

Paul Kopik
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Head of Planning
Folkestone & Hythe District Council
Civic Centre
Catle Hill Avenue
Folkestone
Kent
CT20 2QY

Date: 13 October 2020

Your Ref: Y17/0398/SH

Dear Sirs,

Re: Y17/0398/SH – Approval of Conditions Reserved by Condition

I refer to the above planning permission with reference **Y17/0398/SH**, granted on **03/11/2017**. The planning permission relates to the **ERECTION OF A DWELLING WITH ACCESS AND TWO OFF-STREET PARKING SPACES** and situated at **STEPS, CLIFF ROAD, HYTHE, KENT**.

I make this application to supply the relevant information to satisfy the Approval of Conditions Reserved by Condition and regarding the following condition numbers; **3, 4, 5, 6, 8, 9, 10 & 11**.

Condition 3.

External walls are rendered finish coloured white.

External vertical timber cladding is sawn tannalised softwood planks 18mm thick x 150mm wide treated with Cuprinol Garden Shades paint coloured "Seagrass".
Image attached. Product literature attached.

Double pitched slated roof: Natural Spanish slate type Del Carmen (Blue Grey) 500mm x 250mm. Product literature attached.

Flat roof: Shingle & Green type roof with sedums in trays.

Mono-pitch roof: Photo Voltaic (PV) panels with black EPDM single ply membrane below PV and zinc trim flashings to roof edges.

Roof drainage: Guttering & rain water down pipes are to be in natural zinc. Product literature attached.

Window frames are to be coloured grey with high performance clear glazing.

Condition 4.

Attached is the Report -7948 Naildown Road - KSI Geo Report 20180625 – by KSI Structural Engineer (Andy Mills) regarding the slope stability & foundation risks.

Please do not hesitate to contact me if you require further information regarding this item.

Condition 5 & 6.

I attach the Landscape & Biodiversity plan drawing 1702-10. This drawing indicates the installation of 5 bird boxes and 2 bat boxes. There is a considerable number of mature trees retained on the site. The areas under the trees will be retained and have further sowing of grass seed.

Additionally hedgehog holes, 13 cm x 13 cm will be provided in the gravel boards of the garden fences.

A bug hotel will be positioned as indicated to the east of Mulberry tree T20. Further shrub hedges of Pyracantha, Jasmine and Honeysuckle are to be planted. A raised herb garden area is to be installed to the south of the house patio and a raised vegetable garden installed to the west of the house. The existing small garden shed is to be retained.

Limestone paving slabs are to be incorporated at the patio with SUDS permeable sub base. Slip resistant low maintenance composite decking boards to be incorporated in the pedestrian boardwalk adjacent to the front drive and leading to the main entrance to the house. The drive will be a SUDS type and will have granite setts strip as indicated at the site entrance from Naildown Close.

The above works are to be carried out within the six months following completion of the dwelling.

Condition 8.

Bicycle storage is in the gated porch adjacent to the front door. Bin storage area is 1.8m x 1.2m comprising slabs on permeable granular fill and located adjacent to the existing pedestrian gate at the northern boundary. Refer the Landscape & Biodiversity plan drawing 1702-10.

Condition 9.

I attach the Tree Survey & Protection Report 171004 v5 ADDENDUM Rear of Steps Naildown Close Hythe. This report was also included with the planning application documents prior to permission being granted.

I confirm that that the tree protection measures are in place.

Condition 10.

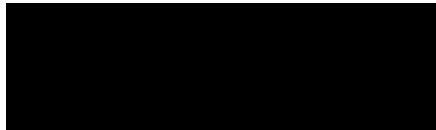
Please refer to the Landscape & Biodiversity plan drawing 1702-10 for finished floor level (FFL), ridge and eaves levels.

Condition 11.

I attach The Water-Use-Calculator STEPS New House 20181219. This calculation indicates a Total Consumption Part G of 101.53 (l/p/day) which is less than the maximum allowance of 110 (l/p/day).

Please do not hesitate to contact me if you require further information.

Yours faithfully,



P. Kopik
Dip. Arch.Tech., PGCert DAER, MCIAT

Encl. Form - Application for Approval of Details Reserved by Condition
This letter - PJK 1702 FH Y17-0398 PP Conditions Response 20201013
Condition 3 - Seagrass sawn plank image & Cuprinol product literature
Condition 3 - Slates Del Carmen (Blue Grey) product literature
Condition 3 - Rheinzink roof drainage system
Condition 4 - Report -7948 Naildown Road - KSI Geo Report 20180625
Condition 5, 6, 8,10 - Landscape & Biodiversity plan drawing 1702-10
Condition 9 - Survey & Protection Report 171004 v5 ADDENDUM r/o Steps
Condition 11 - The Water-Use-Calculator STEPS New House 20181219