



Appeal Decision

Site visit made on 10 September 2025

by **R Kent BA (Hons) MTP DipM MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 05 November 2025

Appeal Ref: APP/U1105/W/25/3364929

Land adjacent to Upper Spilsby, Exeter Road, Ottery St Mary EX11 1LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Tim and Libby Read against the decision of East Devon District Council.
 - The application Ref is 24/1278/FUL.
 - The development proposed is construction of a new dwelling and associated landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for construction of a new dwelling and associated landscaping at land adjacent to Upper Spilsby, Exeter Road, Ottery St Mary, EX11 1LE in accordance with the terms of the application, Ref 24/1278/FUL, and the plans submitted with it, subject to the conditions in the attached schedule.

Applications for costs

2. An application for costs was made by the appellant against East Devon District Council. This application is the subject of a separate decision.

Preliminary Matters

3. The site address in the heading above is taken from the appeal form as it provides a more complete address than the planning application form and matches the address on the Council's decision notice.
4. A revised National Planning Policy Framework (the Framework) was published in December 2024 after the Council made its decision. The appeal timetable however has allowed for the main parties to address the new Framework in their submissions.
5. Whilst a link to a recording of the Council's Planning Committee meeting was included in the appellant's evidence, I have not been provided with a transcript of the meeting. I have determined the appeal on the basis of the published minute of the Planning Committee which, together with the formal decision notice issued by the Council, is the formal record of the Council's decision.

Main Issues

6. The main issues are:
 - whether the proposed dwelling would be in a suitable location having regard to the development plan policies concerned with the location of new housing;

- and if not, whether the scheme should be treated as an exception, under the provisions of paragraph 84 e) of the Framework relating to designs of exceptional quality;
- the effect of the development on the safety of aircraft using Exeter airport with reference to bird strike; and
- the effect of the development on the East Devon Pebblebed Heaths Special Area of Conservation (SAC) and Special Protection Area (SPA).

Reasons

Location

7. The site is a sloping green field bordered by mature trees along its northern and western boundaries with further trees and vegetation along its southern and western sides giving it an enclosed, verdant character. There are existing dwellings either side. Overall, the defining character of the local area and the immediate setting of the site is one of attractive countryside comprised of woods and fields bisected by roads with a loose pattern of buildings including the occasional dwelling standing in large plots.
8. The site falls outside the defined Built-up Area Boundaries and applying East Devon Local Plan 2016 (EDLP) Strategy 7, is therefore within the countryside for the purposes of development plan policy. The settlements of Ottery St Mary and West Hill, and the services and facilities they provide, lie some distance to the west and south of the site respectively. Taking into account the *Braintree*¹ and *Bramshill*² judgements, the site is physically separate from those settlements and the distance between them and it means it is isolated from them.
9. Access to the services, facilities and compatible land uses in either settlement by foot would be along country roads with few footways or streetlights. The absence of footways coupled with the distance to the villages and the frequency of passing vehicles means that there would not be a safe or suitable route for all users to either settlement, especially after dark or in bad weather.
10. Whilst it may be possible to cycle to services in the settlements, I have not seen any compelling evidence that the future occupiers of the development would be able to access services and facilities by public transport. As a result, travel by car would be likely to be a necessity for future occupants of the dwelling needing to access services and facilities such as schools, medical services, shops and employment. This would result in the development causing a moderate harm to the promotion of sustainable modes of travel and transport set out in EDLP Strategy 5B and policy TC2.
11. The proposed dwelling would therefore not be in a suitable location having regard to the development plan policies concerning the location of new housing in the countryside. It conflicts with EDLP Strategies 1 and 5B and policy TC2 in so far as they define the spatial strategy for development in the district and seek to ensure the accessibility and sustainability of new residential development.

¹ Braintree DC v SSCLG, Greyread Ltd & Granville Developments Ltd [2018] EWCA Civ 610

² City and Country Bramshill Ltd v SSHLG and others [2021] EWCA Civ 320

Design

12. The Framework is an important material consideration. Whilst it requires that planning decisions should avoid the development of isolated homes in the countryside, it makes an exception for isolated homes where the design is of exceptional quality and meets the criteria in paragraph 84 e) of the Framework.
13. The dwelling has been designed to be a modern country house. The Design and Access Statement (DAS) sets out the detailed principles driving the design which focus on the use of water inspired in part by the Tumbling Weir in Ottery St Mary, and its links to the river Otter; together with the connection between the building and the local landscape; and the use of vernacular building materials. These principles together with the details set out in the DAS demonstrate the design concept on which the proposed dwelling is based. Whilst the Tumbling Weir in Ottery St Mary is some distance from the site, it is nevertheless a local feature.
14. The building would be rectilinear in form, albeit with the main living areas located in an 'L' shaped arrangement around a semi enclosed courtyard. The upper floor would be set back behind Devon oak columns with a balcony and terrace wrapping around its southern and eastern sides. The use of hempcrete and lime render for the ground floor and the timber pavilion design at first floor would complement the dwelling's countryside setting.
15. The detailed design of the building including its flat roof and large, partly open sided courtyard entrance feature, the 'porte-cochere,' would give it an impressive, crisp and distinctly contemporary appearance. Whilst the porte cochere adds to the scale of the building, its open sided form would permit views through it to the building behind and would allow tree planting and landscaping within it. It has been designed to provide a grand entrance to the proposed country house which would be evident from the route of the main access drive from the road. Although it would enclose the main front door to the house, the circular roof opening has been centred to align with the entrance and would contribute to its grandeur as a modern country house. Combined with the route of the drive leading visitors to the front door, the main entrance to the house would be clearly identifiable and sufficiently legible to users of the development.
16. The open nature of the porte cochere and the first floor fenestration would add visual interest to the north elevation of the building, views of which would in any event be limited by the mature trees along the boundary with the road. The fenestration and mix of external materials on the western elevation would also reflect the design of the rest of the building.
17. Ancillary accommodation is to be provided above the proposed garage and has been designed as an integral part of the dwelling. The accommodation would have rooflights and large windows facing into the porte cochere. From the evidence before me, I have no reason to believe that future occupants of the accommodation would not receive sufficient daylight from these windows or that the outlook over the roofed entrance would harm their living conditions.
18. The entrance hall in the house would be part of a corridor with water flowing through it. This would be consistent with the design principles in the DAS. The circulation of water through and around the building is a significant element of its outstanding design. Whilst the flow of water through the building might vary, the DAS demonstrates how the sound of traffic from the A30 has been addressed in

the design by the use of irregular baffles to increase sound absorption. Whilst traffic noise may be audible outside the building, I have not been provided with any strong evidence to demonstrate that the living conditions of the future occupants would be harmed by traffic noise from the A30. Although traffic noise was noticeable on my site visit, it did not sound sufficiently loud to cause harm to the living conditions of future users of the site.

19. The building has been designed to be highly energy efficient including being designed to Passivhaus standards. Proposed measures include the use of sustainable drainage systems with waste water treated through on-site reed beds; a ground source heat pump; photovoltaic panels incorporated in the roof; and on-site renewable energy storage. Even if the entrance hall might act as an unheated corridor, these measures would all promote high levels of sustainability and are part of the exceptional quality of its design.
20. The framing of vistas towards and from the building, the use of water flowing through the building to the landscape grounds beyond, coupled with the use of hempcrete and Devon oak on the exterior and interior of the building all act to create a strong connection between the building and its immediate rural setting. This connection to the landscape, emphasised by the detailed landscape design of the rest of the site, is a truly outstanding part of the design of the development. With the landscape design forming an integral element of the overall design concept and the use of building materials sensitive to the rural characteristics of the local area, the proposal would help to raise standards of design more generally in rural areas.
21. The proposed landscape strategy has been designed to enhance and safeguard existing plant species. With the proposed meadow and tree planting, it would also provide the opportunity for biodiversity enhancements. Combined with the exceptional design of the building, the proposed detailed landscaping of its grounds would significantly enhance the immediate setting of the site through the introduction of substantial areas of new planting.
22. The proposal evolved through the Council's pre-application process including consultation with an independent Design Review Panel on three separate occasions. The use of design review and early engagement with the Design Review Panel in the evolution of the scheme is encouraged by the Framework. Feedback from the initial consultations with the Design Review Panel was incorporated into the design.
23. The panel's third set of comments in April 2024 concluded that the scheme was truly outstanding and represented the highest standards of architecture and would contribute towards helping to raise the standards of design more generally in rural areas. It also considered that the proposal would significantly enhance its immediate setting. The Council's officers also agreed that, with appropriate planning conditions, the proposal would meet the requirements of paragraph 84 e) of the Framework. For the reasons given above, I have found no reason to arrive at a different conclusion.
24. Whilst the building would differ in character and appearance from the other dwellings in the vicinity, the truly outstanding quality of the design would be a substantial benefit of the scheme and would comply with the provisions of paragraph 84 e) of the Framework relating to designs of exceptional quality.

Aircraft safety

25. The proximity of the site to Exeter airport means that an increase in birds attracted by the proposed water features could pose a risk to aircraft using the airport. The appellants' Technical note³ on this issue identifies existing woodlands and habitats within a 13km radius of the airport which are already likely to attract species of birds identified as potentially hazardous to aircraft.
26. Whilst not forming part of the development plan, the guidance in the Pond Conservation Supplementary Advice Factsheet quoted by the appellants provides relevant guidance on the design of ponds to avoid bird strike. The factsheet and the guidance it contains has not been challenged by the Council and I have therefore given it some, albeit limited, weight in my consideration of the appeal. The proposal would include two ponds of approximately 32sqm and 84sqm of open water respectively. Their dimensions would therefore be significantly smaller than the quoted 300sqm maximum size identified in the guidance.
27. The surrounding land around the pools would be within the domestic gardens and therefore any birds attracted by the ponds would be susceptible to disturbance from human use of the gardens. It is proposed that both ponds would also contain tall marginal vegetation which would further reduce their appeal to potentially hazardous species of birds. The reed beds are not intended to contain open water and, from the evidence before me, their small size would be unlikely to attract the species of bird normally associated with reed beds. The reflective pools would be adjacent to the proposed house and as a result any birds attracted to them would also be susceptible to human disturbance. As a consequence, the proposals would be unlikely to increase the risk of bird strike to aircraft using Exeter airport.
28. Notwithstanding this, the potential risk would be further mitigated by the completion of a Wildlife Management Plan prior to the commencement of development. This would enable further measures to deter the species of birds which might cause a risk to aircraft to be incorporated in the proposals. I have not been provided with any clear evidence that significant alterations to the size or location of the ponds would be required as a result. The airport's comments on the proposal advocates the use of such a plan and the Council's officer report to the Committee included a condition to this effect in its recommendation.
29. Therefore, from the evidence before me, there is no sound reason to conclude that with the imposition of an appropriate condition if the appeal were to be allowed, the design, size or location of the water features would attract the species or numbers of birds likely to result in an increased risk to aircraft. As a consequence, the development would not have an adverse effect on the safety of aircraft using Exeter airport and would comply with EDLP policy TC12 regarding aerodromes and safeguarding.

European protected sites

30. The site is close to the East Devon Pebblebed Heaths SPA and SAC. Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations) requires me to make an appropriate assessment of the implications of the proposal for the conservation objectives of the SPA and SAC.

³ Technical note by Richard Green Ecology Ltd dated 29/07/2024

31. The South-east Devon European Site Mitigation Strategy 2014 (the Mitigation Strategy) identifies the interest features of the SAC as being the Northern Atlantic wet heaths, the European dry heaths, and the population of southern damselfly. For the SPA, the identified interest features are the populations of nightjar and Dartford warbler.
32. The close proximity of the appeal site to the SPA and SAC means that future occupants of the development could contribute to disturbance of these protected areas through recreational activities. The potential for adverse effects is likely to increase with the amount of residential development in the area meaning that the combined effects could be significant and effect the integrity of the SPA and SAC. I have therefore carried out an appropriate assessment.
33. The Mitigation Strategy establishes a joint approach with adjoining Councils towards the mitigation of likely significant effects on the SPA and SAC arising from the cumulative effect of residential schemes. A financial contribution is sought for each new dwelling which is then used to deliver mitigation for the recreational impacts on the protected sites. For this appeal, the appellants provided a signed undertaking under S111 of the Local Government Act 1972. A contribution of £196.81 has been paid to the Council under this agreement towards mitigation of the effects of the proposal on the internationally protected sites.
34. The Council's evidence indicates that the contributions are used to fund mitigation works, management resources and Suitable Alternative Natural Green Spaces (SANGS). These are managed across three local authority areas to protect internationally important nature reserves including the SPA and SAC.
35. I have consulted Natural England which has confirmed that the mechanism for securing the mitigation through the S111 undertaking and the contribution which has been secured is sufficient to avoid adverse impacts on the protected sites. As the payment has already been secured through the undertaking under S111, I am satisfied that likely significant effects on the integrity of the SPA and SAC would be avoided.
36. For these reasons, the proposal would not have an adverse effect on the SPA and SAC. It would therefore comply with the Habitat Regulations and with EDLP Strategy 47 which seeks to protect internationally designated sites.

Other Matters

37. Access to the highway would be from an existing gateway in the north east corner of the site via a shared driveway. I have not been provided with any clear evidence that the proposed access arrangement would be inadequate to serve the proposed development.
38. The Arboricultural Report and accompanying method statement demonstrate that existing trees which are shown to be retained would be protected during the construction process. A suitably worded condition could be used to secure this if the appeal were to be allowed.

Planning balance

39. A moderate level of harm would be caused as a result of the conflict with EDLP Strategies 1 and 5B and policy TC2. Whilst the proposal would comply with EDLP

Strategy 47 and policy TC12, the conflict identified above would cause conflict with the development plan as a whole.

40. Set against this harm, the design of the dwelling would be of exceptional quality and therefore accords with the Framework's policy regarding isolated homes in the countryside. Recognising that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, isolated homes by their nature are unlikely to have safe and suitable access to settlements by means other than the private car.
41. The exceptional design quality of the development, with its energy efficiency and reuse of water promoting high levels of sustainability, would be a substantial benefit of the scheme. This attracts significant weight in favour of the development which outweighs the conflict with the development plan.

Conditions

42. I have reviewed the conditions recommended by the Council officers in their report to the Planning Committee. Conditions setting out the period for commencing the development and requiring that it be carried out in accordance with the approved plans are necessary to provide certainty.
43. The Devon County Council Historic Environment Team indicates that the site lies in an area of archaeological potential with regard to known prehistoric settlements. It is therefore reasonable to impose a condition to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) to be agreed by the Council prior to the commencement of development. A further condition requiring the analysis, publication and dissemination of the results of the WSI is also reasonable and necessary to accord with paragraph 218 of the Framework.
44. It is reasonable and necessary to impose a condition ensuring that the trees to be retained on the site are suitably protected for the duration of the construction of the development in accordance with the Arboricultural Report and Arboricultural Method Statement before the development commences. I have adjusted the recommended condition to make it more precise. The reference to the National Joint Utilities Group Guidelines by the Council has not been justified and its status is unclear. Therefore, it would be unreasonable to refer to the guidelines in a condition. A condition requiring the provision of the access prior to the occupation of the dwelling is also reasonable in the interests of highway safety.
45. A condition requiring the submission of samples of the materials to be used in the construction of the building is directly relevant to the development being permitted and is necessary to ensure the exceptional quality of the building is secured. For the same reason, conditions requiring further drawings of the photovoltaic panels, any external vents, vent grilles, flues and meter boxes and the implementation of the landscaping scheme, energy strategy and foul and surface water treatment arrangements are also necessary and reasonable.
46. The Preliminary Ecological Appraisal submitted with the appeal recommends that a detailed Ecological Mitigation Strategy should be submitted as a condition of any planning permission. This requirement is more specific than the condition suggested in the Committee report which I have amended accordingly. A Wildlife Management Plan is necessary to ensure that the development does not attract

birds which might increase the risk of bird strikes to aircraft using Exeter airport. It is reasonable that these documents are required to be approved before the development commences. The submission of details of any external lighting prior to its installation is reasonable to protect habitats and manage light intrusion into the countryside.

47. Conditions removing permitted development rights for alterations or additions to the dwelling, the erection of means of enclosure, outbuildings and the provision of hard surfaces are necessary to ensure that the quality of the design of the building and surrounding grounds is not harmed by unsympathetic additions and alterations. I have amended the Council's suggested wording to preclude the construction of additional storeys under class AA and be clear that permitted development rights for additional pools are removed to be consistent with the required Wildlife Management Plan. As the site is adjacent to other dwellings, a condition limiting the hours of construction is also reasonable.
48. The description of the development makes clear that the proposal is for a single dwelling. Whilst ancillary accommodation is shown on the plan, it forms part of the main, single dwelling. A condition confirming this is reasonable to provide certainty. The condition recommended in the officer report however also suggests that the accommodation should not be used for any commercial, industrial or business purposes. Recognising that some such activities may be carried out by occupiers of the dwelling working from home without causing noise or disturbance, a blanket restriction on those activities would be imprecise and unreasonable. I have therefore not included that restriction. If such activities were carried out to the extent that they constituted a material change of use, the Council would be able to take appropriate action.

Conclusion

49. The proposed development would conflict with the development plan as a whole but material considerations, specifically the Framework, indicate that a decision should be made other than in accordance with it. For the reasons given above the appeal should be allowed.

R Kent

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
2. The development hereby permitted shall be carried out in accordance with drawing numbers:
 - A.01 Proposed Block Plan Rev A;
 - A.02 Proposed Site Plan;
 - A.03 Proposed Site Plan;
 - A.04 Proposed Ground Floor Plan;
 - A.05 Proposed First Floor Plan;
 - A.06 Proposed Roof Plan;
 - A.07 Proposed Section A-A;
 - A.08 Proposed Section B-B;
 - A.09 Proposed Section C-C;
 - A.10 Proposed Section D-D;
 - A.11 Proposed North Elevation;
 - A.12 Proposed South Elevation;
 - A.13 Proposed East Elevation;
 - A.14 Proposed West Elevation;
 - A.15 Proposed Courtyard Elevation;
 - A.16 Proposed North West Elevation;
 - A.17 Proposed Back Lane Elevation (Summer);
 - A.18 Proposed Back Lane Elevation (Winter);
 - A.19 Proposed Elevations 1:200;
 - A.20 Proposed Elevations 1:200;
 - A.21 Proposed Colour Elevation;
 - A.22 Proposed Colour Elevation;
 - A.23 Proposed Colour Elevation;
 - A.24 Proposed Colour Elevation;
 - A.25 Proposed Coloured North West Elevation;
 - A.26 Proposed Coloured Back Lane Elevation;
 - A.27 Proposed External View facing West;
 - A.28 Proposed External View facing South West;
 - A.36 Hempcrete Construction Details;
 - T.02 Site Location Plan Rev A;
 - SH23 M5 rev 24 03 2024 Seeding & Sward Management Masterplan;
 - SH23 M1 rev 11- 24 03 2024 Landscape Strategy Masterplan;
 - SH23 M2 rev 11- 24 03 2024 Hard Landscape Surfacing Landform & Furnishing Masterplan;
 - SH23 M3 rev 10 - 07 12 2023 Site Groundwater & Grey Water Treatment Masterplan;
 - SH23 M4 rev 10 - 07 12 2023 Tree & Shrub Planting and Management Masterplan;
 - SH23 S1 rev1 10 - 07 12 2023 Devon Hedgebank Screen Bund & Swale Construction Details Westley Design Ltd.

3. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out at all times in accordance with the approved scheme.
4. No development shall take place until an Ecological Mitigation Strategy has been submitted in accordance with the Preliminary Ecology Appraisal carried out by Richard Green Ecology dated March 2024. The development shall thereafter be carried out in accordance with the approved strategy.
5. No development shall take place until a Wildlife Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should ensure the risks to aviation associated with the proposed ponds have been mitigated to an acceptable level and that a plan is in place to deal with any issues arising. The development shall be carried out in accordance with the approved Wildlife Management Plan.
6.
 - a) Prior to commencement of any works on site the Tree Protection measures including site monitoring and supervision shall be carried out as detailed within the Arboricultural Report and Arboricultural Method Statement submitted by Advanced Arboriculture on the 18th April 2024. All works shall adhere to the principles embodied in BS 5837:2012 and shall remain in place until all works are completed.
 - b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction, access widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved Tree Protection measures are in place.
 - c) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
 - d) No trenches for services or foul or surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.
 - e) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
 - f) Protective fencing shall be retained intact in accordance with the approved Tree Protection measures for the full duration of the works for the construction of the development hereby approved.
 - g) No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building, shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

7. Prior to their installation, details of the materials, finishes and colours to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. This should include the hemp walling, low carbon concrete foundations, external windows and doors, lime render coating, oak frame and infill timber cladding, rooflights, eaves cladding and roofing membrane. The development shall be carried out in accordance with the approved details.
8. Prior to their installation elevation and section drawings of the photovoltaic panels and framing, and details of any external vents, vent grilles, flues and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
9. The development shall not be occupied until a post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. This shall make provision for the analysis, publication and dissemination of results, and archive deposition, in accordance with details to be submitted to and confirmed in writing by the Local Planning Authority.
10. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall be carried out in accordance with the approved details.
11. The building hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
12. The foul and surface water treatment shall be installed in accordance with the approved details prior to the occupation of the development hereby approved and shall be maintained and retained as such for the lifetime of the development.
13. The landscaping scheme hereby approved shall be carried out in the first planting season after completion of the groundworks and the building construction works or prior to first occupation whichever is the earlier and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.
14. The building hereby approved shall be constructed in accordance with the Energy Strategy prepared by EDP Environmental dated 26th May 2023 unless otherwise approved in writing by the Local Planning Authority
15. No works for the construction of the development hereby permitted shall be undertaken on Sundays or Public Holidays. On other days construction work shall take place only between 08:00 hours and 18:00 hours on Mondays to Fridays inclusive and between 08:00 hours and 13:00 hours on Saturdays.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development permitted by

virtue of Classes A, AA, B, C, D, E, F, G and H of Part 1 of Schedule 2 for the enlargement, improvement or other alterations to the dwelling hereby permitted, the provision of hard surfaces, chimneys, flues or microwave antennae, or for the provision within the curtilage of the dwellinghouse of any building, enclosure, swimming or other pool or storage tank [other than any enclosure, structure or pool approved as part of the landscape management scheme] shall be undertaken.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no fences, gates or walls shall be erected within the site other than any agreed under an approved landscaping scheme.
18. The attached ancillary accommodation shall not be used other than for purposes incidental to the single dwelling house hereby permitted.

END OF CONDITIONS