

# Item (5a) –HS/FA/19/00172

Rocklands Caravan Park, Rocklands Lane

Construction of paving slab patio around  
holiday let building

# Updates

## Conditions

- Deletion of condition 1 – time limit for implementation
- Amendment of condition 3 (now condition 2) to reflect commencement of works

## New objections

- 1 petition
- 6 letters of objection from 3 individuals

# Points of clarity

- Acknowledge that some extent of the patio has already been laid
- Application refers to the patio only and does not remove conditions imposed for the holiday let building itself
- Report refers to HS/TP/18/00769 as being undetermined – correct at time of writing report
- Drainage via soakaways already approved – no objection from statutory consultees
- Investigations into other unauthorised works underway – not the subject of this application, therefore not considered in the report

# Points of clarity cont...

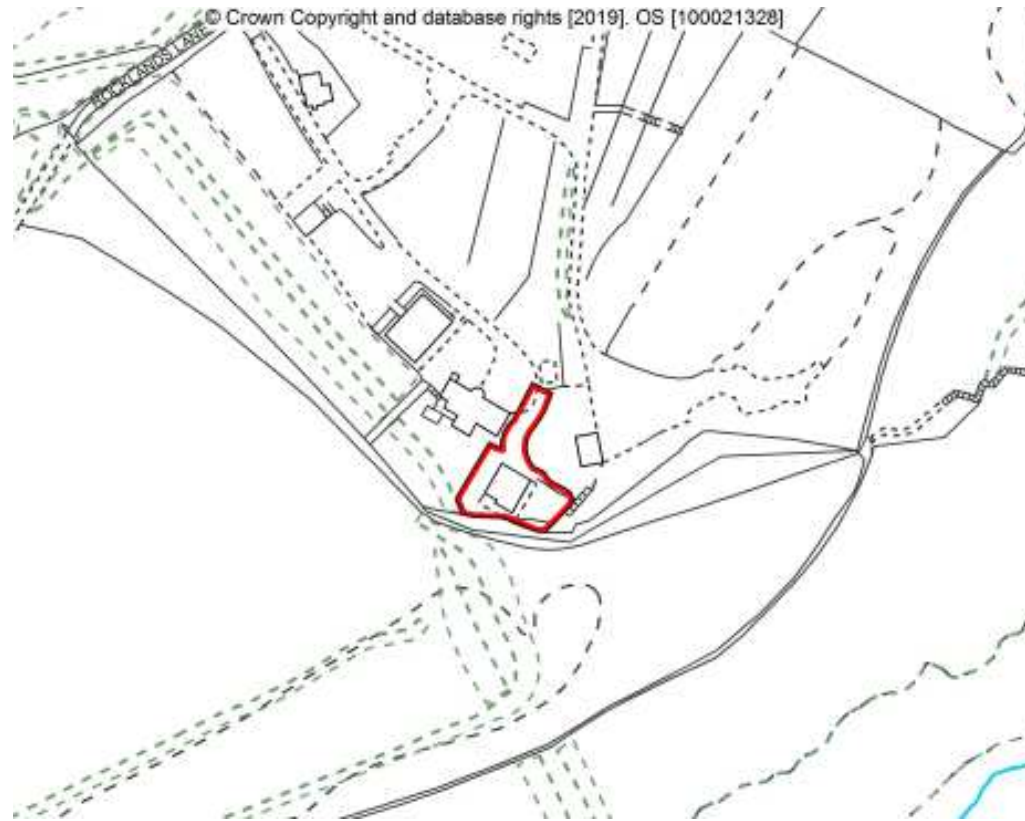
Paragraph g) explains:

- why this application has been submitted in its correct form, and should not be a variation of the approved scheme for holiday let building
- That the proposal does not relate to land owned by HBC or encroach into a conservation area

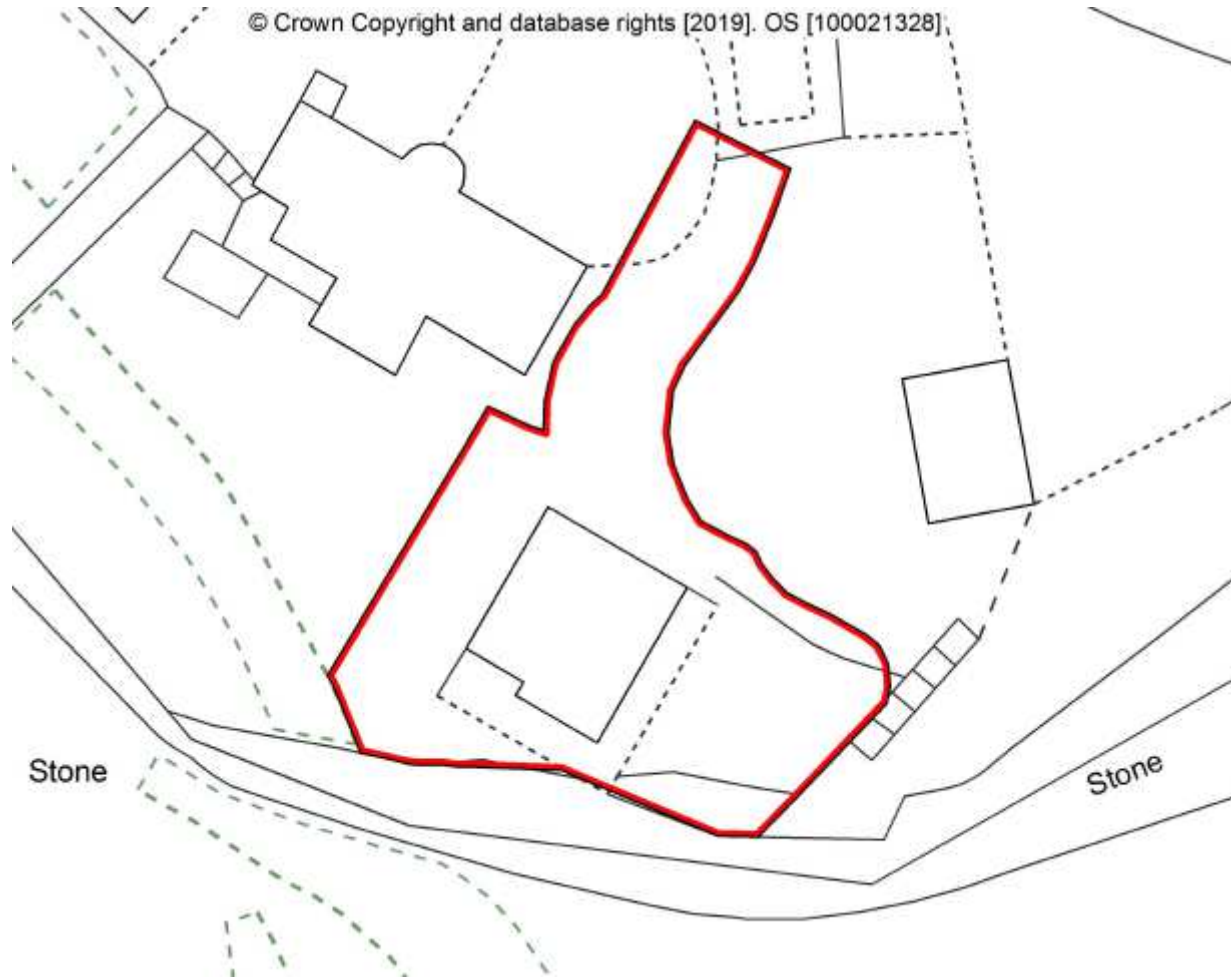
Section 2 makes clear that the slabs are on a base of aggregate and sand as annotated on the report – no ground disturbance

Paragraph b) confirms SMC has been applied for and granted

# Location Plan



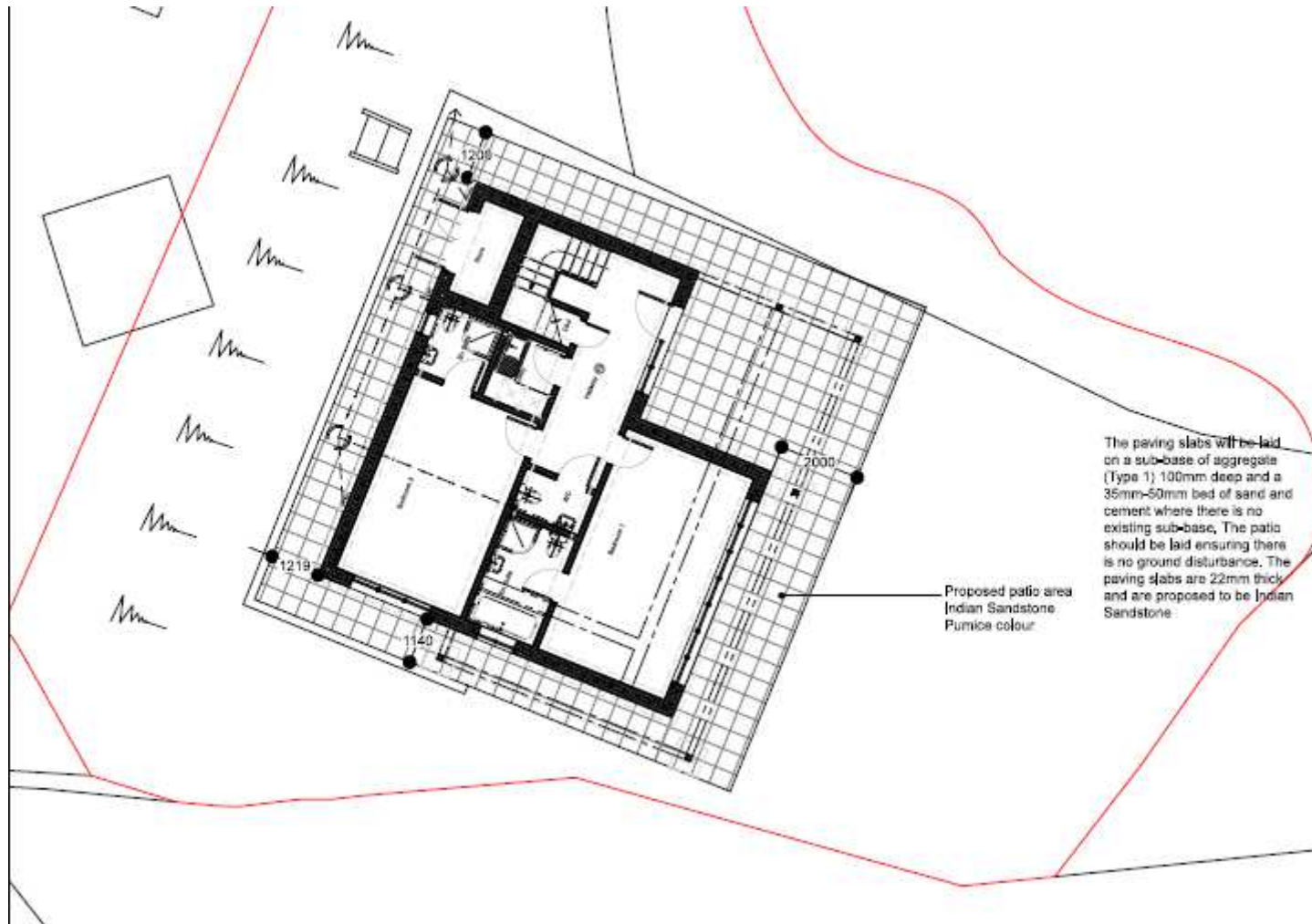
# Block Plan



# Photographs



# Drawings





# Extent of patio already laid:



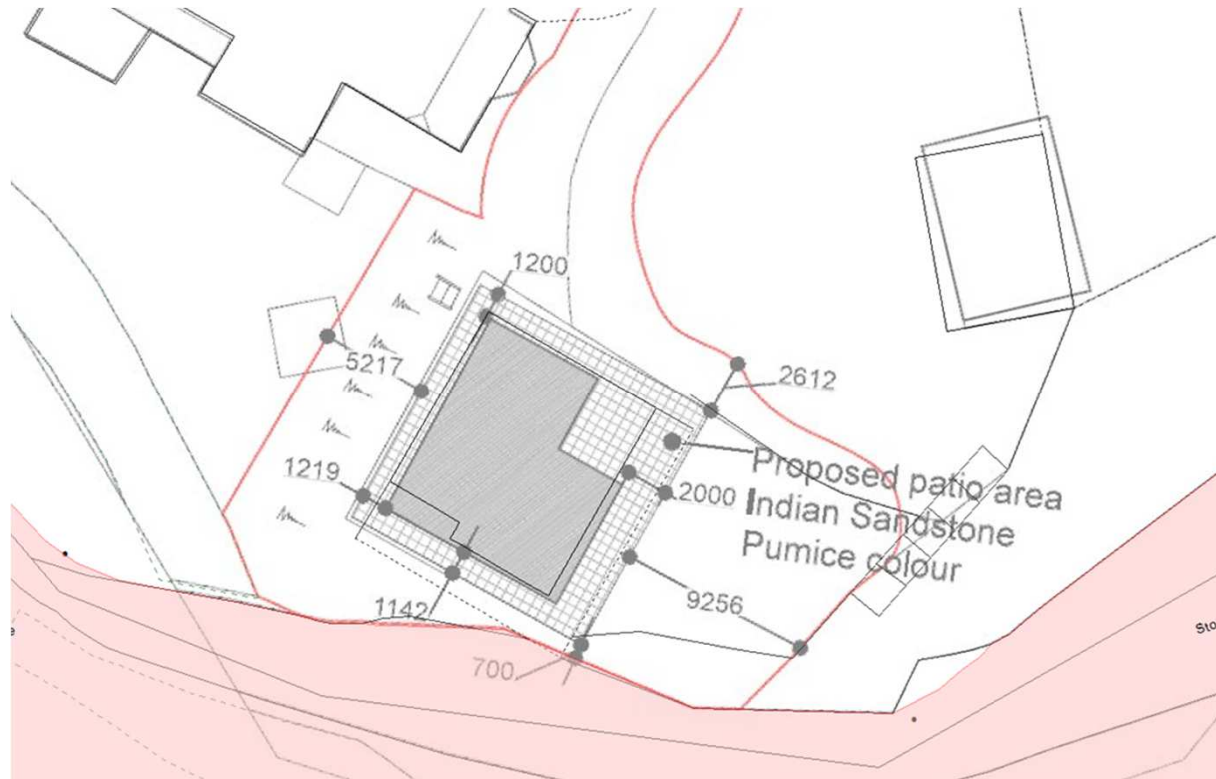
# Established screening:



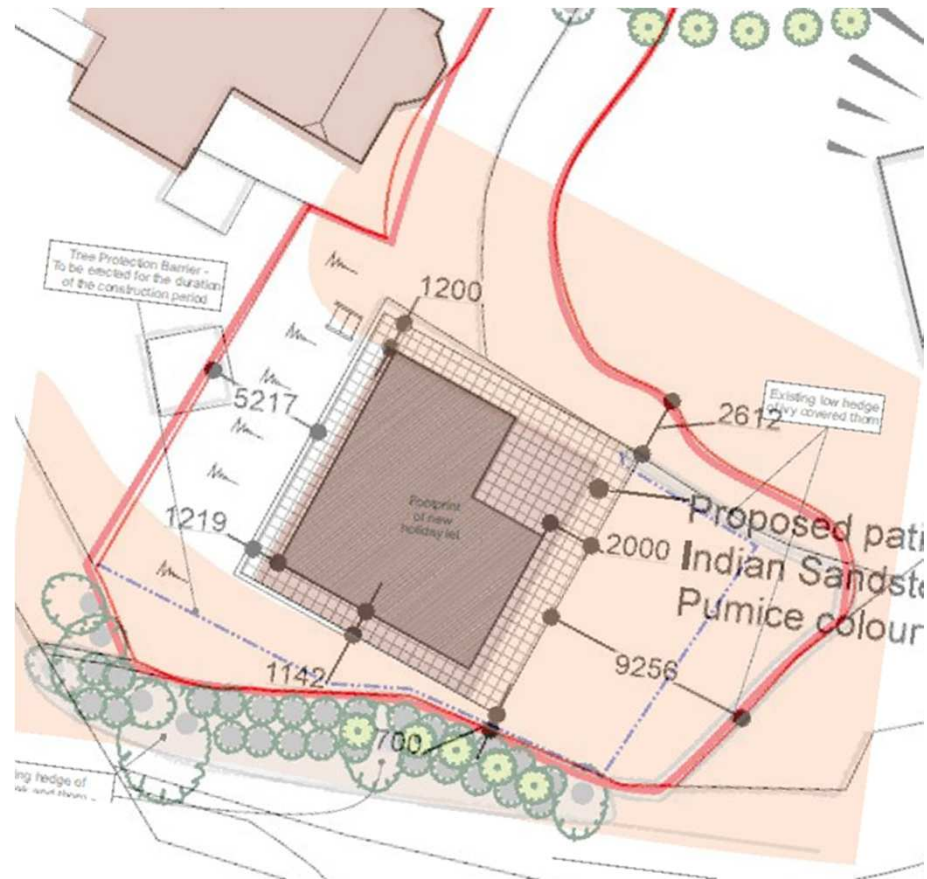
# Space between boundary vegetation and patio:



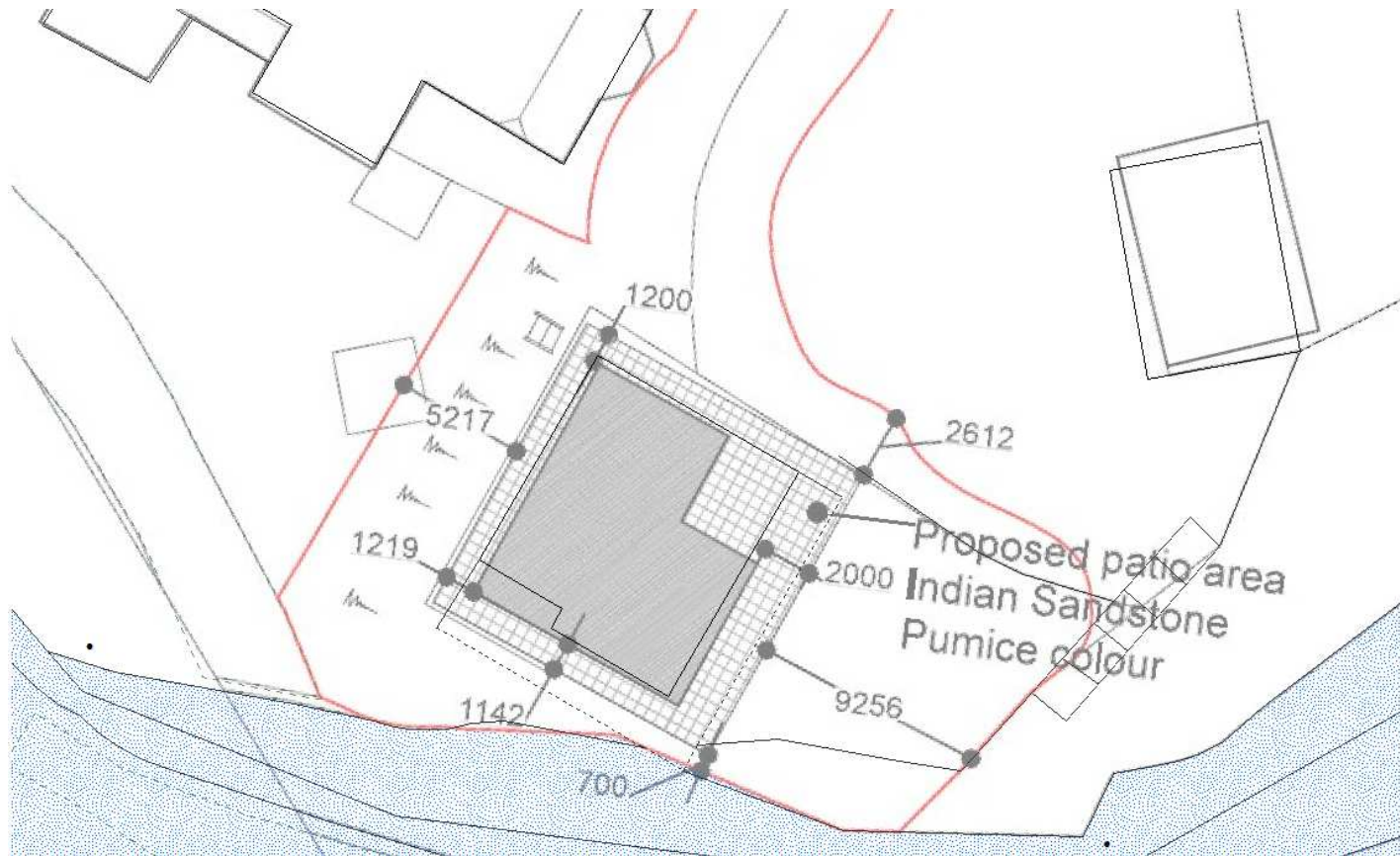
## Extent of HBC land ownership:



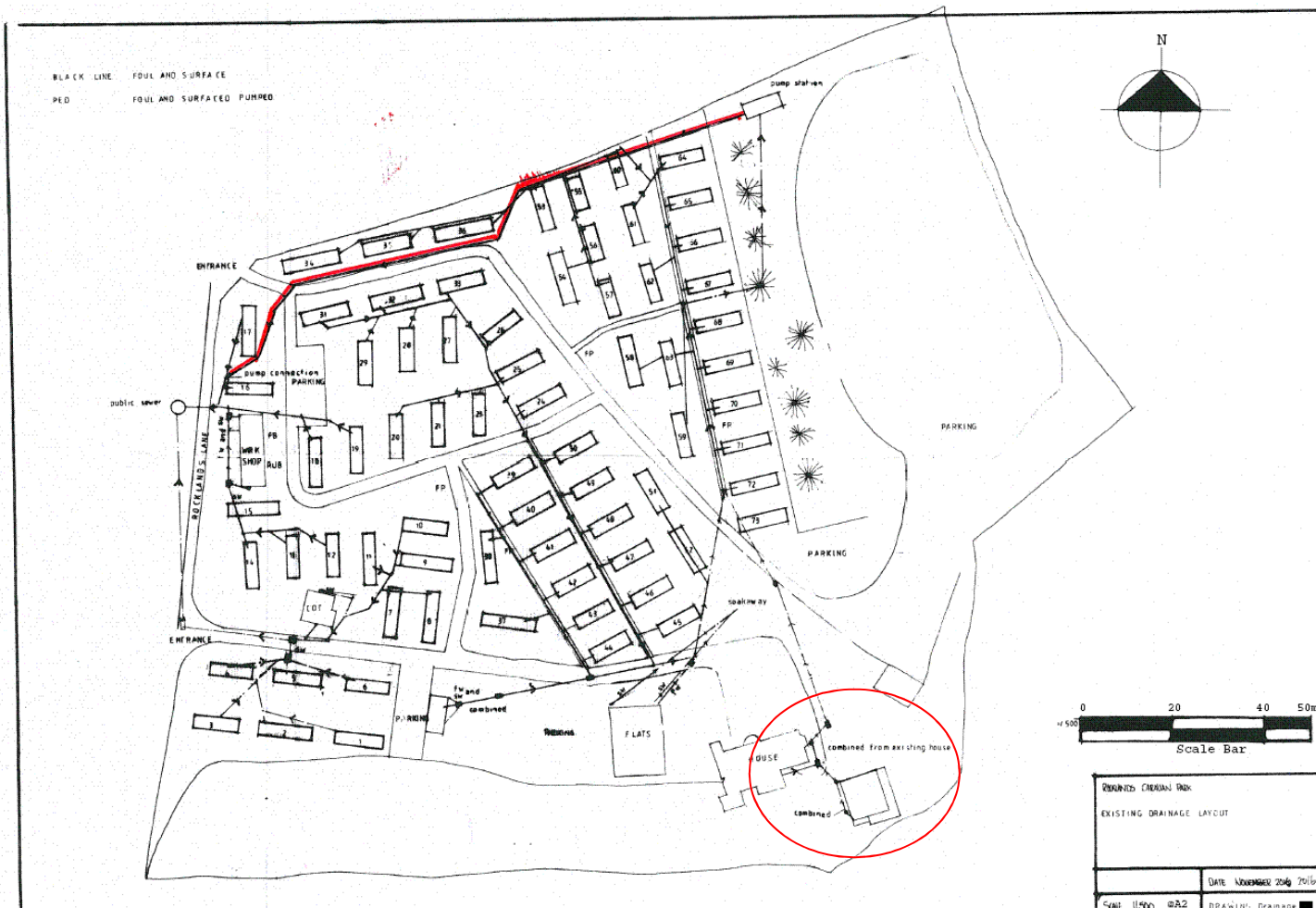
## Planting required by HS/CD/16/00655:



## Extent of conservation area:

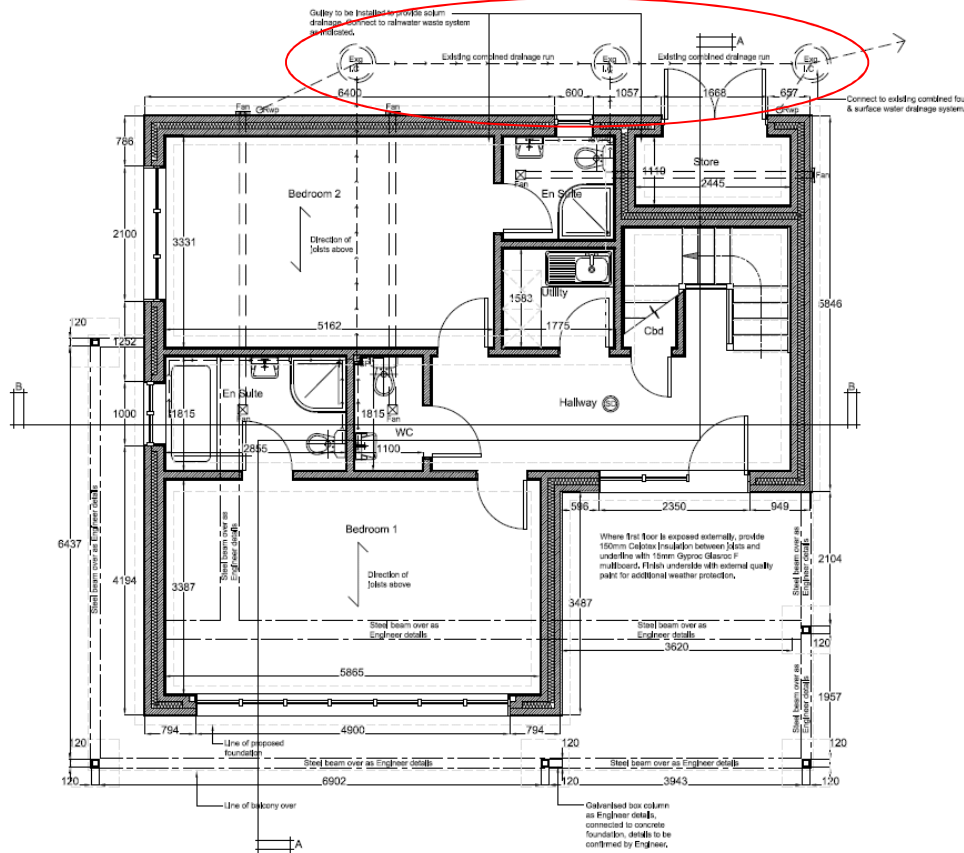


# Overall Drainage Plan of site



# 26m<sup>2</sup> additional hard standing

SECTION A-A - 1:50



SECTION B-B - 1:50

- STAIRCASE**  
STAIRS FROM GROUND FLOOR TO FIRST FLOOR TO BE SW TIMBER. PROVIDE 13 NO EQUAL RISERS (APPROX, 203mm) X 12 NO. EQUAL GOINGS (APPROX, 250mm).
- ALL STAIRCASES PROVIDE CONTINUOUS HANDRAIL, 900mm ABOVE PITCH LINE AND BALUSTRADE AND GLAZING TO 900mm ABOVE FLOOR LEVEL. ALL CONSTRUCTED TO PREVENT A 100mm SPHERE PASSAGE. ENSURE 2000mm HEADROOM ABOVE FLIGHTS AND LANDINGS. LINE UP OF STAIRS WITH 12.5mm GYPROC WALLBOARD TO PLASTERBOARD WITH 3mm PLASTER SKIN FINISH
- ABOVE GROUND DRAINAGE**  
ABOVE GROUND WASTE WATER DRAINAGE, 100mm WASTE TO WCS, 50mm WASTES TO BATHS, SHOWERS WHB'S & SINK, ALL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS, CONNECT, AS INDICATED, NEW 100mm PVCU SP WITH AIR ADMITTANCE VALVE FITTED AT HIGH LEVEL, FULLY ACCESSIBLE AND WITH PERMANENT AIR SUPPLY.
- BELOW GROUND DRAINAGE**  
BELOW GROUND DRAINAGE TO BE 100mm MARLEY OR SIMILAR UPVC PIPES LAID TO MIN. 150 FALLS ON MIN 100mm PE4 GRAVEL BED. PROVIDE REINFORCED CONCRETE COVER ON COMPRESSIBLE MATERIAL. PROTECTION TO PIPES WITH LESS THAN 600mm DEPTH TO INVERT, PROVIDE PROPRIETARY PLASTICS INSPECTION CHAMBER AT CHANGES OF DIRECTION OR GRADIENT, CONNECTED TO EXISTING FOUL DRAINAGE.
- SURFACE WATER DRAINAGE**  
110mm DIA. GREY OR BLACK UPVC DOWNPIPES, SURFACE WATER TO DISCHARGE EXISTING COMBINED SEWER SYSTEM.
- CENTRAL HEATING & HOT WATER.**  
WORCESTER GREENSTAR CAMRAY SYSTEM OIL BOILER WITH MIN 15L FLOW RATE AND SEDBUK RATING OF NO LESS THAN 92% EFFICIENCY, ENHANCED LOAD COMPENSATOR AND BOILER INTERLOCK SUPPLYING DOMESTIC HOT WATER AND LTHW CENTRAL HEATING SYSTEMS.
- UNDERFLOOR HEATING SYSTEM TO BE DETERMINED BY SPECIALIST HEATING CONTRACTOR AND AGREED WITH CLIENT, PROVIDE HEATED TOWEL RAILS TO EN-SUITE BATHROOMS AND W.C.
- PROVIDE COMMISSIONING CERTIFICATE UPON COMPLETION.
- ALL HABITABLE ROOMS TO ACHIEVE A DESIGN TEMP, OF 21 AND 18 TO NON HABITABLE ROOMS.
- ENSURE ISOLATING VALVES ARE FITTED TO ALL FLOW PIPES.
- WATER EFFICIENCY CALCULATION TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION OF WORKS AND INSTALLATION.
- TAPS PROVIDING HOT WATER SERVICE TO BATHS TO BE FITTED WITH THERMOSTATIC MIXING VALVES DELIVERING A MAXIMUM TEMPERATURE OF 43 DEGREES C.
- WHOLE SOME WATER TO BE PROVIDED TO HOT AND COLD WASH HAND BASINS, BIKETS BATHS, SHOWERS AND SINKS WHERE FOOD IS PREPARED. CALCULATIONS TO SHOW THAT WHOLESOME WATER CONSUMPTION DOES NOT EXCEED 125 LITRES PER PERSON PER DAY.
- CONFIRM THAT WHOLESOME WATER IS PROVIDED BY A MAINS WATER COMPANY.
- ENSURE WORKS TO HEATING & HOT WATER SYSTEM TO BE IN STRICT ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.
- ELECTRICAL INSTALLATION**  
TO BE TO THE CURRENT IEE REGULATIONS AND BRITISH STANDARDS. ALL SOCKET OUTLETS AND LIGHT SWITCHES TO BE BETWEEN 450mm AND 1200mm ABOVE FLOOR LEVEL.
- PROVIDE INTEGRATED SMOKE DETECTOR(S) ARMS TO BS 5836-6-2004. WHERE INDICATED ON FLOOR PLANS, DETECTORS TO BE INTERLINKED AND TO HAVE DEDICATED MAINS SUPPLY AND BATTERY BACK-UP.
- ELECTRICAL INSTALLATION TO BE UNDERTAKEN BY A COMPETENT PERSON REGISTERED WITH AN APPROVED GOVERNMENT SCHEME. PROVIDE ELECTRICAL INSTALLATION CERTIFICATE UPON COMPLETION IN ACCORDANCE WITH BS7671



**End of Item (5a)**