

Jones, Grahame

From: Jones, Grahame
Sent: 08 May 2019 11:39
To: Jones, Grahame
Subject: FW: Landscaping

Steve,

With regard to our Planning Permission Number 170898, I submit our landscaping plan that was completed as part of our Building Regulations submission. Can you please provide your written approval Conditions 6,7,8. I believe this now completes our outstanding actions.

The hard landscaping aimed to maintain the existing mature garden set up as much as possible which in itself had been landscaped. Please refer to the arboriculture report for further details on species and sizing. The attached drawing transposes the planting and shows the landscaping in general.

Front garden

The existing mature leylandi hedge has been kept which is over 1M deep by 2.2M high. This runs down most of the western boundary starting 2M in from the pavement. A new dwarf apple tree is being planted this week at the front.

The leylandi hedge has replacement 1M high panel fencing running down the western boundary / bottom section of the hedge which then becomes 1.8M high running down to the rear corner of the adjacent property.

The driveway 20mm shingle with concrete edgings to support natural drainage as much as possible given the downhill slope and to fit naturally with the neighbouring property No47 which has the same. The threshold of the driveway has a double strip of granite sets to retain the gravel 200mm deep. 1M from the front of the dwelling is a linear land drain running across the width of front drive.

All paving is Brett Stamford Ultra 450 x 450mm x 32mm buff. 900mm The paths at the front are 900mm wide 2 x 450mm running from the front door by 5M to facilitate disabled access.

A 1M soil bed edged with 50mm concrete edgings runs across the front of the house up to the front door path prepared with top soil.

Rear Garden

The eastern side of the dwelling is the boundary, to the rear of the dwelling a 2M high panel fence has been erected belonging to No47. This has concrete posts and gravel boards. This runs to the rear of the property.

The southern and western boundaries maintain their existing 1.8M panel fencing. An existing white shingle border contours the fencing approximately 300mm wide on the western boundary, widening to 2000mm across the southern fence line.

The eastern fence down to the patio has a 2000mm wide flower bed. This is planted with a border of existing blue bells along with 2 mature 1500mm, 1500mm spread high Euonymous and a 1500mm high / 1500mm spread, dwarf fan palm (*Chamaerops humilis*).

The garden enjoys existing mature trees and plants around the southern boundary which are detailed in the arboricultural report: Silver birch tree, to the west of this is mature 3M high Lilac bush, apple tree, climbing rose bush. On the western side there is a plum tree.

A patio using matching stone to that of the paving is laid across the rear of the dwelling which is 2300mm deep. The western side of the dwelling has a 900mm path joining up the patio to the front door. 100mm 10mm gravel is laid immediately around the southern and western flank to aid drainage on the brickwork.

The rear garden has been rotavated and prepared for turf. The remaining ground is laid to lawn using general purpose turf. This is being well watered in to allow it to establish. On the western side of the garden there is a 2M bike store, then a fence and gate. On the other side of this is the bin store which uses the same paving.

Regards,

Phil Cumming