6No. solar panels positioned on the rear elevation (South)

7No. solar panels positioned on the side elevation (West)



SOUTH ELEVATION (as built) 1:100

WEST ELEVATION (as built) 1:100

0m 1m 2m 3m 4m



PROPOSED CYCLE STORE / SHED 1:100

0m 1m 2m 3m 4m

SOAKAWAY DESIGN

Roof area on plan = 50m2

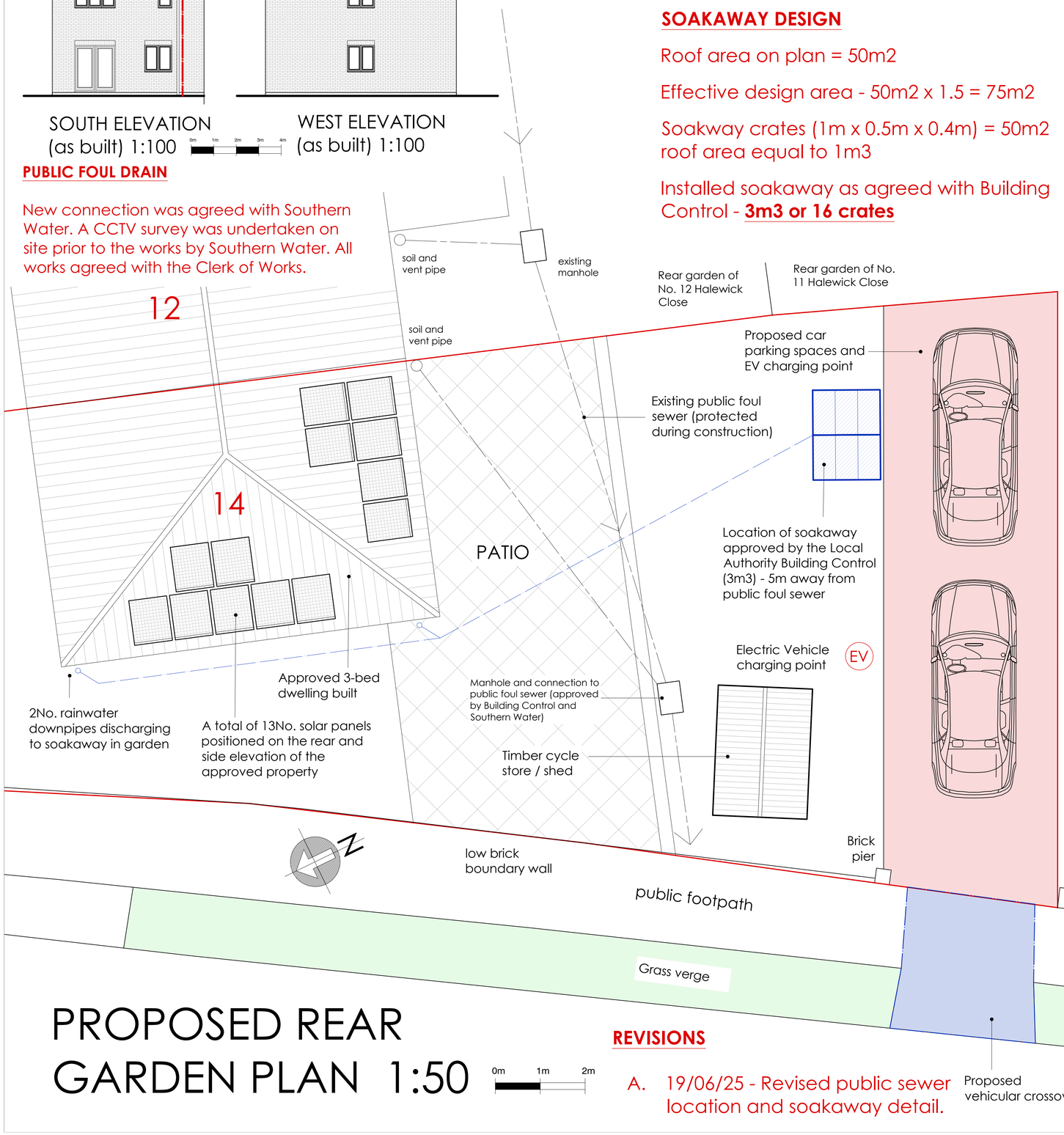
Effective design area - 50m2 x 1.5 = 75m2

Soakway crates (1m x 0.5m x 0.4m) = 50m2 roof area equal to 1m3

Installed soakaway as agreed with Building Control - **3m3 or 16 crates**

PUBLIC FOUL DRAIN

New connection was agreed with Southern Water. A CCTV survey was undertaken on site prior to the works by Southern Water. All works agreed with the Clerk of Works.



PROPOSED REAR GARDEN PLAN 1:50

0m 1m 2m

REVISIONS

A. 19/06/25 - Revised public sewer location and soakaway detail.

AWDM/1458/19 - Construction of attached 3 bedroom 2-storey dwelling to west elevation

PLANNING CONDITIONS - to be discharged with this application

4 - No development shall be commenced until a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

- ***Soakway design as shown on this drawing - containing 9No. surface water crates. This was inspected and approved by the Local Authority Building Control.***

5 - Prior to the commencement of the development, the developer must advise the local planning authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers. The development shall be carried out in accordance with the agreed measures.

- ***All public sewers were protected with metal sheeting whilst construction works were undertaken. The new connection was agreed with Southern Water and inspected and approved by Local Authority Building Control. All existing and new pipes were tested in accordance with the Building Regulations to the satisfaction of Southern Water.***

6 - No part of the development shall be first occupied until covered and secure cycle parking spaces 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 drawing and the site location of the installed cycle store.***

7 - The dwelling shall not be occupied until the parking spaces, electric vehicle charging point and access facilities shown on the submitted plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

- ***New relocated parking space with electric charging point. Please see additional plans (01 & 02).***

11 - The development hereby permitted shall not be carried out unless and until a specification detailing the solar panels to be installed has been submitted to and approved in writing by the local planning authority. The panels shall be installed in accordance with the approved details prior to first occupation of the dwelling.

- ***See elevations which shows the 13No. installed solar panels to the side and rear.***

carl moore
architectural design

18 Parklands Avenue
Goring-By-Sea
West Sussex BN12 4NH

01903 533276
carl@cm-arch.co.uk

Address of Works: 14 Halewick Close, Sompting, BN15 0NF

Drawing Title: PLANNING CONDITIONS

Paper Size/ Scale: A1

Date: May 2025

Drawing Number: AD-252-03A

Revision: A-19/06/25

General Notes:

1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.