

Application to Discharge Planning Conditions

Application Number: APP/24/01011

Site Address: 4 Kingsey Avenue, Emsworth, PO10 7HP

Proposal: Replacement dwelling following demolition of existing dwelling.

Condition 3

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Tree Protection Plan (Reference - Hellis 25/01/01/NH) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Response:

To protect the trees and tree roots highlighted within the Arboricultural Impact Appraisal and Preliminary Arboricultural Tree Protection Plan it is proposed to provide root and soil compaction protection to the front garden area in the form of a cellular grid and granular material laid over, similar to the appended 'Cellweb TRP' product. The protection mat will be utilised during the construction phase to provide a protected area for parking and storage (refer to Condition 5).

Condition 4

Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in the Bat Assessment Report (AEWC, August 2024) unless otherwise agreed in writing by the Local Planning Authority.

Response:

The Bat Assessment Report did not indicate the presence of bats in the property. Should bats be discovered during the construction phase the appropriate authorities will be contacted to remove or deal with the situation and works will be ceased until such time as the matter is addressed.

A recommendation to reduce light pollution will be addressed using sensor controlled downlighting to the externals of the property. A typical sensored light fitting is shown below for reference.



Condition 5 PRIOR TO COMMENCEMENT

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development.
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Response:

Drawing 3959/AB-03 Rev BR I shows the proposed driveway and parking area at the front of the property. It is proposed that this area will be utilised for parking and the storage of materials during the construction phase. Refer to Condition 3 above for details of the proposed protection to the areas which fall within the tree and root protection zone.

The proposed new dwelling is a SIP system (Structurally Insulated Panel system) meaning that the property is constructed using pre-formed, pre-insulated panels. This significantly reduces the volume of loose building materials required to be stored on site

Condition 6 ABOVE GROUND

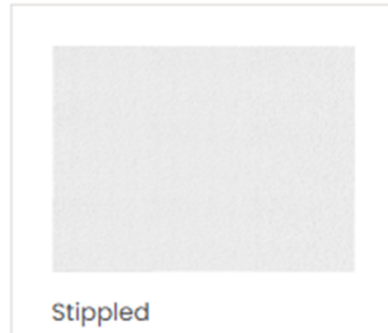
Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Response:

The proposed external finishes are to be as follows:

Render/plaster facade white – colour accents with facade paint and accents with timber cladding.

Texture

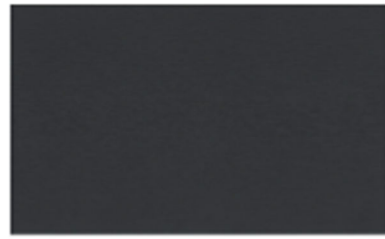


Larch cladding accent TM-11085/19



Windows PVC, 6 chamber

Colour: Anthracite Grey woodgrain finish to external surfaces. White profile to internal surfaces.

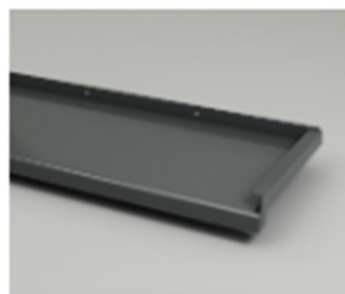


Veneer Anthrazitgrau 70
(Anthracite 701605-167)
woodgrain finish on the
outside, white profile on
the inside

Eaves, Fascias & Soffits cladding - PVC
Colours: RAL white

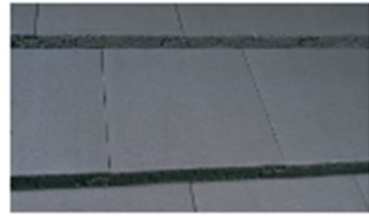


Window sills / Aluminium window sills
Colours: Anthracite (RAL 7016)



Anthracite (RAL 7016)

Roof covering/ Roof tile Marley Duo Modern
Colours: Smooth Grey



Smooth Grey

Gutters and down pipes – Titanium Zinc



Condition 9

Prior to the occupation of the development hereby approved the details of the ground source heat pump, together with details as to its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved ground source heat pump shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.

Response:

The proposals do not include the installation of a ground source heat pump system.

The proposal is to install a Vaillant Arotherm air source heat pump. Details of the proposed unit and system are appended to this document.

Condition 10

Prior to the occupation of the dwelling hereby permitted details of the native hedgerow shall be submitted to and approved in writing by the Local Planning Authority. These details shall include full details of the sizes and species of planting.

The approved landscaping works shall be carried out in accordance with the approved details and in accordance with any timing /phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Response:

The proposed planting works are to comprise of:

1. Along the Northern back garden boundary:
 - i) Evergreen Holm Oak (*Quercus ilex*) delivery size TBC – dark blueish green leaves, with acorns, happy with coastal conditions. All to reach a 1.8m height.
2. Along the rear (West) boundary and Southern boundary:
 - ii) Pleached *Prunus Caroliniana* (Carolina cherry laurel) 1.8 m high.
3. Front East boundary:
 - iii) English Yew (*Taxus baccata*) which will arrive at Width 40cm, Height 100-120cm. All to reach a 1.8m height.