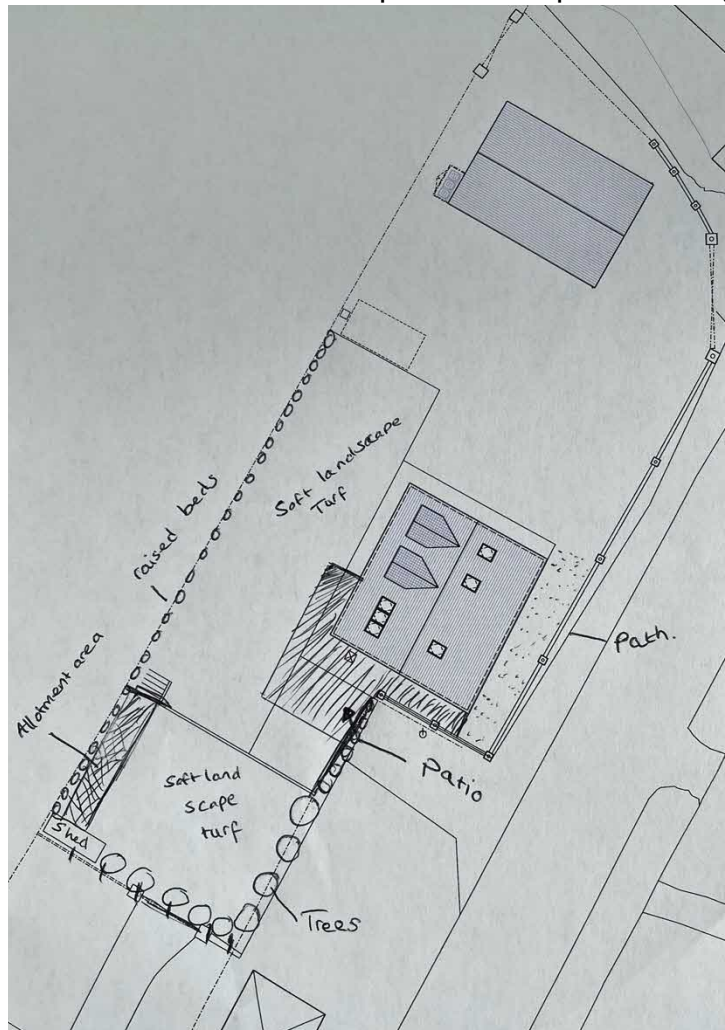


Condition number 4

Below shown on a site map is how we plan to design our garden .



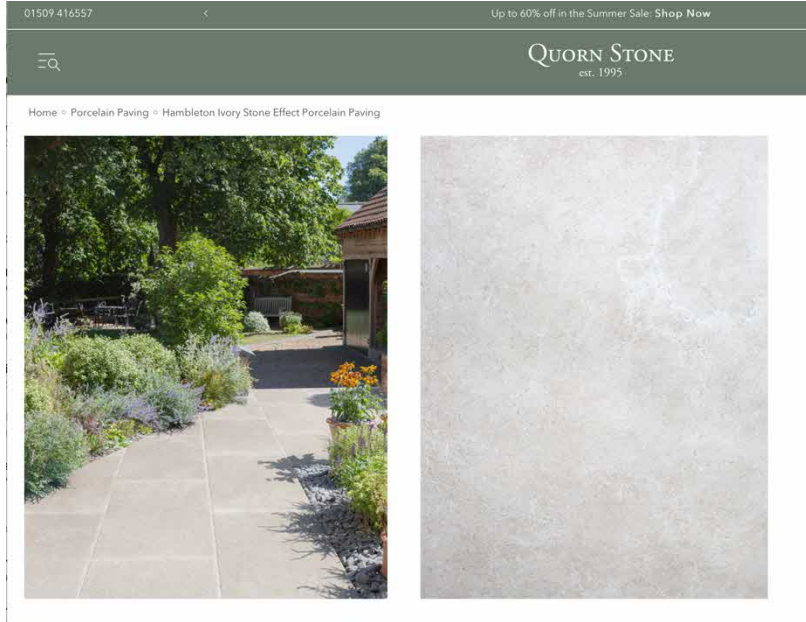
For the **borders around the lawn** we would like to plant annuals that flower at different times of the year, mixed in with some evergreens so that the garden remains green all year round.

A List of plants we have in mind are:

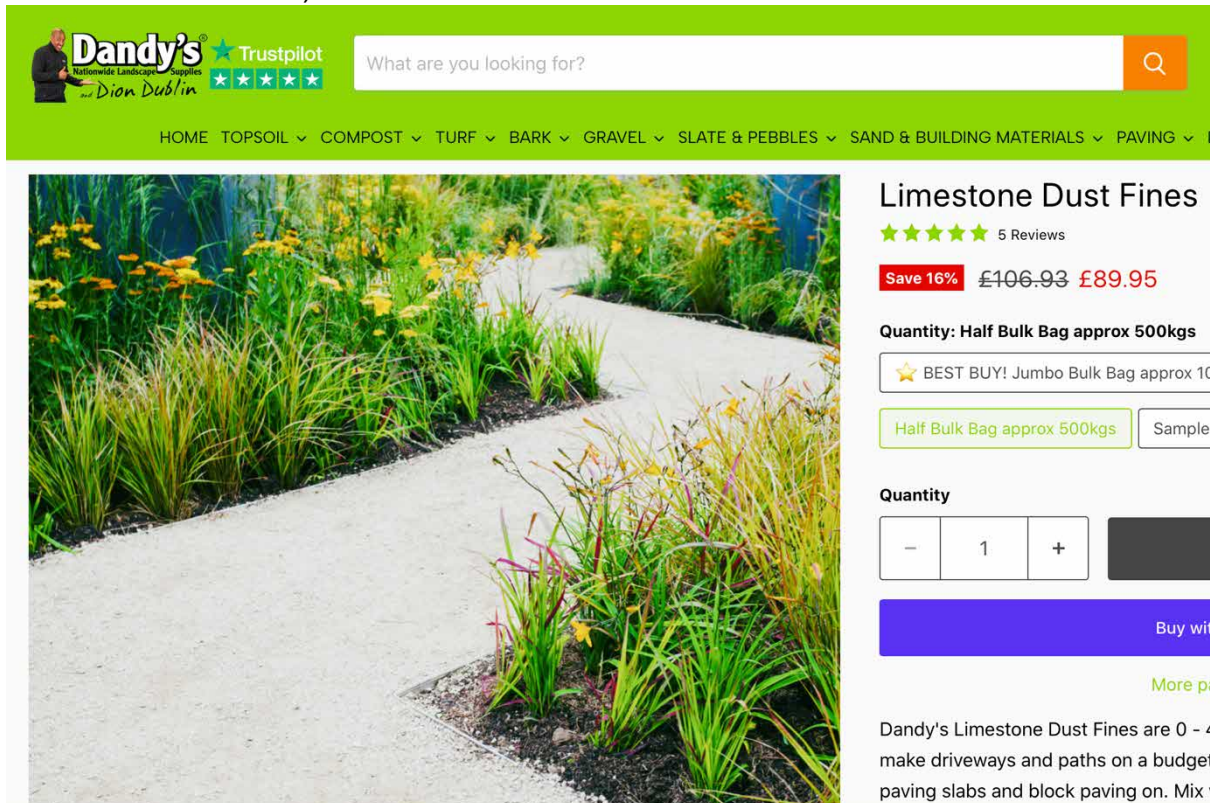
- Camellias
- Lavenders
- Roses
- Hydrangeas
- Daphnes
- Hebes
- Azaleas
- Bays
- Box
- Rhododendrons

The patio material we would like to use is Hambleton Ivory stone effect porcelain paving (link below)

An Image of the tiles and company we are wanting to use is shown below:



For the path area behind the house we plan to have a self-binding gravel path. Something natural looking to tie in with the stone tiles, to give it a Yorkshire cottage look ... Such as crushed Limestone dust (the exact colour is yet to be chosen when we receive the patio paving as we want the nearest match but you get the idea of the look and finish below).



The **existing hard surface is tarmac** and will be resurfaced tarmac once the whole garden and house is complete.

We have moved the location of the **allotment area** so it gets sunshine all day long and is not shadowed by the trees to give it the best chance of survival for growing produce .

The fruit and veg list we have in mind are :

- Strawberry's
- Raspberry's
- Potatoe's
- Carrots

The rest of the area is all to be lawn .

The **returning wall and steps** to make the two lawn areas flat is going to be the same brick we built the warehouse and wall from (A weather looking brick called Belle Epoque from crest) we may choose to build the steps to the higher tiered lawn central to the lawn to make the allotment bigger or to left side as shown on the diagram. (Its exact location is yet to be decided).

Image below: Crest bricks (the same used on the house)



The trees we wish to plant are:

Fruit trees such as cherry tree/ apple tree/ ornamental pear tree

Magnolia Tree

Mixed in with evergreen trees and shrubs like

Box and bay trees

Red Robbins

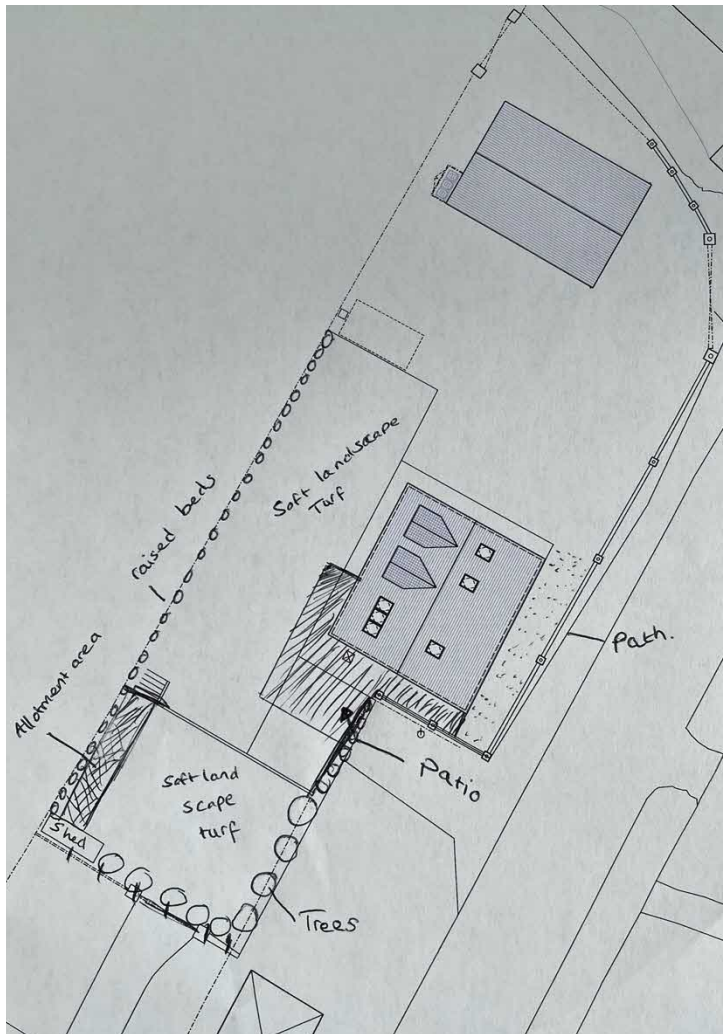
Infront of the garage will be charging point for electric cars.

Condition 5:

We agree to replant any trees or shrubs that may die within the period stated

Condition 6:

The rest of the hardstanding around the garage is to be used as parking and for easy manoeuvring .



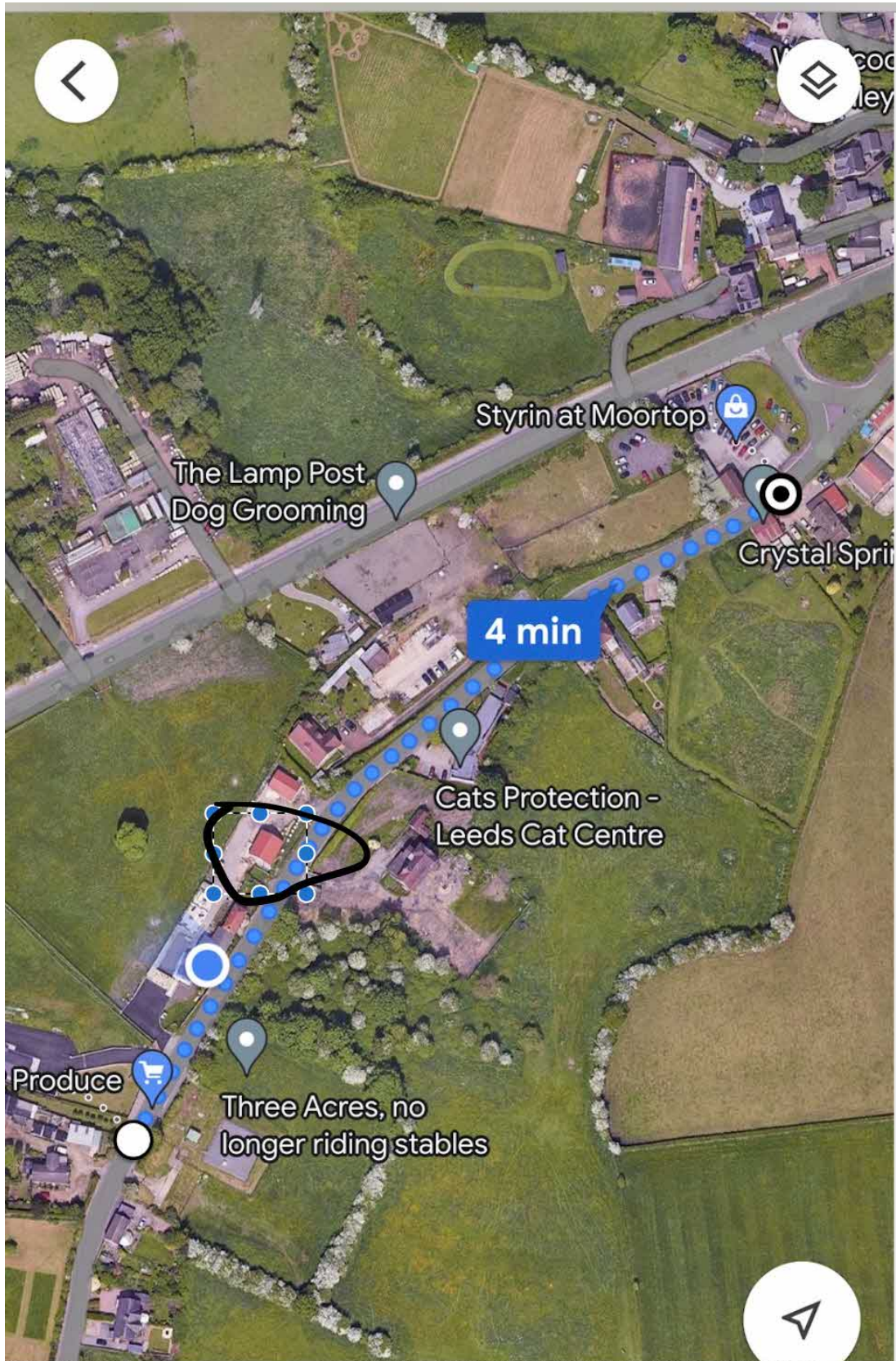
Condition 7:

Spoke briefly with Mike Howitt in the summer on the telephone with regards to condition 7, as it's a slight odd request given there is no path either side of the proposed path (so no means to get to and from it).

The space for the pathway next to the border of our new wall is currently a thin grass verge which we choose to maintain in summer months out of choice (so it looks attractive) and happy to continue doing so.

Appletree cottage has a very thin pathway just at the entrance where the old kitchen door used to be, but it's so thin its dangerous to walk down so no one uses it for the fear of been knocked down. Hence why we changed the whole layout of the bungalow at Appletree to block up this entrance to make it safe for our young family as it was playing on our mind a lot.

There is no path on this side of road from Glennree Farm right down to the Stryin Moortop car dealers on the lefthand side of the road (to demonstrate the area in question I have pin dropped the two locations on google maps for you to see the area and ringed our location in black. The area in question with no path covers 0.2 miles. If you wish to see it in person you are more than welcome to visit us.



Condition number 8:

In relation to condition 8 please see below the email response from Tim summers (environmental officer) stating that there is no requirement for any noise or vent intervention because all the habitable rooms are away from the roadside. We have chosen to give all the bedrooms and study acoustic glass windows anyway just out of our own choice and the rest double glazed.

The screenshot shows an email client interface. At the top, the sender is identified as 'From: Summers, Tim'. The email subject is 'RE: Appletree Cottage - 22/06682/FU'. The email content includes a redacted area, a greeting 'Hello Leanne,', and a confirmation that no ventilation is required for the proposed development. The email concludes with 'Best regards' and another redacted area. At the bottom, there is a logo for 'Connecting Leeds' with the tagline 'TRANSFORMING TRAVEL' and contact information including a website and a Twitter handle.

Help

Delete Archive Report Sweep Move to Reply Read / Unread

Close Previous Next

RE: Appletree Cottage - 22/06682/FU

You replied on Thu 17/08/2023 16:51

[Redacted]

Thu 01/06/2023 15:44

Hello Leanne,

Further to our telephone and email conversations, I'm happy to confirm that after studying the latest plans for the proposed development, I believe that an alternative means of ventilation will not now be required in order to meet acceptable internal noise levels. I think this was probably a carry-over from earlier plans – as the latest ones do not have windows to any habitable rooms (Living Rooms, Dining Rooms, Bedrooms) facing towards Whitehall Road, it is no longer a requirement.

Best regards

[Redacted]

Connecting Leeds
TRANSFORMING TRAVEL

- leeds.gov.uk/connectingleeds
- @connectingleeds

Follow us on Twitter - @leeds_highways

Many thanks [Redacted]