

Bryant's Barbers extension with new flat above

Planning App - 21/500931/FULL - conditions - 2 discharge Proposal

Condition 2:

The applicant proposes the installation 1 x bat Box on the rear elevation of the extension located where shown with a black X. Bat Box example below.



The applicant proposes the installation of 3 No bee bricks as shown below. To be located on the side elevation (down the side alley)



Once this condition is discharged these items will be installed and will be available for inspection.

Proposal by:

Chris Brian – CB Planning Agent

On Behalf of: Jayne Bryant – Applicant

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Planning App - 21/500931/FULL - conditions - 3 discharge evidence

Condition 3:

The applicant has now completed the works and arranged the required bins to service the site. These are located at the bottom of the rear car park near the road. This is as located on the site block plan.

We believe there is no further action needed here.

Bin Storage Area



Proposal by:

Chris Brian – CB Planning Agent

On Behalf of: Jayne Bryant – Applicant

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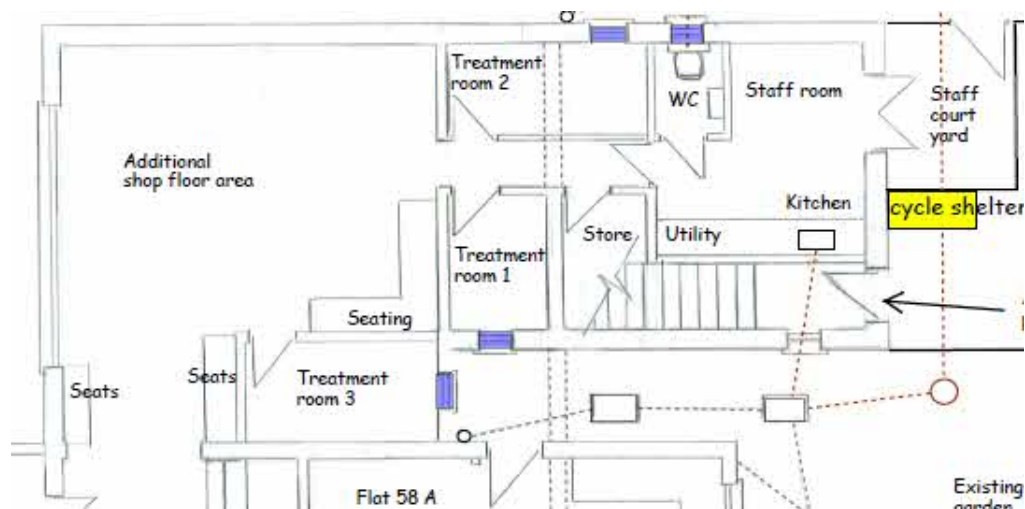
Condition 4:

The applicant is proposing the installation of a secure cycle rack to be located in the rear carpark as shown below. This to be used by staff and customers of the Barbers Shop.



Example rack

Location of rack



Above locates a small cycle shelter to be located within the new flats courtyard to facilitate cycle storage. As shown above in yellow

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Planning App - 21/500931/FULL - conditions - 5 discharge evidence

Condition 5: Following the proposed application block plan, it was clear that layout arrangement was not quite practical. The rear car park was revised as shown below. This, together with the parking at the front, this has proven to work well.



6 x customers spaces

Below shows the parking arrangements at the front



5 x customers spaces

Total spaces = 11 No for shop customers for the shop and 1 each per flat

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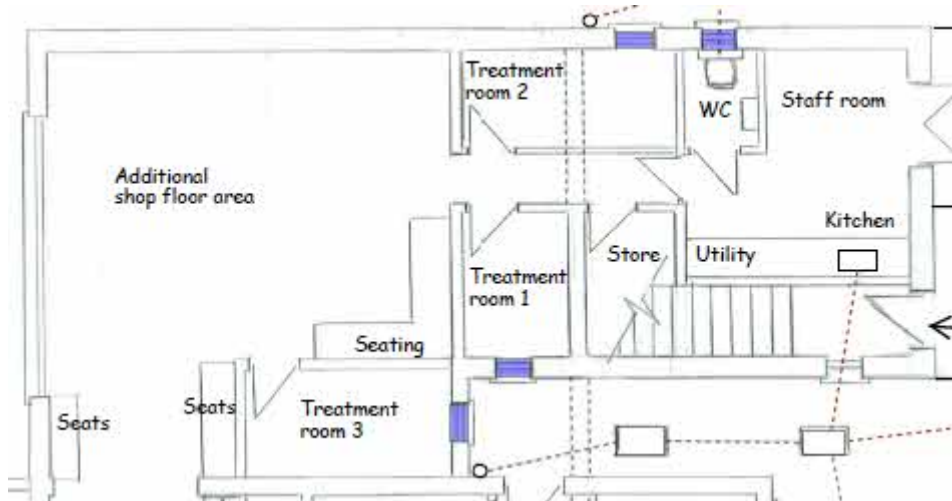
On Behalf of: Jayne Bryant – Applicant

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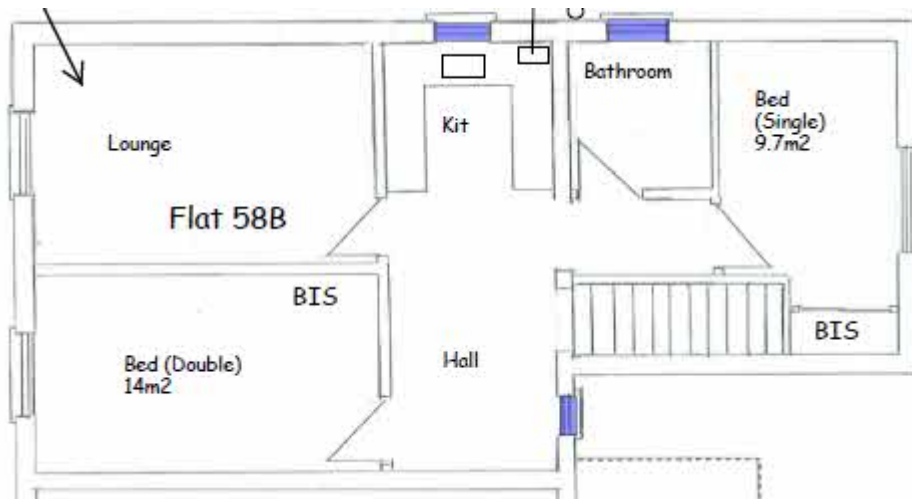
Planning App - 21/500931/FULL - conditions - 6 discharge evidence

Condition 6: As noted in the condition 6. The below windows have been installed to provide the required level of obscured glass with non-opening or opening parts now lower than 1.7m

Ground floor Layout showing obscured windows in blue:



1st Floor Layout showing obscured windows in blue:



Picture Evidence Below taken 17th Dec 23



1st floor flat – Hall



Barbers - Treatment room 3



New Flat – Hall – Height to opening part – 1.7m (all the same)



Barbers – Treatment room 2



New flat – Bathroom



New flat – Kitchen



Barbers – Treatment room 2



Barbers – Toilet

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Planning App - 21/500931/FULL - conditions - 7 discharge evidence

Condition 7: This condition relates to using materials as noted in the application. Please note, there has been no deviation from this, Please see completed works picture below.



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