

DETAILS TO FULFIL CONDITIONS
ON PLANNING APPLICATION 72944/APP/2018/1225
RE. LAND FORMING PART OF 84 CHURCH ROAD, HAYES, UB3 2LL

Planning Condition 3

All materials and details of external surfaces are shown on the attached plans.

- Roof tiles to be Sandtoft Bold Roll tiles to match neighbours (as near as possible given neighbours have weathered) as per attached details/photo.
- Facing Bricks (for the property and the front garden wall) are to be Funton Orchard Mixture Outer Leaf as per attached details/photo.
- Permeable paving bricks are to be Brindle 200 x 100 x 50 as per attached details/photo.

Planning Condition 4

1. Soft Landscaping

1a. Planting plan enclosed – scaled plan, scaled 1:100 (labelled A) and more detailed (not to scale) plan (labelled B).

1b. Planting and cultivation works to be carried out are to create 2 x borders in the front garden, with bark chips over membrane. Shrubs are to be planted in these borders and are to be up to 100 cm high. A lawn is to be laid (turf) in the rear garden.

1c. Schedule of plants for front garden borders:

Left border (when facing the property)

- 1 x Skimmia Japonica “Reevesiana”, grows up to 100 cm x 100 cm spread.
- 1 x Fuchsia “Delta’s Sarah”, grows up to 90 cm x 90 cm spread
- 1 x Hebe “Silver Queen”, grows up to 100 cm x 100 cm spread
- 1 x Fuchsia “Alice Hoffman”, grows up to 60 m x 60 cm spread
- 1 x Rhododendron “Moreheim” (dwarf variety), grows up to 60 cm x 60 cm spread
- 1 x Philadelphus “Little White Love”, grows up to 90 cm x 90 cm spread.

Right border (when facing the property)

- 1 x Hydrangea macrophylla “Miss Saori”, grows 100 cm high x 100 cm spread.
- 1 x Lavender “Hidcote”, grows up to 60 cm x 75 cm spread.
- 1 x Gardenia “Crown Jewels”, grows up to 60 cm x 120 cm spread.
- 1 x Lavender “Melissa Lilac”, grows up to 60 m x 75 cm spread
- 1 x Hebe “Margret”, grows up to 60 cm x 60 cm spread.
- 1 x Rhododendron “Homebush” (Azalea Group)”, grows up to 90 cm high x 90 cm spread.

There is to be a density of just over 1 plant per square metre in each border.

2. Hard Landscaping

2a. Refuse storage – on the patio area in the rear garden (please see attached plan numbered 3).

2b. Cycle storage – in the rear garden (please see attached plan numbered 3).

2c. Boundaries are 1800 mm high timber fences and in the front garden (to the right side when facing the property next to 16 Churchfield Close) there will be a 900 mm high single skin garden wall on 450 mm wide concrete foundations with bricks matching those used for the house (please see attached plan numbered 3).

2d. Hard surfacing materials will be permeable paving blocks (Brindle) on 100 hardcore and shingle stone on the side passage to the right side when facing the property (please see attached plan numbered 3).

2e. External lighting will be 1 LED security light at the side of the front door and one over the kitchen door at the rear of the property and 2 LED dusk to dawn safety bulkhead lights to the side passage (please see attached plans numbered 5, 6 and 7).

3. Please see schedule below.

4.a. Please see attached plans and detailed plan labelled C.

4b. Please see attached plans.

Planning Condition 6

Please see attached plans numbered 3, 5 and 6.

SCHEDULE FOR IMPLEMENTATION
RE. PLANNING CONDITION 4 OF PLANNING APPLICATION
72944/APP/2018/1225
RE. LAND FORMING PART OF 84 CHURCH ROAD, HAYES, UB3 2LL

Upon completion of all construction works of the house, works are to be carried out in the following order:

1. The front wall is to be built after the house is erected and then the boundary fences will be erected (re. item 2c).
2. 2 x LED security lights will be fitted – one at the front and one at the rear of the property and 2 x LED dusk to dawn safety bulkhead lights will be fitted in the side passage (re. 2e).
3. Permeable paving bricks will be laid to the front drive, side passage (on the left side when viewing the property from the front) and rear patio with shingle stones being laid to the right side when viewing the property from the front (re. 2d).
4. The lawn turf will then be laid in the rear garden (re. 1a).
5. Rubbish bins will be sited in the refuse storage area, to be created in the patio area of the rear garden (re. 2a).
6. A bicycle rack will be installed in the rear garden (re. 2b).
7. The 2 borders in the front garden will be planted. All planting should take place in the first available planting season following completion of building the house and to meet the criteria of the general planting list set out on the enclosed plans marked A and B (re. 1a-1c).