

320190763P

Feazer Developments Ltd

Feazer Cottage

Slaidburn Road

Waddington

BB7 3JJ

Date: 12/08/2019

Re: Documentation to support application for variation/removal of conditions relating to application number 3/2019/0217

Conditions to be varied or removed:

Condition 2 (Variation of condition)

We would like to submit an application to vary this condition due to a redesign and reduction in property size by approximately 20% for Plot A, previous application which has now been withdrawn 03/2019/0476.

Along with additions of gablets to Plot C roof due to the raised elevations and long distant views from the property. (Photos 001, 002, 003 & support document)

(Please Note. Plot B has been passed and has windows at this height already)

Drawings to be varied:

6002a Proposed site layout (This is due to plot a redesign)

6003 Plot A Elevation (Redesign of Plot)

6004 Plot A Floor Layout (Redesign of Plot)

6007 Plot C Floor Layout (Additional Gablets)

6008 Plot C Elevation (Additional Gablets)

New Drawings

6002d Proposed site layout (showing redesign for Plot A)

6003a New Plot A Elevation

6004a New Plot A Floor Layout

6007a New Plot C Floor Layout (Showing internal positions of new gablets)

6008a New Plot C Elevation (Showing external position of new gablets)

6011a Proposed Site Layout Plan showing position of new gablets

Condition 4 (Variation of discharged condition)

We would like to submit an application to vary this discharged condition to plastic/aluminium.

We would like to vary this condition as we are not in a conservation area and so are wanting a modern finish to the property plus a low maintenance approach for prospective purchasers.

Condition 5 (Variation of condition)

We would like to apply for a wording change. The removal of, "Prior to commencement",

We can then apply for the discharge of this condition.

Condition 8 (Variation of condition)

We would like to apply for a wording change. We would like to change

"Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site"

To

Prior to the first occupation.

Condition 12 (Variation of condition)

We would like to apply for a wording change. We would like to change

"No part of the development shall be commenced until"

To

Prior to the first occupation.

Condition 14 (variation)

Its are intention not to have the highway adopted at all. This is due to a number of reasons but mainly to maintain private amenity space to dwellings and prevent third party vehicular movement within the site due to the locality of the school. Not withstanding this all services will be run under the access road for all four dwellings. I have taken advice from our solicitor and the properties will most likely have a management company put in place or split boundary with covenant split responsibilities as property owners.

Condition 15 (Variation of wording)

We would like to apply for a wording change. The removal of, "Prior to commencement".

Photo prior to commencement supplied for evidence. (Photo 004, 005)

We can apply to discharge of this condition.

Condition 16 (Removal of condition)

We would like to apply for this condition to be removed at this isn't possible to implement.

There isn't two separate systems in Chatburn.

Please see attached united utility plan

Condition 17 (Variation to wording)

We would like to apply for a wording change. The removal of, "Prior to commencement".

We then can apply for a discharge of this condition.

Please see drainage plan and emails from Graham Perry accepting both surface and foul drainage can be released into the combined system.

Condition 18 (Variation to wording)

We would like to apply for a wording change. The removal of, "Prior to commencement".

We can apply for a discharge of this condition.

Please see email from Graham Perry regarding United Utilities adopting the sewers

Condition 19 (Variation to wording)

We would like to apply for a wording change. The removal of, "Prior to commencement".

We can apply for a discharge of this condition.

Sound Advice report attached for your information

Condition 21 (Removal of condition)

We have submitted and discharged condition 20 which is a method statement and management plan which has been accepted. The condition 21 is not required as we are not within 10m of the operation railway.

Copy emails from Diane Clark & Marlon Lannaman of Network Rail are attached to prove they are not concerned about our development.