

APPENDIX 5

List of suggested conditions in the event of planning permission being granted (appeal: APP/H6955/E/17/3178856)

Condition 1

The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason

To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Condition 2

The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered: PRS01 Revision J, PRL01 Revision C, PRL02 Revision E, SC01, A01 Revision A, BC01, D1 01 Revision B, D 01 Revision B and D01

Reason

To define the scope of the planning permission.

Condition 3

No part of the development shall commence until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and permanently retained thereafter.

Reason

To ensure adequate provision is made for the drainage of surface water in the interests of preventing flood of the site or adjacent land and in the interests of highway safety by preventing water flowing onto the adjoining carriageway.

Condition 4

Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason

To ensure that the materials used are appropriate in respect of the rural character of the site and in the interests of protecting the setting of a listed building and the character of curtilage listed buildings.

Condition 5

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the north and 2.4 x 43m to the south measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason

To provide adequate visibility at the site access in the interests of highway safety.

Condition 6

The vehicular parking and turning areas for each dwelling shown on drawing no. PRS01 Revision J shall be fully laid out, surfaced and drained prior to the first occupation of that dwelling. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason

To ensure that of-street parking is provided within the development in order to reduce the likelihood of parking on Hugmore Lane in the interests of highway safety.

Condition 7

Notwithstanding the provisions of Part 1, Classes A, B, C, D, E and G of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no further development permitted by those classes shall take place in respect of the buildings converted to 4 dwellings and subject to this planning permission.

Reason

To allow for control of future alterations/extensions to curtilage listed buildings in the interests of protecting their character and the setting of a listed building.