SCHEDULE OF CONDITIONS

BE15: Extensions to harmonise with the scale, form, architectural composition and proportions of the original building
BE19: New development within residential areas - complementing and improving amenity and character of the area
BE20: Ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguarded
BE21: Siting, bulk and proximity of extensions not to result in a significant loss of residential amenity
BE23: External amenity space and new residential development
BE24: Requires new development to ensure adequate levels of privacy to neighbours
AM14: New development will only be permitted if in accordance with the Council's parking standards

Supplementary Planning Guidance:
A3: Impact of mass bulk and overlooking
A4: Visual impact of a development
A5: Design of extensions/materials
B2: Side extensions and distances from side boundary
B3: Single storey and two storey rear extensions

3 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 . You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

6 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not