

March 2021



Application No: BH2020/01899

Address:

4 Tandridge Road Hove BN3 4LU

Description:

Demolition of existing bungalow and erection of 2no two storey semidetached dwellinghouses (C3)

Discharge of pre commencement & pre occupation planning conditions. BH2020/01899.

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Plan Type Reference Version Date Received
Location and block plan 2023-P-01 13 July 2020
Proposed Drawing 2023-P-02 13 July 2020
Proposed Drawing 2023-P-03 13 July 2020

Agreed. No further action from client required.

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Understood works due to commence summer 2021.

3. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) details of render and tiling (including details of the colour of render/paintwork to be used)
- b) details of all hard surfacing materials
- c) details of the proposed windows and doors
- d) details of all other materials to be used externally.

Ref Garrick Architects drawing 1938-03B and 1938-07C submitted as part of this application.



Garrick Architects Ltd : 36 Edburton Avenue : Brighton : BN1 6EJ.
Registered in England; Company Number: 11550449

4. Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) Details of all hard and soft surfacing;
- b) Details of all boundary treatments;
- c) Details of all proposed planting

Ref Garrick Architects drawing 1938-07C submitted as part of this application.

5. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority.

Ref Garrick Architects drawing 1938-07C submitted as part of this application.

6. Within 6 months of commencement of the development hereby permitted or prior to occupation, whichever is the sooner, a scheme shall be submitted to the Local Planning Authority for approval to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. The approved scheme shall be implemented before occupation.

Note : This is being dealt with as a separate matter and information will be issued to the local authority in due course.

7. The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local

Ref Garrick Architects drawing 1938-07C submitted as part of this application.

8. Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover to a footway by raising the existing kerb and footway.

Understood and agreed.

9. The development hereby permitted shall not be occupied until the dwellings hereby permitted have been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Understood. Garrick Architects drawing 1938-01B (copy attached as part of this application) to be provided and submitted as part of the building control process in due course.

10. None of the residential units hereby approved shall be occupied until each residential unit built has achieved an energy efficiency standard of a minimum of 19% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).

Understood Sap calculations to be provided and submitted as part of the building control process.

11. None of the residential units hereby approved shall be occupied until each residential

unit built has achieved as a minimum, a water efficiency standard of not more than 110 litres per person per day maximum indoor water consumption.

Understood water calculations to be provided and submitted as part of the building control process.

12. The ground and first floor windows in the north and south facing elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Understood – Ref Garrick Architects drawing 1938-03B



Garrick Architects Ltd : 36 Edburton Avenue : Brighton : BN1 6EJ.
Registered in England; Company Number: 11550449

13. No extension, enlargement or alteration of the dwelling houses as provided for within Schedule 2, Part 1, Classes A - C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Understood

14. Prior to first occupation of the development hereby permitted, pedestrian crossing improvements (dropped kerbs with paving and tactile paving) shall have been installed at the junction of and across Norman Road with Marine Avenue.

Understood and agreed.

15. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Understood and agreed.

16. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Ref Garrick Architects drawing 1938-03B

17. Three (3) swift brick(s)/boxes shall be incorporated within the external walls of the development hereby approved and shall be retained thereafter.

Ref Garrick Architects drawing 1938-03B