SWANN EDWARDS ARCHITECTURE

CONDITION CLEARANCE REPORT

H21-0489-20

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 PAIRS OF SEMI DETATACHED HOUSES

AT

29 STATION ROAD, TYDD GATE, WISBECH

FOR

MR S NECKER

Job No. SE-1424

December 2020

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.
Place of Business: Swann Edwards Architecture, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 **e** info@swannedwards.co.uk **w** www.swannedwards.co.uk

Condition 1
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

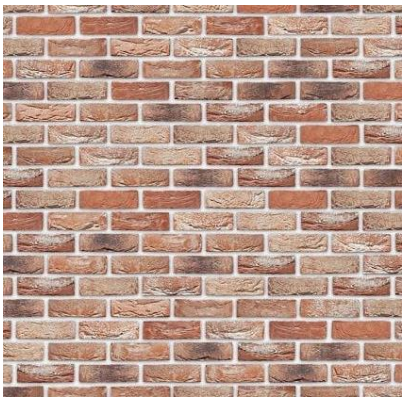
Noted.

Condition 2
The development hereby permitted shall be carried out in accordance with the following approved plans:
SE-1424-100
SE-1424-200
SE-1424-PP1000-C
SE-1424-PP2100

Noted.

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.

Walls are to be Vandersanden Antique Flemish Bricks.



Roof is to be Stonewold Marley roof tiles.



Windows and doors to be UPVC

Driveways to be pea shingle. Rolled tarmac access min. 1m into site.

450x450 Marley paving slabs in Buff.

Condition 4

Before the commencement of the development beyond oversite a scheme of landscaping and tree planting for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
i) Details of the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.
ii) Details of which of the existing trees on site are to be retained or removed.
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 scheme should include the retention of the existing tree in the south eastern corner of the site, as far as possible.

The drawing SE-1001 has been created showing planting etc. A plant specification and maintenance schedule document has been provided with this application. The protection of the existing mature tree is covered in the tree protection report accompanying this application.

Condition 5

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.
Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Drawing SE-1424-1000 has been updated to show the levels. This will not cause a problem.

Condition 6

Prior to its installation, details of proposed screening along the eastern and western boundaries of the site , including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, 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 is first brought into use and retained thereafter.

Drawing SE-1424-1000 has been updated to show the fencing.

Condition 7
The first floor windows on the western elevation of Plot 1 and eastern elevation of Plot 4 shall be obscure glazed (at least level 3).

Noted - The windows have been shown as obscured on the Building Regulation documentation.

Condition 8
Before the dwellings on plots 1 and/or 2 are occupied the driveways and parking areas associated with both properties shall be constructed in accordance with the approved details. Both driveways shall thereafter be available for use for vehicular turning by occupants/visitors of plot 2.

Noted.

Condition 9
Before the dwellings on plots 3 and/or 4 are occupied the driveways and parking areas *associated with both properties shall be constructed in accordance with the approved details. Both driveways shall thereafter be available for use for vehicular turning by occupants/visitors of either dwelling.*

Noted.

Condition 10
The development hereby permitted shall incorporate the following flood risk measures:

- Finished floor levels shall be 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level;
The mitigation measures shall be fully implemented prior to occupation.

The building regulations documentation has been update to include Flood Resilient Construction.

Condition 11
Before the commencement of the development hereby granted beyond oversite, 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.

Noted

Condition 12
The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Noted - The specification covers this in the Building Regulation documentation.