



Discharge of Conditions

Submitted 22ND November 2023

In respect of: -

**Installation of Dormer Window to front, 1.5 storey extension to the rear with first floor balcony and covered patio area at ground, single storey side extension, first floor window to side, alterations to existing fenestration and installation of rear facing solar panels at No.1 The Spinney, Stockton-on-Tees, TS18 5HY
(Ref; 22/1948/FUL)**

Benchmark Design Build Ltd
01746 762222
Email studio@benchmarkdesign.co.uk

Conditions in the order that they appear in the approval document of the 1st of November 2022 (Ref; 22/1948/FUL).

1. The development hereby permitted shall be begun before the expiration of **THREE** years from the date of this permission.

Response: Agreed

2. The development hereby approved shall be in accordance with the following approved plans;

2022-09-05 RLJ-PL-001.1 (6th September 2022)

2022-09-05 RLJ-PL-002.1 (6th September 2022)

Response: Agreed

3. Notwithstanding the submitted drawings, the first-floor rear balcony area shall include a 1 metre-high frosted balustrade enclosing the southern facing rear elevation of the balcony area and a 1.8-metre-high frosted balustrade to the eastern and western facing side elevations of the balcony area. All panels shall be obscurely glazed to a minimum level 4. The obscurely balustrade shall be installed prior to the occupation of the extension and shall be retained for the lifetime of the development.

Response: Southern facing (rear balcony) screen to be 1.1m high and installed with Stippolyte Obscured glazing (or equivalent Level 4) as referenced in the Pilkington Glazing guide, attached with this submission. Eastern and Western sides of rear balcony to be 1.8m high stippolyte obscured glazing (or equivalent Level 4). Please refer to drawing reference RLJ-DOC-001.1.

4. Notwithstanding the submitted information no development shall commence until a scheme for the protection of trees has been submitted to and approved in writing by the Local Planning Authority in accordance with BS 5837. Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Response: Tree and root protection areas and fencing shown on drawing reference RLJ-DOC-001.1 and read in conjunction with the Oakdale Ltd Arboricultural Method Statement (July 2023).

5. Notwithstanding the submitted drawings, the window on the first floor eastern facing side elevation serving an ensuite, of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

Response: First floor eastern facing window serving an En-suite will be installed with Stippolyte Obscured glazing (or equivalent Level 4) as referenced in the Pilkington Glazing guide, attached with this submission. Please refer to drawing reference RLJ-DOC-001.1.