

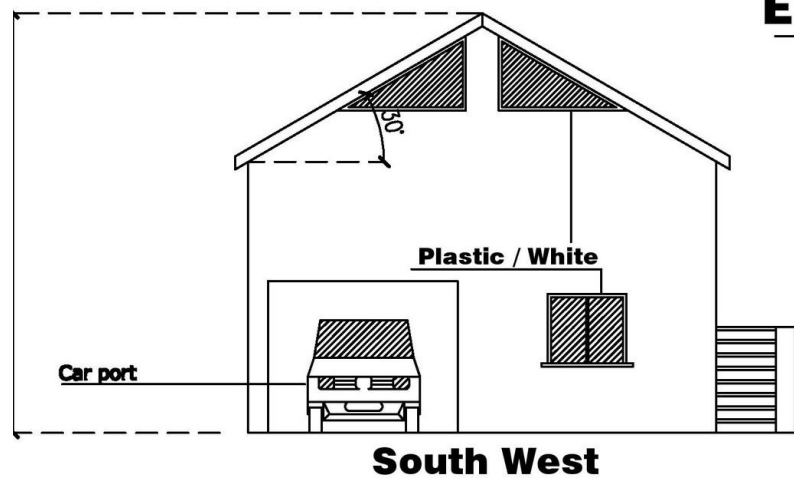
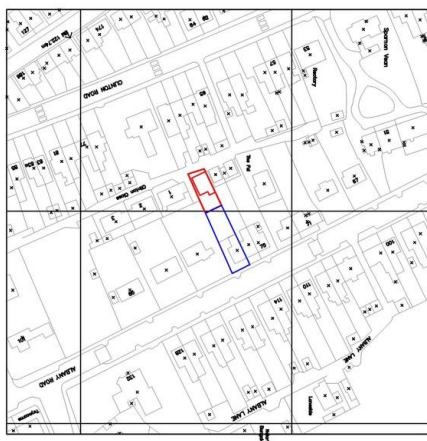


79 Albany Road
Redruth, TR15 2LT

- Single building plot
- Approval reference PA20/10512
- Permission for a reverse level 3 bedroom property
- Walking distance to Redruth centre

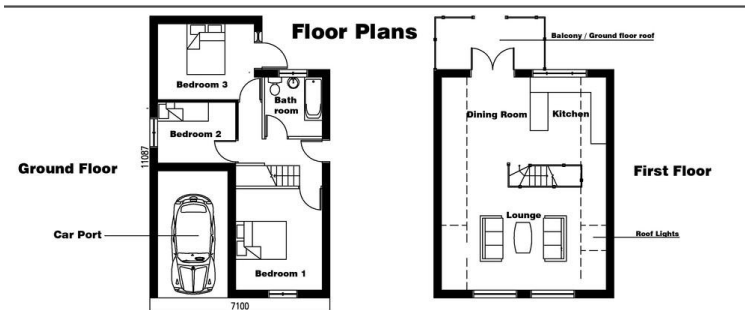
Offers Over £75,000
EPC Rating NA

Scale
1:1250





North East



Property Description

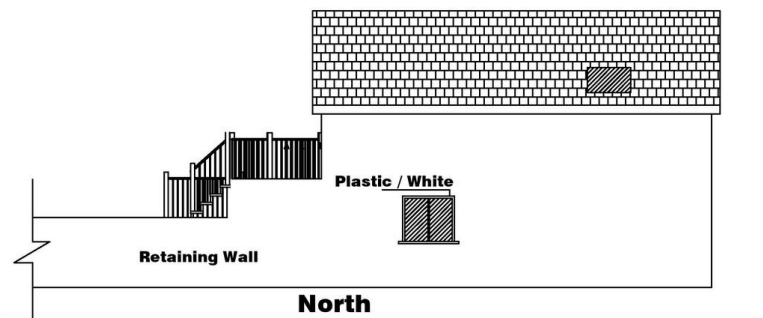
DESCRIPTION

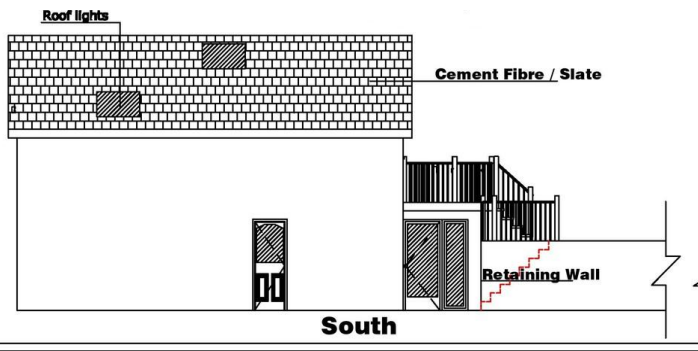
Planning consent subject to conditions was granted under application reference PA20/10512 for the demolition of a detached garage and replacement with a 1 and half storey, 3 bedroom, reverse living property with integral parking and open plan living on the first floor. A balcony is also to be accessed from the first floor.

To view all conditions of approval, please see the decision notice. This can be viewed under the above planning reference on the Cornwall Planning Portal, a copy is available from our office or by email.

LOCATION

Situated at the end of Clinton Close, behind Albany Road, the plot is conveniently located for close access into Redruth Town centre and the main line rail station approximately a quarter mile away.





ADDITIONAL INFORMATION
 A topographic survey has been done and is included in the sale.

DIRECTIONS
 From West End at the centre of Redruth proceed up Falmouth Road to the traffic lights and turn left passed the Trefusis Arms, and next left into Clinton Close. The property will be found along on the right hand side.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the details show on approved drawing no. 740/1 a 1.8 metre high timber close boarded fence shall be erected along the north east site boundary prior to the commencement of any other works to which this permission relates. The fence shall remain in situ thereafter. Any replacement means of enclosure shall be of the same height and appearance.

Reason: To ensure privacy between the application site's garden/amenity space and the existing rear garden of No. 79 Albany Road in the interests of residential amenity in accordance with the aims and intentions of policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 130 of the NPPF 2021.

A pre-commencement condition is required in order to ensure adequate privacy is maintained throughout the development and once occupied.

4 No development approved by this permission shall be commenced until the following details are provided:

1. A description of the foul and surface water drainage systems operation;
2. Details of the final drainage schemes including calculations and layout;

3. Results of percolation testing to BRE365;
4. A Construction Surface Water Management Plan;
5. A Construction Quality Control Plan;
6. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features;
7. A timetable of construction;
8. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken

