

Your Ref:

Our Ref:

CRP/bb/2392

Houndsford Lodge, Station Road, Wargrave, RG10 8EU
New detached garage plus enlargement of the existing driveway
Approval of details reserved by a condition (discharge)

The Property

Houndsford Lodge is a small dwelling of traditional construction, which forms part of a larger subdivided Grade II Listed Building with its frontage along Station Road (**Photograph 1**) and private garden and parking at the rear. Planning permission was approved for the proposed erection of a detached garage, plus enlargement of the existing driveway following the demolition of the existing outbuilding (application No. 240061). The planning was approved with two conditions related to external materials and landscaping requiring formal approval prior to commencement of the works.



Photograph 1 – Front elevation as viewed from the driveway

The Conditions

The conditions requiring formal approval include: -

3. *External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the **external surfaces of the building** shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.*

The Conditions cont.

4. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Discharge of Conditions – 3. External Materials

In the construction of the garage, it is proposed to use an imperial blend brick as shown below (**Photograph 2 and 3**). The existing brickwork in the adjacent photograph forms the existing brick wall and the frontage along Station Road. As can be seen from both photographs this brick provides a good match to the existing.



Photograph 2 – Imperial blend brick for external surface of new detached garage and Photograph 3 showing the existing brickwork to the frontage along Station Road

Discharge of Conditions – 3. External Materials cont.

In order to create the flint panels as detailed in the approved plans a flint faced concrete block 440 x 215 x 100 will be used. The joints are not seen giving the appearance of random Flintwork to match the existing property. An example of this flint block insitu is shown in **Photograph 4** below.



Photograph 4 – Flint faced concrete block to be used in the construction of the detached garage

Discharge of Conditions – 4. Landscaping

A further application has already been made (application No. 242127) for the pruning of the trees in the neighboring property and the crown reduction of a Magnolia at Houndsford Lodge sited adjacent to the main dwelling. We attach a scheme of landscaping 2392/SK.3, which details further trees/ shrubs to be planted and the existing trees or shrubs to be retained.

We would confirm that subject to approval under application No. 242127: -

- An existing Buddleia is to be removed.

We would confirm under this application: -

- Two pleached Photinia x Fraseri (Red Robin) trees will be planted in the area shown on the attached scheme. These trees are an evergreen with bright red growth in Spring and Autumn and Ivory flowers in the Spring. These trees will mature to have a girth of up to 12cm with the head approximately 1.5m x 1.2m, which is regularly pruned and maintained.
- The existing hedge is to be retained.

This application seeks the conditions related to the external materials of the building and the landscaping to be formally approved so that the construction of the detached garage can commence.