

Planning Conditions For pair of semi detached one bed houses Legion Road.

Condition 2. We propose to construct using Ibstock Brunswick Farmhouse Mixture, Marley Modern roof and ridge Tiles, samples supplied. The windows and doors will be white upvc and rainwater goods black upvc.

Condition 3. This will be met in full once agreement is given for the use of tarmac to surface all open areas of the site. The finished floor level of the property will be 250mm above drive level.

Condition 4. It is not proposed to have any soft landscaping to the open areas of the site. To comply with condition 8 it is necessary to site the general refuse, recycling and garden waste bins on hard standing with access from the house at a minimum width of 1meter with a 2 meter turning point for wheelchair access. To comply the bins need to be too the front of the property. The need for parking space and ramp further reduces the possibility of soft landscaping. See plan.

Condition 5. It is proposed to re-instate tarmac hard standing to the open areas of the site. To show compliance with building regulations an e-mailed pdf of our report into surface water runoff and flood risk is being supplied. The existing boundary walls are being retained and a new wall separating the two properties is proposed to be built see plan. This and dwarf walls to support the ramp will be built using matching face bricks to the house.

Condition 6. See plan

Condition 8. Interim certificates have already be supplied and it was agreed that they met condition 8.

