

DISCHARGE OF CONDITIONS APPLICATION

Reference: 3/2021/0882

Proposal: Proposed extension, replacement porch, alterations to dwelling, replacement of outbuildings with annex / garage / store.

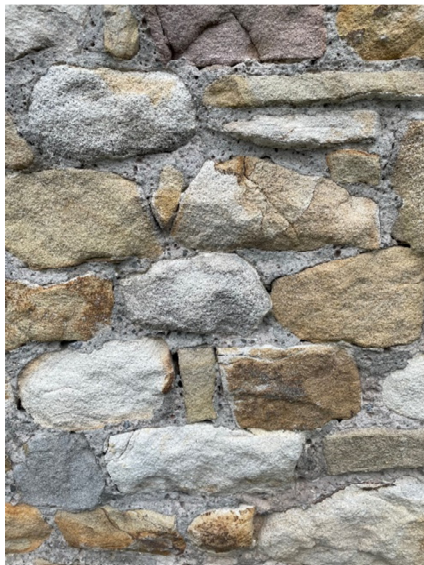
Address: Seedalls Farmhouse, Eaves Hall Lane, West Bradford, BB7 3JJ

- 3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. All works shall be undertaken strictly in accordance with the details as approved.*

Materials Schedule:

In reference to the dwelling extension, proposed annex and garage / store. Refer to elevation drawings for location of materials where applicable.

External Walls: (All buildings)



Random stone walling – 150mm bed to match existing dwelling



Through Colour K-Render

Colour: White

Roofing Materials: (All buildings)

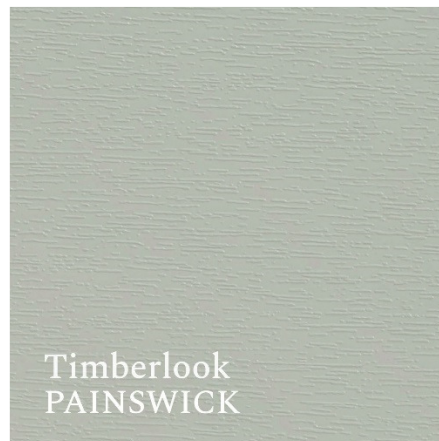


Reclaimed Blue / Grey Roofing Slates

Black UPVC Fascia's and Gutters

Black UPVC Guttering and Square section downspouts

Windows: (All buildings)



Timberlook – Upvc Flush Sash Casement windows

Colour: Painswick

With pre-cast stone cills and heads.

Note: All windows on existing dwelling to be replaced.

Doors:

Dwelling: Timberlook UPVC bi-folding doors
Colour Painswick

Existing Wagon Entrance door replaced in hardwood, in similar style of the existing door, with double glazed units.



Garage / Store: 2no Composite cottage style doors with viewing panel
Colour Painswick

Side hung timber garage door

Annex: Composite cottage style entrance door with viewing pane.
Colour Painswick

Other:



Oak posts and truss to entrance porch canopy.

4. *Notwithstanding the details shown on the approved plans, all proposed Velux roof lights shall be of Conservation Type, recessed with a flush fitting, and retained as such in perpetuity.*



All roof lights to be Velux GGL / 2570H central pivot, conservation type roof lights

Dwelling: 4no 780 x 1180mm MK06

Annex: 4no 780 x 1180mm MK06

Garage / Store 3no 550 x 990 CK04

6. *Prior to any above ground development, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.*

Timberlook – Upvc Flush Sash Casement windows

Colour: Painswick

Document Reference: Timberlook Flush Sash – Heritage Windows

A design guide for specifiers and Conservations Officers

With pre-cast stone stooped cills and chamfered heads to all windows on annex and garage / store. Dwelling to have cast stone cills with precast surrounds, to match the existing.
Colour: Portland (as below)



7. *The development shall be carried out in strict accordance with the conclusions and recommendations of the Bat Survey (ref.6320) that was submitted with the application.*

No above ground development shall take place until details of the provisions to be made for building dependent species of conservation concern (artificial bird nesting boxes and artificial bat roosting sites) have been submitted and approved by the local planning authority. The details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building(s) during the actual construction and before the development is first brought into use and shall be permanently maintained and retained at all times thereafter.

As recorded in the Ecology report, the proposed development will not result in the loss of any Bat roost habitat, nor will it result in any disturbance to the local bat population.

As concluded within the Ecology report the proposal provides an opportunity to enhance the roost potential in the location, and the measures recommended within the report are incorporated into the roofs of the buildings proposed.

2no Ridge access tiles along the roof ridges of the proposed annex and garage store (4no total). Raised ridge tile to provide 15-20mm gap and spaced evenly along the length of the roof. As detailed in the Ecology report (reference ridge access tile detail 4a). To be completed during construction.

2no Schwegler No10 swallow nest bowls, to be installed under the eaves of the garage / store and annex. A minimum 2.5m from ground level and where they will be sheltered from prevailing wind, rain and strong sunlight. To be installed between November and March, and prior to occupation or the first opportunity afterwards.



In addition to these measures, 3no 2F Schwegler Bat Box (general purpose), are to be installed on the western elevation of the proposed agricultural building (application 3/2021/0900) to provide additional roosting habitats. The boxes are to be positioned at a height between 3 -6m from ground level, in an open, sunny position.

