W/99/00129/FUL - Claypits, 83 Clay Street, Crockerton, Wiltshire, BA12 8AF - Alterations of garage to form annexe for eldgerly parents, new detached garage and access, new conservatory

Because permission would not be granted for the creation of a separate dwelling unit in the manner proposed, and therefore to enable the Local Planning Authority to ensure that the accommodation permitted is not sold, let or otherwise used as a separate unit of living accommodation, the property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be severed therefrom.

You are advised of the need to submit plans, sections and specifications of the proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980.

To prevent an excessively steep access gradient between the site and the adjoining road in the interests of road safety, the gradient of the proposed access within 15 feet of the carriageway edge shall not exceed 1 in 15.

In the interests of highway safety the driveway shall be properly consolidated and surfaced (not loose stone or gravel) and provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, all details of which shall be submitted to and approved in writing by the Local Planning Authority.

To ensure a satisfactory landscaped setting for the development, the site shall be landscaped in accordance with a landscaping scheme which shall be subject to the prior approval of the Local Planning Authority. The approved scheme shall be implemented in the first appropriate planting season using trees and shrubs of approved species and height and maintained thereafter for a period of not less than five years. Any trees and shrubs which fail within that period shall be replaced to the satisfaction of the Local Planning Authority and maintained for a further period of five years.