

DOCUMENT RELATING TO THE DISCHARGE OF PLANNING CONDITIONS (Application No. DMPA/2021/0248)

Client: Mr & Mrs Wadsworth

Project: The conversion and extension of outbuildings to facilitate the change of use to 2no. dwellings and the erection of a detached car port (amended scheme to previously approved app ref. 9/2018/0703)

Location: Malthouse Farm
Lullington Road
Coton in the Elms
Swadlincote,
DE12 8EP

Doc Ref: 3055 Conditions Rev A

Date: December 2021

Revision A amendments 8th December 2021:

Condition 13 - The new bulkhead light fittings are to be 42W with a lux level of 800 lumens. The replacement floodlight fitting is to be a Kosnic KFLDHS50Q465-W65 which is 65W and 4000 lumens. Please refer to condition 13 below.



CONDITIONS TO BE DISCHARGED **(Application No. DMPA/2021/0248)**

To be read in conjunction with drawing numbers J3055-02C, 03A, 04G, 05B, 07, 08B, 09B, 10B & 11.

Condition 3:

No development, including preparatory works, shall commence until the access is modified in accordance with application drawing no. J3055-04 Rev E to provide a wider driveway corridor with pedestrian gate. The access shall be surfaced in a solid bound material for the first 5m into the site from the highway boundary and provided with visibility sightlines of 2.4m x 43m in both directions. The area forward of the sightlines shall be cleared and maintained throughout the lifetime of the development clear of any obstruction exceeding 1m in height (600mm in the case of vegetation) relative to the nearside carriageway edge.

The requirements of the previous approval were met in 2009. The access in front of the existing vehicular gate was finished in asphalt and stone for the first 5m and this will be extended in the same material across the width of the new pedestrian gate.

Condition 4:

No development, including preparatory works, shall commence until, schemes of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on or adjacent to the site (including those which would have their root or canopy structure affected), and details of any to be retained, together with measures for their protection in the course of development, shall be submitted to and approved in writing by the Local Planning Authority.

Please refer to drawing number J3055-04G.



Existing driveway is to be widened as indicated on the above plan. Finish to drive and car parking spaces is to be crushed up plainings gravel.



New paving and patios to be Indian sandstone with resin pointing to match existing paving adjacent to the farmhouse as shown in the photograph to the left.

All of the existing trees and hedgerows are to be retained and none will be affected by the construction works. The rest of the landscaping consists only of grass.

Condition 13:

Prior to any part of the development hereby approved being occupied details of any proposed external lighting for the parking areas and other outdoor areas, shall be submitted to and approved in writing by the Local Planning Authority; and the works shall be carried out in accordance with the approved details.

Please refer to drawing number J3055-08B.



Bulkhead light fittings to match those already installed to the farmhouse, as shown above, to be installed where indicated on the above plan. These are 42W with a lux level of 800 lumens.



Order Code	Power	Beam Angle	Finish	CCT	Lumen	Trade Price
KFLDHS10Q465	10W	110°	Black	3000K	650lm	£17.94
				4000K	750lm	
				6500K	750lm	
KFLDHS20Q465	20W	110°	Black	3000K	1400lm	£29.55
				4000K	1500lm	
				6500K	1500lm	
KFLDHS30Q465	30W	110°	Black	3000K	2150lm	£32.30
				4000K	2250lm	
				6500K	2250lm	
KFLDHS50Q465	50W	110°	Black	3000K	3900lm	£49.46
				4000K	4000lm	
				6500K	4000lm	

Accessory			
Type	Order Code	Description	Trade Price
Connector	KCWP3IN	IP67 In-line Connector	£10.97



Optional Connector
KCWP3IN

General Specification

Voltage	220-240Vac
	50-60Hz
CRi	>80
Life Time	30,000h
Power Factor	>0.90
Ambient Temp	-20°C to 40°C
Housing	Diecast aluminium



Order Code

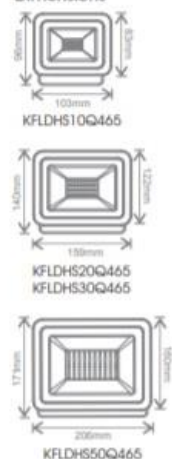
KFLDHS10Q465-W30-BLK
KFLDHS10Q465-W40-BLK
KFLDHS10Q465-W65-BLK

KFLDHS20Q465-W30-BLK
KFLDHS20Q465-W40-BLK
KFLDHS20Q465-W65-BLK

KFLDHS30Q465-W30-BLK
KFLDHS30Q465-W40-BLK
KFLDHS30Q465-W65-BLK

KFLDHS50Q465-W30-BLK
KFLDHS50Q465-W40-BLK
KFLDHS50Q465-W65-BLK

Dimensions



The replacement floodlight fitting is to be a Kosnic KFLDHS50Q465-W65 which is 65W and 4000 lumens.

Condition 14:

Prior to their incorporation into the buildings hereby approved, details and/or samples of the facing materials to be used in the construction of the external walls and roof of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

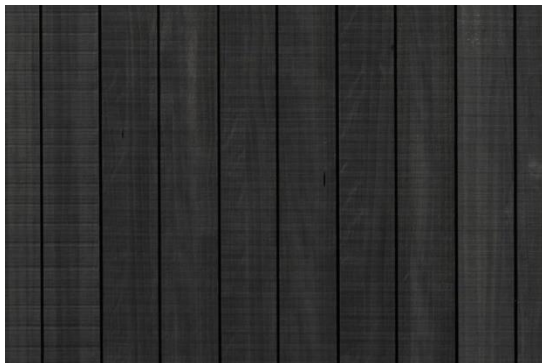
Please refer to drawing number J3055-08B.



Red facing brickwork and Staffordshire Blue clay plain roof tiles are to remain as existing.



Rendered walls are to have the render removed and replaced with Jubizol acrylic render. The colour is to be N10F as per the image to the left. The walls to the north and south elevations as indicated on the above plan, are to have the same render.



Vertical black timber cladding like the image to the left is to be fitted where indicated on the plans.



Hit and miss vertical black timber cladding over windows where indicated on the plan.



Light grey Tata standing seam sheet roof like the image to the left is to be fitted where indicated on the plans.

Please refer to drawing number J3055-11 for details of proposed aluminium and timber doors and windows. Doors and windows to dwelling 1 are to be traditional timber sections whereas those to dwelling 2 will be Anthracite Grey RAL 7016 aluminium.



Example of Dark Grey aluminium doors and windows set in black timber clad walls.

Condition 15:

Notwithstanding the submitted drawings/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 respective dwellings to which they serve is/are 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.

Please refer to drawing number J3055-04G.



The existing front gate is to remain and a pedestrian gate of similar material and appearance is to be fitted alongside. The drive is to be widened to allow passage through the pedestrian gate. The post and rail fence to the north of the gates is to be moved back as indicated on the plan, to allow for a grass verge between the widened drive and the fence.



Likewise, the existing rear gate to the drive is to remain and a pedestrian gate of similar material and appearance is to be fitted alongside. The same fencing is to be moved northwards as above.



New timber post and rail fencing as that shown to the left is to be erected where indicated on the above plan.

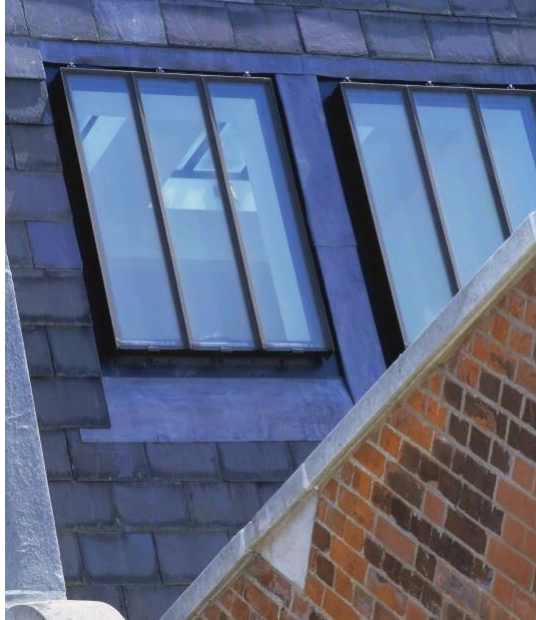


3000mm high hedges to rear of dwelling 2 to remain.

Condition 16:

Prior to their incorporation into the buildings hereby approved, details of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fitted such that their outer faces are flush with the plane of the roof. The approved rooflights shall be installed.

Please refer to drawing numbers J3055-04G, 8B & 9B for rooflight positions.



Rooflights to the tiled roofs to dwelling 1 are to be conservation type supplied by the Rooflight Company. They are fitted such that their outer faces are flush with the plane of the roof.



Rooflights to the low pitch Tata standing seam sheet roofs are to be Inset Windows provided by Top Drawer Zinc Ltd.

Condition 17:

All external materials used as part of making good the existing buildings to which this permission relates shall match those used in the existing buildings to be retained and converted in colour, coursing and texture unless prior to their incorporation into the development hereby approved, alternative details have been first submitted to and approved in writing by the Local Planning Authority.

Notwithstanding the information supplied above, materials to be replaced include:



Guttering – to be replaced with black Brett Martin “Cast” style uPVC round rainwater goods.

Pointing to Brickwork – where necessary, pointing to brickwork is to be raked out and re-applied with a lime mix mortar to match existing.

Condition 20:

Each dwelling shall be constructed and fitted out so that the estimated consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day, consistent with the Optional Standard as set out in G2 of Part G of the Building Regulations (2015). The developer must inform the building control body that this optional requirement applies.

A water usage calculation will be provided in due course.

Condition 21:

Prior to the first occupation of a dwelling a recharge point for electric vehicles shall be provided at a ratio of 1 charging point per dwelling. Individual charging points shall be provided with an IP65 rated domestic socket 13amp socket directly wired to the consumer unit with 32 amp cable to an appropriate RCD, located where it can later be changed to a 32amp EVCP. Shared charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7- pin socket conforming to IEC62196-2. To prepare for increased demand in future years suitable and appropriate cable provision shall be included in the scheme design in accordance with details first submitted to and approved in writing by the Local Planning Authority. Alternative provision to the above specification must be first submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging point(s) shall be provided in accordance with the stated criteria and approved details prior to the first occupation or use of the respective premises and shall thereafter be maintained in working order and remain available for use throughout the life of the development.

One recharge point per dwelling is to be provided as indicated on drawing number J3055-04G.