Planning Dev Mgmt
Huntingdonshire District Council
St Marys Street
Huntingdon
Cambs
PE29 3TN

GamPlan Associates
Chartered Town Planners
Development Consultants

Date: 26th February 2025

Dear Sirs

ERECTION OF DETACHED TWO-STOREY DWELLING & ASSOCIATED WORKS
LAND AT 63 LUCKS LANE, BUCKDEN
HDC REF 24/00382/FUL

I write with reference to the above permission and as advised have now prepared / collated the attached information & details for your consideration in respect of the following conditions:



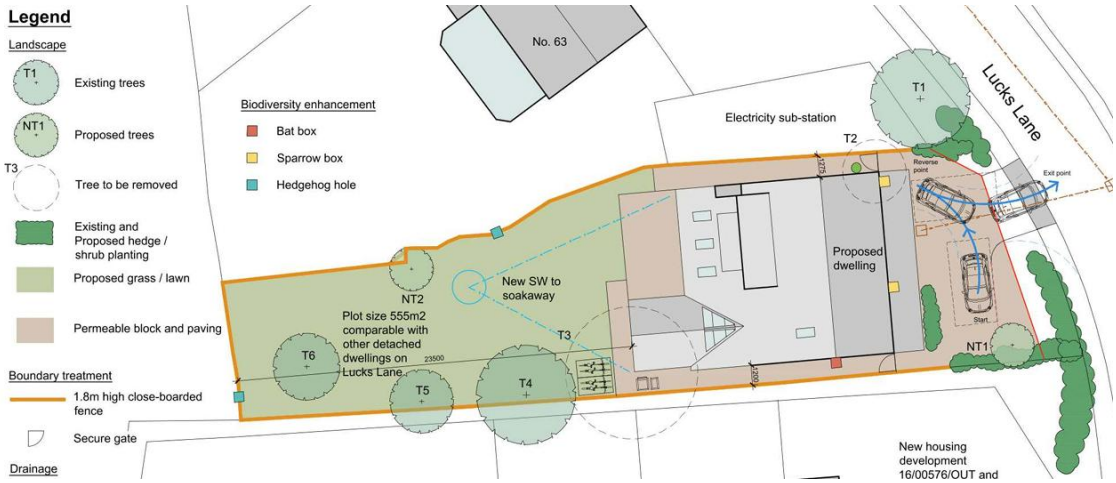
1 **Commencement of the Development:** noted
2 **Development in accordance with the approved plans:** noted
3 **Materials:** It is proposed to use Durham Red Multi Stocks (as shown) for the Plinth detail www.wienerberger.co.uk/product-range/bricks/durham-red-multi-stock.html , ivory / cream monocouche render to front and gables www.uk.weber/colour-charts/weberpral-m and shadow gap timber weatherboard to rear single story projection www.timbco.co.uk/wp-content/uploads/2023/12/WRC-shadow-gap-photo-3.jpg below a dark grey tile roof www.marley.co.uk/roof-tiles/concrete-roof-tiles/modern

This would be a similar approach as taken by the neighbouring property, albeit with a yellow rather than red plinth in that case, as shown on (somewhat wonky) streetview image



4 **Obscured Glazing:** noted

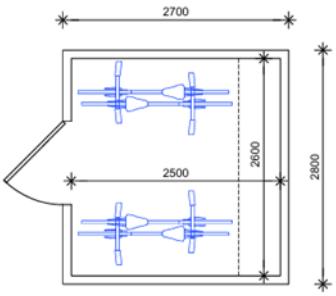
5 **Landscaping:** As per the arrangements shown on approved Site Plan drawing **4483-204 Rev D** (extract below for ease of ref) the new property would see the retention of the majority of existing trees at the site and garden laid to lawn, with rear patio and side paths to be formed from large format 600x900mm limestone slabs and block paving for the front parking / turning area.



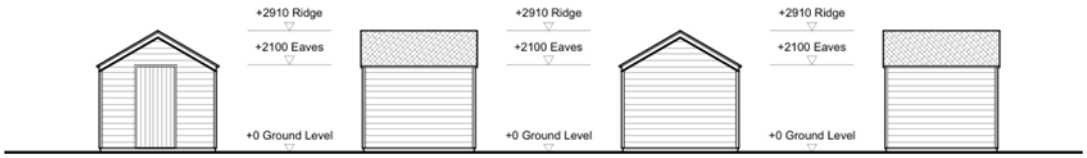
6 **Biodiversity Enhancements:** noted

7 **Biodiversity Enhancements:** noted

8 **Cycle Storage:** position of Cycle Store again shown on approved Site Plan as per above extract, with details as shown below



Cycle Store Plan



Front Elevation Side Elevation Rear Elevation Side Elevation

9 **Bin Stores:** it is proposed to store the property's wheeliebins inside the side gate, so they would not be visible form the public realm. As such, it is not considered a dedicated structure would be either necessary or appropriate.

10 **Visibility Splays:** noted

11 **Highways Works:** noted

12 **Access Construction:** the blockwork for the driveway will be water-permeable, but will have run-off interceptors installed to the sides and junction with highway

13 **Access Construction:** noted

14 **PD Rights Removed:** noted

15 **Visibility Splays:** noted

16 **Visibility Splays:** noted

17 **BRegs Part M4(2) "Accessible & Adaptable" Compliance:** noted

18 **BRegs Part G "Water Efficiency":** noted

Please do not hesitate to contact me should you wish to discuss any aspects of the details, and I look forward to receiving your confirmation of the acceptance of the above details at your earliest convenience.

Yours sincerely



Simon Richardson
GamPlan Associates