

Schedule of Proposed Conditions *(Should the Local Review Body be minded to grant planning permission)*

1. Site Setting Out

No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed ^IN; shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

2. External Finishes

Samples of the materials to be used in the external finishes of the development hereby approved will be submitted to the Planning Authority for its prior approval, prior to their use in the development. Only those materials approved by the Planning Authority will be used in the external finishes of the development hereby approved.

Reason:

To ensure that the external finishes are appropriate in the interest of protecting the amenity of the Conservation Area.

3. Hardsurface Finishes

Samples of the surface finishes to be used to surface the hardstanding areas to be used as driveway, vehicle parking, patios and footpaths shall be provided for the inspection and approval of the Planning Authority prior to the use of such ground surfacings within the development, and thereafter, the ground surfacings used shall accord with the samples so approved.

Reason:

In the interests of the character and appearance of the Conservation Area.

4. Access and Parking

Prior to the house hereby approved being brought into use the proposed vehicular access, turning and parking arrangements to serve the house at 23 Edinburgh Road shall be laid out as shown for them in docketed drawing no.AL(0)100 rev 10D621, and thereafter the access, turning and parking areas shall be retained for such uses.

Reason:

To ensure the provision of an acceptable standard of vehicular access, turning and parking for the house at 23 Edinburgh Road in the interests of road safety.

5. Obscure Glazing - North Elevation Dormers

Prior to the occupation of the house hereby approved the windows to be formed within the north elevation of the two dormers to be formed on the north (front) elevation roof slope, both serving bedrooms, shall be obscurely glazed in accordance with a sample of the obscure glazing to be submitted to and approved by the Planning Authority in advance of its use on the house. The obscure glazing of the windows shall accord with the sample so approved. Thereafter the windows to be formed within the north elevation of the two dormers to be formed on the north (front) elevation roof slope of the house shall continue to be obscurely glazed unless otherwise approved by the Planning Authority.

Reason:

To safeguard the privacy and residential amenity of the neighbouring properties to the north of the application site.

6. Fencing Erected

Prior to the occupation of the house hereby approved the 0.9 meters high stone wall topped with Alhambra screening to a height of 1.8 meters will be have been erected as detailed on docketed drawing no. AL(0)100 rev 10D621 and on the length of the south boundary of the application site as also shown on that docketed drawing, and thereafter all of that fencing shall remain in place unless otherwise approved by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the occupiers of the house hereby approved and the privacy and amenity of the neighbouring properties to the south.

7. Flue Coloured

The finishing colour of the flue to be installed on the south elevation roof slope of the house hereby approved shall match as closely as possible the colour of the surface of the roof or wall on which it

would be installed. There shall be no variation therefrom unless with the prior approval of the Planning Authority.

Reason:

In the interests of safeguarding the character and appearance of the building and the character and visual amenity of the Conservation Area.