

Appendix C – Conditions

1. The development hereby approved is deemed to have commenced within three years from the approval of planning application 20/00638/FUL.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004 and for the avoidance of doubt.

2. The proposed development shall be carried out strictly in accordance with the following;

- document titled 'Applicant Statement Addendum' dated 4th August 2022;
- drawing titled 'Elevations Amendments highlighted East and West' dated 4th August 2022;
- drawing titled 'Elevations Amendments highlighted North' dated 4th August 2022;
- drawing titled 'Elevations Amendments highlighted South' dated 4 August 2022;
- drawing titled 'Plan Amendments highlighted Ground Floor' dated 4 August 2022;
- drawing titled 'Plan Amendments highlighted First Floor' dated 4 August 2022;
- drawing titled 'Plan Amendments highlighted Second Floor' dated 4 August 2022;
- drawing titled Proposed Block Plan Rev B dated 12 October 2022;
- drawing titled 'Elevations Rev B; dated 4 August 2022;
- drawing titled 'Proposed Floor Plans Rev B' dated 4 August 2022;
- drawing titled 'Entrance Gates Elevations' dated 12 October 2022;
- drawing titled 'Site Sections and 'Street Scene Elevations' dated 12 October 2022

Reason: For the avoidance of doubt.

3. The development shall be constructed of Spanish Hastings slate (225mm x 450mm), new quarried sawn bed iron stone, Crest Wolds matt black pan tiles and reclaimed 3 inch machine made bricks as previously approved under reference 21/00874/DIS in association with the original planning approval ref 20/00538/FUL.

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with materials previously considered and found to be acceptable by the Local Planning Authority.

4. No part of the development hereby permitted shall be occupied until such time as the access onto the highway, parking and turning has been provided in accordance with the proposed Block Plan received by the Local Planning Authority on 18 May 2020 under reference 20/00538/FUL. The approved details shall once provided be so maintained.

Reason: In the interests of highway safety.

5. Any formal landscaping that is to be provided within the site should incorporate opportunities to allow for badgers to travel through or underneath and should not block their entry or exit of the site.

Reason: In the interest of wildlife and preserving Ecology.

6. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within Class A, B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.

7. The living accommodation hereby permitted shall be occupied solely by members of the household of the principal dwelling, or their dependants as ancillary residential accommodation and it shall not be used or severed from the principal house and used as a separate and unconnected dwelling unit.

Reason: The Council would not normally be inclined to allow the formation of a separate residential unit given these particular site characteristics.

8. The first occupation of the dwelling hereby approved shall be limited to Mrs Shortland, dependant or widower of Mrs Shortland only.

Reason: The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the protection of the open appearance and character of the countryside and were it not for the special justification the development would not be permitted.

9. Drainage shall be provided within the site such that surface water does not drain into the Public Highway.

Reason: To allow two cars to pass at the access point in the interests of highway safety.

10. Prior to the first occupation of the dwelling(s) the access drive(s) shall be surfaced with tarmacadam, concrete or similar hardbound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary.

Reason: To prevent any loose material being taken onto the highway in the interests of safety.

11. Within 2 months of the date of this permission full details of the native species to be used in the hedgerow approved as part of this development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the hedgerow proposed comprises native species that are acceptable to the sites location and for the avoidance of doubt.

12. The landscaping shown on the approved plans shall be implemented in full accordance with the approved plans in either the first planting season following completion of the dwelling or no later than the first planting season following occupation of the dwelling, whichever comes sooner. If during the first 5 years following planting any of the trees or hedgerow die, become damaged or diseased they shall be replaced with a plant of the same species. The landscaping shall thereafter be retained.

Reason: To ensure the landscaping that forms part of the development is provided then subsequently retained.

13. The residential curtilage of the dwelling hereby approved shall be bounded by the road to the front, site boundaries to both sides and the Parkland fence to the rear all as shown on approved drawing titled 'Proposed Block Plan' Rev B dated 12 October 2022

Reason: For the avoidance of doubt and to clearly define the residential curtilage of the dwelling.