

34 Wittering Road
Hayling Island
PO11 9SP
12th February 2017

Ref: APP/16/0070111 Webb Lane, Hayling Island PO11 9SP

In response to your letter dated 15/09/2016 please see below the information you require to discharge the planning conditions:

1. Three years: construction will commence in spring 2017, once all conditions have been met.
2. Materials: samples for roof tiles, wall cladding and bricks were delivered by hand to the HBC offices FAO Simon Kennedy. The roofing material will be natural slate which will mirror the grey slates used on the roofs of the terrace of houses behind the new build. External walls will be clad with grey wood effect cladding which is 78% recycled plastic. Bricks around the base will be grey engineering bricks. Details of windows and doors have been attached to the online application.
3. Means of enclosure: Existing brick walls delineate either side of the plot and the front of the plot meets the road, therefore there will be no new fencing required from the front aspect. To the rear of the new build, the garden area will be delineated on the two open sides with 4' picket style fencing.
4. Drains and sewers: Mains drainage for the new build will run from the front of the property (bathroom and kitchen) in to the main sewer which is accessed from an existing manhole toward the front of the site near the road and shown on the plan. Surface water drainage from the roof will be run round to the north of the plot and in to the soak away sited toward the rear of the plot. Please refer to plan *Condition 4*.
5. Floor and site levels: Please see attached plan *Condition 5*.
- 6i. Contractors vehicles: During the build, all the site workers will park on the drive at the front of the site where there is space for three vehicles.
- 6iii. All materials will be stored at the rear of the new build in the garden area.
7. Hard surfacing: parking spaces for 11 Webb Lane and the new build will be delineated with grey brick borders and in filled with tarmac. In order to remain SUDS compliant the surface water will drain in to a linear drain at the curtilage with the road and will be diverted round to the back of the property in to the soak away. Please refer to plan *Condition 7 & 9*.
8. Soft landscaping: timing for the installation of the landscaping will dovetail with the completion of the build. Where possible, planting will be carried out in line with the seasons in order to maximise the growing potential and to ensure the plants establish themselves as soon as possible. Minimal planting will be seen from the front of the site (the road) as the majority of the space will be given to drive way. Access is gained to the rear of the site via both sides of the new build and there are already established brick walls so this will restrict the creation of any new beds. Consideration will be given to one tree/shrub at the front (north west corner) against the road which will be dependent on the proximity of existing sewers/drains or footings. The planting scheme attached will be at the rear of the new build and will consist of a raised bed near to the house with tall plantings to provide screening between the living room and the houses at the rear. Further planting will be added to the existing bed which is situated at the rear of the plot (north east) and containing an old pear tree. The theme will include vertical & horizontal timbers along with weathered rocks. Planting will incorporate seasonal specimens that will provide foliage all year round as well as being attractive to wildlife. The remaining area will be laid to grass. Please refer to plan *Condition 8*.
9. Car parking: Parking spaces for 11 Webb Lane and the new build will be delineated with brick guidelines in accordance with the plans provided which are also in line with the measurements detailed in the existing lease documents for these properties (11 Webb Lane has a single space 3m wide in the south west corner). Please refer to plan *Condition 7 & 9*.
10. No extensions will be made.
11. Construction will be carried out in line with the plans.

Yours sincerely, Emma Toman.