

Planning Condition Discharge Statement

12 South Grove
Petworth
West Sussex
GU28 0ED

Application Ref: SDNP/22/03477

Condition 4

“Notwithstanding any details submitted no works to the rear extension above slab level shall commence until details of the roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.”

The flat roof material to be used is Alwitra Evalon V with matching aluminium edge trims.

Further information can be found at; [EVALON® Waterproofing Products](#) | [25 Year Guarantee](#) | [alwitra](#)



Condition 6

“Notwithstanding any details submitted or any indication on the approved plans prior to the installation of the lantern roof hereby permitted full details of the lantern shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans and sections of the proposed roof lantern showing the position within the roof frame and details of the proposed materials and finishes. Thereafter the development shall not be carried out other than in accordance with the approved details and once installed the roof lantern shall be retained as approved in perpetuity.”

To be 30° Pitch Pyramid skylight by Sunsquare. Manufacturers construction details contained within drawing SP-0392.10 – Roof Light Details

Further details can be found at: [Pyramid Skylights | BSI Accredited Pyramid Rooflights For Homes \(sunsquare.co.uk\)](https://www.sunsquare.co.uk)



Condition 9

“Prior to first occupation of the development hereby permitted, details of external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.”

No external lighting to be incorporated.

Condition 10

“Within three months of the completion of the development hereby permitted a detailed scheme of the proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority. The scheme design shall include the layout of planting to show plant species, nursery planting sizes, locations, densities and numbers.”

1no. Junior pear tree and 1no. junior plum tree to be planted within the rear garden as shown on plan SP-0392.11 Conditions Plan.



1no. Conference Pear tree
Height on arrival - 120-150mm
Eventual Height – 4m
Eventual spread – 4m
Can be planted throughout the year.



1no. Victoria Plum tree
Height on arrival - 90-120mm
Eventual Height – 4m
Eventual spread – 4m
Can be planted throughout the year.



Condition 12

“Before the development hereby permitted is brought into use details and the locations of 1 bird box for species such as swallows, swifts, house martins, house sparrows and starlings shall be submitted for the approval of the Local Planning Authority. The approved box shall be erected on the building or within the trees prior to the completion of the scheme and shall thereafter be left in perpetuity. Appropriate designs can be found in the publication “Designing for Biodiversity: A technical guide for new and existing buildings”.”

A new wooded birdbox to be installed on a Mature horse chestnut tree within the rear garden. See SP-0392.11 for location.



Image left: Existing mature horse chestnut tree in rear garden.

Details of new birdbox to be as follows.

