JDRM Architects
Studio 8
Beaconsfield Studios
25 Ditchling Rise
Brighton, BN1 4QL

Planning
Adur & Worthing District Council
Portland House
44 Richmond Road
Worthing BN11 1HS

16 February 2023

Dear Planning,

Discharge of Pre-Commencement Conditions for application AWDM/1004/21 - CONSTRUCTION OF 1 NO. 2 BED ATTACHED DWELLING WITH 1 NO. PARKING SPACE AND NEW VEHICULAR ACCESS. DEMOLITION OF EXISTING GARAGE.

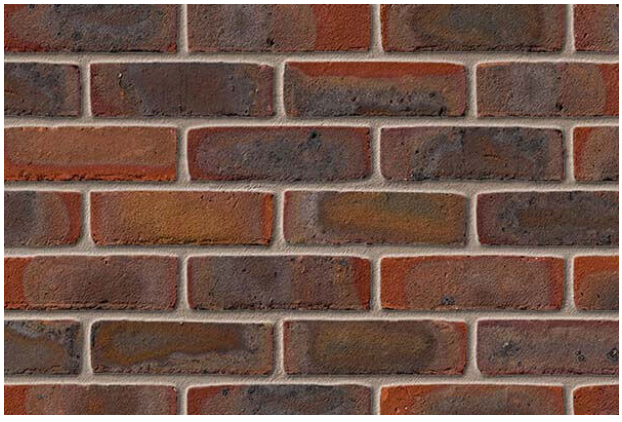
Location of Development
80 BROOK WAY LANCING WEST SUSSEX BN15 8DH

Please find enclosed details requested to discharge planning conditions attached to the above.

Condition 5 – Materials + Finishes – *Pre-Commencement of any works*

> *No development shall be carried out unless and until a schedule of materials and finishes to be used for the **external walls and roof** of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.*

The following descriptions, specifications and images are the chosen materials:

- External walls
  - Description: Red Multi Facing Brickwork:
  - 
  - Red Stretcher Brick Specification:
    - Product: 'Chailey Medium Red Multi'
    - Manufacturer: Ibstock

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- Tile Hung External Walls
    - Product: Redlands 03 Plain Red Tiles
    - Manufacturer: Redland
    - Colour: Red
    - Image:



- Tiled roof covering
    - Product: Redland Mini Stonewold Tile - Slate Grey
    - Manufacturer: Redland
    - Colour: Slate Grey
    - Image:



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- Gable Wall walls
    - Product: Carlton Brindle facing brickwork
    - Manufacturer: Michelmersh
    - Image:
    - 

Condition 6 – Landscaping Scheme - *Pre-Commencement*

No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Please refer to drawing '2185(21)1000A – Landscape' for further details.

The existing edge of the site is home to numerous plants, the aim will be to retain these but in the case of damage, planting as indicated on the above-named drawing will be planted in early spring but only after construction of the new dwelling has occurred, to prevent any further likely damage.

- Drive + Path
    - Product: Resin Bound Addaset New Scandinavian Pearl Resin Bound 3mm and 6mm
    - Manufacturer: Addagrip
      Image:
      

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Rear Paving

- Product: 600x600mm concrete slabs, light grey (permeable due to gaps)
- Manufacturer: Marshalls
- Image:



Condition 13 – Construction Site Set Up - *Pre-Commencement*

No development shall commence unless and until a construction/demolition management plan (including storage of construction materials /equipment/ parking/disposal of waste and surplus materials and dust suppression scheme) has been submitted to and agreed by the Local Planning Authority. The construction /demolition shall not be carried out other than in full accordance with any such approval.

Please refer to drawing '2185(11)1000A – Site Set Up' for further details.

Yours Sincerely,

[redacted]

Rob Meynell
Partner
JDRM Architects

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