DC/25/0037

Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application)

DISCHARGE CONDITION 4

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

4a. No existing trees are to be removed. All existing trees are to be retained. Because there is no change to the landscaping of house 2 which is the central house and which includes the bulk of the gardens and land, no drawings are submitted for this property because there is no change/ no development.

4b. Detailed garden plans are enclosed at a scale of 1:200 for house 1, being the east wing, house 3 being the west wing and house 6 being the original garage block.

i. All new division hedging to be English Yew, Taxus Baccata rootball plants spaced at 600mm centres and 9 years old
ii. All areas laid to grass to be over-seeded and fertilised to give a dense sward.

4c. Detailed garden plans are enclosed at a scale of 1:200 for with a supporting Landscape Specification document.