

Condition 7 – Parking and Cycle Storage

- Provide full details of the proposed cycle store, including its dimensions, materials, capacity and means of securing cycles.

A: Bikes will be stored on the west side of the house at the back, hence the need to have access through the alleyway (which is literally replicating the access that was there before).

The storage unit is a purpose built fully lockable and weatherproof metal cycle store unit with dimensions 133Hx196Wx120D (cm) and can store up to 4 bikes.

Condition 8 – Lighting

- Provide a baseline lighting assessment.

There is a Council controlled light pillar on the east boundary fence at the front of the Property, which provides light along the road and entrance to the proposed driveway. However, lighting is needed for the west side, middle area and area in the front of the building. The proposed lighting position is trying to achieve this, so there is 100 lumen per square metre for each part of the driveway.

- Provide a lux contour plan showing the expected vertical and horizontal light spill across the site and site boundaries.

As per revised drawing

- Provide full specification details of the proposed lighting, including any measures to control light spill.

All lights are GU10bulbs (output around 1000lumen) and each light is a downlight with beam angle of 36degree. Downlight and the beam angle coupled with the way the lights are positioned means no light will spill over to next door or outside, or will create any glare.

Condition 9 – Bat Mitigation

Amend the plans to show two habitat bat boxes, as required by Section 4 of the Bat Survey Report.

- Show the bat boxes incorporated flush within the building fabric.
- Clearly identify the type and location of both bat boxes.

A: As per revised drawing

Condition 11 – Landscaping

- Remove the shed store from the proposed landscaping plan as this does not form part of the approved scheme.

A: Removed from drawing

Condition 12 – Boundary Treatments

- Amend the proposed front boundary wall so that its height and design better reflect the established low brick boundary treatment of the adjoining properties. The proposed 900mm-high wall would appear overly tall and solid in comparison. A lower wall, with higher brick piers (no higher than 900mm) if required, should be shown.

Please see attached photos – all the surrounding properties have walls higher than 900mm (in fact all are above 1.2m high). See attached photos. But we have amended the drawings as per your suggestion (of 900mm high pillars). We do think this will now mean that front wall will look slightly lower compared to others on the street and not sit in sync with rest of the properties. We will appreciate if you could reconsider and see if a wall of 900mm high could be allowed (as per originally submitted drawing).





- Amend the proposed 1.2m-high fence along the front eastern side boundary. A fence of this height in this prominent front-side position would be uncharacteristic and is not considered acceptable. This should be reduced in height and designed to better reflect the low-level boundary treatment within the street scene.

East side fence is existing and is property of next-door neighbours. We have not touched east side of the fence in any shape and it is currently 100cm high with pillars at 110cm high (see attached photo). We don't have authority to remove and reduce the size of this side of the fence that belongs to our neighbours. Appreciate if the existing fence can be allowed to stay as it is – which has been there for over two decades are more.

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- Clarify the purpose of the opening shown within the western boundary on drawing HS/21 and explain why it is required.

The opening is replicating the access that was there before. Its key purpose will be to allow access to store bikes at the back of the house and also to the garden, if required. It will not be used for other purposes.

- Confirm whether the opening is intended to provide secondary access to the rear garden and/or the proposed rear outbuilding/storage area.

Please see above

- If the opening is to be retained, provide full details of the proposed gate/opening, including its width, height, design and materials.

1m wide with height of boundary wall as purposed. There will be a small wooden gate with lock inside.

- Amend drawings HS/21 and HS/22 so that the western boundary treatment is shown consistently.

