



SOUTH STAFFORDSHIRE COUNCIL

**Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995**

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application Number: 05/01276/FUL
Proposed: Replacement dwelling and garage
At: 102 White Hill Kinver Stourbridge South Staffordshire DY7 6AU

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. The development shall be carried out in accordance with the amended site plan received on 16th January 2006
2. The first floor windows outlined in orange on the elevations facing No.104 White Hill & No.100 White Hill shall be obscure glazed and maintained as such throughout the life of the development.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any other subsequent equivalent Order, no windows shall be inserted in the West elevation of the garage shown in orange, without the prior written consent of the Local Planning Authority.
4. Before the development commences details of the facing materials to be used for the external elevations shall be submitted to the Local Planning Authority for approval. The development shall be carried out in the approved materials.
5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved by the Local Planning Authority. The works hereby approved shall be carried out in accordance with the approval, unless subsequently otherwise approved in writing by the local planning authority.
6. No existing trees, shrubs or hedges on the site or its boundaries shall be lopped, topped or cut down without the prior consent of the Local Planning Authority. If any existing trees, shrubs or hedges are cut down or die, they shall be replaced with the same species (unless otherwise agreed with the Local Planning Authority) within the next available planting season and shall be maintained to the satisfaction of the Local Planning Authority.
7. Before the development commences the existing trees, shrubs and hedges on the site shall be protected by fencing constructed in accordance with BS5837:2005 in positions to be agreed with the Local Planning Authority which shall be retained throughout the development of the site in the approved positions. The works hereby approved shall be carried out in

accordance with the approval, unless subsequently otherwise approved in writing by the local planning authority.

8. Before development commences all construction work, drainage runs and other excavations within the spread of the trees shown in brown on the approved plan shall be agreed by the Local Planning Authority. All work shall be carried out in accordance with BS5837:2005 Guide for Trees in relation to Construction. The works hereby approved shall be carried out in accordance with the approval, unless subsequently otherwise approved in writing by the local planning authority.
9. The destruction by burning of any materials during the construction period shall not take place within 6 metres of the canopy spread of any trees or hedges shown to be retained on the approved plans.
10. There shall be no storage of construction materials or equipment or oil tanks within the canopy spread of the trees or hedges shown to be retained on the approved plans.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. To define the permission.
2. To safeguard the visual amenity of the area and the privacy of residents in nearby dwellings in accordance with policy BE26 of the adopted Local Plan.
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4. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
5. To avoid pollution of the water environment in accordance with policies BE25, BE27, BE28, BE29, BE30 of the adopted Local Plan.
6. To protect the existing trees on the site during construction work in accordance with policy LS2 of the adopted Local Plan.
7. To protect the existing trees on the site during construction work in accordance with policy LS2 of the adopted Local Plan.
8. To protect the existing trees on the site during construction work in accordance with policy LS2 of the adopted Local Plan.
9. To protect the existing trees on the site during construction work in accordance with policy LS2 of the adopted Local Plan.
10. To protect the existing trees on the site during construction work in accordance with policy LS2 of the adopted Local Plan.

Signed

Dated: 27 January 2006



W G Meredith
Head of Development and Building Control

PLEASE REFER TO NOTES ENCLOSED

To:
Mr And Mrs Fellows
c/o Central Building Design
1 Swallow Drive
Kidderminster
DY10 4DG

TIME LIMIT CONDITION

The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

NOTES

1) APPEALS

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 78(l) of the Town and Country Planning Act 1990. Any appeal must be made within **6 months** of the date of the decision. The Secretary of State has power to allow a longer period for giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

Appeal forms are obtained from The Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6NP

2) PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council or District Council or County Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3) COMPENSATION

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.