

2081- Lower Whitemore Farm, Whitemore, CW12 3NF

Rev A- 04.02.22

Application to Relieve Conditions Cover Letter

Following Decision Notice issued on the 28th January 2022, REF: SMD/2021/0220, this application seeks to relieve the following conditions: 3, 6,7, & 12.

3. Prior to the erection of either the replacement dwellinghouse or the replacement outbuilding hereby approved, samples/details facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Proposed external walls of Main House, Garages and Music Room/ Gym Outbuilding:
Painted render. White/ cream in colour. Main House to have brick plinth proposed to underside of ground floor windows, brickwork to be handmade, Imperial urban weathered brick, as per image below. Painted timber ship-lap cladding to proposed front dormer details of main house.



Proposed roof covering of Main House, Garages and Music Room/ Gym Outbuilding:
Existing slates to be reused as far as possible. Natural Samaca Dark Blue Slates to be used as required (as per image below)



Proposed external windows and doors of Main House, Garages and Music Room/ Gym Outbuilding: Aluminium framed, white/ cream/ green in colour.

Proposed Garden Walls: Reuse existing stone and Brickwork as far as possible. Rest of garden walls to be painted render/ brickwork to match main house.

Proposed Workshop: See accompanying product information for proposed 'Murray Steel Building' Oliver Green or Juniper Green colour proposed to external walls.

6. Prior to the development commencing details of the finished floor levels of the buildings hereby approved and of the ground levels of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

See accompanying Site Plan

7. Prior to the construction of the external walls of the replacement dwellinghouse hereby approved, details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the development. These details shall include:-

- Means of enclosure*
- Hard surfacing materials*
- Planting plans*
- Written specifications (including cultivation and other operations associated with plant and grass establishment)*
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate*
- Implementation timetables*

See accompanying Site Plan for proposed landscaping and positions and density of Fruit Trees.

Proposed new Fruit Trees T5-T14: Proposed for all trees to be container grown (not bare root), therefore, they can be planted any time of the year. Sizes to be 1.8-2.4M tall. A mix of cooking apple, eating apple, mulberry, plum and damson fruit trees are proposed.

Lawn area to be reseeded as required to alleviate compacting caused by machinery, then reseeded.

If planted between April and September to aid establishment, care will be taken to provide adequate irrigation to new trees and lawn..

No additional boundary fencing is proposed.

12. Prior to the construction of the external walls of the dwellinghouse hereby approved, details of bird nesting opportunities within and around the site and in line with chapter 5 of the Supplementary Ecological Information dated 2nd December 2021 and produced by Sambrook Associates Ltd shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the dwellinghouse hereby approved.

See accompanying Site Plan- all proposed locations of Bird Nesting Opportunities located on the plan (in accordance with Chapter 5 of the Supplementary Ecological Information, dated 02.December.2021.