

**Application for approval of conditions, concerning an approved development, at Station Road Surfleet PE114DG for Mr I Bates (owner, applicant, developer).
Consent given 28/04/2018 – H1710417**

Enclosed

- Application form and fee
- Contamination report
- Site plan 1:200 showing references for site levels, refuse pick up point and any brick screen walls
- List of levels
- Statement below

Condition 1 – Work will commence March / April 2021 with some demolition and site clearance, along with utility services and sub-base for private drive. Building work starting in May for oversite of plots 4 & 5.

Condition 2 – All elements of development in accordance with drawings, design and access statements, flood risk as approved.

✓ Condition 3 - Refer to enclosed site plan and list of levels. Generally the land falls away from Station Road by up to 0.4M to North East of site. Hardstandings and a shed covers majority of land to West of the site at a higher level.

✓ Condition 4 – See the full contamination report by EPS enclosed. All recommendations by EPS and SHDC shall be adhered to, including observations from the ongoing gas leakage study. Demolition carried out by specialist contractor with credentials and facilities to dispose and recycle as necessary

✓ Condition 5 – A hardstanding area of 2MX2M is shown highlighted on the enclosed site plan for refuse and re-cycling for plots 2-5. Plot 1 and No.180 are already adjacent to Station Road.

Condition 6 – All soft / hard landscaping details to whole site is being dealt with by a specialist landscape designer. This will include surface water drainage and will be submitted prior to work beyond oversite.

✓ Condition 7 – Provide brick screen walls 1.8M high in main house brick between front corners of No.180 and plot 1 and between rear corner of No.180 and the corner of its parking area, with concrete copings as highlighted on attached drawing.

Condition 7 (continued) - Provide tanalised timber framed closeboarded 1.8M wide fence panels between concrete posts to all boundaries and plot divisions, with concrete gravel boards

Height at North and West boundaries and all plot divisions 1.8M

Height at East boundary with right of way to be 1.2M

✓ Condition 8 –
Main house brick - Oakthorpe Red stocks. (Hanson Forterra)

Segmental arches, eaves corbelling (3 courses) and single course around perimeter at level immediately below front elevation windows – Hanson Kensington Cream stock.

Roof tiles - Marley Modern concrete interlocking, bonded and in dark grey

Windows and door frames -White PVCu

Front doors – Coloured composite

Gutter etc – Black PVCu

Additional information

Existing property No.180 is an old white – washed 2 storey cottage needing major internal and external renovation and has a prohibition order on it. Presently looking at costings with a possible view to demolish and re-build in keeping with approved site on a slightly smaller footprint, especially as demolition works for this project is already extensive.