

sharman architecture

Address: Oak Barn, Willow Drove, Borough Fen, Peterborough, PE6 7QB
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Tel: 07724 529094

Project:	Land adjacent to Corner Lodge, West Drove South, Gedney Hill.
Planning:	Reserved matters.
Date:	9 th April 2024.

Planning permission reference no:
H07-0971-21
Dated 9 th NOVEMBER 2021

Condition C3:

No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

- i) the layout, scale and external appearance of the building(s) (including a schedule of external materials to be used);**
- ii) the means of access to the site; and**
- iii) the landscaping of the site (including boundary treatment).**

The development shall be carried out as approved.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

Answer.

Please refer to the following pages for details of the materials to be used.

The materials are shown for:

- Wall claddings. (Samples to be delivered separately as requested)
- Roofs.
- Rainwater goods
- Fenestration (including materials and colours and how the windows open)
- Soffits (type and colour)
- Fascias (type and colour)
- Verges
- Entrance porches

Please refer to enclosed details for dwelling plan and elevation details.

Please refer to enclosed details (conditions 4 and 5) for boundary and landscaping details.

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Condition C4:

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Answer.

Implementation and maintenance regime details follow this page.

Please refer to the enclosed details for the soft landscaping details
This refers to drawing number PC/05/A.

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Condition C5:

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging. The details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: the scheme should include native hedging along the site's frontage, as far as Possible.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Answer.

Please refer to the enclosed plans for the scheme of boundary treatment details.
This refers to drawing number PC/05/A.