

Planning and Development
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29th November 2021

Our Ref: 21.336
Your Ref: DMPA/2021/0323

Dear Sir/ Madam,

Re: DMPA/2021/0323– The erection of a detached dwelling with garage along with new access, garden, new hedgerow and boundary treatments on Land north of the School House, Unnamed Road From Long Lane to Dalbury Hollow, Dalbury Lees, DE6 5BE.

Following the grant of planning approval on 24/02/21, we seek to discharge condition;

9. Notwithstanding the approved plans, prior to the occupation of the dwelling a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Details of soft landscaping should evidence compliance with British Standard (BS) 3936: 'Part 1 - Specification for trees and shrubs', BS3969 - 'Recommendations for turf for general purposes' and BS4428 - 'Code of practice for general landscape operations (excluding hard surfaces)'. Where areas of public open space are included in the proposals, the details shall be supplemented with details of play equipment, seating, litter and dog waste bins, signage and other ancillary structures (as necessary). All hard landscaping shall be carried out in accordance with the approved details prior to occupation of the dwelling, whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and any plants which within a period of five years (ten years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the visual setting of the development and the surrounding area.

10. Notwithstanding the approved plans, prior to the construction of a boundary wall, fence or gate, details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details before the dwelling to which they serve is first occupied or in accordance with a timetable which shall first have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, no further boundary

treatments shall thereafter be erected without the permission of the Local Planning Authority pursuant to an application made in that regard.

Reason: In the interests of the character and appearance of the area, in particular to maintain the character of public realm as secured under the plans hereby approved.

The submitted plans are in line with the Arboricultural Report carried out by BB Trees Ltd which specify boundary treatment requirements for Condition 10.

The proposed materials include;

Black Estate Fencing. See drawing number *20.258 S03.04 Street Scene & Section A-A*

Brick wall to match dwelling brick with stone coping. See drawing number *20.258 S03.04 Street Scene & Section A-A*

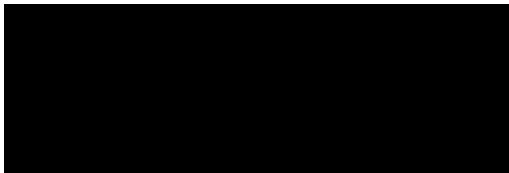
New hedge to comprise of 80% Hawthorne, Holly, Hazel & Field Mapel. See drawings number *20.258 S03.01 Site Plan 1:200, 20.258 S03.04 Street Scene & Section A-A*

Timber Stargate Gates or similar. See drawing number *20.258 S03.04 Street Scene & Section A-A*

We trust that we have supplied enough information to discharge this condition.

Please contact me if you have any queries.

Yours faithfully



Kerry Vaughan
Swain Architecture Limited