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Discharge of Planning Conditions Statement

Seadown House, 64 Mill Road, North Lancing

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0326/14
DATE VALID	DISCHARGE OF CONDITIONS

An application for the discharge of planning conditions relating to application number AWDM/0326/14
Construction of extensions and alterations, to include fenestration improvements

at

Seadown House, 64 Mill Road, North Lancing, BN15 0QA

Discharge of Planning Conditions Statement

on Behalf of

Mr & Mrs K. Rogers

June 2014

George Baxter Associates
The Design Studio
94 High Street
Steyning
West Sussex
BN44 3RD

Tel: 01903 868543
Fax: 01903 816496
Email: george.baxter@georgebaxterassociates.co.uk

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i) Material samples as scheduled in Section 2.2
ii) Drawing Number 3.06 – Balcony Balustrading
iii) Photographs to indicate condition of existing hedge

1. Introduction

1.1 This is a statement prepared to accompany an application to discharge planning conditions 2, 3 and 4 of planning approval reference AWDM/0326/14, for various extensions and internal alterations, along with related external works and fenestration changes, at Seadown House, 64 Mill Road, North Lancing.

1.2 The application submission will be made electronically, with the material samples being delivered directly to the council offices with a copy of this statement, thus ensuring it is obvious which application the samples relate to. This package will also include the application fee – a cheque for £28.00 payable to Adur District Council.

2. Condition 2 – Material Samples

2.1 As explained above, the material samples will be delivered to the council offices by hand, and will be accompanied by a copy of this report.

2.2 The following is a summary of the submitted samples:

- A sample of white, through-colour render by K-Rend, which is proposed to the existing and new ground floor walls;
- A sample of Marley Eternit Cedral weatherboarding in 'sand yellow' colour (product code C08);
- A single Marley Eternit Plain concrete tile in 'SM Grey';
- A sample swatch of the zinc roofing – in 'graphite-grey' colour by Rheinzink
- The windows and doors will be finished in RAL colour 7037 – a swatch of this is provided

2.3 We would be grateful if the samples could be retained for us to collect once the application has been determined.

3. Condition 3 – Glazed Screen

3.1 Planning condition 3 requested that details be submitted for the screen to the east side of the proposed first floor balcony, and these details can be viewed on drawing number 3.06, which accompanies this application. The screen has been designed so that it affixes to the side dormer cheek wall, which is a neat detail and ensures a continuous obscured panel for the whole depth of the balcony deck. Such a screen will be designed and installed by specialists in accordance with the building regulations.

4. Condition 4 – Hedge Planting

4.1 Planning condition 4 requested that details of supplemental hedge planting be provided prior to the commencement of the works.

4.2 Since the planning application was submitted in March, the existing Beech hedge has flourished thanks to the warmer weather which has been interspersed with periods of generous rainfall. The result is a hedge that is greater in height and density than it was during the planning application determination period. It is therefore believed that this subsequent growth, supplemented by the planting of additional plants where the former pedestrian access once was, will negate the need for further supplementary planting behind the existing fence line.

4.3 The accompanying photographs clearly illustrate and confirm the above.

Appendix 1 – Material Samples

The following is a summary of the submitted samples:

- A sample of white, through-colour render by K-Rend, which is proposed to the existing and new ground floor walls;
- A sample of Marley Eternit Cedral weatherboarding in 'sand yellow' colour (product code C08);
- A single Marley Eternit Plain concrete tile in 'SM Grey';
- A sample swatch of the zinc roofing – in 'graphite-grey' colour by Rheinzink
- The windows and doors will be finished in RAL colour 7037 – a swatch of this is provided

Appendix 2 – Balcony Balustrading

Refer to accompanying drawing 3.06

Appendix 3 – Hedge Planting

Please review the following photographs to assess the existing condition of the hedge, and read in conjunction with Section 4, above













