

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
FG/141/19/PL AND APP/C3810/W/20/3245781 (Planning Appeal Number)
Elm Lodge, Tamarisk Way, Ferring, Worthing, West Sussex BN12 5ER

Condition 3 - Surface Water Drainage

The development hereby permitted shall not commence until details of a surface water drainage scheme, including any discharge to watercourses or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site, have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the approved surface water drainage system has been implemented and it shall thereafter be maintained in accordance with the approved details.

Response

Please see attached Drainage Calculations, Drainage Scheme and Drainage Details documentation prepared by JMLA consulting engineers to satisfy the above condition.

Condition 6 - Obscure Glazing

The new dwelling hereby permitted shall not be occupied until the ensuite bathroom dormer windows for the master bedroom and bedroom 3 (as shown in the approved plans) have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the rooms in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscure glazing shall be retained thereafter.

Response

Please see attached Door and Window Plans, Elevations and Schedule drawings 706/DW1 and 706/DW2 showing ensuite bathroom windows W8 and W10 to be obscure glazed with Pilkington K Stippolyte texture glass and to be non-openable up to 1.7m from internal finished floor level.

Condition 7 - External Lighting

The development hereby permitted shall not be occupied until details of external lighting have been submitted to and approved in writing by the local planning authority. The approved lighting shall be installed prior to occupation of each dwelling and thereafter maintained in accordance with the approved details.

Response

We confirm that no external lighting is proposed to the outside of the property or the site - there are two soffit downlights proposed to provide lighting above the front door as shown on attached Electric and Lighting Layout drawing 706/13.

Condition 8 - Landscaping

Existing landscaping, as shown in proposed site plan drawing number 706/04A, shall be retained during site preparation and construction works and the development hereby permitted shall not be occupied until details of proposed landscaping, including a programme for planting, have been submitted to and approved in writing by the local planning authority. The approved landscaping shall be carried out in accordance with the approved details. The existing and proposed landscaping shall be retained thereafter for a minimum of five years, or other period as may be agreed by the local planning authority in the approved details. If during site preparation or construction works, or within the agreed landscape retention period, any planting is removed, uprooted, destroyed or dies, new planting shall be planted at the same place and shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Response

Existing landscaping is to be retained as much as practically possible as confirmed in the Appeal Inspector's report. Please see attached Proposed Site Plan drawing 706/04E showing photographs and the extent of the existing rear, side and front hedging to be retained.