

PLANNING NOTES (based upon 21/81030 decision notice)

Before any new dwelling is first brought into use, the access to the public highway as shown on the plans shall be formed and areas within the site indicated to be used for the parking and turning of vehicles on the approved site plan shall be laid out with a hardened and drained surface in accordance with the Communities and Local Government, and Environment Agency's, 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 978140804864) as amended or superseded. The approved access and the areas to be used by vehicles shall thereafter be retained as such, kept clear of obstructions and available for the parking and manoeuvring of vehicles at all times.

Before any new dwelling is first brought into use, the land within the sight lines shown on the approved site plan shall be cleared of all obstructions to visibility exceeding 1.0m above the height of the adjacent carriageway, and shall thereafter be retained as such.

Before any new dwelling is first brought into use, timber screen fencing of 1.8m in height shall be erected along the full length of the rear boundary line where shown on the plans, the northern boundary of the proposed rear garden to Plot 3, and dividing line between the rear gardens of the two new dwellings. This shall thereafter be retained as such. This fencing shall have an aperture formed at the base of the fence every 4m, 130mm wide and 130mm high at the centre point, to provide passage for small mammals including hedgehogs between the site and land outside the site boundary.

Before the dwelling on Plot 3 is first occupied, the retaining walls to the north western and north eastern boundaries of Plot 3's parking area shall be completed and written confirmation provided to the Local Planning Authority by an appropriately qualified person (such as a chartered member of a relevant professional institution) that these walls have been constructed to be structurally sound, which shall include a description of the wall construction, and do not present any material risk of future land instability.

Before the dwelling on Plot 3 is first brought into use, the retaining wall to the eastern boundary of Plot 3's parking area shall either be faced in coursed natural stone, to match the stone used on the new dwelling in all respects, or shall be given a coat of through coloured render, of a colour to match the natural stone used on buildings in the vicinity of the site.

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Project
Erection of Two Detached Dwellings adj to 71,
Woodhead Road, Honley, Holmfirth, HD9 6PP.
Client

Mr P Mitchell
Drawing Title/Issue

Proposed Site Plan

scale 1:500 date 02/20 sheet size A2 dwg. no. 20/313/03h

