Architectural Consultant

Discharge of Conditions in relation to:

Planning approval ref: H09-0490-22 at:

120 Dog Drove North,

Holbeach Drove,

Spalding,

Lincolnshire,

PE12 0SA



1. Introduction

1.1 The Application

This application is for the discharge of conditions relating to planning approval ref: H09-0490-22 and outlines all accompanying information requested by the LPA as part of that approval. The conditions requiring further input are outlined below along with the information required to support this.

2. Conditions

Condition 3 - *Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.*

External walls – The external walls are to be a mixture of red facing brickwork (Ibstock Leicester Weathered Multi Stock), light grey thru coloured render and Western Red Cedar vertical cladding. The garage will be solely red facing brickwork.

Roof – The roof will be finished in Calderdale Edge Dark Grey. The small area of flat roof to the dwelling will have a dark grey GRP covering.

Windows & Doors – All windows throughout will be Moss Green RAL 6005 UPVC flush casements. The doors to the dwelling will be UPVC or composite and will be finished in the same colour. The garage door will be an aluminium section garage door and will also be finished in RAL 6005.

Hardstanding – Patio areas and paths will be finished with an external porcelain tile with a cobble edging. The driveway and turning area to the front of the garage will be golden gravel. The remainder of the external areas will be lawn.

Condition 5 - *The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of*

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).

A contamination report has been prepared by Humberside Materials Laboratory and a copy of this can be found accompanying this application. The recommendations from this report outline the need for samples to be taken and tested from a number of areas across the site, this is due to be carried out on 14th September 2022 and the results of this stage will be forwarded on to the LPA as soon as they have been received.

Condition 7 - *Before the commencement of the development hereby granted, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.*

The foul water will be disposed of via a domestic waste treatment plant located in a suitable place within the site, the treated waste water from this will then be distributed in to the ground via a suitably designed soakaway.

Condition 8 - *Before the commencement of the development 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.*

2no. swift boxes will be installed to the rear elevation of the garage and a bat box will also be installed at high level to the gable of the garage. It is also plausible to install an owl box at high level as the openness of the site is likely to be a place owls would naturally roost.

Further to this the site generally will encourage wildlife of all kinds given its rural setting and surrounding areas of land.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk