

During development of the building regulations drawings, there may be some minor adjustments required due to building the oak frame. The adjustments will include a reduced floor area and slightly smaller windows, also rotating the plan a few degrees to avoid an existing underground electric cable route.

2 - A schedule of materials and finishes to be used in the external walls, roof and external joinery of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be carried out in accordance with the approved details and shall be retained as such thereafter.

Material Samples – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Oak frame, larch weatherboarding, traditional lime tender (cream/off white), slate roofing tiles (grey), triple glazed Rationel Aura timber windows and doors (RAL colour tbc, likely grey).

3 - A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of existing and proposed boundary treatments

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s), and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

(A) A mixture of shrubs are proposed; *Cornus sanguinea*, *Corylus avellana*, *Prunus cathartica*, *Viburnum lanata* and *Viburnum opulus*. As the lawns are shaded it is proposed to use creeping red fescue grass (*Festuca rubra*) a perennial lawn grass. Please see appendix 1 for proposed locations.

(b) Details of existing trees are shown in appendix 2 with locations noted in appendix 1. Soil levels at the existing trees will not be changed. Tree root protection zones are shown in appendix 1. The straight edges relate to the location of the existing buildings. Size of the tree root protection zones are based on 12 times the stem diameter.

(c) See appendix 1. West, North, East and part South Eastern boundaries to be defined with natural timber finished post and rail fencing. Vehicle entry open with the boundary defined by the change in road material. Southern boundary with the railway to be a board fence 1.8m high in natural wood. Please see appendix 1 for plan.

Kind Regards

John Henry (07497104244)

on behalf of Adrian Shooter