

Condition 13 is proposed to ensure that an appropriate timber garage door is used.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed variation of condition is acceptable in all relevant regards. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Delegated Grant Consent

- 1 The development must be begun not later than the expiration of three years beginning 09/07/2012.

Reason: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SL/2, Roof and Site Plan as Proposed, Floor Plans as Proposed, Elevations and Sections as Proposed.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Unless otherwise agreed in writing by the Local Planning Authority the materials of the development shall be in strict accordance with the details approved under discharge of conditions refs: 13/12/0162C1 and 17/0719/CND.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

- 4 Unless otherwise agreed in writing by the Local Planning Authority the rainwater goods of the development shall be in strict accordance with the details approved under discharge of conditions ref: 13/12/0162C1.

Reason: In order to ensure the design of the features of the building are acceptable.

- 5 The window openings shall be set back from the external face of the wall. The depth of reveal shall be at least 100mm.

Reason: To ensure the continuation of a satisfactory appearance to the development.

- 6 The windows in the north elevation of the development hereby permitted shall at all times be glazed only with obscure glass in accordance with the details approved by discharge of conditions ref: 13/12/0162C1, or Pilkington Level 4 (or equivalent) or above. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved or Pilkington Level 4 (or equivalent) or above. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To protect the privacy of the occupants of the adjacent dwelling.

- 7 Notwithstanding previously approved discharge of conditions a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of the extension hereby approved. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the first dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

- 8 Notwithstanding previously approved discharge of conditions prior to the commencement of the erection of the extension hereby approved a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

- 9 No trees within the site shall be uprooted, felled, removed, lopped, topped, destroyed or in any way damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved in writing by the Local Planning Authority pursuant to Condition 8. The development shall be

implemented in accordance with the approved details.

Reason: To protect the trees and ensure that future landscaping incorporates those specimens.

- 10 Before the development is occupied waste containers shall be provided in the bin storage area.

Reason: To ensure adequate provision for the storage and disposal of waste.

- 11 The development shall be carried out in accordance with the recommendations set out in the bat and barn owl survey received 18/04/2012.

Reason: To ensure protection of the habitat of birds.

- 12 All new or replacement window frames shall be of timber construction only and prior to the occupation of the dwellings shall be painted, not stained, and thereafter maintained in accordance with the details approved under conditions discharge 13/12/0162C1 or an alternative paint colour that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

13. Prior to its installation details of design, materials and finish of the garage door shall have been submitted to and approved in writing by the Local Planning Authority, unless otherwise approved that garage door shall be of timber construction, the door shall be installed and thereafter maintained in strict accordance with the approved details and any replacement door shall be in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

- 14 Notwithstanding previously approved discharge of conditions, prior to the occupation of the first dwelling details of vehicle access and turning arrangements shall have been submitted to and approved in writing by the Local Planning Authority and laid out and surfaced in accordance with the approved details, they shall thereafter at all times be maintained free from obstruction and available for car parking and turning purposes.

Reason: To ensure that vehicles can enter and leave the site in forward gear in the interest of highway safety.

- 15 Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C & E of Part 1 and Class B of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning

Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

D) no porches shall be erected

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the building(s)

E(b)) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the building(s)

F) no hard surface shall be provided within the curtilage of the building(s)

G) no installation or replacement of a chimney, flue or soil and vent pipes.

H) no installation or replacement of microwave antenna

Part 2

A) no gates, fence or wall structures shall be erected within the curtilage of the building(s)

B) no means of access shall be constructed to the curtilage of the building(s)

C) the exterior of the building shall not be painted

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and appearance of the Conservation Area, amenity of the area and impacts on neighbouring properties.