

Appeal Reference: APP/W1715/D/24/3340474

Planning Application Reference: H/23/96549

The following list of conditions is put forward by the Local Planning Authority (LPA) on a without prejudice basis. For the avoidance of doubt, the presence of conditions on this list, so far as they pertain to matters the subject of the reason for refusal as set out within the Council's decision notice, do not indicate that the LPA is satisfied that such matter could be adequately addressed by way of planning conditions. Rather their presence is such as to allow a degree of control to be exercised in relation to specific impacts of the development should the Inspector be minded to allow the appeal. In such an event, the LPA respectively requests that these conditions be imposed.

Conditions & Reasons:

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2072.002B, 2072.004, 2072.003B and 2072.001B.

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

- 2) 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.

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4) The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 5) Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: To protect drainage apparatus.