

DC/26/71394

List of conditions

- i) Before The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission and before the development commences, a Commencement Notice must be submitted.
- iii) The external materials used in the development hereby permitted shall match in colour, form and texture those of the existing building unless otherwise agreed in writing by the local planning authority.
- iv) The proposed render shall be completed within 2 months of the substantial completion of the development.
- v) The development hereby permitted shall not be occupied until the flank windows on the side elevations have been fitted with obscured glazing and no part of those windows installed shall be capable of being opened above 1.7m of the floor level. Once installed the obscured glazing and non-opening design shall be thereafter retained.
- vi) No additional windows shall be inserted into the south facing elevation of the extensions and no additional windows (with the exception of the front east facing elevation) shall be inserted into the proposed outbuilding.
- vii) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the enjoyment of No.26 Edmonds Road, Oldbury. The property shall remain as one unit of residential accommodation and shall not be let independently or otherwise disposed of as two separate units of residential accommodation at any time unless planning permission has been granted by the Local Planning Authority.
- viii) Prior to the first occupation of the extensions hereby granted permission, the parking area shown on the approved plan (albeit with dimensions of 2.8m x 5.0m) shall be hard surfaced in a porous material and thereafter made available at all times for their designated purposes for parking and manoeuvring of vehicles. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.