

Draft Planning Conditions

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby approved shall not be carried out otherwise than in complete accordance with submitted plan; OptA-3-Elev Rev 01 dated 08-11-23 subject to the following further conditions and modifications:
3. The external walls of development hereby permitted shall be shall be rendered to match the existing dwelling.
4. Prior to the installation of any windows, doors or garage doors, full details of their design, materials, depth of recess in their openings and their external finish shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.
5. All window openings shall be provided with natural gritstone surrounds, and all door openings provided with natural gritstone lintels.
6. The rainwater goods shall be black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
7. The roof verges shall be flush pointed, with no barge boards or projecting timberwork.
8. The roof shall be clad with natural stone slates to match the existing dwelling.
9. Prior to commencing use of the development hereby permitted a scheme providing two nesting sites for swallows and two nesting sites for bats on the application site shall be submitted to the Authority for approval in writing. Once accepted the development shall not be carried out other than in complete accordance with the approved scheme and shall be permanently so maintained.
10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, porches or ancillary buildings whatsoever shall be erected on the site other than in accordance with a planning application which shall have first been submitted to and approved in writing by the National Park Authority.

Reasons for Conditions:

1. To comply with Sections 91, 92, and 93 of the Town and Country Planning Act 1990 (which requires the National Park Authority to reconsider the proposal afresh after a period of years) as amended by Section 51 of the Planning Compulsory Purchase Act 2004.
2. For clarity and for the avoidance of doubt
- 3-8. To reflect the character and appearance of the host dwelling and to provide a sense of harmony between the existing and the proposed development.
9. To protect and enhance the ecological interests of the area.
10. The National Park Authority considers it necessary to control the erection of extensions in order to ensure that any future development is in keeping with the character of the dwelling.