P M Jones
Consultant in Development and Property
Over 50 Years Experience

5 Egerton Road
Hartshill
Stoke on Trent
ST4 6AY

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

25 September 2016
Dear Sirs,
Re: SMD/2016/0310

Proposed 2 Storey Extension to House, and single storey at rear, at 108 Caverswall Road, Blythe Bridge, Stoke on Trent ST11 9BG .
In connection with the above and approval determined on 19/08/2016 the following details are listed and enclosed for your written approval.

No. 3 The finishing materials for walls are Ibstock 73mm rustic facings to match existing. The roof tiles are brown sandfaced plain clay tiles to match existing. The walls and railings and surfacing materials for the parking and turning areas are as follows and the detailed drawings nos. 3b and 4b enclosed.

The wall from the junction of Caverswall Road and the Lane will be built in natural Local stone to match existing and the railings of black vinyl coated wrought iron. The maximum height of which shall be 850 mm above the adjoining carriageway.

The parking and turning area at the front of the dwelling giving access from Caverswall Road will be surfaced in Black Tarmacadam.

The wall to the entrance of the house will be in matching facing brickwork. The handrailing and balustrade will be Stainless steel with Toughened glass panels. The landing will be covered with resin coated chippings rolled into asphalte macadam, and the steps with non slip tiles.

No. 4. All the proposed first floor windows of the South side Elevation will be fitted with Obscure glazing to minimum level 5 of Pilkington range or equivalent.

No. 5. The bathroom at first floor level to the east elevation will also be glazed to the same specification in obscure glass of everglades, illustration enclosed.

No. 6. Tree planting includes replacing the apple tree and 1 other fruit tree plum is proposed as per the landscaping plan enclosed.
The planting plans are as follows:
The proposals include for stone paths to the perimeter and around the lawn and flower beds, and vegetable patches. The existing perimeter hedges will be thoroughly overhauled to remove some dead or dying areas and new planting of similar roots of suitable like vegetation. In the existing hedge fronting the Lane it is proposed to plant 3 or 4 new shrubs of 3 metres to 3.5 metres in height into the hedge on the drive side opposite No. 92 Caverswall Road and retain this height for

this section. It is proposed to plant 3 or 4 no Bullrushes on the inside of the hedge or pseudo seccsa japonica, which has a laurel type leaf but much smaller.
Planting, Flower Beds.

To the areas indicated plus in other beds alongside the lawn path next to the lane. Plants to be planted as followed from the following Winter:

Elleagnus Ebbingeii, Photina Pink Marble, Hebe pageii, Viburnum bodnantense dawn, Viburnum tinus, Viburnum opulus roseum, Physocarpus Diablo, Pittosporum Irene patterson, Pittosporum golf ball, Cotinus coggyria, Myrthusugni, Callicarpa bowdenii, and in Spring:

Echina cea white swan, Echinacea tomato, Polemonium, Geranium, Delphinium varieties, Alchemilla mollis, Verbina bonariensis, Lobelia cardinal, Astrantia major, Agapanthus Dr Brouwer, Agastache varities, Pulmonaria and Pachysandra terminalis.

The whole of the original garden area wwill be stripped of all vegetation to allow for setting out of layout proposals. From the end of the flexible Parking and patio area, the lawn with paths on all sides except for flower beds on the lane side.

Cultivation. The top soil will be tested and any suitable fertiliser added. Half of the garden area has in recent years been allowed to grow wild.

Lawn. To be seeded with fine grasses, fescues and meadow grass and watered to maintain good growth.

Vegetable Patches.
Vegetables such as potatoes, marries piper, carrots, parsnips and popular varieties.

No. 7. The implemented planting scheme will be subsequently properly maintained in accordance with good horticultural practice, any plants which are removed, die become diseased or otherwise fail to establish within 5 years of planting, shall be replaced in the next available planting season and the replacements themselves shall then be properly maintained.

No. 8. The removal of part of the side boundary hedgerow and replacement with the wall and railings, as shown in amended site plan and Elevation to Caverswall Road shall be completed before the Vehicular access is brought into use. This has been described in item Drawing no. 4b and 5b..

No. 9. The development approved will not be occupied until the access to the site has been completed.

No. 10. The development shall not be brought into use until details of the 2.4m x 15m visibility splay from the private road to the south of 108 Caverswall Road looking north across the frontage of the development have been submitted and approved by the local authority in writing. Etc. etc. The details are indicated on Drawing no. 4b.

No. 11. See drawing no. 4b for no infringement within the visibility splay

No. 12. See drawing no. 4b For details of Tarmacadam surfacing.

Informitives.
Under item no. 2 we are informed that we do not require a dropped crossing approval as there is no footpath on my clients side of Caverswall Road.

We trust this gives you all the information requested but should there be any queries please do not hesitate to contact the writer.
Yours Faithfully

P. M. Jones