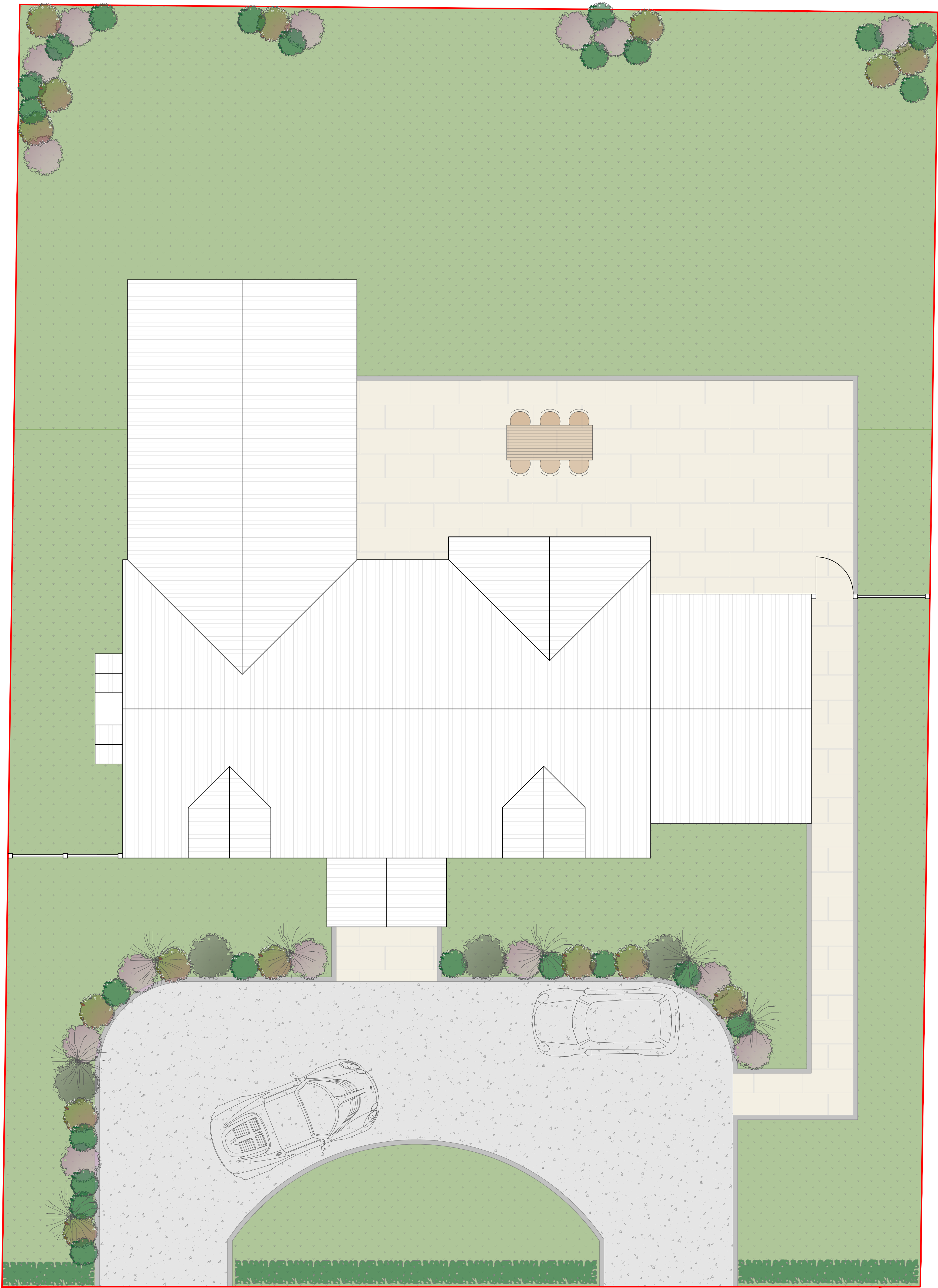
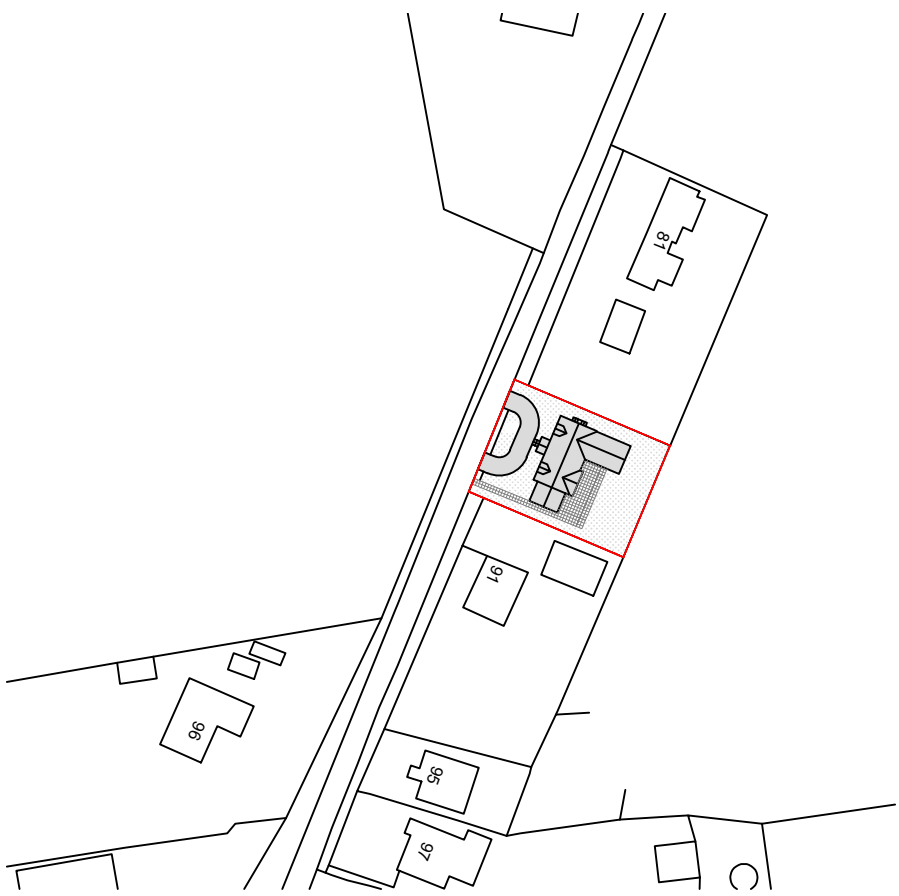




Landscaping Plan (Condition 6)
Scale 1:50



Site Location Plan
Scale 1:1250

SOFT LANDSCAPING

NEW PRIVET HEDGING TO BE PLANTED TO THE WESTERN BOUNDARY (FACING THE HIGHWAY) ON COMPLETION OF THE WORKS. THE HEDGEROW WILL BE MAINTAINED AT APPROXIMATELY 1.2m IN HEIGHT SO AS TO NOT BLOCK ANY VIEW FROM THE FRONT OF THE DWELLING.

TYPICALLY THE REMAINDER OF THE GARDEN, FRONT AND REAR, WILL BE LAID TO LAWN WITH NO HIGH LEVEL PLANTING TO ALLOW THE OCCUPANTS TO ENJOY THE FIELD VIEWS TO THE EAST AND THE WEST. THE LOW LEVEL PLANTING, AS MENTIONED, IS AIMED TO DRAW LOCAL WILDLIFE TO THE SITE IN A BID TO CREATE A NATURAL HABITAT.

MIXED LOW LEVEL PLANTING WILL BE INTRODUCED GENERALLY THROUGHOUT THE SITE TO ACCENTUATE BORDERS ETC AND GIVE A TYPICAL COUNTRY COTTAGE GARDEN FEEL, AS INDICATED. SPECIES ARE TO INCLUDE, BUT NOT LIMITED TO, HEATHER, ALPINES, GRASSES, ROSE ETC.

HARD LANDSCAPING

IN AND OUT DRIVEWAY IS TO BE FINISHED WITH CLEAN 20mm GOLDEN GRAVEL WITH STONE EDGING AS INDICATED.

PATIO AND PATHS GENERALLY THROUGHOUT SITE ARE TO BE SANDSTONE FLAGS LAID FLUSH WITH SURROUNDING LAWN AND POINTED WITH AN APPROPRIATE MORTAR MIX. ALL PATHS AND PATIO ARE TO BE EDGE WITH STONE TO MATCH THE DRIVEWAY.

6FT TIMBER CLOSE BOARD FENCING IS TO BE INSTALLED IN THE LOCATIONS SHOWN TO GIVE PRIVACY AND SECURITY TO THE REAR GARDEN. ACCESS GATE WILL BE SUITABLE TO MATCH. ALL FENCING WILL BE STAINED WITH A SUITABLE EXTERNAL TIMBER PRESERVER.

BOUNDARY TREATMENT

EAST BOUNDARY
TO THE NORTH BOUNDARY THE EXISTING 2m HIGH (APPROX.) HEDGEROW WILL REMAIN AND WILL BE MAINTAINED AT THE HEIGHT AS IT IS CURRENTLY.

SOUTH BOUNDARY
TO THE SOUTH BOUNDARY THE EXISTING 2m HIGH (APPROX.) HEDGEROW WILL REMAIN AND WILL BE MAINTAINED AT THE HEIGHT AS IT IS CURRENTLY.

WEST BOUNDARY
THE WEST BOUNDARY WILL HAVE A NEW PRIVET HEDGEROW PLANTED, TO MATCH THE NEIGHBORING DWELLING, AND WILL MAINTAINED AT A HEIGHT OF 1.2m (APPROX.).

NORTH BOUNDARY
THE WEST BOUNDARY WILL HAVE A NEW 1.2m (APPROX.) WOVEN TIMBER FENCE WHICH WILL MAKE USE OF THE TREES THAT ARE TO BE REMOVED FROM SITE TO MAKE WAY FOR THE PROPOSED DWELING.

SITE LEVELS
THE PROPOSED SITE LEVELS ARE TO BE MAINTAINED AS EXISTING IN ORDER TO SIT COMFORTABLY WITH THE SURROUNDING DWELLINGS. THE FFL OF THE PROPOSED DWELLING WILL BE AT 150mm ABOVE THE FINISHED EXTERNAL GROUND LEVEL.