

Land adjacent to 11 Station terrace, Seven Sisters – Construction of detached bungalow and associated parking

Site History

The application site gained full Planning approval for a new dwelling in July 2017. The development was subsequently completed on the 25th of October 2024 with a final certificate sign-off by the Private Building Inspector known as TOTAL BUILDING CONTROL. Subsequently all aspects of Building work and drainage are completed to British standard.

Whilst the development was started within the 5 years of the Decision notice, there was a failure on the part of the land owner to submit details relating to a pre-commencement condition relating to capture and release of reptiles. This new Planning Application seeks to address this breach. The condition in question can be seen below:

(3) Prior to the commencement of development including any vegetation clearance a method statement for dealing with reptiles, which shall include details of a capture and release programme if reptiles are discovered shall be submitted to and approved in writing by the Local Planning Authority. The capture and release programme should be implemented prior to vegetation clearance.

Reason In the interests of nature conservation.

The new application will be accompanied by a GI statement to provide ecological enhancement.

It has also transpired that the dwelling has not been built in accordance with the approved plans and the rear garden has been terraced. This application is therefore for the retention of the dwelling as built along with the terraced retaining structure to the rear of the plot.

SAB Legislation

During the time when the previous planning application was passed, 2017, the SAB approval took effect in 2019. Whilst the development was only recently completed it was started prior to the adoption of the Sustainable Urban Drainage Systems in 2017, some two years in advance. There is subsequently a full drainage system in place which has been completed and signed off for Building Control Approval. Therefore whilst this planning application seeks to regularise a breach of ecological condition, it is considered unreasonable to ask the applicant to look to retrospectively install a SuDs system given the current drainage system is fully operational in-situ.