



## PLANNING CONDITIONS SCHEDULE

Erection of 2 no. semi-detached dwellings

Land adjacent 49 Juniper Way, Hayes UB3 1LE

Our Ref: 23005

17 June 2024

Planning ref: 77449/APP/2023/781

Dated: 3 October 2023

### **6. Step Free Access**

*Prior to the construction of the hereby approved dwellings details of step free access via all points of entry and exit for each of the dwellings shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.*

*See drawings 23005/10C2 and 11C1*

### **7. Accessibility Compliance M4(2)**

*The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan, and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.*

*See the M4 (2) Compliance report along with drawings 23005/10C2 and 11C1*

### **8. Levels**

*No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.*

*See Site Plan drawing 23005/10C2*

## **10. Materials (Submission)**

*No development above ground level shall take place until details of all materials and external surfaces (associated with the proposed development) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.*

### **Roof**

Concrete interlocking tile - Marley Eternit Modern – Smooth Brown



## Walls

Buff facing brickwork to match existing.



<https://www.wienerberger.co.uk/product-range/bricks/> Kempley Antique Stock

**Windows**

Grey upvc

**Entrance doors**

Grey composite doors

**Patio doors**

Grey powder coated aluminium or grey upvc patio doors

**Fascia**

Grey upvc projecting soffit and fascia

**Gutters**

Grey plastic gutters and downpipes

**Canopy**

Projecting flat roof canopy with grey upvc fascia and soffit



## **Materials to external hard surfacing**

See Site Plan drawing 23005/10C2 showing location of various types of paving

### **Drive**

Block pavers - Marshalls Driveline Priora Permeable concrete block pavers - Buff



<https://www.marshalls.co.uk/gardens-and-driveways/driveways/permeable-paving>

### **Footpaths around house and patio**

Marshalls Utility Pendle Riven paving - Buff colour, 450 x 450 x 32mm thick



### **Brick wall (Adjacent new dwelling)**

1.8m high brick walls in facing brick to match houses with tile creasing and brick capping





**Close boarded fence (between rear gardens)**

1.8m high fence with 1.5m high timber close boarded fence with 0.3m trellis over



## **11. Landscaping (car parking & refuse/cycle storage)**

*No development above ground 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*

See landscape drawing LC-2939-01

### *2. Details of Hard Landscaping*

#### *2.a Refuse Storage*

See Site Plan drawing 23005/10C2

#### *2.b Cycle Storage (2 cycle storage spaces shall be provided for each of the approved dwellings and the storage units shall be secure and enclosed)*



See Site Plan drawing 23005/10C2.

A timber lockable cycle store as above to be installed in each rear garden



*2.c Means of enclosure/boundary treatments*

See information under condition 10

*2.d Hard Surfacing Materials*

See information under condition 10

*2.e External Lighting*

See Site Plan drawing 23005/10C2

*2.f Other structures (such as play equipment and furniture)*

N/A

*3. Details of Landscape Maintenance*

*3.a Landscape Maintenance Schedule for a minimum period of 5 years*

*3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased*

*4. Schedule for Implementation*

See landscape drawing LC-2939-01

*Thereafter the development shall be carried out and maintained in full accordance with the approved details.*