

**Application No:** 2022/0514/FUL & 2022/0515/LBA  
**Applicant:** Mr & Mrs Richard & Sarah Cox  
**Agent:** Mr Sean Peel  
**Proposal:** Proposed construction of a new single storey extension to provide annex accommodation and three-bay garage adjoining the existing C21 single storey utility wing to the south-east of the existing listed former rectory  
**Site Address:** The Old Rectory  
6 Ridlington Road  
Preston  
Rutland  
LE15 9NN



### **Discharge of Planning Conditions Attached to Approved Planning Consent**

01

The development shall be begun before the expiration of three years from the date of this permission

Noted

02

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

- Location Plan (02)-100
- Floor Plan and Block Plan (08)-201
- Proposed Elevations (08)-101 Rev A

Noted

03

The development hereby permitted shall be constructed entirely of the materials as detailed in the planning application

Noted

04

No development shall take place until the trees to the east and south of the proposed extension hereby approved have been protected by the erection of temporary protective fences in accordance with BS5837:2012. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected. Within the areas agreed to be protected, the existing ground level should be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are

required in the protected areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Noted

#### 05 (04 LBA)

Before any above ground works takes place, the following details should be submitted to and approved in writing by the Local Planning Authority. Works shall only take place in accordance with these approved details:

- Details of all proposed doors and windows, to a scale of not less than 1:10 showing the method of opening and sections.
- Details of the proposed rooflights
- Details of all proposed rainwater goods

Details of drawings containing the following requested information are as follows:

- Details of proposed doors and windows:
  - *812.1313.1 – (30) – 101\_Proposed window and door details (sheet 1).pdf*
  - *812.1313.1 – (30) – 201\_Proposed window and door details (sheet 2).pdf*
  - *812.1313.1 – (30) – 301\_Proposed window and door details (sheet 3).pdf*

*All windows and doors are proposed as painted hardwood frames with sealed double-glazed units with black spacer bars. All glazing below 800mm to be toughened safety glass. Garage doors are to be timber side hung doors to be manually operated.*

- Rooflights
  - Details can be found on drawing:*
    - *d-crpm-01g-02g-03g-04g.pdf*
  - These are proposed as Clement Conservation rooflights and will be installed as per manufacturers installation instructions.*
- Rainwater goods
  - Details of eaves including fascia, soffit and guttering can be found on drawings:*
    - *812.1313.1 – (30) – 101\_Proposed window and door details (sheet 1).pdf*
    - *812.1313.1 – (30) – 201\_Proposed window and door details (sheet 2).pdf*
    - *812.1313.1 – (30) – 301\_Proposed window and door details (sheet 3).pdf*
  - Rainwater good are proposed to match the existing on the single-storey utility wing to which the proposed extension connects, these will be aluminium 'cast iron-look' half-round gutters with aluminium 'cast iron-look' round downpipes.*

#### 06

The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Rectory. It shall not be used as a separate dwelling and no separate curtilage shall be created.

Noted