

Lesley,

As requested I enclose an updated copy of the whole site plan drawing 172 TD 20 D

This includes the following two amendments highlighted in orange colour...

1. Footpath

This includes the layout of a proposed footpath within the rear garden between the parking spaces, the rear doors of the kitchen dining area and the front door.

This would be constructive generally from material that allowed rainwater permeability.

2. Sycamore tree

I have indicated that the existing sycamore tree in the north-west corner of the site is to remain unaltered.

The existing tree does not affect our site and our proposed development in anyway.

There have clearly been attempts to kill it by the use of copper nails at some date before my client purchased the house and land, however they've clearly not succeeded and despite being roughly trimmed back in past years it is still growing healthily.

Such a tree will transpire a considerable amount of water during its growing season and in the damp lowest corner of our site it would therefore not be a disadvantage especially to neighbouring land at similar levels.

Conversely we would've been happy to change it had it been formally requested by an adjacent third-party.

Access to Widley Gardens

I realise neighbours to this site to the north are concerned about the placing of contractors vehicles in this hammerhead and the access by subcontractors through the existing garden gate.

I also appreciate that the LPA has no control over the road way, so may I suggest the following compromise that can in some way be added to the conditions of any approval that maybe given.

Something along the lines of the following...

"During the course of the construction of the new dwelling there is to be no access **of any sort** through this pedestrian gateway except for the placing of bins and recycle bins around the appropriate weekly date from the existing dwelling 172 The Dale.

The course of construction shall be defined as from the first notification of work on site to building control until the final signing off of the building by the same office.

To be clear throughout the whole construction of the building there is to be no access by contractors or subcontractors from Widley Gardens into the site.

At all other times the pedestrian gate shall be locked and a sign of appropriate size placed on it in a prominent position indicating to contractors and subcontractors that the only access is via The Dale

The only exception to this rule would be the statutory authorities that is, Southern Water, Portsmouth Water and Electricity or Gas supply companies, should they require access

Any compromise of this condition can be considered to be a breach of the planning approval.”

Note, At present I have not referred to this particular matter on the enclosed drawing

Drainage Surface Water

All new hardstanding to be water permeable, including patios, foot paths and car hardstanding

Surface water run-off from roofs to be directed to appropriate underground soak-aways with the sizes calculated to the appropriate standard

I hope this helps towards providing suitable information for your planning committee, as noted my suggestion regarding the access is simply an outline draft

Kind regards

Mick