From: Steve Massey
Sent: 06 September 2023 10:44
To: Hollins, Hannah
Cc: Planning Comments (SMDC)
Subject: DOC/2023/0030 - Brow Nook Farm, School Lane, Freehay

Categories:

Hannah

This DOC application seeks to discharge, amongst others, Condition 4 of planning permission SMD/2022/0322 relating to hard and soft landscaping. Landscaping Plan Drg. No. 01106 AL(0)06 Rev A is submitted in support of the DOC application.

A small raised shrub bed is proposed at the front of the new dwelling, which would be virtually imperceptible from outside the overall property site, and is more for the benefit/amenity of the dwelling/its occupants; I have no objection to this.

A new mixed native species hedgerow is proposed along the northern side of the existing drive, behind timber post and rail fencing. Both the fencing and the proposed hedgerow are considered suitable for the site/location and in keeping with the rural character of the area, and the hedgerow planting specification is acceptable.

It is noted that the Landscaping Plan, in also addressing Condition 6 of the planning permission, now shows the parking area for the new dwelling to be located to its western side (where parked vehicles would be better screened in views from School Lane) rather than to its eastern side as previously shown on the approved site layout plan, and this is considered appropriate. Proposed gravel finish to match existing is also appropriate.

Conditions 4 and 6 of the planning permission are satisfied and may be discharged under this DCO application.

Steve Massey

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