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CONDITIONS DOCUMENT

March 2018

Conditions

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

NOTED AND AGREED

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2667 001 Revision P1, dated 16 February 2017 2667 004 Revision P3, dated 27 July 2017 ("170727"), received 28 July 2017

Reason: because permission is granted in respect of the development as detailed in the approved plans only

NOTED AND AGREED

3. [Pre-commencement] No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development including window frames have been submitted to, and been approved in writing by, the local planning authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

The following materials will be used in the external construction of the building:-

Walls – Brickwork to match existing, off white render to match existing, refer to picture below and to attached drawings CDA-261-108 & 109

Windows – PVC-u style to match, refer to CDA-261-108 & 109

Roof tile – To match existing these are to be Marley 'Anglia' tiles, refer to CDA-261-108 & 109

Fascias and Soffits – White PVC-u

Guttering and downpipes – Black PVC-u



4. [Pre-commencement] No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local

planning authority to provide for: • space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided • location on site for storage of plant and materials used in constructing the development • the erection and maintenance of security hoarding around the site • any footpath closures or road closures needed during construction • wheel washing facilities on site • a scheme for recycling waste resulting from the construction works • measures to control noise and dust during demolition and construction. The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12 and Policy DM4.

PLEASE REFER TO CDA-261-200

5. [Pre-commencement] No development shall take place until there has been submitted to and been approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, to include measures to prevent vehicles straying onto soft landscaped areas. Where appropriate consideration should be given to biodiversity with gaps provided to allow wildlife to move between sites. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CS38, Policy CS7, Policy CS36 & Policy DM17

PLEASE REFER TO CDA-261-201

6. [Pre-commencement] No development shall take place until full details of both hard and soft landscaping in accordance with the principles shown on the approved drawing have been submitted to and been approved in writing by the local planning authority. The submitted details shall include: (a) hard surfacing materials (to be water permeable); and (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate. (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 and Policy DM18.

PLEASE REFER TO CDA-261-201

7. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

NOTED AND AGREED

8. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

9. Finished floor levels and window positions shall be in accordance with the details shown on the approved drawings prior to first occupation of any part of the dwelling to which they relate and shall be maintained as such at all times thereafter.

Reason: To ensure a satisfactory relationship between the proposed development and adjacent development to protect views in and out of the development in the interests of residential amenity in accordance with Policy DM4.

NOTED AND AGREED

10. No part of any dwelling hereby approved shall be occupied until the noise mitigation measures and mechanical ventilation for that dwelling have been fully provided in accordance with the submitted Noise Statement by Hives Architects, received 27 March 2017, with the exception that all windows shall remain openable.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34 and Policy DM4.

NOTED AND AGREED

11. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the approved plan. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policies CS24 & CS24 and Policy DM12.

NOTED AND AGREED

12. No dwelling hereby permitted shall be occupied until the bicycle parking facility has been provided in accordance with the approved plan. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

NOTED AND AGREED

13. No dwelling shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwellings at all times.

Reason: To ensure suitable waste storage facilities in the interests of the environmental and visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CS2, CS7, DM4 and DM12.

NOTED AND AGREED