CONDITIONS DISCHARGE REF: APP AWDM/0013/17

Details of Development
PROPOSED 1 NO. ATTACHED 3 BEDROOM DWELLING WITH ONE PARKING SPACE AT FRONT

Location of Development
LAND SOUTH OF 102 GRAND AVENUE LANCING WEST SUSSEX

03. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

(SEE ADDITIONAL PLAN SUPPLIED)

Rear garden is to be fenced using 6ft (1.8m) high close-board fencing panels between concrete posts with concrete gravel boards at ground level - natural stained finish

Indicative image



Front garden is to have a 1m high face brick wall to all 3 sides stepping down to 600mm to create visibility splay for crossover. Brick to match main dwelling.

Indicative image



05. The dwelling hereby approved shall not be occupied until covered secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved spaces shall thereafter be permanently retained for the storage of cycles.

Existing garage on site to be retained for general garden storage and secure cycle storage.

(SEE ADDITIONAL PLAN SUPPLIED FOR POSITION)

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Schedule of materials:

ROOF: Redland 49 interlocking pan tile in Brown – closest match to existing

WALLS: Face brick lower section up to cill height – brick to be closest match available to existing dwelling

Upper section to be rendered block-work painted to match existing property

07. The development hereby permitted shall not be commenced until full details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

ROOF RAIN-WATER:

Soakaway to be provided at a specification to the approval of Building Control and at min 5m from any building.

DRIVEWAY:

Driveway to be excavated to allow backfilling with MOT and topping with a porous surface of decorative stone chippings to allow drainage into the ground.