

IRVING & BOWERS LTD.

ARLECDON ROAD,
ARLECDON

APPLICATION REF: 4/22/2168/0F1.

CONDITIONS 3, 5 & 8 STATEMENT.

Condition 3.

This condition is relative to the superstructure works and requires external material details/ samples to be used on the exterior of the building to be submitted for approval.

As the bungalow is now complete, the submission is retrospective so the best way to demonstrate this is to provide photographs of the completed building. However, it should be noted that the external materials used do align with those indicated on the planning form and drawings that accompanied the Full planning application.

For completeness the external materials are as follows:

- Dark grey concrete tile roof.
- Ibstock 'New Cavendish' red multi facing brickwork.
- Anthracite grey uPVC windows and doors.

Condition 5.

This condition is a '*prior to use*' condition and requires the details of the hard and soft landscaping to be submitted for approval.

As the external works are now virtually complete, the best way to demonstrate this is to provide photographs of the completed external works. The only item left to complete is the tarmac to the private drive. All the external works details have been added to the previously approved site plan, now drawing no. 21/09/1005 – 02c).

Condition 8.

This condition is a '*prior to use*' condition and requires details to be submitted demonstrating how surface water from the private drive will be prevented from discharging onto the public highway.

The FFL of the dwelling in relation to Arlecdon Road is such that the private drive falls towards the bungalow. This is demonstrated by the levels shown on the site plan and the photographs included with the submission.