

Proposed Replacement Dwelling, St Michaels, Hambledon Road, Denmead PO7 6JB
Planning Approval Ref: 23/01121/FUL Granted 27th Sept 2023

Resolution of Planning Conditions

Planning Condition 3: - External Finishes – prior to works above DPC.

The proposed external materials are to be as noted on the Approved Elevations Drawing StM-02-B. External Wall Finishes to be as previously approved with Red-Multi Face Brickwork & Black Timber Cladding. Roof Covering to be Redland Cumbrian or similar Roof Slates.

Planning Condition 5: - Ground Levels – prior to commencement on site.

As there was no similar Condition on the previous Approval, and as reported to Committee, the site has already been cleared & prepared. and ready for the Foundation Construction. Attached is an updated Site Layout Plan with a Site Section detailing the proposed levels & their relationship with Hambledon Road based on the FFL being 450mm above the Site Entrance. Approval to immediately commence the piled foundations is requested.

Planning Condition 8: - Surface Water Disposal – prior to commencement on site.

The site is heavy yellow clay within 300mm of ground level & London blue clay below that to 11.5m, groundwater being encountered with 900mm of the surface during the summer months and any exposed clay surfaces retaining standing surface water. A soakage system will not therefore work.

The former bungalow discharged into a 150mm surface water drain currently passing across the site within its NW boundary, joining, in a chamber, with a similar surface water drain along the front boundary of the site.

It is therefore proposed that the rainwater from the buildings of this proposal be discharged as was existing, to this surface water drain. All paved areas around the buildings to discharge to a soakage sub-layer beneath the paving, with a gravel driveway – as outlined on the attached amended Site Layout Plan

Planning Condition 9: - Construction Access & Turning.

This is an additional Condition on the previous Approval. The existing Site Entrance & Hardstanding across the front of the site to be retained throughout the construction period. There also exists a substantial area of hardstanding at the rear of the site for the storage of materials.

Planning Condition 10: - Landscaping Plan.

This is an additional Condition on the previous Approval. Attached is an amended Site Layout outlining the following landscaping proposals. It must be understood that this site lies between a residential property & a commercial business yard thus requiring some form of physical & visual containment on these boundaries.

Boundary Treatments:

The existing Hawthorn Boundary Hedging to Hambledon Road is to be retained/realigned where practical or replanted as required to ensure adequate sightlines when emerging from the Site Entrance.

A point overlooked at Planning, is that whilst 2.4m x 45m highway sightlines can be readily achieved, this fails to recognise that Hambledon Road is a busy road with a busy shared cycle/footway across the site frontage, used by pedestrians, joggers, cyclists & scooters – often fast moving.

An emerging vehicle has currently inadequate visibility of the shared cycle/footway causing users to simply veer round them, & inadequate visibility of the highway until completely blocking the footway. As previously detailed it is therefore in mind to realign the boundary as approved.

The existing 2m timber panel fence to the Electric Sub-Station must be replaced for obvious security reasons and will be planted with native climbing Shrubs.

The existing 2m timber panel fence to Byngs Yard, an Industrial Premise, fronts an existing tree screen, a metre change in level. & a stream thus requiring a physical separation that only really a fence can provide, so needs to be retained but will be planted with native climbing Shrubs.

The existing 2m timber panel fence to The Cedars, a residential property, really requires to be secure & the physical separation of a fence only really provides this which will be planted with native climbing Shrubs.

The existing 2m rear timber panel fence is to be replaced with a post & rail fence giving visibility & permitting wildlife movement & planted with Hornbeam Hedging.

External Surfacing:

The Car Port, Patio, & Path around the property to be hard surfaced in black limestone paving discharging to a porous gravel sub-base.

The Driveway would be loose stoned to allow free draining.

Planting;

All Planting to be as more clearly detailed on the amended Site Layout Plan.

All remaining areas to sown with grass as soon as practical.

Biodiversity:

Planting Beds to be formed to all boundary fences & planted with native shrubs.

A variety of Bird Nesting Boxes to be provided on the Fencing & in the trees as they mature.

A Compost Heap & log Pile will be created.