Discharge of Conditions 3, 4, 5, 6 and 7 Pursuant to DC/26/1214

Condition 3

Condition 3 requires details to be submitted prior to commencement, as set out below:

> *"Pre-Commencement Condition: No works to the replacement windows or proposed patio doors shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:*
>
> - *Drawings to a scale not smaller than 1:5 fully describing the new / replacement windows and external doors. These drawings must show:*
>   - *materials*
>   - *cross section of frame, transom, mullions, glazing bars, etc*
>   - *method of opening*
>   - *method of glazing"*

The Applicant proposes to replace the ground floor bay to patio doors and replacement windows, as set out in the accompanying drawings and specification document. For the avoidance of doubt, the doors and door side windows will comprise timber.

It is considered that the accompanying documents and drawings are sufficient to discharge Condition 3, insofar that the details relate to the ground floor bay doors and side windows only.

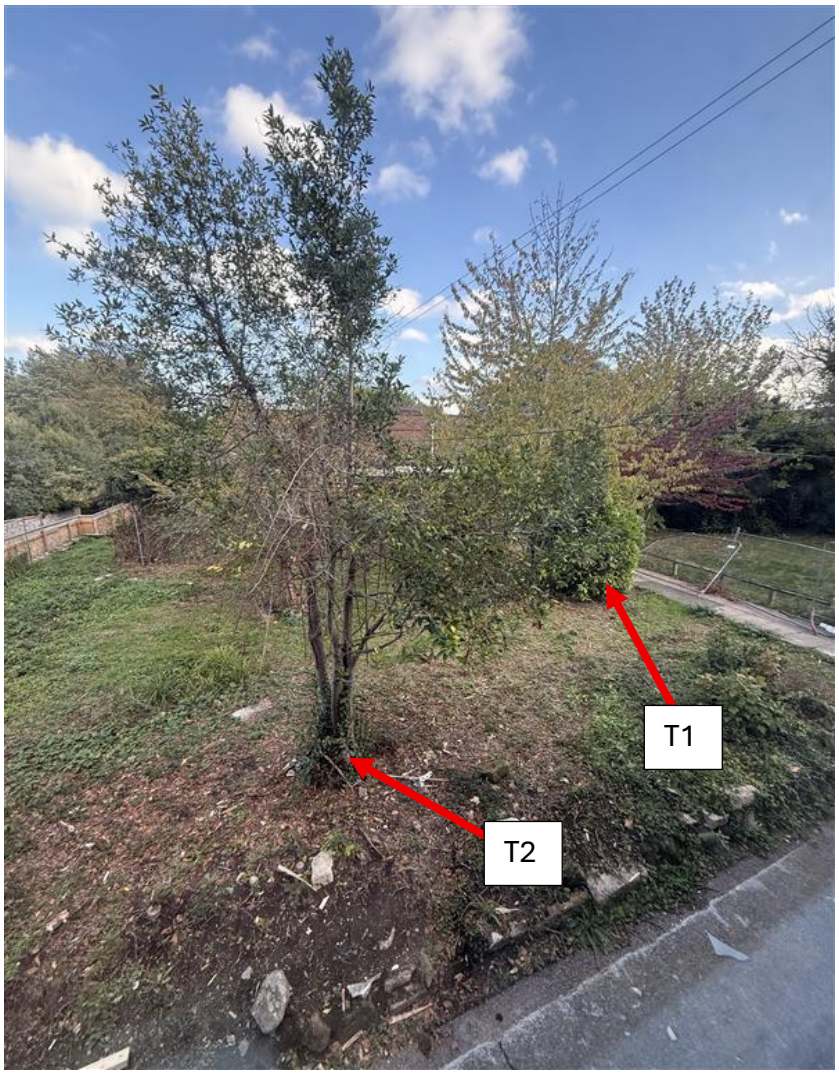
Condition 4

Condition 4 requires details to be submitted prior to occupation, as set out below:

> *"Pre-occupation Condition: Prior to occupation of the development hereby permitted, 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:*
>
> - *Details of all existing trees and planting to be retained*
> - *Details of all hard surfacing materials and finishes*
> - *Details of all boundary treatments*
> - *Details of all external lighting."*

A Landscaping Plan has been prepared in support of this discharge of condition and which includes the following details:

- Locations of the two existing trees to be retained (T1 and T2). Please also see photo below.



- Details of the existing hardstanding to be retained. To confirm, no further hard standing is proposed. It should be noted that the existing metal handrails are proposed to be removed. The existing metal handrails as referred to can be seen in the below photograph.



- Details of the boundary treatment to be retained and details of where new boundary treatment is proposed, for example:

    - Eastern and southern boundaries to comprise of proposed 1.8m high red brick walls.

    - Close-boarded timber fencing proposed above the retained existing wall along School Lane. Combined height to be 1.8m. Example of proposed close-boarded timber fencing below.



- Lighting is proposed by the external doors in to the building as illustrated on the landscaping plan and via the below marked up photos. It should be noted that existing wiring is already in place in these locations where previous lights were likely to be located. The lights will be wall-mounted lights and would direct light downwards to avoid light spill.



Figure 1 - Indicative Locations for External Lighting

As a result of this document and the accompanying Landscaping Plan, it is considered that Condition 4 can be discharged in full. If the LPA require any further information then please do not hesitate to contact us.

Condition 5

Condition 5 requires details to be submitted prior to occupation, as set out below:

> *"Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times."*

A Landscaping Plan has been prepared in support of this discharge of condition and which identifies the location of the existing lean-to building which will be retained as part of the proposals. The existing building is large enough to accommodate the storage of refuse and recycling facilities as illustrated in the below photographs.

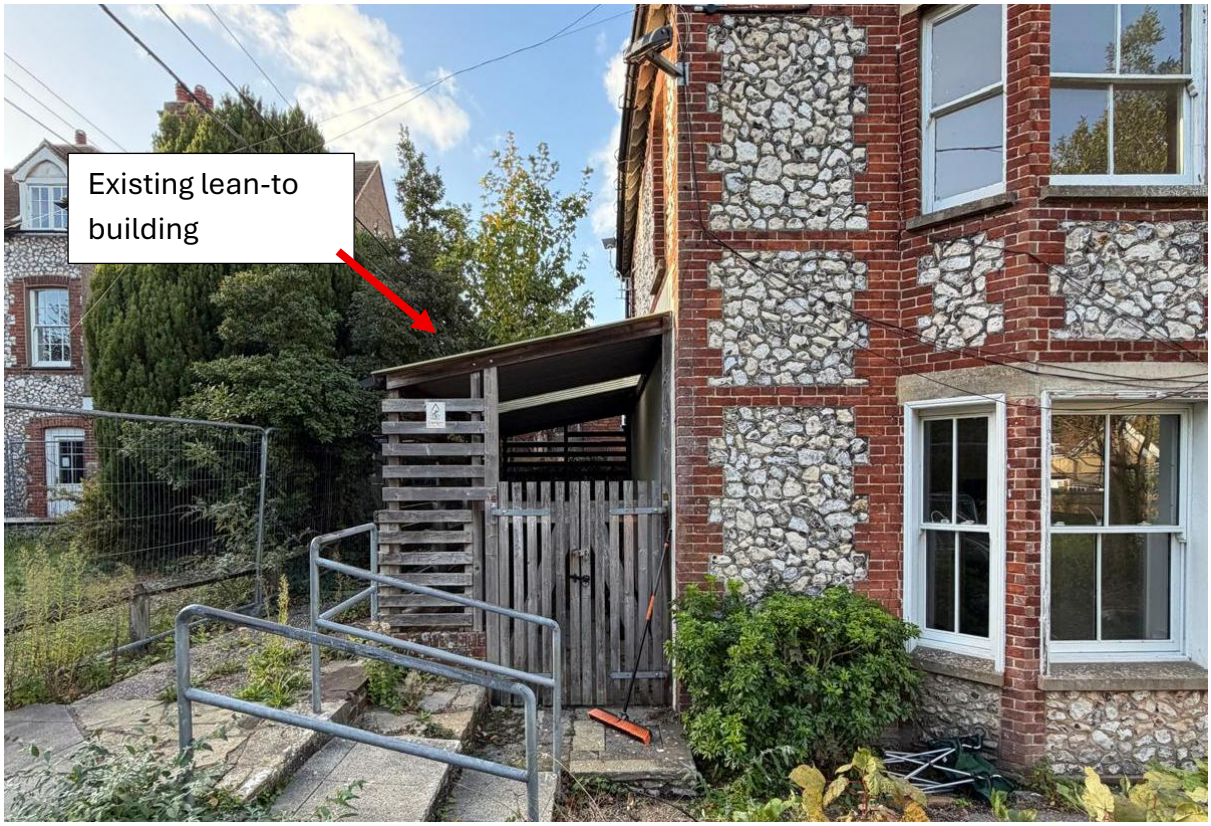


Figure 2 - Existing Lean-to Building



Figure 3 - Inside the Existing Lean-to Building

It is considered that the existing lean-to building is of sufficient size to accommodate the refuse and recycling storage for the dwelling. As such it is considered that the condition can be discharged accordingly.

Condition 6

Condition 6 requires details to be submitted prior to occupation, as set out below:

> *"Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times."*

As set out under Condition 5, a Landscaping Plan has been prepared in support of this discharge of condition and which identifies the location of the existing lean-to building which will be retained as part of the proposals. The existing building is large enough to accommodate cycle storage for the dwelling and any visitors. The building is also secure and covered, as required by the condition wording.

To conclude, the existing lean-to building is considered sufficient to accommodate cycle parking and as such, the condition can be discharged in full.

Condition 7

Condition 7 states the following:

> *"Pre-Occupation Condition: Prior to the first occupation of the dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises."*

To confirm, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection will be provided to the premises prior to occupation.

It is noted that the condition wording does not specifically require details to be submitted and approved by the LPA. As such, it is considered that this Condition is satisfied once implemented.

Conclusion

To conclude, this document and accompanying Plan are considered to be sufficient to warrant the discharge of conditions 3, 4, 5, 6 and 7 pursuant to DC/26/1214.