

## 18/07520/FUL

Suggested conditions if Members are minded to approve the application.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
2. The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers 19/005-1 Rev A, 19/005-2, 19/005-3, 19/005-4, 19/005-6, 19/005-7, 17/016-1 and 17/016-2 Rev A unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before the construction of the new walls or the laying of the roof tiles takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory external appearance.
4. No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.  
Reason: To safeguard the privacy of occupiers of the adjoining properties.
5. Prior to the initial occupation of the development hereby permitted additional parking spaces shall be provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. That scheme shall show a total provision of 3 parking spaces on the site. The parking area shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.