



Mr. R Jarman  
Development Manager  
Maidstone Borough Council,  
Maidstone House,  
King Street,  
Maidstone ME15 6JQ

Our ref: DHA/ERP/11448

04 April 2023

Dear Mr. Jarman,

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING PERMISSION 21/500168/FULL DEMOLITION OF THE EXISTING  
DWELLING LOXLEY HOUSE AND THE ERECTION OF REPLACEMENT DWELLING  
WITH AMENITY SPACE, LANDSCAPING AND ACCESS AT LOXLEY HOUSE,  
GRAVELLY BOTTOM ROAD, KINGSWOOD, MAIDSTONE ME17 3NT

I refer to the above planning permission which was granted on the 22<sup>nd</sup> August 2022.

Please find enclosed an application for the discharge of conditions 3, 4, 6, 7, 9, 10, 11 and 15 of planning permission 21/500168/FULL, which has been submitted to the Council via the Planning Portal under reference PP-11660000 on behalf of our client Mr. Robert Schroeder.

The application comprises this letter and the following:

Application Form;  
Topographical Survey Oak 22-205;  
DHA/11446/04A: Ground Floor Plan;  
DHA/11448/06B: Roof Plan;  
DHA/11446/07A: South and West Elevations;  
DHA/11448/13D: Landscaping/Ecology Enhancement Plan;  
DHA/11448/14: Existing and Proposed Site Sections;  
Landscaping Schedule; and  
Woodland Management Plan;

The statutory application fee of £148.20 has been paid direct to the Planning Portal.

Condition 3 Demolition Method Statement

The existing dwelling is a simple single storey building which is constructed of timber to the elevations and the roof with a felt covering over and is set on a low

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concrete base. The dwelling does not contain any asbestos or other hazardous materials. The demolition work will be carried out by a Demolition Contractor. An exclusion zone and hard-hat area will be clearly marked with safety barriers or hoardings as necessary. Protective equipment, such as hard hats will be worn by all personnel on site and first-aid equipment will be available on site.

All services within the dwelling will be isolated and disconnected by suitability qualified persons and contact made with the appropriate service provider. Once completed a JCB type excavator will be used to demolish the building. Once demolished the resulting waste material including the breaking-up of the concrete base will be segregation on-site and transported off-site for disposal at a licensed waste facility.

#### Condition 4 Existing and Proposed Levels

Details of the existing site levels are shown on topographical survey drawing Oak 22-205. Details of the existing and proposed slab levels and site sections are shown on drawing DHA/11448/14. This demonstrates that the dwelling will be set into the ground below the existing level by 1.2m – 1.58m metres at the front of the site/dwelling and 2.1 metres at the rear of site/dwelling.

#### Condition 6 Tree Protection Measure

Tree protection measures including the erection of temporary fencing in accordance with BS5837:2012 is detailed in the enclosed report by Philip Wilson Arboriculture.

#### Condition 7 Hard and Soft Landscaping

Details, of the proposed landscaping is shown on drawing DHA/11448/13D and as set out in the Landscaping Schedule.

#### Condition 9 Biodiversity Enhancements

Details, of the proposed biodiversity enhancements is shown on drawing DHA/11448/13D this includes bee bricks incorporated into the fabric the dwellings, wildflower meadow planting, bat and bird boxes as shown on drawing DHA/11448/06B and DHA/11448/07A.

#### Condition 10 Woodland Management Plan

A Woodland Management Plan has been prepared by Philip Wilson Arboriculture this includes details of the proposed new woodland planting adjacent to Gravelly Bottom Road and the ongoing management and the maintenance of the woodland.



### **Condition 11 Details of Refuse Screening and Cycle Storage**

Refuse bins will be stored at the front of the dwelling next to the drive/parking area within a small space to be enclosed by 1.6 metre high wattle fence and landscaping as shown on drawing DHA/11448/13D. Cycle store will be provide within the utility area as shown on drawing DHA/11448/13D.

### **Condition 15 Electric Vehicle Charging**

Although condition 15 does not require details of vehicle charging points to be submitted for approval, for completeness details of the proposed vehicle charging are provided. 2 No. post mounted charging points will be located next to the parking area as shown on drawing DHA/11448/13D prior to the first use of the first use of the dwelling and will be retained thereafter at all times.

I trust you find the enclosed acceptable and we look forward to receiving approval of the details. If, however, you require any further information please let me know.

Yours sincerely,



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CC Mr. R Schroeder