



Committee and date
Central Planning Committee
18 September 2014

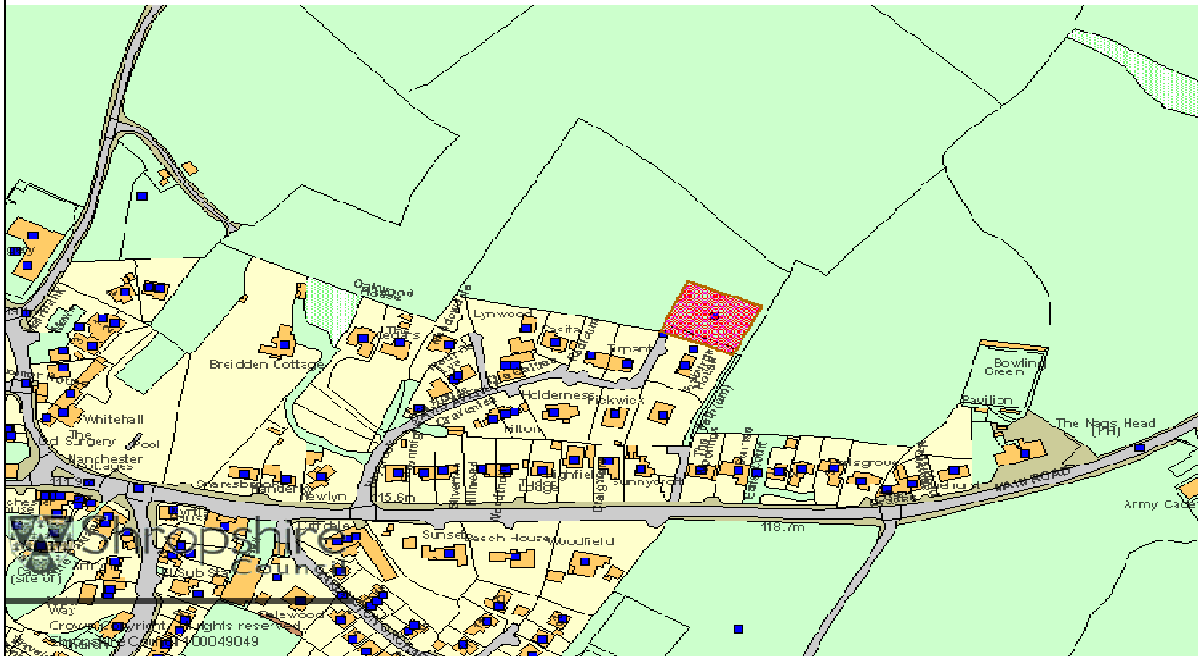
Development Management Report

Responsible Officer: Tim Rogers
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Summary of Application

Application Number: 14/02303/OUT	Parish: Pontesbury
Proposal: Outline application (access for approval) for the development of two (open market) dwellings; formation of vehicular access	
Site Address: Development Land North East Of David Avenue Pontesbury Shrewsbury Shropshire	
Applicant: Mr S Lakelin	
Case Officer: Nanette Brown	email: planningdmc@shropshire.gov.uk

Grid Ref: 340452 - 306170



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Contact Tim Rogers on 01743 258773

Recommendation:- Grant Permission subject to a Section 106 Legal Agreement to secure an off-site affordable housing contribution and the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks outline planning permission for the development of two open market dwellings including access to the site. All other matters (landscape, scale, appearance and layout) are reserved for future consideration.
- 1.2 Illustrative site plans have been submitted with the application that show two dwellings situated at the end of a turning head, with turning space for a fire appliance indicated. To the east of the site the existing public footpath is shown to run along outside the edge of the site.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The proposed development site forms part of a larger agricultural field located directly to the north of Tasburgh House, which is currently the last complete dwelling located along the avenue. To the north side of Tasburgh House a new dwelling is now being constructed, whose northern side elevation runs up close to the southern side of the site.
- 2.2 The identified development boundary for Pontesbury runs along the garden edges of Tasburgh House and along the southern side of the application site area, so that the application site sits outside of the boundary.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 Pontesbury Parish Council have submitted a view contrary to officers recommendation for approval and the locally elected member has also requested determination of this application by committee. The Area Manager in consultation with the committee chairman or vice chairman and the Local Member agrees that the Parish Council and Local Member have raised material planning issues and that the application should be determined by committee.

4.0 Community Representations

- Consultee Comments

SC Highways – Planning Officer comments

As this is a private drive the Highway Authority would only have an interest in the junction with the public highway and have no powers over the private driveway itself. There are no apparent issues with the junction on to the A488 and the proposed development would not result in any substantial increase on the numbers of vehicles using the access/private drive.

The Highway Authority has not made a formal response to the consultation on this one, but do advise that the private drive is of a sufficient standard to support the additional two dwellings proposed and a refusal contrary to this is very likely to be unsustainable at appeal.

SC Drainage: No objections

Drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission were to be granted.

SC Rights of Way – No objections

The application correctly identifies the location of the public footpath and indicates that it will be retained on its current alignment with a minimum width of 3.5m. We would raise no fundamental objection to the proposal however the proposal would lead to a further enclosure of what has been an open field edge path. I would have some concerns that the exclusion of livestock could result in upgrowth problems and that the enclosure might also prevent walkers from deviating around muddy patches in poor weather. We would prefer to see the enclosed section of path provided with a compact stone surface (not necessarily for the whole 3.5m width) to mitigate these potential problems and would welcome a dialogue with the developer in this regard. We would further recommend that the boundary treatments alongside the path are designed so as to provide for some overlooking of the path, at least from the upper storeys of properties, in order to provide for some natural surveillance to deter any anti-social behaviour that could disturb residents or users of the path.

Shropshire Fire and Rescue: No objections

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Services Fire Safety Guidance for Commercial and Domestic Planning Applications which can be found using the following link:

<http://www.shropshirefire.gov.uk/planning-applications>

SC Ecology – No objections subject to conditions.

SC Affordable housing – No objections

Core Strategy Policy CS11 requires all open market residential development to contribute to the provision of affordable housing. If this development is considered to be acceptable then in accordance with the adopted Policy any consent would need to be subject to a Section 106 Agreement requiring an affordable housing contribution. The contribution will need to accord with the requirements of the SPD Type and Affordability of Housing and will be set at the prevailing percentage target rate at the date of a full application or the Reserved Matters application.

Pontesbury Parish Council: Conditional support

Further comments submitted on 22/7/14:

I see from the planning application that Shropshire Fire & Rescue have responded with reference to a document on their website. The Parish Council is very concerned that the Fire Service physically looks at this site. The practical movability based on the layout dimensions is very relevant as we are very concerned that it would not be possible to access this site and this must be considered prior to any approval and not at building regulation stage.

I would be grateful if you could let me know when the Fire Service has agreed to a site visit.

Further comments submitted on 8/7/14:

Pontesbury Parish Council modifies its earlier comments in the light of new information concerning traffic problems on David Avenue. It supports the view that a dangerous situation exists regarding large vehicles which will be exacerbated by the proposed development. The Council's earlier support for the scheme is now conditional upon the following:-

1. Consultation with Fire and Rescue Service to confirm that a satisfactory access exists along David Avenue to the proposed development, particularly the tight bend that exists at the top of the Avenue opposite Tasburgh House.
2. A hammer head turning space is provided within the new development to ensure that large vehicles can turn and exit easily.

Initial comments submitted: 4/6/14

Pontesbury Parish Council supports this application. Although the present narrow access along David Avenue is far from satisfactory and there is uncertainty regarding legal rights of access to the proposed development it was considered that these drawbacks did not outweigh significantly the advantages of a very sustainable site. However the Parish Council would be strongly opposed to a larger development in this area because of the unsuitable access and other sites with good access have been identified during the SAMDev consultations.

- Public Comments

26 letters of objection from 15 addresses have been received summarised below:

Access:

The proposed access is off David Avenue, a narrow (at no point can two vehicles pass) unadopted road; two new dwellings would create issues regarding parking, traffic and safety on the Avenue; the avenue is at saturation point in terms of vehicles accessing the avenue; the applicants have never used this right of access until this planning application was submitted; the avenue is too narrow to accommodate access for emergency vehicles, particularly fire engines; avenue contains right angled bends that prohibit access; the bin lorries do not travel to the end of the avenue as it becomes too narrow; current building works at the end of the avenue illustrate how unsuitable the avenue is for any further development.

Proposed use:

The development of two dwellings would result in pressure for further development of the remainder of the field; SAMDev should be given some greater weight in consideration of this application; consider that Shropshire does have a 5 year land supply; this is proposed piecemeal development of the existing green field site, a poorly designed urban extension intrusive in its setting; other allocated sites in Pontesbury should be developed first

Drainage:

The site would need to be connected to the shared private sewer that runs along to the Severn Trent sewer on Shrewsbury Road.

Footpath:

The indicated permissive footpath would run close to the side elevation of the new dwelling currently under construction (Shalom) and would result in a significant loss of privacy to its future occupants, with opportunities for overlooking through the windows that will be in that north elevation of the building.

Two letters of support from one address have been received and are summarised as follows:

Pontesbury, like the rest of the UK, has a housing shortage and this development will provide two new homes; the two new homes will not result in a significant increase in traffic volume; note that since the development of Shalom house was allowed this proposed development should also be allowed; the NPPF allows for consideration of sites that are in or adjoining villages and rural settlements; future uses of the remaining field is not a relevant consideration.

5.0 THE MAIN ISSUES

Principle of development
Access & Highway Safety
Design/Visual Impact
Residential Amenity
Loss of Agricultural Land
Ecology/Trees

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight. Paragraph 12 of the NPPF states that 'Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise'

6.1.2 With regards to housing development paragraph 49 of the NPPF states that:

'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

and that:

'Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Following the submission of the SAMDev Final Plan to the Planning Inspectorate at

the end of July, the Council's position is that it has identified sufficient land that will address the NPPF 5 year housing land supply requirements. In the calculation of the 5 years' supply, the Council recognises that full weight cannot yet be attributed to the SAMDev Final Plan housing policies where there are significant unresolved objections. Full weight will be applicable on adoption of the Plan following examination but, even as that document proceeds closer to adoption, sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF, as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. However, with a 5 years' supply including a 20% buffer and supply to meet the considerable under-delivery since 2006, existing planning policies for the supply of housing are not out-of-date by virtue of NPPF para 49 and these provide the starting point for considering planning applications.

- 6.1.3 The site is outside of the Pontesbury Development Boundary as defined by Saved SABC Local Plan Policy HS3. Shropshire Council has an adopted Core Strategy and CS4 which outlines that housing development that is of a scale that is appropriate to the settlement will be allowed in villages in rural areas that are identified as Key Centres and also Community Hubs and Clusters within the SAMDev DPD.
- 6.1.4 Pontesbury along with Minsterley have been included as a 'Key Centre' and the Pre-Submission Draft includes a development boundary. This site is just outside the development boundary for Pontesbury and therefore allowing this proposal would be contrary to the emerging SAMDev DPD and contrary to the PCs aspirations regarding the location of new development within the village. However prior to the adoption of the SAMDev DPD there is still a strong presumption in favour of sustainable sites for housing where any adverse impacts do not significantly or demonstrably outweigh the benefits of the development as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration.

The key factor in determining this proposal is therefore assessing whether the proposal would represent sustainable development and whether it is an acceptable scale and design appropriate for the village of Pontesbury.

- 6.1.5 Pontesbury is a large village that is located to the south west of Shrewsbury located on the A488 that leads south west towards Minsterley and Bishops Castle. There are a range of services and facilities within the village, including a secondary school, local shops and restaurants, a post office, playing fields and public house. The village is serviced by a regular bus service from Shrewsbury. The site is located at the north eastern end of the village, with David Avenue accessed directly off the A488 and it is considered that these services are all within an easy walking distance of the application site. It is therefore considered that the site is situated in a sustainable location with regard to accessibility and proximity to essential day to day services without over reliance or long journeys by private motor car.

6.1.6 However 'sustainable development' isn't solely about accessibility and proximity to essential services but the NPPF states that it is 'about positive growth – making economic, environmental and social progress for this and future generations'. In paragraph 7 of the NPPF it states that these three dimensions give rise to the need for the planning system to perform a number of roles:

- ② an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ② a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ② an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.1.7 Economic role – The proposal will help boost the supply of housing in Shropshire and will provide local employment for the construction phase of the development supporting small local builders and building suppliers. The provision of two additional houses will also support local businesses as future occupiers will access and use local services and facilities. The provision of more homes will create a stimulus to the economy and address the housing shortage. The proposal will also make a financial contribution to the supply of affordable housing in addition to a CIL payment which will provide financial contributions towards infrastructure and opportunities identified in the Place Plan.

6.1.8 Social role – Villages need to expand in a controlled manner in order to provide support for and maintain the level of services and facilities available in the village and surrounding area. The NPPF positively encourages the siting of housing in smaller settlements where it will support facilities within the settlement and those nearby, thereby helping to retain services and enhancing the vitality of rural communities. Providing housing will support and maintain existing facilities and will benefit both the existing and future residents and help meet the needs of present and future generations. As part of the SAMDev consultation process Pontesbury Parish Council has put the village forward as part of a Key Centre with sites identified within Pontesbury Village for housing. It is considered that the additional 2 dwellings now proposed would not provide any significant additional pressure on services over what is envisaged for Pontesbury that would render them unable to sustain services for residents.

6.1.9 Environmental role – The site has no heritage, cultural or ecological designation. Whilst it is currently utilised as open agricultural it has little ecological value. The proposal would have no adverse impact on wildlife and the ecological value of the site could potentially be improved by relevant conditions. In addition the proposal

would help contribute to a low carbon economy as the site is reasonably accessible to local services and facilities on foot or by cycle and by public transport to the array of services, facilities and employment opportunities in Pontesbury, Minsterley or Shrewsbury.

6.2 Access & Highway Safety

- 6.2.1 The site is proposed to be accessed via the shared private roadway, named David Avenue. This access road already serves several houses and is of a single vehicle width, joining with the northern side of Shrewsbury Road, the A488, as it enters the built area of Pontesbury. The application details confirm that the applicants considers that they have a legal right of way to access their land via David Avenue and have also now included the avenue within the application site red outline joining onto the public highway and have served notice of the application on all parties located along David Avenue.
- 6.2.2 The majority of the objections received to this proposal relate to concerns held by the existing residents of David Avenue regarding the safety of the use of the access by an increasing number of vehicles. These specifically relate to their concerns that the avenue is of insufficient width, with sharp bends, which would not allow for safe access for larger vehicles, including delivery vehicles and emergency vehicles. They also raise objections that existing vehicle and cars belonging to the current occupants cannot easily/safely pass within the avenue.
- 6.2.3 Pontesbury Parish Council have supported the application in principle subject to Shropshire Fire & Rescue Service confirming their approval that satisfactory access exists along David Avenue and that a hammer head turning space is provided within the new development to ensure that large vehicles can turn and exit easily.
- 6.2.4 Amended plans have been submitted that show an illustrative layout of the development site including a hammer head style turning area that demonstrates that such a facility could be provided to allow vehicles, including larger vehicles to turn.
- 6.2.5 Shropshire Fire & Rescue Service have made no objections to the submitted application but have suggested that consideration be given to the advice given in their guidance document for developers 'Fire Safety Guidance for Commercial and Domestic Planning Applications'. The planning agent for the application has confirmed that whilst the matter of emergency vehicle access is one that is controlled by Building Regulations, the amended illustrative plans that now show a turning head provided that would meet with current building regulation requirements. Within the guidance document produced by the fire service it also refers to the potential use of sprinkler systems/fire suppression systems that could be used to improve fire safety.
- 6.2.6 The Highway Officer has confirmed that the existing junction of David Avenue and the A488 is satisfactory for use by traffic that could be created by the development proposed. Although David Avenue is limited in width and involves a 90 degree bend to pass along its length is considered that the use of the avenue for traffic moving to and from an additional two dwellings would not result in any significant detriment to highway safety.

6.3 Design/Visual Impact

- 6.3.1 The layout, scale and appearance of the development are proposed to be reserved matters to be considered at a later date and so the principal of the development and its potential visual impact on the surrounding area need to be considered.
- 6.3.2 The site is situated to the north of David Avenue and just outside of the identified development boundary of the village. The site would relate to the properties built at the end of David Avenue, with its access taken from the end of the private roadway. The site would also utilise a corner of an existing field, set against an existing field boundary and the route of a public footpath, the properties would be viewed in context of the existing houses along David Avenue. It is considered that the proposed development of this site for housing would not have any significant detrimental impact on the surrounding landscape enough to justify the refusal of planning permission contrary to the recommendations of the NPPF and its requirements for a presumption of approval for sustainable developments.

6.4 Residential Amenity

- 6.4.1 There is only one immediately adjacent property whose occupants could be directly affected in terms of residential amenity and it is the new dwelling, Shalom, that is currently being constructed. This property was granted planning permission in 2011 and the approved plans for this dwelling show a total of 5 windows to be inserted into its north (side) elevation that would face towards the site (3 at ground floor level and 2 at first floor). All of the windows will be secondary windows to the internal rooms they serve, with larger main windows located onto the front and rear elevations of the house. The amended plans for this application now show the garden area of Shalom extended to allow for a 3 metre wide garden area.
- 6.4.2 It is considered that the whilst Shalom will have 5 windows looking out towards the application site, the proposed illustrative layout plan does demonstrate that a sufficient distance could be left between the properties not to result in any significant and detrimental loss of privacy to the occupants of either property.

6.5 Loss of Agricultural Land

- 6.5.1 The site lies on a Grade 3 (good to moderate quality – Scale 1-5) agricultural land. The NPPF states at paragraph 112 that “Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.” This factor needs to be weighed in the balance of considerations in relation to this site and taking account of the guidance in the NPPF taken as a whole. In view of the significant weight which must be given to the lack of a 5 year housing land supply in Shropshire, explained in section 6.1 above (Principle of Development), it is considered that a refusal on the grounds of loss of high quality agricultural land could not be sustained.

6.6 Ecology

- 6.6.1 The Council’s ecologist has confirmed that they have no objections to the submitted application.

7.0 CONCLUSION

7.1 It is appreciated that approving this development would be contrary to the SAMDev allocation for the village of Pontesbury. However a priority of the NPPF is to boost housing supply and to approve sustainable development in appropriate locations provided there are no adverse impacts of doing so. It is considered that the site is of a sufficient size to accommodate the proposed number of dwellings and would not result in an unacceptable form of development adjacent to the village. The proposal would have no adverse environmental or ecological implications and would not impact on highway safety. The detailed, appearance, landscaping, and scale designs will be considered at the reserved matters stage.

7.2 The existing infrastructure is sufficient to support the proposed development and the proposal will provide local needs affordable housing and will be liable for the required CIL payment. It is considered that Pontesbury is a sustainable location for a limited number of new houses (over and above that put forward as part of SAMDev) due to its range of essential services and facilities with good access to all essential services and facilities without over reliance or long journeys by private motor car. It is considered that the proposal represents sustainable development that will contribute to providing a balance of available housing and would help support facilities and services in this and neighbouring towns and villages and therefore promote '*strong, vibrant and healthy communities*'. It is therefore recommended that members support this application and grant planning permission in line with clear guidance within the NPPF. Permission, if granted, should be subject to the completion of a S106 Agreement to secure payment towards the provision of affordable housing in accordance with the Councils adopted policy.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ☐ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ☐ The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

NPPF

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS4, CS5, CS6, CS9, CS11, CS17

RELEVANT PLANNING HISTORY:

14/02303/OUT Outline application (access for approval) for the development of two (open market) dwellings; formation of vehicular access PDE

11/03140/FUL Erection of a detached dwelling following demolition of single storey extension, garage and shed to existing dwelling GRANT 21st December 2011

11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Planning File 14/02303/OUT

Cabinet Member (Portfolio Holder)

Cllr M. Price

Local Member

Cllr Tudor Bebb

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Details of the scale, appearance, landscaping and layout (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning General Development (Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of one year from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The development shall be carried out strictly in accordance with the deposited plans and drawings as amended by the revised plan Number SA14197/01RevC received on 10th July 2014.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

5. The first submission of reserved matters shall include a scheme of landscaping and these works shall be carried out as approved. The submitted scheme shall include:
 - a) Planting plans, including wildlife habitat and features (e.g. hibernacula)
 - b) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate. Native species used to be of local provenance (Shropshire or surrounding counties)
 - c) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

6. No construction and/or demolition work shall commence outside of the following hours: Monday to Friday 07:30 - 18:00, Saturday 08:00 - 13:00. No works shall take place on Sundays and bank holidays.

Reason: to protect the health and wellbeing of residents in the area.

7. No burning shall take place on site including during clearance of the site.

Reason: to protect the amenity of the area and protect the health and wellbeing of local residents.

Informative(s)

1. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
2. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 30% for climate change. As part of the SuDS, consideration should employ measures such as the following: Water Butts; Rainwater harvesting system; Permeable surfacing on any new driveway, parking area/ paved area; Attenuation; Grey water recycling system; Green roofs; Details of the use of SuDS should be indicated on the drainage plan.
3. Consent is required from the service provider to connect into the foul main sewer.
4. In order to make the properties ready for electric vehicles, the applicant should consider the installation of charging point isolation switches should be connected so that a vehicle may be charged where off road parking is provided. This should involve the provision of an independent 32 amp radial circuit isolation switch at each property for the purpose of future proofing the installation. The charging point must comply with BS7671. A standard 3 pin, 13 amp external socket will be required. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.