

Planning Statement concerning our Application for discharge of pre-occupation conditions

We are writing to request a formal discharge of pre-application conditions concerning the conversion of a detached house into two semi-detached dwellings.

The consent required to provide the evidence of completing the following conditions prior to occupation, which we evidence with the following supporting documents:

Condition 4: Car parking has been constructed in accordance with the approved site plan - Attached photographs confirming a gravel water permeable driveway for 5 car spaces (combined number for both properties) has been created

Condition 5: Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted - Photographs Attached confirming vehicle charging points have been installed accessible from the driveway

Condition 6: Covered and secure cycle parking spaces have been provided - Photographs Attached of lockable bike sheds installed in both of the properties.

Condition 7: Evidence that the development has been carried out in accordance with the Sustainability and Energy Statement submitted as part of this application, in particular:

- a/ Connection to Existing foul and rainwater drainage - no evidence required
- b/ Installation Water permeable driveway - Photographic Evidence attached
- c/ To provide thermal insulation to the inner face of all external walls and provide thermal insulation to the ground floor and converted roof space: please see As built SAP calculations and EPC Certificate for plots 23A and 23B providing specific information on the insulation of the properties
- d/ All new windows and new exterior doors to be replaced by timber frame double glazing windows with a higher energy efficiency glazing - See attached SAP Calculations, EPC certificate as well as Certificate of performance of the installed windows and doors as well as photographs
- e/ Each parking area will be provided with an electric charging point Photographic evidence as per condition 5
- f/ Low flush WC's and restricted bath and shower mixer taps will be specified to reduce water usage to below 110L/person/day - Please see attached Water Part G Calculations and compliance letter
- g/ All internal habitable spaces will be naturally lit and ventilated - Evidenced as new large double glazed windows installed