

Report for Finance, Administration and Personnel Committee on
the Conditions Attached to the Planning Permission for The Barn.

By Councillor K. Andreoli – 25/05/10
(Ref Minute 167/10FAP)

Set out below are the conditions imposed by Winchester on the planning permission for The Barn.

Most of the conditions are self-explanatory, the exception being condition 8, which is removing any permitted development rights on the property.

I suggest to the committee that none of the conditions imposes any restriction on the sale of The Barn. They would, obviously, transfer to any new owner and could only be removed by a further planning application.

K. Andreoli

25/05/10

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

3 Prior to any development commencing on site details of the provision for secure undercover cycle storage to be provided for the houses shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the provision and retention of cycle parking for the dwellings.

4 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) for The Barn, Forest Mead, Denmead, produced by Thorns-Young Ltd and dated 1st October 2009 and the following mitigation measures detailed within the FRA:

1. Flood-proofing measures as set out within the FRA are incorporated into the proposed development.

2. Finished floor levels are set no lower than 200mm above adjacent ground levels. The level to be agreed in metres above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

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

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

6 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

7 no development shall take place until there has been submitted and approved in writing by the local planning authority a plan indicating the position, design, material and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, E of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the dwellings hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

10 Prior to any work commencing on site detailed plans at a scale of 1:20 showing the details of the window construction and recess shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance within the area.

11 Prior to any development commencing on site details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area and to ensure that the development is adequately drained.

12 The two bedroom windows in the south elevation of the proposed conversion shall be obscure glazed to a height of 1.7m above the floor level and thereafter retained.

Reason: To ensure that the privacy of the neighbours is not adversely affected by the development.