

Conditions not relevant in permission for Cheshire GB replacement dwelling – approval had removed permitted development rights for extensions, free-standing buildings, accesses and enclosures within the cartilage to protect the visual amenity and openness of the GB. The Inspector ruled that circ 11/95's advice on imposing conditions to restrict further development should only be used in exceptional circumstances. Dwellings in the GB should have the same rights as any other, and those rights should not be removed simply because of the GB location. The Inspector restricted the condition to extension of the new dwelling. DCS 44464267. Aug 2003.