

J1931

Discharge of Conditions 3,4,6,7,12

Application:

H08-0271-23

Site:

Tawny Lodge, Cheal Road, Gosberton, PE11 4BD

Prepared by:

William Baldwin-Hay, Origin Design Studio Ltd.

Checked and issued by:

Rob Cole, Origin Design Studio Ltd.

Revision / Date:

A01 /30/10/2023

Contents

Contents

Condition 3 – Materials.....	3
Materials information:.....	3
External walls	3
Roof.....	5
Condition 4 – Landscaping.....	6
Landscaping & ecology plan.....	6
Condition 6 – Ecological biodiversity measures	7
Landscaping and ecology plan	7
Condition 7 – Owl box details	8
Owl box details	8
Condition 12 – FW & SW drainage details	9
FW & SW details	9

Condition 3 – Materials

Extracted from the decision notice:

“Before the commencement of the dwelling and carport beyond oversight, details of the external materials to be used for external walls and roofs of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The materials used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity 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”

Materials information:

External walls

External walls of house to be constructed out of red multi-brick stock facing bricks. (see figure 1, below)



Figure 1 - Wienerberger red multi brick stock to be used to be used to construct house.

Existing and new walls of carport to be finished with vertical timber cladding and horizontal Upvc timer effect cladding. (See figure 2 below & 3 below)



Figure 2- vertical timber cladding example

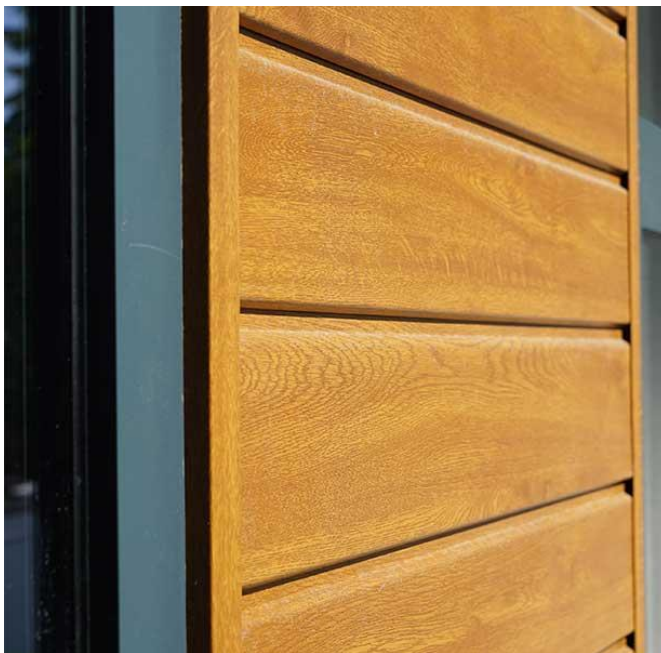


Figure 3 - Horizontal timber effect uPVC cladding example

Roof

New roofing of house, carport and existing coal store to be finished with natural slate tiles. (See figure 4 below).



Figure 4 - Example natural slate tile - SSQ Del Carmon

New roof of Orangery roof of main house to be finished with grey GRP. (See figure 5 below)



Figure 5 - Example grey GRP roof.

Condition 4 – Landscaping

Extracted from the decision notice:

“Before the commencement of the new dwelling beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. 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. NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

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, and that Biodiversity Net Gain will be achieved. This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021”

Landscaping & ecology plan

Please see accompanying drawing J1931-BR-02 – Landscaping and ecology plan

Condition 6 – Ecological biodiversity measures

Extracted from the decision notice:

“Before the commencement of the dwelling hereby permitted beyond oversite full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be constructed/installed in accordance with the details so approved prior to the development being brought into use and shall thereafter be retained. Note: The development should include a number of ecological bio-diversity measures in accordance with the recommendations within the Preliminary Ecological Appraisal accompanying the application.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2023.”

Landscaping and ecology plan

Please see accompanying drawing J1931-BR-02 – Landscaping and ecology plan

Extracted from the decision notice:

Reason: To ensure the protection of Barn Owls in accordance with the provisions of the Wildlife & Countryside Act, 1981. This Condition is imposed in accordance with advice within the National Planning Policy Framework, 2023."

1 x pole mounted barn owl box to be installed along the northern edge of the site, overlooking open countryside. (see drawing J1931-BR-02, Landscaping and ecology plan for location)

Full details of how to construct an appropriate box can be found on the barn owl trust website & Figure 6 below - <https://www.barnowltrust.org.uk/barn-owl-nestbox/barn-owl-pole-nest-box/>



Condition 12 – FW & SW drainage details

Extracted from the decision notice:

“Before the commencement of the dwelling hereby granted beyond oversight, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.”

“Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2023”

FW & SW details

Please refer to submitted drawing number J1931-BR-01 – Proposed drainage plan.