Anderson Gould Design Ltd.

Unit 8, Basepoint Business Centre, Harts Farm Way, Havant PO9 1HS. Tel / Fax 02392 452545

Email: info@agdesignltd.co.uk

Land Adjoining Manor Farm Cottages
Lower Road
Bedhampton
Havant
Hampshire
PO9 3LJ

Planning Statement

1. **The work will start within the first year of the Planning Application approval.**

2. **To enable access onto the site, the hedgerow to the Eastern boundary and the sycamore tree have been trimmed and are now protected with heras fencing. A new 1800mm high close boarded fence with concrete posts has been erected to Eastern boundary of No1 Farm Cottage.**

3. **A design for the foul and surface water drainage has been completed and is indicated on drawing numbers AG-10-22-002 and AG-10-22-003.**

4. **Samples of external construction materials will be submitted to the Planning Department with the Planning Application for approval.**

5. **A full levelled survey has been carried out; refer to drawing number AG-10-22-001. Levels relating to the new ground and finished floor levels (above ordnance datum) have now been established and indicated on drawing numbers AG-10-22-002 and AG-10-22-003.**

6. **Details of the hard and soft landscaping, along with finished levels are as indicated on drawings AG-10-22-003, bed species document and species specification.**

7. **Samples of hard landscaping materials will be submitted to the Planning Department with the Planning Application for approval.**

8. **The proposed treatment to the boundaries surrounding the site, including all heights are indicated on drawing numbers AG-10-22-003.**

9. **There will be no extensions, additional buildings or structures the building and layout of the site will remain as shown on the submitted drawings.**
   Any alteration to the approved application will be subject to a separate Planning Application.

10 **There will be no alterations made to the roof and it will remain as shown on the submitted drawings.**
   Any alteration to the approved application will be subject to a separate Planning Application.

11. There will be no additional doors or windows and will remain as shown on the submitted drawings.
Any alteration to the approved application will be subject to a separate Planning Application.

12. Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

13. There will be provision for minimum 4 parking spaces within the cartilage of the site as indicated on drawing numbers AG-10-22-003 these car spaces will remain available thereafter. There is enough space to the front of the bungalows for additional parking.

14. The glazing to all windows, doors and sidelights in the North elevation will be obscuration glazing level 4.

15 No works involving noise and heavy machinery will occur within the waterfowl over-wintering period 1 October to 31 March inclusive.

16. All equipment, materials or machinery will be retained within the site and will not cross the boundary into the SINC Area.