

Officer Report

Application No.	20/1527/FH/CON
Site Address	91 Manor Road, Lydd, TN29 9HU
Officer Name	Robert Allan
Proposal	Application for approval of Condition 3 (materials), 4 (water efficiency) and 5 (boundary treatments) of 20/0671/FH - Demolition of existing bungalow, erection of proposed 2no. replacement dwellings, addition of proposed vehicular access point and associated external works.

Recommendation

Report Number	RD-423561
Recommended Decision	Recommended to be Approved
Recommendation Date	03 December 2020

Report

This application is for the approval of condition 3 (materials), 4 (water efficiency) and 5 (boundary treatments) attached to planning application 20/0671/FH for the Demolition of existing bungalow, erection of proposed 2no. replacement dwellings, addition of proposed vehicular access point and associated external works. The conditions read:

3. No work on the construction of the buildings above foundation level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings and also hard landscaped areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

5. Prior to the first occupation of any dwellinghouse hereby permitted, details of the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority and the approved boundary treatment shall be completed before the building is first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority.

Condition 3 – Approved. Cedar lap weatherboard in white; Wienerberger Calderdale Edge Dark Grey Roof Tile; Brikdale Blend brick

Condition 4 – Approved. Kent Design Studio calculations showing consumption at 101.2 litres/person/day

Condition 5 – Approved. Boundary treatment shown on 2995 - 20 - Landscape Plan

Suggested Informatives (1)

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Condition 3 – Approved. Cedar lap weatherboard in white; Wienerberger Calderdale Edge Dark Grey Roof Tile; Birkdale Blend brick

Condition 4 – Approved. Kent Design Studio calculations showing consumption at 101.2 litres/person/day

Condition 5 – Approved. Boundary treatment shown on 2995 - 20 - Landscape Plan