

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application and the amended drawings numbered DTK 24/1403A and DTK 24/1404A.

GROUND:

To secure the proper development of the area.

3 The dwelling hereby permitted shall be constructed in white render, slate roof, aluminium fenestration in black powder coating, with the existing brickwork on the side elevation retained as shown on plan DTK 24/1404A.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

4 Prior to the erection of the false pitched roof hereby approved, samples of the slate roof tile shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policies HE02 and QD02 of the Thanet Local Plan

5 All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

6 Prior to the first occupation of Flat C (as identified on 24/1403A) hereby approved, a privacy screen of not less than 1.8m in height above finished floor level shall be provided and maintained to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent as shown on plan DTK 24/1403A and permanently retained thereafter.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan.

7 Prior to the commencement of any development on site, details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

(a) Parking and turning areas for construction and delivery vehicles and site personnel

- (b) Timing of deliveries
- (c) Measures to control noise affecting nearby residents
- (d) Dust control measures
- (e) Location of storage area for materials

GROUND:

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

8 The refuse storage facilities as specified upon the approved drawing numbered DTK 24/1403A shall be provided prior to the first occupation of the residential units hereby approved and shall be kept available for that use at all times.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.