

# Planning Conditions Application for Approval B/19/0453

The following conditions were received:

Environment Agency:

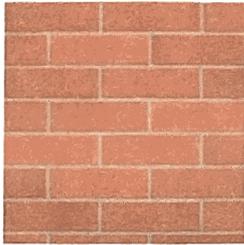
1. Finished floor levels of the new build properties set at 3.4m AOD ( above ordnance datum) - New Builds Units 1 & 2
2. The developments to have at least two storeys with bedrooms at 1st floor level
3. Flood resilience and resistance measures to be incorporated into the proposed development as stated - Block A and B to have removeable flood defences on the doors.

Planning Department:

4. New Driveway needs to be 4.5m wide
5. Dedicated Bin Storage area close to highway
6. Only low fencing allowed on Right of driveway as you enter site.
7. New Build cannot go above DPC until following details have been approved:
  - a. Details of the fences including height, design and position have been approved in writing
  - b. Hard surface materials
  - c. Minor structures
  - d. Planting schedules, species, sizes densities
  - e. Existing trees to be retained / removed
  - f. EV charging point locations
  - g. Details of Brick and Tiles

## Application for Approval against Conditions

|    | Condition   | Request for approval   |
|----|---|--|
| 1  | Floor Levels - 3.4m AOD   | Approval to be granted at Building Control Sign off?   |
| 2  | Two Storeys, Bedrooms at 1 <sup>st</sup> Floor                  | Approval to be granted at Building Control Sign off?   |
| 3  | Flood Measures on Block A & B                                   | Approval to be granted at Building Control Sign off?   |
| 4  | Driveway to be 4.5m wide  | Approval to be granted at Building Control Sign off?   |
| 5  | Dedicated Bin Storage   | As marked on planning application drawing 19/728-01<br><br>Bin Storage for New Build's 1 & 2 and Block B will be constructed out of Timber to be no higher than 1.5m and be situated in line with the driveway and no more than 5m from the highway for easy access by Council Refuse Collection service. – Marked on Appendix C |
| 6  | Low Fencing required on the Eastern boundary of Block A garden. | Please see fencing plan attached in Appendix A   |
| 7a | Fencing Specifications  | Please see fencing plan attached in Appendix A   |
| 7b | Hard Surface Materials  | All new driveways and parking areas will be constructed using compacted hardcore material as a sub structure and overlaid with a 20mm gravel/shingle compacted surface. This material we feel will allow better drainage on site and prevent surface run off into the road drainage system                                       |
| 7c | Minor Structures  | None other than Bin Storage marked on 19/728-01  |
| 7d | Planting schedules  | Please refer to Planting plan in Appendix B for locations.<br><br>Species to be used:<br>Shrubs:<br>Lilac White<br>Philadelphus<br>Eucryphia<br>Daphne retusa<br>Daphne burkwoodii<br>Euphorbia characias<br>Cistus Cyprius<br>Hebe<br>Spiraea<br>Feliccia amelloides<br>Dog wood  |

|    |   |   |
|----|---|---|
|    |   | <p>Choisya<br/>Hardy fuchsia<br/>Syringa palibin<br/>Ceanothus<br/>Genhista polocks</p> <p>Trees:<br/>Prunus (cherry tree)<br/>Mountain Ash<br/>Oak<br/>Silver Birch<br/>Crab Apple</p>   |
| 7e | Existing trees to be retained / removed | Not Applicable – site cleared prior to us acquiring title   |
| 7f | EV charging point locations             | One Charging point per dwelling as marked on Appendix C   |
| 7g | Details of Brick and Tiles              | <p>The facing bricks to be used on the front elevation will be as close in colour to the original heritage bricks used on the existing house at 80 Sleaford Rd.</p>  <p>Tiles will be concrete slate effect and laid to match the existing houses either side of 80 Sleaford Rd.</p>  |