

Condition Discharge Information

01076 – PROPOSED BARN CONVERSION

Approval Reference – SMD/2021/0533

1. Condition: Commencement of Works

The development must be begun not later than the expiration of three years beginning with the date of this permission.

No submission required.

2. Condition: Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans

No submission required.

3. Condition: Materials

Prior to the construction of the southern extension or the re-roofing of the building, samples/details of types and colours of all facing materials and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Re-build southern side extension roof and existing roof to be re-roofed with:
Marley Domino flat interlocking clay tiles in matt black



Solar photovoltaic panels to be fitted on the rear of the building, please see drawing attached to show the location of the solar panels. Please see submitted plan 04C with the location for the solar panels.

Brickwork: any new brickwork needed shall be to match existing, however the brickwork for the part that is being re-built shall be taken from the existing brickwork which shall be dismantled carefully and re-used for the development in order to match the existing brickwork.

4. Condition: Windows and external doors

The windows and external doors of the development hereby approved shall be painted timber and shall be retained in such a form thereafter.

Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Agreed, No submission required.

5. Condition: Landscaping

Prior to the occupation of the dwellinghouse hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the plant species, sizes and numbers to be planted.

Please see submitted landscaping plan

6. Condition: Landscaping

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner: and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Please see submitted landscaping plan

7. Condition: Walls, fenced and other means of enclosure

Prior to the occupation of the dwellinghouse hereby approved, details of all walls, fences and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.



All boundary fencing shall be timber post and rail fencing as shown in the photograph above. The existing access gate shall be removed so the dwelling can be fenced off privately with access to the field being moved further along within the blue edge as shown on the landscaping plan.

8. Condition: Parking and Turning areas

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Please see submitted landscaping plan

9. Condition: Ecology

The development hereby approved shall be undertaken in strict accordance with the recommendations and mitigation measures outlined within chapter 5 of the 'Bat Survey' dated 9th July 2021, unless first agreed in writing by the Local Planning Authority.

Agreed, No submission required.

10. Condition: Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A – F and Part 2 Class A, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Agreed, No submission required.