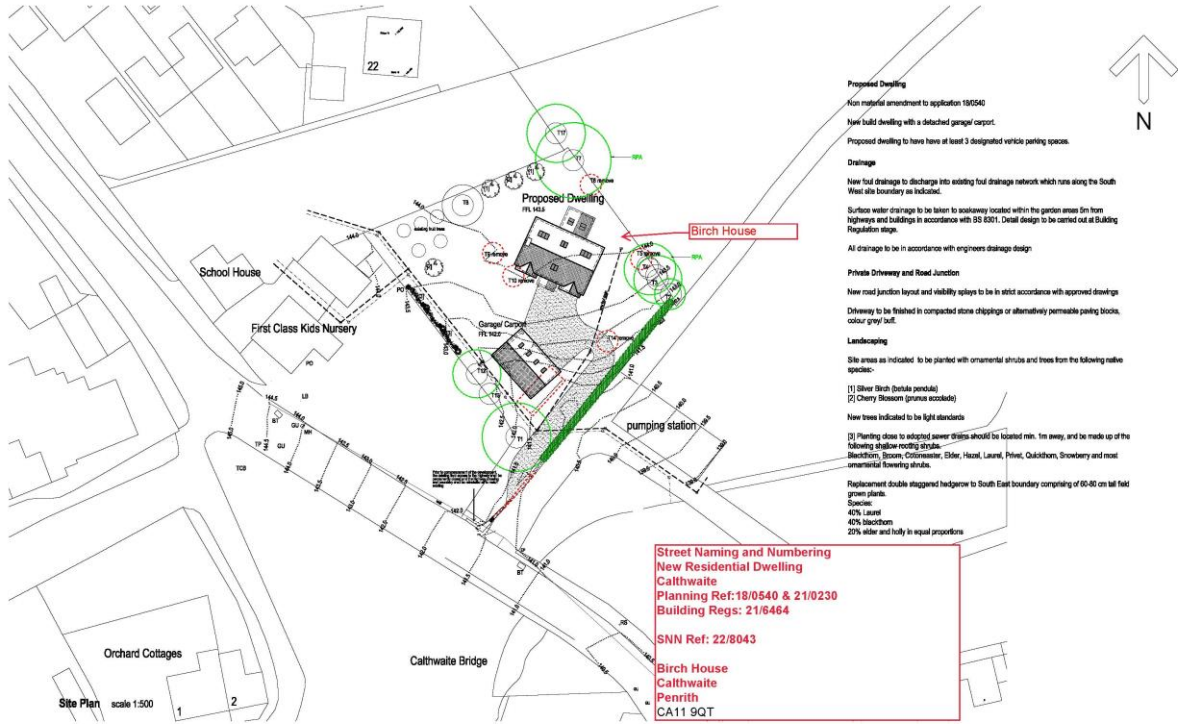


22/8043 Birch House



Proposed Dwelling
 Non material amendment to application 19/0540
 New build dwelling with a detached garage/corport.
 Proposed dwelling to have here at least 3 designated vehicle parking spaces.

Drainage
 New foul drainage to discharge into existing foul drainage network which runs along the South West site boundary as indicated.
 Surface water drainage to be taken to soakaway located within the garden areas 5m from Highways and buildings in accordance with BS 8301. Detail design to be carried out at Building Regulation stage.
 All drainage to be in accordance with engineers drainage design.

Private Driveway and Road Junction
 New road junction layout and visibility splay to be in strict accordance with approved drawings.
 Driveway to be finished in compacted stone chippings or alternatively permeable paving blocks, colour grey/teal.

Landscaping
 Site areas as indicated to be planted with ornamental shrubs and trees from the following native species:
 (1) Silver Birch (*Betula pendula*)
 (2) Cherry Blossom (*Prunus avestride*)
 New trees indicated to be 10m standards.
 (3) Planting close to adopted corner drains should be located min. 1m away, and be made up of the following shallow rooting species:
 Blackthorn, Boxwood, Cotoneaster, Elder, Hazel, Laurel, Privet, Quince, Snowberry and most ornamental flowering shrubs.
 Replacement double staggered hedge/row to South East boundary comprising of 60-80 cm tall field grown plants:
 Species:
 40% Laurel
 40% Blackthorn
 20% Alder and Holly in equal proportions

Street Naming and Numbering
 New Residential Dwelling
 Calthwaite
 Planning Ref: 18/0540 & 21/0230
 Building Regs: 21/6464
 SNN Ref: 22/8043
 Birch House
 Calthwaite
 Penrith
 CA11 9QT

DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©	revision A 23-04-21 Additional landscaping information added, WJC	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> APPROVED </div>	AS PROPOSED SITE PLAN	23-04-21 WJC 1-200@A3
	PROPOSED DWELLING, LAND ADJ. 22 LAIKEN VIEW, CALTHWAITE		20-109-02 A	