Appendix 1

Suggested Conditions

Without prejudice to the Council's Statement of case, if the Inspector is minded to approve the development, it is asked that the suggested conditions below be included as part of that planning approval.

1. The development hereby permitted shall start no later than three years from the date
of this decision.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:2016/02 Rev B.

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

3. No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

   Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

4. No development shall start until details for the on site provision of [bin & cycle] storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the [bin & cycle] storage has been constructed in accordance with the approved details and thereafter retained and kept available.

   Reason: To ensure the adequate provision of on site facilities.

5. Prior to the commencement of the residential development hereby permitted a detailed noise mitigation scheme to address road traffic noise from the M27 (with measures to provide satisfactory internal and external noise standards) to include site layout and building orientation, building construction, glazing,

mechanical ventilation, acoustic screening) shall be submitted to and approved in writing by the Local Planning Authority. The internal noise standards to be achieved shall be agreed in writing by the Local Planning Authority prior to the submission of the noise mitigation scheme. The noise mitigation measures, as approved in writing by the Local Planning Authority, shall be fully installed and verified as performing as required prior to the first occupation of each dwelling unit, and shall thereafter retained.

Reason: To protect the amenity of future occupiers

6. The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.

   Reason: To make provision for off street parking for the purpose of highway safety.

7. The development must accord with the Arboricultural Impact Assessment (reference "RMT127" prepared by RMT Tree Consultancy dated 31/01/2017).

   Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

8. No development shall commence until evidence has been submitted and approved by the LPA of the tree protection measures, as detailed as part of the above condition. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work.

   Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.