

Condition Removal Statement –

This document seeks to satisfy / remove conditions applied to the approved planning application for a new dwelling “Victor House” Swale Borough Council Ref – 23/500565/FULL.

We will list the council conditions and then the response to them in order to resolve the condition.

Conditions to be satisfied/removed –

Condition No 4 -

No4 – “ No development beyond the construction of foundations shall take place until details of the external facing and roofing materials to be used in the construction of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details

Reason: In the interest of visual amenity.”

There are a few separate facing materials in this project and include
External walls - Brick Work & Cladding

Roof tiles

Windows & Doors

Guttering & Downpipes

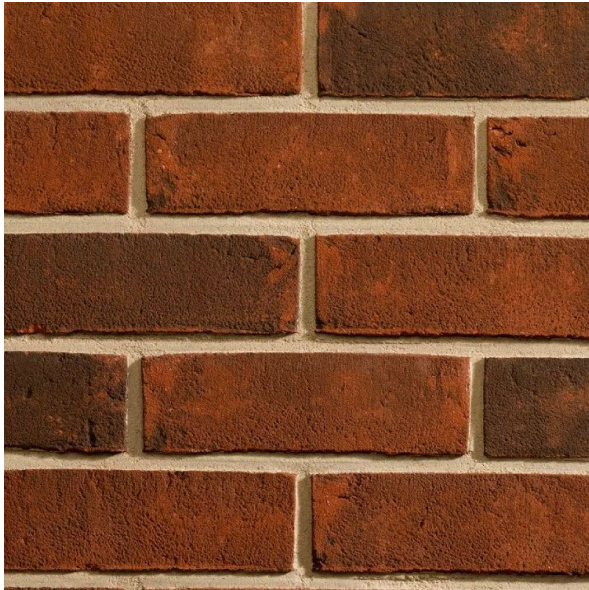
We will list each proposed material and a photograph of the chosen materials

External Walls – Brick Work & Cladding

Brick work plinth to bottom of house –

The face brick work element of the wall construction to be TBS Olde English Red

Muti Facing Brick.



This choice of brick is reflective of the traditional brick finishes through out the village of Bredgar and indeed the whole of Kent and more specifically is in keeping with the 2 new build bungalows adjacent to this plot.

Cladding –

Hardie Plank Cladding Cedar Grained (Midnight Black)



This material was chosen due to he superb wood effect and grain which also matches the other dwelling on this plot “The Barn”. It has a 20 year colour fast system meaning no maintenance and consistent external visual looks to the property.

Roof Tiles -

Sandtoft Humber Clay Plain tile



These tiles were chosen as they are a natural clay material and will age and weather well. They are reflective of the local area and the immediate bungalows on the plot next door. A traditional and natural product.

Windows and Doors –

We have chosen oak timber framed windows and doors with double glazed units in order to use natural well weathering materials with a timeless look and a good quality look when coupled with the other materials proposed



Guttering & Down Pipes –

Often an after thought when it comes to building design and finish, but not in this case !

We are proposing heritage aluminium black guttering and matching downpipes. This is a good quality and high end finish with long lasting maintainable colour and adds visual quality to the finish of the property.



Condition No5-

No5 “No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs, and other features, planting schedules of plants, noting species (which shall be native species and of a type that will enhance or encourage local biodiversity and wildlife), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.”

This is to be read in conjunction with the associated drawing Ref A1/PLOTLAYOUT/VICH/V1

We are proposing to plant the following native specie trees and the minimum recommended distance from the house as per RHS guidelines and listed in the order to be planted from the dwelling –

Holly Tree –	Minimum 6m form dwelling
Yew Tree –	Minimum 5m from dwelling
Blackthorn Tree -	Minimum 12m from dwelling
Hawthorn Tree-	Minimum 12m from dwelling
Yew Tree -	Minimum 5m from dwelling

Trees to be planted minimum of 2 meters apart and planted between November and March and need to follow the pit planting method as preferred by The Woodland Trust. We aim to plant trees that are minimum of 1.2-1.4m tall as this is the best height to ensure the strongest growth and best resilience for sustainable long term growth. This is laid out on the accompany landscape plan.

The planning shows 2 bushes either side of the garden entrance so we propose native private hedging these not only allow a great habitat they are easy to maintain and very resilient.

There is to be a 450mm wide border the full length of the North East boundary.

This is to be a mixed native plant border formed of –

Golden Shield Fern

Primrose

Pasque Flower

Current

Barberry

Forsythia

Guelder Rose

Hebe

English Lavender

Honeysuckle

St Johns Wort

Ivy
Witch Hazel
Sweet Box

These mixture of plants, flowers & shrubs are recommended to ensure not only a mixture of biodiversity they also come to their best throughout different times of the year, some each season through out the year ! They are easy to maintain and hardy in terms of survival yet low maintenance. To be planted as per recommendations of the RHS.

Condition No6 -

No6 “All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.”

In order to satisfy his condition we have chosen to use natural materials and permeable

Hard Landscaping –

We will use a grey Indian stone paving slab fitted to a land drain under neath out into a soak away allowing water to permeate through the slabs and joints and ducted back into the water table in the ground. This also ensures no risk of sliding on the slabs for the occupiers,



The drive way remains in pea shingle as the current drive and parking areas this is permeable and easy to maintain as well as a traditional finish.

The garden area will remain natural grass.

Trees and plants, flowers etc are covered under the above condition 5

Condition No7 –

No7 “ Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.”

This is agreed

Condition No8 –

No8 “No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday 0730 - 1900 hours, Saturdays 0730 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity”

As a self build project his will be adhered to

Condition No9 -

No9 “No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times: - Monday to Friday 0900-1700 hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reasons: In the interests of residential amenity.”

As a self build project his will be adhered to

Condition No10 –

No10 “The dwelling hereby approved shall be constructed and tested to achieve the following measure: At least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended); No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development”

With additional insulation, triple glazed fenestration and a ground heat source pump as well as a highly efficient electric boiler for hot water we will be 50% reduction in emission rates

Condition No11 –

No11” The development hereby approved shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwelling shall not be occupied unless the notice for the dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability”

We aim to achieve less than 110 litres of water usage using the following methods –

- 6/4 Dual Flush Toilets such as the Twyford Option Closed coupled toilet
- Aerating / flow reducing taps through out the house such as the class leading EcoDelux range which saves 50% on water consumption compared to standard taps
- 6-9 litre per minute shower fitted
- The bath is to be the smaller 1500mm long one and raised internal moulding which reduces water use by 25% while providing a usable and good quality bath
- The washing machine and dish washer to be limited size such as a 60ltr washing machine and 18 litre dish washer.
- Surface water will be removed to a soak away
- All paths and paving is to be permeable and installed to permeable methods

Condition No13 –

No13” The dwelling hereby permitted shall be provided with one electric vehicle charging point before it is occupied in accordance with the following specification: All Electric Vehicle chargers provided must be to Mode 3 standard (providing a minimum of 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-schemeapproved-chargepoint-model-list>

Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.”

We want to use – Pod Points Universal 7kw charging unit



This is a market leading charging unit and universal to all makes and models, subject to the correct cable. It is an award winning unit in terms of economic charging and a fast rate. This is What Car`s electric charging unit of 2023 and has a market leading 5 year warranty as well !

This is to be installed on the garage and is marked out on the Plot Layout plan.