

STEPHEN LANGER ARCHITECTS

RIBA CHARTERED PRACTICE



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Planning Statement

Ref: Marshalls Manor, High Street, Cuckfield RH17 5EL

Variation of condition application : *Vary wording of conditions 4,5,6 on approval DM/23/0110*

The purpose of this application is to seek the variation of the wording of conditions 4,5,6 to as below:

Condition 4 - No above slab construction shall be carried out unless and until a schedule of materials and finishes to be used for external roofing, facing walls and rainwater goods of the proposed extensions and alterations have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority

Condition 5 - Prior to the commencement of specific works as below, elevation and section drawings at a scale of 1:20 shall be submitted in respect of the following;

- typical examples of new or replacement windows and glazing, including typical glazing bar details
- typical examples of new doors, including internal doors
- eaves detail for new extensions

- the abutment between the new rear extension to the house and the main house elevation.

Drawings should show the relationship with, and any input on, the fabric of the rear elevation.

- new rooflights to the garage building to be flush fitting, metal framed, conservation style rooflights.

Condition 6 - Prior to above slab construction, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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Encs.