

Officer Report

Application No.	23/1876/FH/CON
Site Address	50-52 Brambley Crescent, Folkestone, CT20 3PU
Officer Name	Helena Payne
Proposal	Approval of details pursuant to conditions 3 (construction techniques), 4 (water usage), 5 (hard & soft landscape) of planning permission 21/1128/FH.

Recommendation

Report Number	RD-433561
Recommended Decision	Recommended to be Approved
Recommendation Date	16 January 2024

Report

This application seeks approval of details pursuant to conditions 3 (construction techniques), 4 (water usage), 5 (hard & soft landscape) of planning permission 21/1128/FH.

Condition 3

Condition 3 states:

No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling.

Reason:

In the interest of promoting energy efficiency and sustainable development.

The following has been submitted pursuant to the requirements of condition 3:

- Initial Energy Report project no: 23.128, received 24 November 2023.

This document sets out that the construction of the dwellings will comply with Approved Document L, Conservation of fuel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments.

It details the material U values for windows, external walls and provides information as to the intended heating systems to be used. This includes electric air source heat pumps for the main heating, as well as time and temperature control zones. Solar panels are also proposed along the south facing roof slope. These are identified on the southern elevation contained within the report.

Internal lighting is proposed to be 100% energy efficient. The use of low energy lighting and light fittings is supported.

Provision of water butts within the garden is supported.

The internal energy report is accepted. It provides appropriate detail of the measures proposed and techniques to enable sustainable construction, including water consumption, renewable energy production and energy efficiency.

Condition 4

Condition 4 states:

No development beyond the construction of foundations shall take place until details to demonstrate that the dwellings hereby permitted shall use no more than 110 litres of water per person per day have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason:

In the interest of sustainable development and minimising water consumption.

The following has been submitted pursuant to the requirements of condition 4:

- Water Efficiency Calculator by breglobal

The estimated total consumption is calculated as 100.3 litres of water, per person, per day. This accords with the requirements of condition 4.

Condition 5

Condition 5 states:

No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason:

In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

The following has been submitted pursuant to the requirements of condition 5:

- Drawing no 23.120.08 Rev 1 – Landscaping Plan, received 24 November 2023

Soft landscaping includes the provision of grassed areas to the front and rear garden areas. Seeding and turfing is noted to take place during suitable weather in April and during August and September. Shrub planting is also proposed to the front of the proposed dwelling including :

- Lonicera Pileata
- Rosa Kent
- Elaeagnus Pungens 'Maculata;
- Prunus laurocerasus
- Rosa Max Graf

These would vary in height at no more than 0.60 high at planting. A crab apple tree is proposed to the front.

It has been confirmed that works will be carried out in accordance with BS 4428 (General Landscape Operations) and BS 3936 (Trees and shrubs).

Imported topsoil will be used in accordance with BS 3882 and spread not less than 150mm deep. As it has been noted that topsoil will comply with this British Standard. There are no concerns with this approach.

The proposed landscaping is consistent with surrounding development within the area and would not detract from the character and appearance of the area. This is also the case with the proposed hard landscaping, which includes the erection of a 1.8m close-boarded fence and side access gate. A resin bound access path to the front door is proposed and acceptable.

The identified maintenance is considered acceptable for this scale of development.

The County Ecologist has not been consulted on the submission, however the planting of a good mixed grass and introduction of shrubs will encourage biodiversity to the site.

The landscaping details can be approved,

Suggested Informatives (3)

1

The details contained within the submitted Initial Energy Report project no: 23.128, received 24 November 2023 is considered acceptable to allow for the approval of condition 3.

2

The detail contained within the submitted Water Calculations estimates the total consumption of water to be 100.3 litre of water, per person, per day, which accords with the provisions set out under condition 4, demonstrating

that it would not exceed 110 litres of pwater, per person, per day.

3

The detail contained within drawing no 23.120.08 Rev 1 – Landscaping Plan, received 24 November 2023 is considered acceptable, in line with the requirements of condition 5 and is hereby approved.