioned at least 3 metres above the ground (5 metres for noctules) in a position that receives some direct sun for part of the day, with a clear flight path to the box, but preferably also with some tree cover nearby as protection from the wind. In the roof eaves, on a wall or fixed to a tree are all suitable sites.)
 - biodiversity enhancing planting and landscaping including trees, hedges and native species, wildflower planting and nectar rich planting for bees and night scented flowers for bats

- measures to enhance opportunities for invertebrates including bug hotels/log piles, stone walls including a programme of implementation and maintenance
- holes in fences and boundary treatment to allow species such as hedgehog to move across the site
- bee bricks