10/05/2024 (Amended version 19/06/2024)

DISHARGE OF CONDITIONS for application references below:

AWDM/1108/23
THE ERECTION OF 1 NO. ATTACHED DWELLING. PARKING FOR 1 NO. CAR WITH ASSOCIATED NEW CROSSOVER.

AWDM/0053/24
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF APPROVED AWDM/1108/23. AMENDMENTS INCLUDE RELOCATION OF CROSSOVER TO EAST SIDE OF SITE AND RELOCATION OF PARKING TO REAR GARDEN.

Location of Development
57 THE LAWNS, SOMPTING, WEST SUSSEX, BN15 0DT

CONDITIONS: All conditions (1-12)

01 Noted and agreed

02 Noted and agreed

03 Materials
The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing dwelling (57 The Lawns) unless otherwise approved in writing by the Local Planning Authority.

Requirement noted and confirmed:
FACE BRICK ELEVATIONS TO MATCH EXISTING DWELLING
ROOF TILE TO MATCH EXISTING DWELLING
DOORS/WINDOWS WHITE UPVC TO MATCH EXISTING DWELLING
RAINWATER GOODS BLACK TO MATCH EXISTING DWELLING

04 Future development
Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, AA, B and E of Part 1 and Class A of Part 2 of the Schedule to that Order.

Noted and agreed

05 Cycle Storage
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Noted and agreed

06 Parking
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Noted and agreed

07 Surface water disposal
The development hereby permitted shall not be commenced until details for the disposal of surface water have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

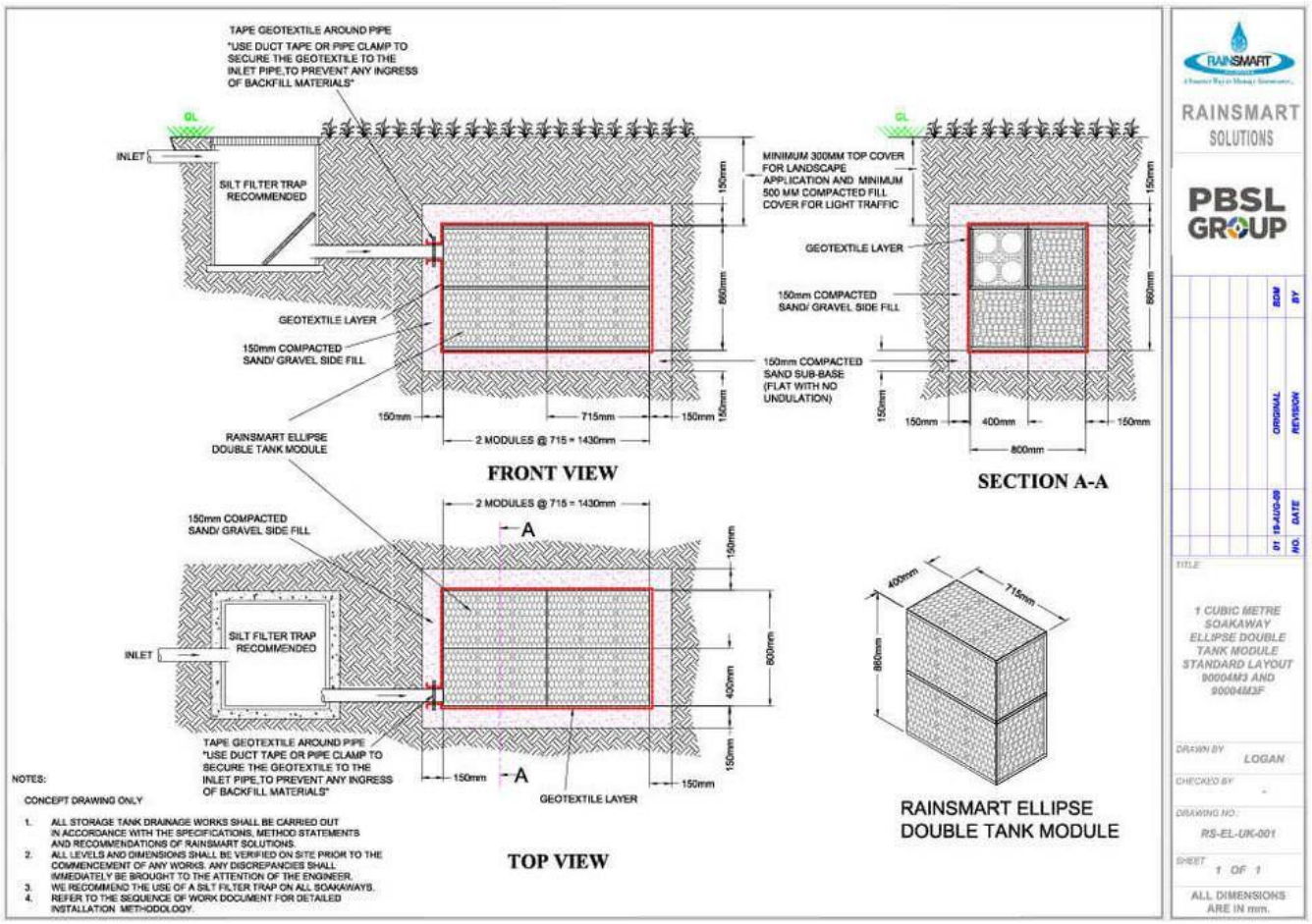
Soakaway to be provided for rainwater via approved crate system positioned a minimum of 5 metres from any building **(see plan DS/LAWNS/07)** To be connected to downpipes via 110mm underground pipework at the required fall and all to latest Building Regulations requirements.

Size calculation:
5.6m x 4.28m = 23.97m2 ROOF AREA
Allowance for roof pitch of 32 degrees – 23.97 x 1.319 = **31.62m2 effective roof area**

Crate system to provide min 0.8m3 (800 litres)

Proposed system - Rainsmart Ellipse soakaway set – 1m3
https://www.drainagepipe.co.uk/rainsmart-ellipse-soakaway-set-flat-packed-1-cubic-metre-p-90004M3F/

Manufacturer spec sheet:



08 CMP
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. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period.

See separate CMP submitted with these notes.

09 WORKING HOURS
Noted and agreed

10 HEDGE
The existing boundary hedge shown on the approved plan as being retained will be protected before the development commences by the positioning of a Heras fencing system to run both sides of said hedge. This temporary fencing will be left in place for the duration of the construction works and plastic tarpaulin sheeting will be available on site for placement over the hedge if/when potentially damaging works are being carried out. **(See plan DS/LAWNS/10)**
The hedge will be retained as shown on the site plan with the only adjustments/removal being made so as to facilitate the parking and access arrangements shown on the approved plans.
Any hedge or parts thereof which is shown on the approved plan as being retained but which is removed without consent or dies or is severely damaged or becomes seriously diseased during that period will be replaced in the following planting season with a hedge of such size and species as may be agreed with the Local Planning Authority.

11. LANDSCAPING
Hard and soft landscaping to be implemented as per details on plan **DS/LAWNS/11.**
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.

12. SUSTAINABILITY
Measures to be incorporated as follows:

- The dwelling will have high insulation values meeting all latest Building Regulations requirements.
- Background and purge ventilation will be provided to Building Regs latest requirements.
- The development will incorporate low water use sanitaryware – details to be made available when sourced by developer.
- It is intended to install PV panels to roof slopes of the property where feasible to do so. Potential to be explored by developer and details provided.
- The dwelling will have energy efficient light fittings installed.
  Such lights will be only capable of accepting lamps with luminous efficacy greater than 75 lumens per circuit-watt
  Any fixed external lighting will have both the following controls - a) automatic controls which switch luminaries off in response to daylight. B) If luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls to switch the luminaries off after the lit area becomes unoccupied
- All radiators will be fitted with thermostatic valves.
- Water butt to be installed for the collection of rainwater.
- An Electric charging point for cars will be installed and secure storage for cycles provided.
- Soft landscaping will be retained where appropriate and enhanced where suitable, to maintain a verdant quality on the street-scene and for the enjoyment of the occupiers.

- The dwelling will fully comply with new DOC R
  ie. be equipped with a high-speed, in-building physical infrastructure, up to a termination point for high-speed electronic communications networks.
- An acoustic system will be provided to the party wall between the existing and new dwelling. System will be specified to achieve min 43db airborne sound insulation for the benefit of both occupiers. To be confirmed via acoustic testing on completion, all as required under the latest Building Regulations
- ASHP to be installed – Arotherm Plus 7kw model – positioned as shown on plan DS/LAWNS/12 (spec sheet/details supplied separately.)