

Site Address: 17 Somborne Drive, Havant PO9 5AN

Proposed Works: New Dwelling.

Ref: Proposed erection of 1No.2 bed semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive (re-submission) (Approved 13/11/17). Discharge of Condition nos 3, 4, 5, 6 and 7 (received 4.1.19)

Architects: MC Architectural Design.

Engineer: Fast Calc Structural Engineers.

SAP: Thermenergy.

Thank you for your response dated 15 February 2019, I have listed below your comments in order together with our response.

Item	HBC Comments	MCA Comments	
01	Condition 3 – No above ground construction shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.	Location	Specification of the types and colours
		External Roofing	Redland Renown Tile Antique Red
		External facing material	Ibstock Trademan Rustic Brick - 0383
		Colour of mortar	Gray in colour 1:5 mix
		The Client will submit a sample panel to the council.	
02	Condition 4 – The submitted existing and proposed block plan drawing no. 01.01 does not give sufficient information on the proposed soft landscaping to satisfy the condition. The drawing indicates planting to the front of the property adjacent to the footway and details of this need to be submitted for comment as set out in the discharge of condition document. A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding.	Please find attached the Hard and Soft Landscape Proposals drawing Ref. 1046-5300 to discharge conditions 4, 5 and 6 of Planning Permission ref. APP/17/01195.	

	<p>Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.</p>	
03	<p>Condition 5 - The submitted existing and proposed block plan drawing no. 01.01 does not give sufficient information on the proposed hard landscaping to satisfy the condition. The drawing proposes areas of hard surfacing to the front and rear of the property and details are required for submission.</p> <p>Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:</p> <ul style="list-style-type: none"> - finished levels - hard surfacing material type / product reference and colour - laying bond - edging or threshold detail / type - retaining structures or steps 	<p>Please find attached the Hard and Soft Landscape Proposals drawing Ref. 1046-5300 to discharge conditions 4, 5 and 6 of Planning Permission ref. APP/17/01195.</p>
04	<p>Condition 6 – The submitted existing and proposed block plan drawing no. 01.01 does not give sufficient information on all proposed or retained boundary treatments to satisfy the condition. At present only details of the southern boundary have been detailed as '1.8m close boarded fence' we require details on all boundary treatments to be submitted.</p>	<p>Please find attached the Hard and Soft Landscape Proposals drawing Ref. 1046-5300 to discharge conditions 4, 5 and 6 of Planning Permission ref. APP/17/01195.</p>

	Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.	
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Kind regards.

Mahmud.Choudhury B.Arch, ICIOB
Director