

## Proposed Development Adjacent to Timbers, Chipstead

With regards to the Conditions attached to Planning Approval reference 22/03522/FUL.

**3) Prior to the development reaching above damp proof course level, details and specifications of the external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan, development shall be carried out in accordance with the approved details.**

The proposed materials to be used externally are;

- External brickwork – Wienerberger Renaissance Multi
- Roof tiles – Redland Red Smooth Clay Plain Tile
- Windows, fascia and soffit boards – white UPVC

**4) Prior to the development reaching above damp proof course level, details of the hard and soft landscaping and boundary treatments shall be submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained. approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained. To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.**

**06 Before development commences, details of the existing and proposed boundary fence and treatment, including the finish and appearance of any retaining wall, shall be submitted to and approved in writing by the Local Planning Authority. The proposed fence and boundary treatment, including any retaining wall, shall only be erected and finished in accordance with the approved details and maintained thereafter.**

The proposed landscape scheme is shown on drawing LP01\_landscaping.

**7) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter. To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.**

The Ohme Pro Smart EV Charger 7.4kW will be installed prior to occupation of the development (please see attached factsheet for further information). The location of the charger can be seen in LP01\_landscaping attached to the southwest corner of the property <https://www.electricpoint.com/ohme-home-pro-smart-ev-charger-7-4kw-tethered-5m.html>

***8) Prior to development reaching the damp proof course, details of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancements shall be implemented prior to first occupation of the dwelling hereby approved and thereafter retained on the site. To provide ecological enhancements on the site, in accordance with SP11 of the Core Strategy.***

The proposed ecological enhancement plan is in attached 'Ecological Enhancement Plan' and is shown in drawing LP01\_landscaping