

Re: Land to the rear of 126 Westwood Road – Construction of New Bungalow

Alison,

Extracting the points from your email and dealing with them in turn please see our response in Red below:

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7.

Samples of brick and slate submitted to your office

4. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

(a) hard surfacing materials; and **As shown on landscape drawing**

(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and **As shown on landscape drawing**

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate. – **Existing boundaries and hedges as shown on landscape drawing**

(d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and to ensure biodiversity enhancements in accordance with Policies CS7 and CS36.

Please find landscape drawing attached. All boundaries remain unaffected by this development

8. No development shall take place until there has been submitted to and been approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected or how existing boundaries are to be maintained. Where appropriate consideration should be given to biodiversity with specifications for fencing which demonstrates how hedgehogs and other wildlife will be able to continue to travel across the site e.g. fences slightly raised above ground level. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning

authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CS38, Policy CS7, Policy CS36 & Policy DM17.

Please find landscape drawing attached. All boundaries remain unaffected by this development

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for: (delete where inappropriate)

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

Please find Construction method statement attached

14. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the

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Head of Planning, Development
& Regulatory Services

demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy DM4.

Please find Construction method statement attached detailing provisions