Architectural Consultant

Discharge of Conditions in relation to:

Planning approval ref: H16-1173-21 at:

Land adj. 87 Spalding Common,

Spalding,

Lincolnshire,

PE11 3AU

1. Introduction

1.1 The Application

This application is for the discharge of conditions relating to planning approval ref: H16-1173-21 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 5 *- Before the commencement of the development hereby permitted beyond oversite, details of the brick(s) to be used to the external walls of the bungalow hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all the brick(s) used in the development shall conform to the details so approved.*

The external walls will be constructed in red facing brickwork, Forterra 'Village Sunglow', Pointed with a cement based mortar in stretcher bond.

Condition 6 *- Before the commencement of the bungalow hereby permitted beyond oversite, details of the roof tiles to be used for the roof of the bungalow hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details so approved.*

The roof will be finished in Calderdale Edge Dark Grey. The ridge tiles will match in colour and will be fixed using a dry ridge system.

Condition 8 - *Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes in the bungalow shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.*

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Refer to the accompanying plan ref: 0356-23-CC01, for the design and position of all external meter boxes, gas flues and soil vent pipes.

Condition 12 - *Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.*

The site level was previously 2.85m AOD, however the site has been raised by the applicant by approximately 900mm to 3.75m AOD. The driveway level has also been altered which generally slopes from around 3.85m AOD at the road down to the new level of the site of 3.75m AOD and any hard surfaced areas within the site itself, patios etc, will be at this level. The proposed finished floor level will be set at 3.90m AOD, 50mm above the level as set out in the Flood Risk Assessment issued with the application ref: H16-1173-23.

Condition 13 - *Before the development is commenced beyond oversite, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the calculations undertaken to determine the volume of storage required. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.*

A percolation test has been carried out on site across two separate trial holes, with each trial hole being filled three times, and has resulted in an average percolation value of 28.95. The soakaway will be a crate system and the size has been calculated by taking the roof area and multiplying that by the average rainfall per hour (50mm) divided by 3000. With a roof area of approximately 65m^2 this gives a crate soakaway size of 1.08m^3.

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