

Ms Tanya Malin  
Glan Howy  
Bannister Green  
Felsted  
Essex  
CM6 3NH

21<sup>st</sup> February 2024

REF: UTT/24/0352/FUL

To Planning,

I refer to your document dated 3<sup>rd</sup> November 2023 regarding satisfying the conditions set out in the approval document for our previous planning application UTT/23/0515/FUL, please see below responses to each point directly which would still be applicable to the new application and will hopefully alleviate any need for further restrictions on the new application:

1. Project to commence Early to mid - 2024 with completion in 2024 – Subject to planning approval
2. Project will be carried out in Accordance with the approved plans – subject to any amendments agreed, in writing, by the Planning department at Uttlesford County Council
3. Materials to be Utilised -All to comply with Current Building regs:
  - a. Building Materials to be used:
    - i. Cladding in “Cedral” cement Fibre Cladding – (Essex Barn Style Black Finish)
    - ii. Fascia, Soffit & Guttering – UPVC Black Foil throughout
    - iii. Roof Tiles Slate Grey Effect either Traditional Slate or Synthetic Grey Slate
    - iv. Windows in UPVC – Light Oak or Black Foil Externally/White Gloss Internally
    - v. Composite Front Door in Light Oak with Light Oak Frame
    - vi. Main Body Building Materials –
      1. Brick Built Dwarf Wall to approx. 600mm
      2. Timber Modular Walls/Roof from Sustainable Source
      3. Celotex & Honeycomb Insulation
      4. Plasterboard/Plastered Finish Internally
      5. Stud Plasterboard Walls to Internal Dividing Walls/Plaster Skim Throughout

- 6. Concrete Foundations – Structural Raft or Strip Footings to required Depth whichever is both cost effective and least disruptive
    - vii. – Energy Efficiency to comply and/or exceed current Building regs standards
- 4. Hard & Soft Landscape Works
  - a. Levels to remain as per existing ground levels
  - b. 6 FT Fence to remain where existing – 6 Ft Gate (Electric) to be added for Privacy with New 6 FT Fence to be erected between Glan Howy and New Dwelling as per drawings
  - c. Hard Surfaces to have adequate Soakaway and as specified in Drawings
  - d. Trees/Bushes to remain as per existing – Within Boundary to be tidied up and landscaped – As per ENV3
  - e. N/A area already contains trees and bushes which will remain – Grassed area as per drawings – this also covers ENV3
  - f. No Change to Wildlife only Grass Area being developed – retaining original diversity of Garden area – GEN7 would not apply.
  - g. Subject to final sign off by Planning –
    - i. Ground works to commence as soon as possible
    - ii. Building works partially off site – Modular Form
  - h. Service Runs to be identified –
    - i. Nearest Foul drain is in Council Driveway to connect to – ground to be reinstated once pipework laid – alternative through Treatment Plant to Soakaway
    - ii. Rainwater through Harvesting and soakaway
  - i. Management & Maintenance Details
    - i. To be overseen throughout development
    - ii. Maintain fence and gate to boundary of development
- 5. Agreed to comply with Policies S8, ENV3, GEN2 and GEN7 of the Uttlesford Local Plan (adopted 2005) as detailed above in section 4.
- 6. External Lighting – Location would limit impact to surrounding dwellings and permanent lighting would be for safety rather than decoration.
  - a. Parking light (PIR & Switch)
  - b. Path Lighting (Timer/Switch)
  - c. Porch Lights (Timer/Switch)
- 7. Cycle Storage area Will be incorporated neatly and discreetly into the landscaping of the property to comply with GEN1 & GEN8 of the Uttlesford Local Plan (adopted 2005)
- 8. Resubmitted Plans UTT/24/0352/FUL have been sent as a new application to accommodate point 8 to comply with Policy GEN2 Uttlesford Local Plan (adopted 2005)
- 9. Construction Management Plan
  - i. Access to and from Site via Council access road

- ii. Parking on site only – no site vehicles to be parked in informal council parking area
- iii. All storage of materials and tools to be stored on site within boundary fenced off from access road
- iv. Hose pipe and Jet available to clean vehicles if required from Glan Howy
- v. Photo evidence will be provided before and after for the protection of us the developer and the local authority – any damage due to construction traffic or as a direct result of the site will be reinstated and repaired at the developers (Us) cost.

Smaller lorries to be utilised for delivery of materials to and from site to comply with GEN 1 and GEN 2 Uttlesford Local Plan (adopted 2005),

10. Right of Access has been Granted by Kerry Clifford Planning Director as long as no materials are left outside the gates – all vehicles/traffic would follow the guidelines in GEN1 & GEN2 Uttlesford Local Plan (adopted 2005)

11. Agreed No additional building works would be applied with out permission from the local Planning Department

If you need any further information please let me know

Kind regards

Tanya Malin

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