



Planning Statement
IN RESPECT OF THE
APPROVAL OF CONDITIONS OF PLANNING PERMISSION
B/05/0281

For
'Erection of four bedroom detached house'

at
'THE PARK'
ERWOOD
BUILTH WELLS
LD2 3EQ

Introduction

This is a planning statement for the approval of conditions in relation to planning application reference B/05/0281, which granted consent for: *“Erection of four bedroom detached house”*. The relevant conditions which require discharging are as follows: 6, 7 and 8.

Condition 6 reads as follows:

“Details of the colour and texture of the facing and roofing material to be used in the construction of the proposed development shall be submitted to and approved in writing by the local planning authority prior to their use. This shall include the use of increased stonework to the main (front) elevation.”

The details regarding the external finishes and materials for the proposed dwelling are largely in accordance with the approved elevational drawings considered under planning application reference B/05/0180. Further details in relation to the finishes for the walls and roof are provided below as per the requirements of condition 6.

Walls:

- ‘Gladestry Quarry Cropped Walling Stone’ Masonry Stonework:



Figure 1: Details of ‘Gladestry Quarry Cropped Walling Stone’ Masonry Stonework.

- Cream Painted K-rend:



Figure 2: Details of cream-painted K-rend.

- Stained 'ship lap' Boarding:



Figure 3: Details of Stained 'ship lap' Boarding.

Roof:

- Cembrit, Jutland fibre cement roof slate.



Figure 4: Jutland Fibre Cement roof slate

Condition 7 reads as follows:

“All stonework shall be carried out using either new or second-hand natural local stone or equivalent material with appropriate colour, texture and weathering characteristics. Details of the source and samples shall be submitted to and approved in writing by the local authority before any work commences. The stone shall be laid on its natural bed, with (in the case of second-hand stone) its undressed weathered face exposed on the external face, and shall be coursed and pointed”.

As explained within Figure 1 above, ‘Gladestry Quarry Cropped Walling Stone’ Masonry Stonework will be the chosen stonework for the dwelling. The stonework shall be carried out using either new or second-hand natural stone from Gladestry Quarry as specified above. Details regarding the chosen stonework are provided below in figures 5 & 6.

The stone shall be laid on its natural bed, with its undressed weathered face exposed on the external face and shall be coursed and pointed.



Figure 5: Details of 'Gladestry Quarry Cropped Walling Stone' Masonry Stonework.



Figure 6: Details of 'Gladestry Quarry Cropped Walling Stone' Masonry Stonework.

Condition 8 reads as follows:

"Details of both hard and soft landscape works, including details of the boundary fencing, shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved".

Full details in relation to the discharge of condition 7 can be found on drawing number Ki 5919 121 - Landscaping Plan, which accompanies this submission.

Conclusion

It is considered that the information and measures identified as part of this submission, are sufficient to enable the discharge of conditions 6, 7 and 8 attached to planning approval B/05/0281.