

27 February 2017

Herefordshire Planning Services  
Plough Lane  
Hereford  
HR4 0LE

**Conditions under approval notice**  
**Approved Application no.: 143324**  
**Approval Date: 26 May 2015**

**Applicant: Miss C Phillips**  
**Priory Farm**  
**Clifford**  
**Herefordshire**  
**HR3 5EZ**

This document provides information relating to the conditions referenced in planning permission notice for the approved application 143324.

Included are specifications, drawings, plans and design relating to the conditions stated in the approval. Supplied with this document are samples of materials for approval.

All matters relating to this document and approval of specification should be referred to:

Ian Foster  
IAF Design, Westview, Llowes HR3 5JD

01497 842935 / 07778 109196  
[mail@iafdesign.co.uk](mailto:mail@iafdesign.co.uk)

27 February 2017

**Crossmore Bungalow, Clifford, Herefordshire Hr3 5EZ**

Application: Miss C Phillips

Application No: 143324

27 February 2017.

Conditions in the application approval are acknowledged and details below address each condition. More information and details are provided along with samples of materials as required.

1. Development period acknowledged.
2. Approved plans for development acknowledged as stated.
3. Details and samples of all wall and roof materials are submitted with this document. Schedule of materials in attached – Development Materials provides details for approval.
4. Condition acknowledged in terms of policy  
Landscape design is also referenced at 4 in the approval notice and addressed in the following statement.

Landscaping schedule and drawings for soft and hard landscape.  
Details of design for approval.

Soft landscaping:

- a. Drawing LP-001-1E shows position of existing trees and hedgerow on the site. Schedule – [Crossmore – Existing Planting] – details all the existing species, and canopy spread. All are referenced to the drawing and indicate the retention policy.
- b. Plan LP-002-2 shows the landscaping design. All planting and grass areas are indicated on the drawing.
- c. Schedule is prepared to give details of proposed planting referenced to the plan provided. All lawn areas will be prepared and seeded during development. Schedule – [Crossmore - Planting Scheme]

Hard landscaping:

Drawing LP-002-2 is provided to show all hard landscaping on the site.

- a. Position, design and materials are indicated on the drawing.
  - b. Plan is attached for the development showing the landscaping design.
  - c. Hard surface materials are shown on the drawing.
5. Acknowledge condition. Planting and landscaping as detailed will be undertaken in accordance with the condition.
  6. Acknowledge condition. Access, turning and parking are all shown on the approved drawings and on the landscape design with this

document on LP-002-2. All other drainage is to be constructed in line with the approved plans/drawings referenced in the application approval.

7. Acknowledge condition. Working hours and operation of machinery will be observed.

IAF Design

For and on behalf of the applicant, Miss C Phillips.

**Crossmore Bungalow, Clifford, HR3 5EZ**

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**DEVELOPMENT MATERIALS**

**Wall material:**

**STONE** Plinth/skirt detailing is in natural stone, areas as per approved plans. Stone is recycled/reused from a building on the estate and believed to be of local origin. Image for guidance of laid wall. Sample provided.



**TIMBER** Sections of wall are clad in timber and there is timber detail around the building. Green Oak is proposed which will weather naturally to a silver grey. Boards are to be fixed horizontally as per approved drawings. Sample provided. Example image for guidance of fixed boards.



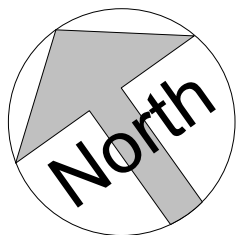
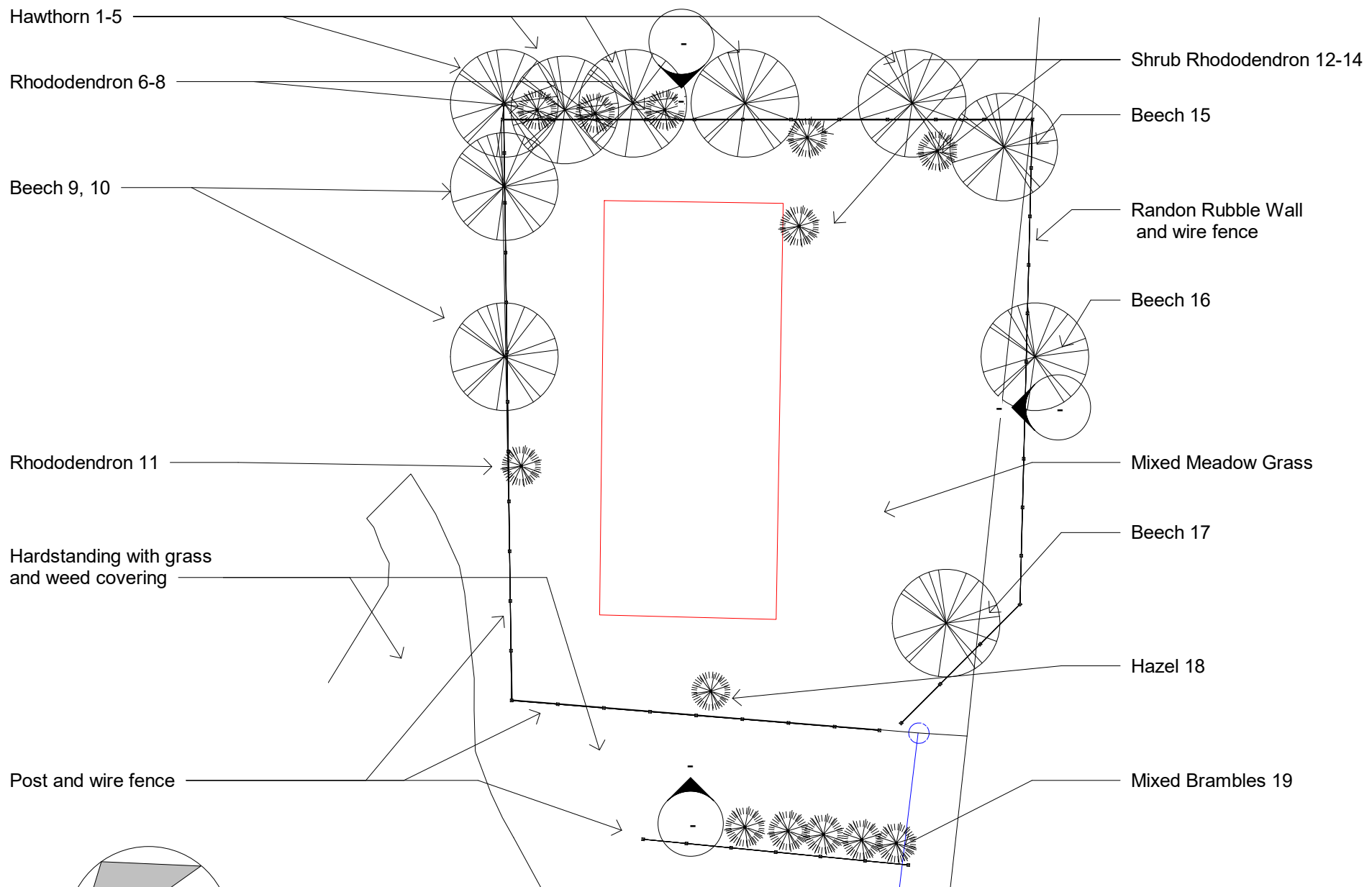
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**Roof Material:**

**Marley Modern Interlocking tile** in anthracite. Image of example for guidance and sample of tile supplied.





All dimension should be determined and checked on site

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PROJECT

Crossmore Bungalow

SHEET

Existing Planting Plan

CLIENT

Cherry Phillips

Date  
10 Oct 2016

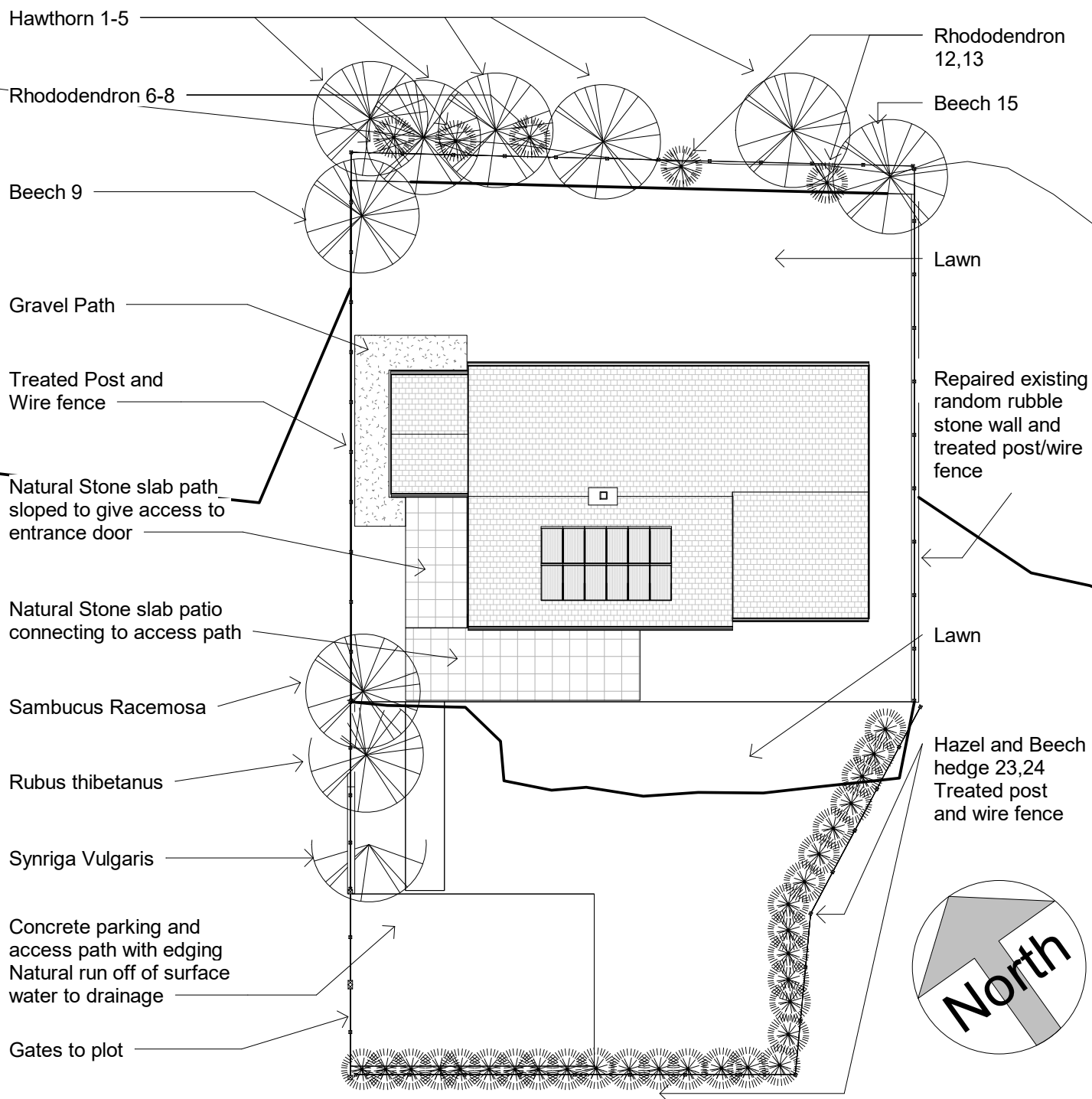
Project Number  
CBCP-1016

Scale (@ A4)  
1 : 200


Drawn by  
IAF  
Checked by  
Checker

DRAWING NUMBER  
LP-001-1E

Location	Latin	Common	Canopy Spread (Metres)	Retained	Notes
1 - 5	Crataegus	Hawthorn	4	Yes	To be cut and maintained as hedge
6 - 8, 12 - 13	Rhododendron	Rhododendron	2	Yes	
11, 14	Rhododendron	Rhododendron	2	No	
9, 15	Fagus	Beech	3	Yes	
10, 16, 17	Fagus	Beech	3	No	
18	Corylus	Hazel	2	Yes	
19	Rubus	Brambles	1	No	



All dimensions should be determined and checked on site

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	Crossmore Bungalow		Cherry Phillips			
SHEET	Planting and Landscape Plan		Date 19 Feb 2017	Project Number CBCP-1016	Scale (@ A4) 1 : 200	REV
			Drawn by IAF	DRAWING NUMBER		
			Checked by Checker	LP-002-2		

Plan ref	Name	Common	type	Qty	height	width	cultivation notes
20	Sambucus racemosa	Elder	shrub	1	2	1	When established prune hard in the spring
21	Rubus thibetanus	Ghost Bramble	shrub	1	2	2	Lightly prune in late winter or early spring
22	Syringa vulgaris	lilac	shrub	1	2	2	Lightly prune in late winter or early spring
23	Corylus	Hazel	hedge	20	1	1	To be cut and maintained as a hedge
24	Fagus	Beech	hedge	20	1	1	To be cut and maintained as a hedge
Existing							
1 - 5	Crataegus	Hawthorn	hedge				To be cut and maintained as hedge
6 - 8, 12 - 13	Rhododendron	Rhododendron	2				
9, 15	Fagus	Beech	3				
18	Corylus	Hazel	2				