



# Amhurst Hill Farm Granary

22/00977/FULL  
Conditions  
3, 5, 7, 9, 10 & 11

2<sup>nd</sup> November 2023

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The Spinney, Woodchurch, Ashford, Kent, TN26



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# 1. Introduction

22/00977/FULL Amendments to approved scheme 21/02796/FULL - *Conversion of a former granary to a residential dwelling* was approved on the 24<sup>th</sup> August 2022. The below document sets out the conditions requiring details to be approved by the local authority and an explanation of how the requirement is met.

## 2. Condition 3

*Notwithstanding the details submitted as part of the application, prior to relevant works commencing, the following details shall be submitted to and approved in writing by the Local Planning Authority;*

- i) Photographic samples of all proposed external materials;*
- ii) Full joinery details/cross sections for all windows and doors;*
- iii) Details/photographs of all materials to be used in the construction of hard standing, and details/elevations of all boundary features such as walls, gates and other means of enclosure;*

*The development shall be carried out and retained in strict accordance with the approved details.*

### **i) Proposed external materials**

Brickwork and roof tiles (as existing with any shortfall to match)

Weatherboard to gable ends. Black painted feather-edged weatherboard ex. 32x175mm.



*Sample image showing horizontal profile weatherboard*

## ii) External joinery details

Please see drawing G-PL06 for window and door sections. Timber joinery to be painted black.

A Velux drawing showing the arrangement of the rooflights to the rear is included within the Appendix to this document.

## iii) External hardstanding and boundary features

New paving – Stonecraft Camel Sandstone to areas noted on G-PL05 Landscape Plan.



Driveway – as existing

Shingle path – 6-10mm shingle

Sleeper retaining walls - Natural timber finish. Elevations shown on G-PL05 Landscape Plan.



Boundary features – proposed fencing details shown on G-PL05 Landscape Plan.

### **3. Condition 5**

*The area shown on the approved drawings as access, vehicle parking space and turning shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the first residential occupation of the development, and shall be retained for the use of the occupiers of, and visitors to, the development. The parking areas shall be surfaced in a bound material and drained within the curtilage of the site and not over the public highway. No permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved access, parking and turning space.*

The proposed details are shown on drawing G-PL05 Landscape Plan.

### **4. Condition 7**

*Before first occupation of the dwelling hereby permitted, full details shall be provided of hard and soft landscaping and proposed planting for all parts of the site. The submitted details shall include a detailed planting plan, schedules of species, densities and plant numbers and shall outline the proposed methodology. The details shall include all hard surfacing areas. The works shall be carried out in accordance with the approved details.*

The proposed details are shown on drawing G-PL05 Landscape Plan.

### **5. Condition 9**

*Prior to first occupation of the dwelling hereby approved, a scheme of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

The proposed details are shown on drawing G-PL05 Landscape Plan.

## 6. Condition 10

*No external lighting shall be installed until details have been submitted to, and approved in writing, by the Local Planning Authority prior to the first residential occupation of the development hereby approved. The details shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). Any external lighting installed on the building shall adhere to the advice contained within the Bat Conservation Trust Bats and Lighting (2009) document.*

The proposed details are shown on drawing G-PL05 Landscape Plan.

## 7. Condition 11

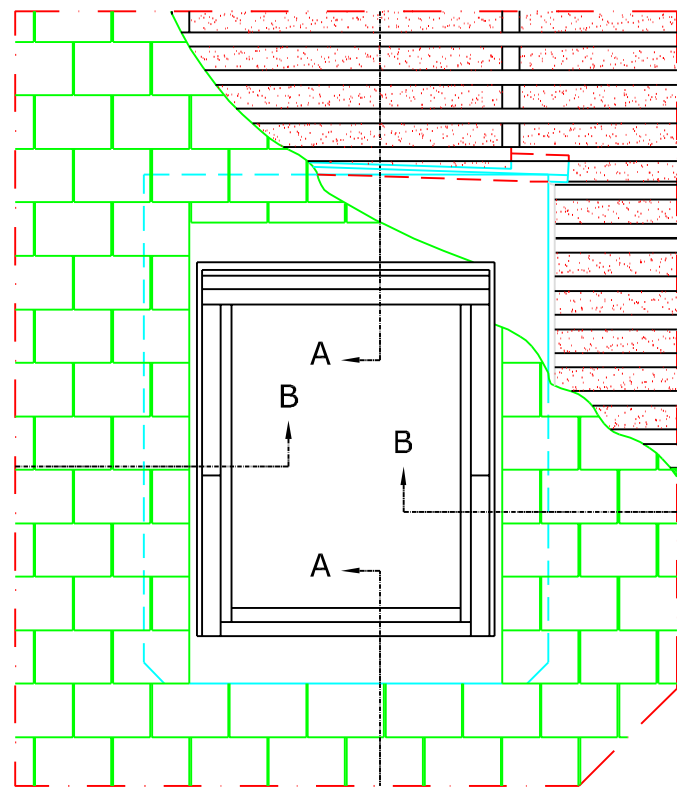
*Details of foundations to be provided following inspection via trial holes. The works shall be carried out in accordance with the approved details.*

It is believed this condition is included in error being copied from the original consent for the conversion of the granary (21/02796/FULL). The foundations are to be constructed from new in the current consent and therefore the existing details are no longer relevant. The proposal is to be constructed on standard strip foundations and this level of detail should be sufficient to discharge the condition.

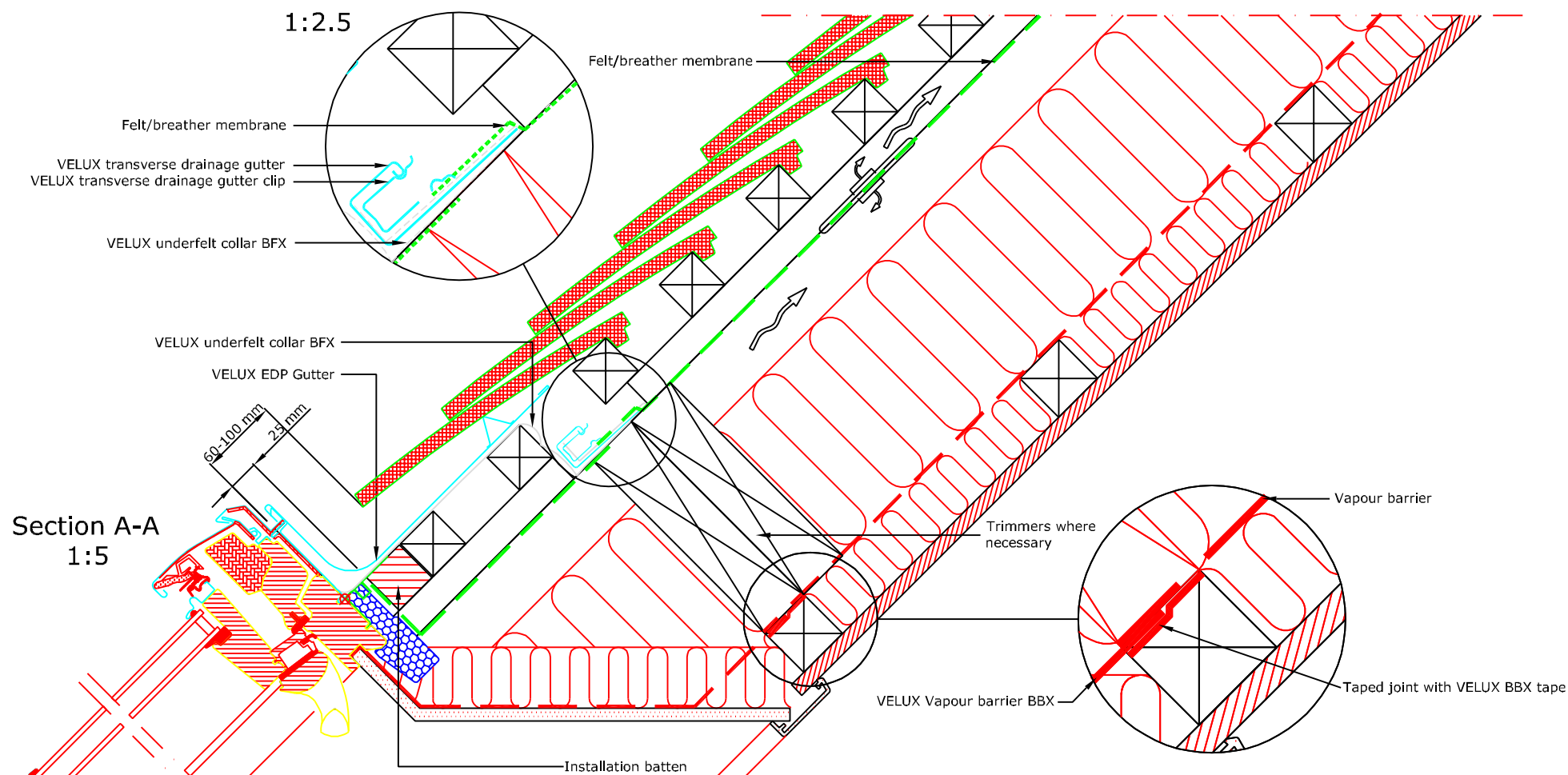
**Appendix:**

Velux top-hung roof window

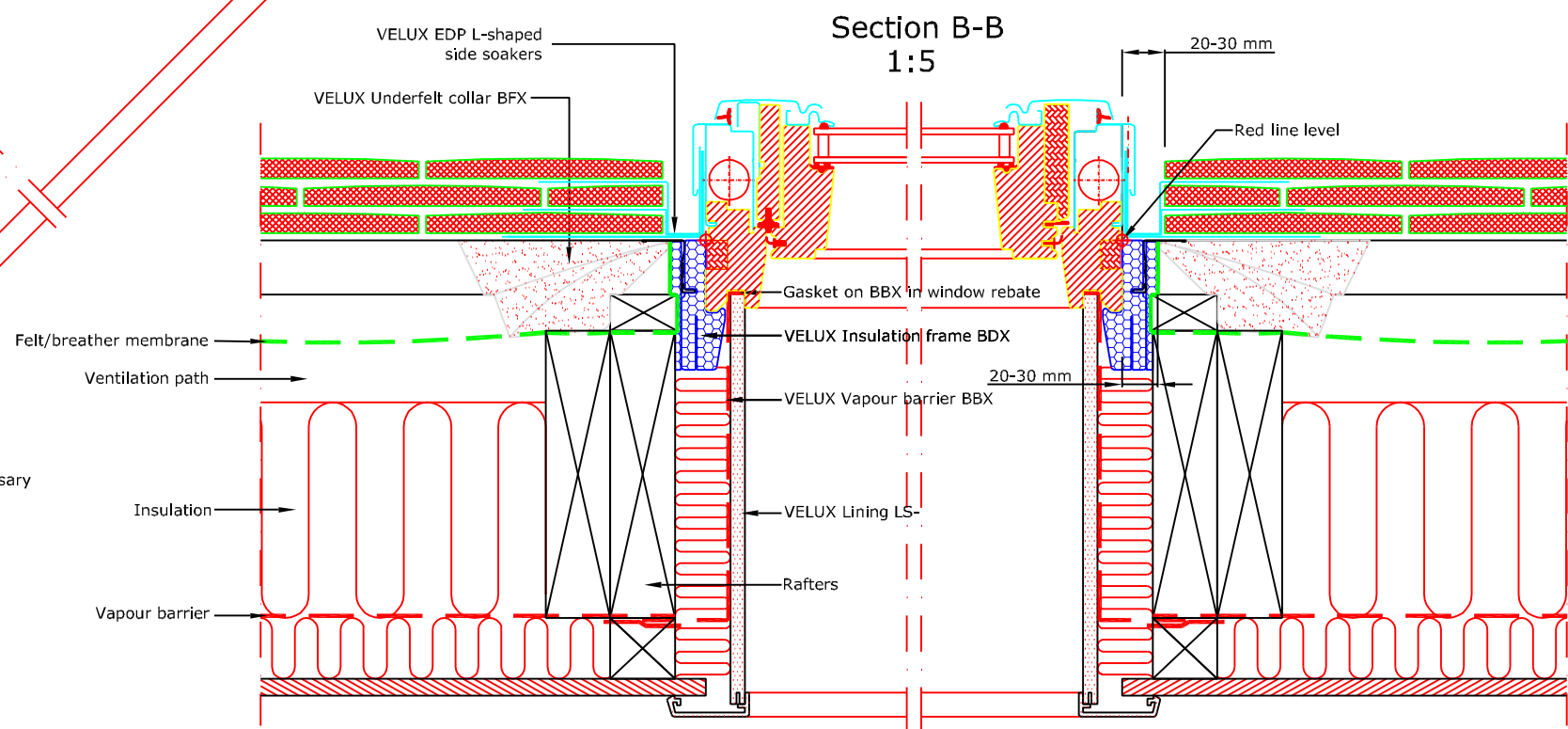
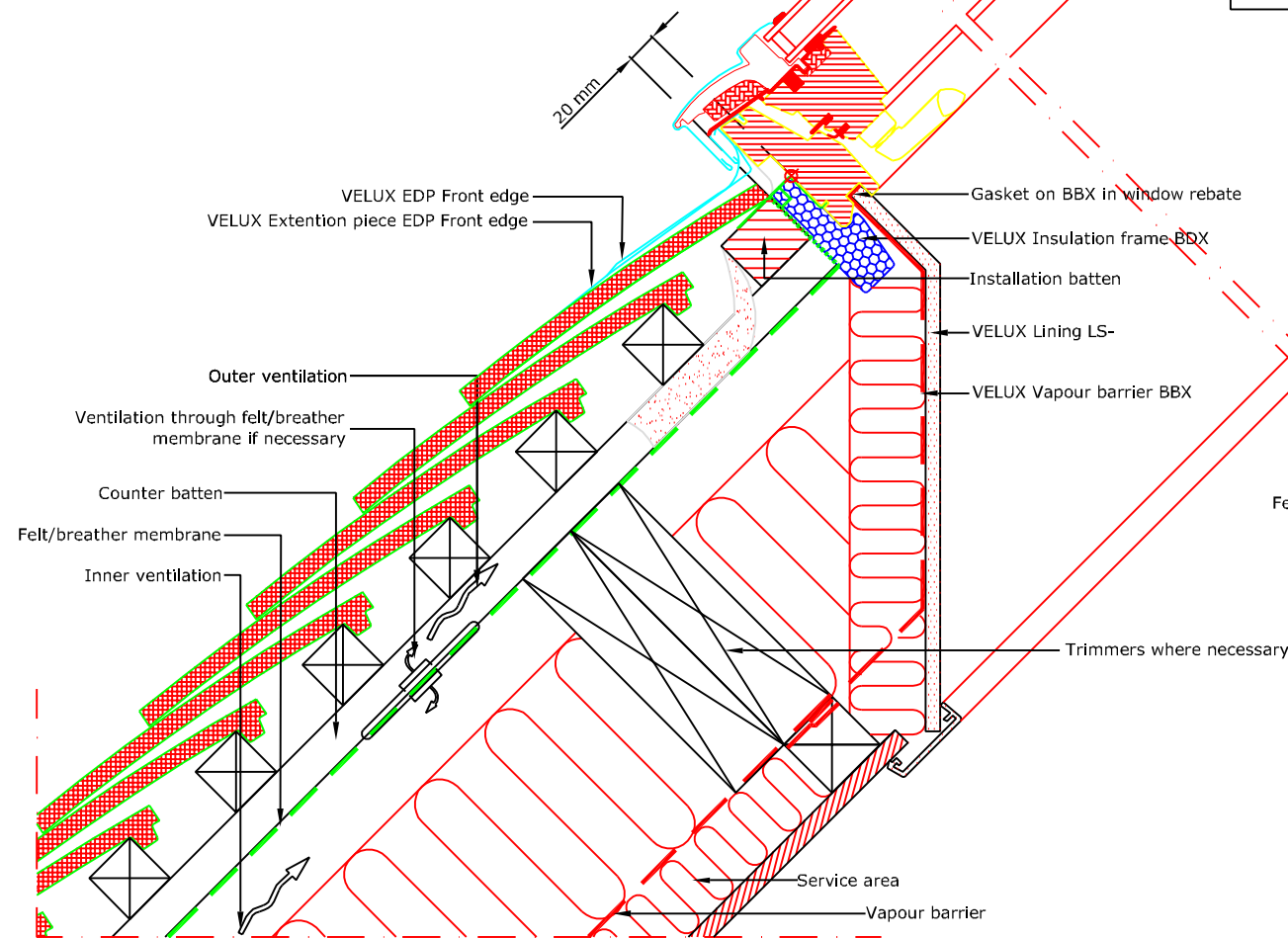
GPL single installation into plain tile with EDP flashing kit



TYPICAL ELEVATION



- VELUX Products:
- GPL 15°-55°  
\* 55°-75° with special springs
  - EDP 25°-90°
  - BFX
  - BDX
  - BBX
  - LS-
- Roof covering:
- PLAIN TILES < 15 mm



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**VELUX top-hung roof window**  
**GPL single installation into plain tile**  
EDP flashing kit - standard install into plain tiles up to 15mm thick  
*All dimensions are in millimetres where shown*

NOTE! When installing VELUX roof windows, flashings and accessories, please ensure compliance with building regulations and British/European standards where necessary. This detail represents the principles of a typical installation only and the design and specification of the final detail is the responsibility of others.

Latest revision:

Date: **January 2014**  
Rev no:  
Rev date:  
Drawn: **PJH**

File name:  
**GPL-EDP-0114-1013**  
Scale: **1:5 approx. @ A3**