architectural & quantity surveying services

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Date: 21st September 2023

DISCHARGE OF PLANNING CONDITIONS

Site Address: 88 Crabtree Lane, Lancing

Proposed Works: Proposed 2No. semi-detached houses to replace the existing detached dwelling (AWDM/0797/23).

Introduction

Planning approval was granted on 1st August 2023 and included several conditions that will need to be discharged prior to commencement and pre-occupation. This application is to discharge conditions 3, 4, 6, 9, 10, 12 & 14.

Planning conditions

3. *No development above slab level shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

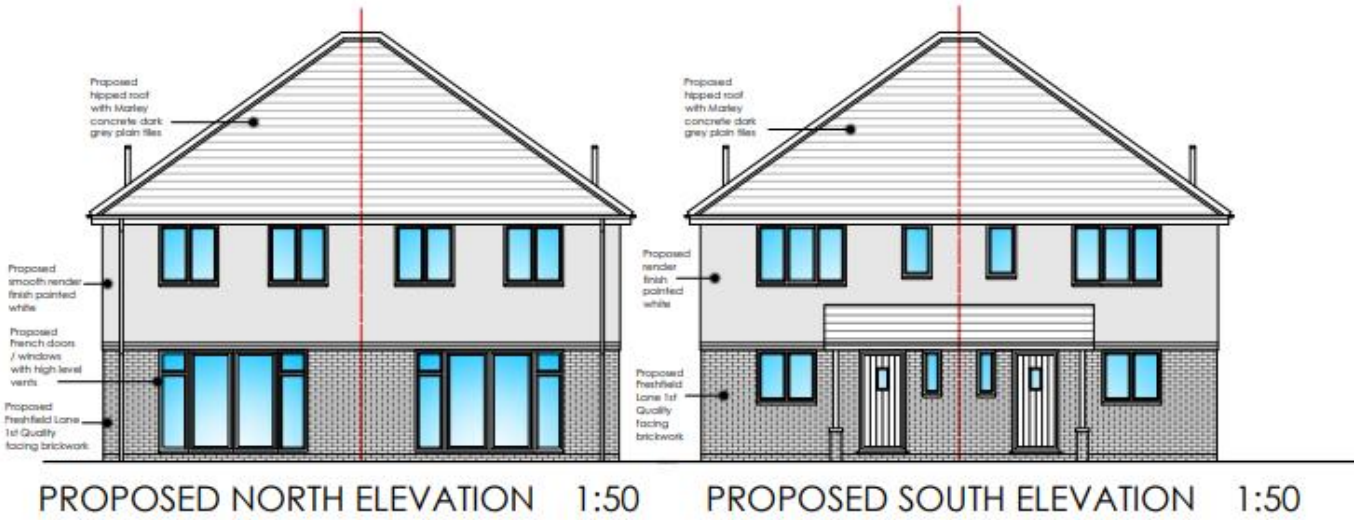
Proposed schedule of materials

External walls

- **Ground floor - Freshfield Lane bricks 1st Quality**



- **First floor – White painted render**



- **Roof – Marley Concrete Plain Tiles – Smooth Grey**



- **Windows & Doors – Grey UPVC**

4. *No part of the development shall be first occupied until covered and secure cycle parking facilities have been provided in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be retained solely for the purpose of storing bicycles.*

Please see the proposed garden plan (attached) for details of the new secure cycle parking facilities.

6. *No part of the development shall be first occupied until electric vehicle charging points have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.*

Please see the proposed garden plan (attached) for locations of the new car charging points.



The proposed charging points are to be supplied by Pod-Point (or similar) and are to be located at the front of each house. Please see the following website for further details:-

https://pod-point.com/

9. *No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be*

implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: the anticipated number, frequency and types of vehicles used during construction; the method of access and routing of vehicles during construction; the parking of vehicles by site operatives and visitors; the loading and unloading of plant, materials and waste; the storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; a commitment to no burning on site; the provision of wheel washing facilities; details of public engagement both prior to and during construction works; methods to control dust from the site.

Please see proposed site management plan (attached) for further details.

The site is to be made secure with Heras fencing and safety signage. A demolition notice is to be submitted to Building Control for approval prior to any work.

A specialist demolition company is to undertake the demolition of the existing dwelling. All existing services are to be removed carefully and all service providers are to be informed. An asbestos survey is to be undertaken by a specialist company and any asbestos found is to be removed from site with the necessary safety precautions. All asbestos to be taken to a licensed site. Once the existing dwelling has been carefully removed then site hoarding is to be erected with gates to ensure that the site is secure. All the necessary safety signage is to be attached to the hoarding including emergency contact numbers.

Restricted access will be available to the rear of the site, therefore delivery vehicles are to park and unload to the front of the dwelling. Smaller vehicles will then need to move the materials to the rear of the site to keep this area clear.

Site operatives are to assist the delivery vehicles at all times. Only 1 vehicle to delivery material at any one time.

10. *The new dwellings shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. The dwellings shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.*

Please see attached Water Usage calculations that have been submitted to Building Control.

12. *No development, including site works of any description, shall take place on the site unless and until the hedge on the eastern boundary of the site has been protected in accordance with details to be submitted to and approved in writing by the local planning authority. Within the area so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any roots encountered with a diameter of 25 mm or more shall be left unsevered.*

The existing hedge is to be trimmed and reduced by a professional gardener prior to any work. All to be agreed with the neighbour. A Heras fence shall be installed along the length of the site boundary as shown on the site management plan. The Heras fencing shall remain in place whilst works are ongoing. If any excavations are required in the fenced off areas, they shall be undertaken and backfilled only by hand and any roots encountered with a diameter of 25 mm or more shall be left unsevered.

Please refer to the proposed site management plan (attached) for further details.

14. *No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved detail before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.*

Please refer to the proposed site management plan (attached) for further details of boundary treatments.