

**The Town and Country Planning Act 1990**

24<sup>th</sup> September, 2021

**Site: Fairfield, Manor Lane, Hartley. DA3 8AX**

**Proposal: Minor Material Amendment to SE/21/02089/FUL- Variation of Condition 3**

Dear Sir/Madam,

Please find enclosed revised drawings for a S73 application for minor material amendments to the above consent. An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. This application seeks to vary condition 3 of the above consent.

Revised drawing numbers are:

- 1124 (SP) 03A- Hard and Soft landscaping plan
- 1124–E01 & S01A- Proposed Elevations/Sections

The revised plans include;

- Modest enlargement of hardstanding at entrance.
- Widening of existing driveway to 6m in width to provide shared access as opposed to creation of a separate access for the new dwelling.
- Covering of driveway and new dwelling parking area renewed with bonded gravel as indicated on 1124(SP)03A
- Inclusion of existing and proposed lighting
- Including of proposed bird box

A successful application under S73 would result in a fresh decision notice, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.

Condition 4 (Hard and Soft landscaping), 6 (Biodiversity) and 7 (Lighting) required details prior to occupation, which for completeness are included in this submission via variation of condition 3 and the approved plans, which now include this information.

### Hard and Soft Landscaping

- Revised drawing 1124(SP)03A includes details of the resin bonded gravel to the driveway and parking area for the new dwelling, No other hard landscaping is proposed.
- Existing conifer hedging to the north of the access is to remain, a proposed mixed native hedge is proposed to the south of the access, the garden area will remain as grass.

### Biodiversity

The existing plot is already mature gardens to Fairfields, this will be maintained but with the addition of the native hedgerow to the south of the vehicular access as indicated on revised drawings.



A bird box will be added to the east elevation of the building and bat box to the south of the building as below.



#### Eco Small Bird Box

- Unique innovative construction: recycled plastic outer shell with wooden internal nesting chamber.
- Provides a robust, long lasting and comfortable home for most common garden birds.
- Available in three different hole sizes to allow you to select the hole size for the species you want to attract.
- Designed in the UK by professional ornithologists.



#### Eco Kent Bat Box

- Based on the proven and popular Kent bat box design, but with an additional weatherproof outer shell.
- Ideal for crevice roosting species such as common and soprano pipistrelles.
- 100% recycled plastic shell protects the wood creating a much longer lasting box.
- Wooden interior made from FSC Certified spruce, rough-sawn to provide good grip for the bats, sustainably grown less than 10 miles from our workshop.
- Self-cleaning, maintenance free box.


## Lighting


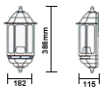

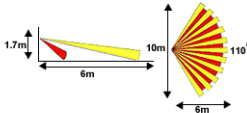
The condition requires identification of bat sensitive areas and associated lighting to ensure this will not disturb these areas.

The previously submitted bat survey identified very low bat activity across the site and none within the building. The existing building has a number of small downlighters as shown which will remain and indicated on revised elevations.



Currently the building has a large motion sensor flood light to the front elevation, this will be replaced with a PIR Lantern in black as below, which will reduce the amount of light spillage compared with the existing building.

 **Technical Section** direct

<b>HALF LANTERN with PIR</b>	
	<p>Classic design Half Lantern in Polycarbonate which is vandal and weather resistant.</p> <p>The lantern is designed to be fitted near doorways to optimise illumination for entrance areas, with this location in mind the P.I.R operates at 6 meters to reduce the number of nuisance activation's.</p> <ul style="list-style-type: none"><li>• Easy to install</li><li>• IP 44</li><li>• Choice of standard, and P.I.R options</li><li>• P.I.R:<ul style="list-style-type: none"><li>- Day time walk test</li><li>- Shatterproof Polycarbonate detector</li><li>- P.I.R Range 6 Meters</li><li>- 110° Angle of detection</li><li>- Designed to BS EN 60598-2-1</li></ul></li></ul> <p>Height: 388mm Width: 182mm Projection: 115mm</p>
	
	
<b>Fin 866 Black or Fin 875 White</b>	

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A section 73 permission does not change the liability to the levy, only the original consent will be liable. Accordingly, the levy demand as issued on the original consent remains valid. There is no increase in floor area and the proposal continues to benefit from self-build exemption. Updated self-build exemption forms are included for completeness.

Kind Regards

*Mrs Emma Gregson*

On behalf of Mr T Modell