

Condition(s) Detail Report

Reference UB33JF

Applicant Mr Rai

Date 22/04/2022

Agent Zanoply Ltd

Address

Building 3, Chiswick Park
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Introduction

- The site address is 102 Hunters Grove, London, UB3 3JF.
- The planning application was for a Two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house.
- The supporting document has been prepared to provide information to discharge condition(s) 4 and 6 of the planning appeal with the reference number APP/R5510/W/21/3276492 from the planning application with the reference number 47772/APP/2020/4054.

Condition 4

- *No Development above damp proof course level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*
 - *1. Details of Soft Landscaping.*
 - *1.a Planting plans (at not less than a scale of 1:100)*
 - *1.b Written specification of planting and cultivation works to be undertaken.*
 - *1.c Schedule of plants giving species, plant sizes, and proposed numbers/ densities where appropriate*
 - *2. Details of Hard Landscaping*
 - *2.a Refuse Storage*
 - *2.b Means of enclosure/ boundary treatments*
 - *2.c Hard Surfacing Materials*
 - *2.d External Lighting*
 - *3. Schedule for Implementation.*
- *Thereafter the development shall be carried out and maintained in accordance with the approved details.*
- Planting Species
 - Common Yew 'Taxus Baccata', as seen below.



- Planting Schedule

<u>Key</u>	<u>Species</u>	<u>Girth/ Size (mm)</u>	<u>Pot Size</u>	<u>Approx. Growth Height</u>
<u>Hedging</u>				
	Common Yew 'Taxus Baccata'	N/A	3L	30-40cm on arrival 4 to 8m full growth

- General Planting Specification

- All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification.
- All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery.
- Shrub Beds- cultivate 100mm deep, break up base of pits. Plant in accordance with specification to each plants natural depth and spread out roots. Water in and mulch with 75mm depth of medium grade bark mulch. Hedging- Excavate trench is to be 400mm wide and cultivated to 100mm deep. All pernicious weeds are to be eradicated. Hedging is either to be planted through a weed control geo textile or mulched with 75mm of bark mulch.
- Grass turf areas- cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine tilth and remove stones greater than 25mm. Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted and make good joints with screed sand/topsoil.

- Maintenance and Replacement Planting

- All plants are to be maintained until established. Any additional weed growth around the base of the plant is removed.
- Hedge maintenance- Face back planting from the paths and hard surface areas. Maintain new native hedging at 0.5 metres in height or as required by the local authority.
- Grass maintenance - Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly rolled. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but be between 8 and 12 cuts a year. Watering will be carried out in grassed areas during prolonged dry periods to ensure and

maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre.

- Boundary

- Site Boundary

- The boundary walls around the perimeter of the site will be made up of white stucco render, as seen below.



- Front Boundary

- The front boundary wall will be made up of white stucco render, cream coping stone and black steel railing, as seen below.



Cream Stone Coping



White Stucco Render



Black Steel Railing

- Materials of Hard Surfaces

- Driveway and Walkway

- The front forecourt will be tarmac, as seen below.



- Structure

- Refuse Storage

- The refuse storage enclosure for the bins will be made up of dark timber, as seen below and in the proposed plan.



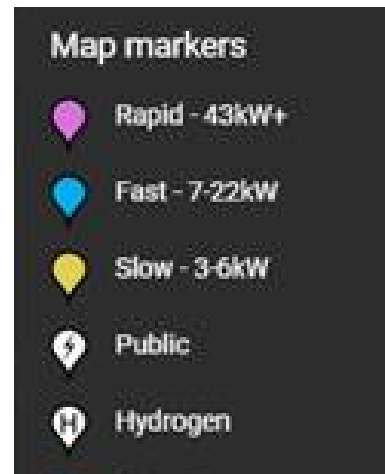
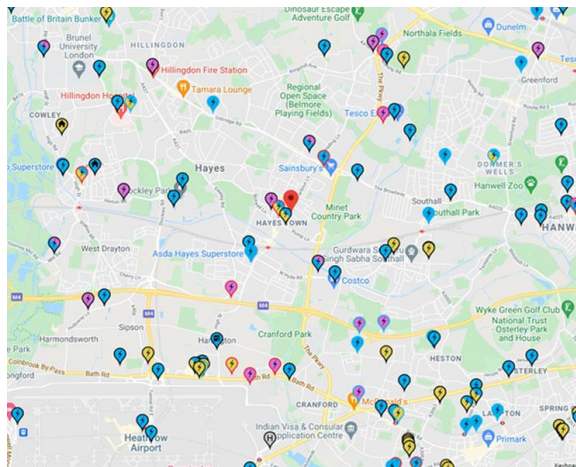
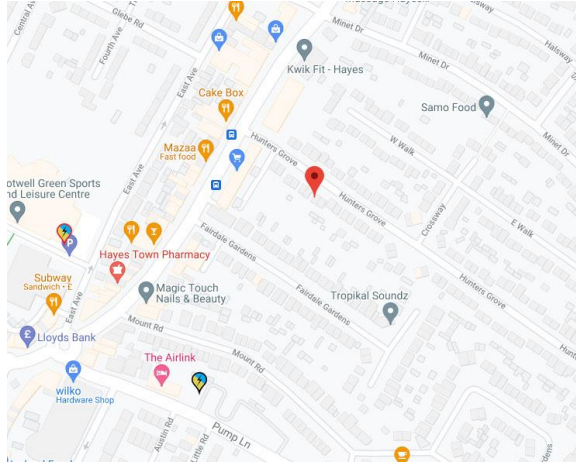
- Cycle Storage

- The cycle rack will accommodate 2 x bicycles and be 330mm (Width) x 400mm (Depth) x 26.4mm (Height), as seen below and in the proposed plan.



Condition 6

- *Prior to first occupation of the new dwelling hereby permitted, details of an EV charging point, and secure and sheltered cycle parking/ storage in accordance with the Council's adopted parking standards, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed before the dwelling is first occupied and thereafter maintained.*
 - The local area benefits from more than a dozen public EV charging points.
 - The closest public EV charging point is at Botwell Green Sports & Leisure Complex, East Avenue, Hayes, UB3 2HW which is 0.2 miles or 1 to 2 minutes away by car to; from the property and there is 1 device and 2 connectors available at this charging location, specifically:
 - Specifically, the network is BP pulse.
 - The Device is Type 2 (7kW) and 3-pin (3kW).
 - Pricing is as followed:
 - Fast/slow: 28p/kWh, Rapid: 32p/kWh, Ultra-rapid (100+kW): 38p/kWh. PAYG:
Fast/slow: 33p/kWh, Rapid: 38p/kWh, Ultra-rapid (100+kW): 44p/kWh. Contactless /
guest: Fast/slow: 35p/kWh, Rapid: 40p/kWh, Ultra-rapid (100+kW): 50p/kWh.
 - The second closest public EV charging point is at Pump Lane Car Park, Hayes, UB33NB which is 0.3 miles or 2 minutes away by car to; from the property and there is 1 device and 2 connectors available at this charging location, specifically:
 - The network is BP pulse.
 - The Device is Type 2 (7kW) and 3-pin (3kW).
 - Pricing is as followed:
 - Fast/slow: 28p/kWh, Rapid: 32p/kWh, Ultra-rapid (100+kW): 38p/kWh. PAYG:
Fast/slow: 33p/kWh, Rapid: 38p/kWh, Ultra-rapid (100+kW): 44p/kWh. Contactless /
guest: Fast/slow: 35p/kWh, Rapid: 40p/kWh, Ultra-rapid (100+kW): 50p/kWh.
 - The third closest public EV charging point is at Lidl Hayes, Botwell Lane, Hayes, UB32BN which is 0.4 miles or 3 minutes away by car to; from the property and there is 1 device and 3 connectors available at this charging location, specifically:
 - The network is Pod Point.
 - The Device is CHAdeMO (50kW), CCS (50kW) and Type 2 (43kW).
 - Pricing is as followed:
 - 25p/kWh.



- In addition to the above, the site will be fitted with a private EV charging station on the front elevation, please refer to the brochures and the proposed plan.