






Plot Passport

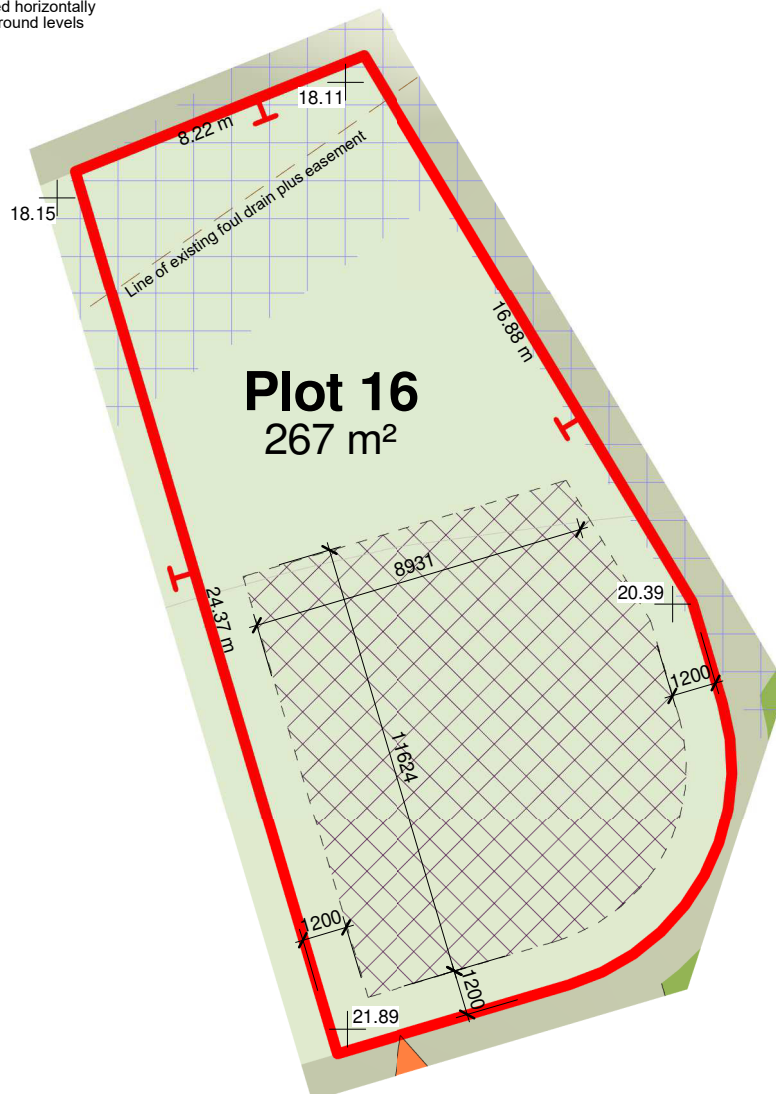
16

Main features

Plot Number: 16
Unit Type: Detached
Plot Area: 267 m² / 0.066 acre
Build zone area: 109 m²
Max storeys: 2.5

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Boundary for which the purchaser has the responsibility to maintain

Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



Co-ordinates - Eastings, Northings (metres)

A:

B:

C:

D:

E:

Rules of your build

1. Development may not be commenced until Teignbridge District Council Planning Authority grant reserved matters planning consent for this plot. For advice relating to the planning application process please visit: <https://www.teignbridge.gov.uk/planning/planning-applications-and-appeals/planning-advice/>
 2. Your home must be built within the 'build zone' and not exceed the max. Gross Internal Area (GIA) as permitted by Teignbridge DC as part of your reserved matters approval. The footprint of your home does not need to fill the entire 'build zone' and can be positioned anywhere within it. Also refer to note 7 below with regard to merging of plots. See below for GIA definition.
 3. No temporary buildings or caravans are allowed on your plot. Prior to Completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
 4. No works (inc. temporary works) or storage of materials may be undertaken outside the curtilage of your plot. However, subject to availability, additional temporary storage can be negotiated with the landowner on an area adjacent to the site entrance. Should there be a requirement for you to undertake works beyond your plot boundary then consent prior to the works commencing must be obtained from Teignbridge District Council and the landowner.
 5. All the rear walls of your building must be positioned within the hatched area of the build zone. Should either neighbouring plot have received either confirmation or compliance of planning permission, then any part of your home that would;
i) have more than a single storey; and ii) be within 2 metres of the boundary with a neighbouring home with confirmation of compliance or planning permission; then that must not extend beyond the rear wall of the neighbouring home by more than 3 metres
 6. The principal elevation of your home must front the vehicular highway and at least 50% of the principal elevation must be constructed on the Building Line.
 7. This plot is for one detached unit. The subdivision of this plot is not permitted. Should you wish to merge this plot with one adjacent then consent should be sought from the landowner in the first instance and subsequently planning consent obtained from Teignbridge District Council.
 8. Prior to development the Plot Purchaser (as client) must appoint a Principal Designer as required under the 2015 Construction, Design and Management regulations and notify the appointment of such to the landowner.
 9. A minimum area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass/shrubs/gravel etc.). On the remaining area any hard surface to be provided on land between a wall forming the principal elevation of the home and the highway must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the home.
 10. Unit Completion must take place within 24 months of the Completion of Sales Contract. See below for Unit Completion definition.
 11. The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
 12. Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheelie bins (590w x 1070h x 740d (mm)) for recycling, garden and residual waste should also be shown and must not be visible from the road. Refuse stores must not be forward of any elevation that faces onto the public realm.
 13. 2 car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.5m x 5.5m in size. The position of parking bays is to your discretion. The position of vehicular access is flexible but must be agreed as part of your Reserved Matters application and the landowner. The minimum internal dimensions for a single car garage is 3.0m x 6.0m.
 14. The T bars shown on the Plot Plan indicate the boundaries to your plot for which you have a responsibility to maintain.
 15. The position of the elevations of your home are flexible, i.e. they do not have to be parallel to the site boundaries and the building does not have to be a regular shape.
 16. Front boundary treatments are to be a maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home i.e. beyond the Building Line. Side/rear boundaries to be maximum 1.8m high except where retaining structures are required. The use of close-board/lap timber fencing along any front or public facing boundary is not permitted. All public facing boundaries are to be either a native hedge mix; a mortared natural stone wall; or a timber post and rail fence (a post and rail/mesh fence may also be used as secure boundary within a hedge boundary).
 17. Unless a variation is approved by Teignbridge District Council Planning Authority the facade and roof materials of your home must comply with the Materials Palette shown overleaf.
 18. To the West boundary there is an acoustic fence and existing hedge which must remain in perpetuity. It will be the responsibility of the plot owner to maintain the internal face of the hedge as and when required ensuring that any works are undertaken in the appropriate season, September to February inclusive, to avoid disruption to nesting birds.
 19. Prior to the commencement of your build a Construction Management Plan (CMP) must be submitted to and approved in writing by Teignbridge District Council. The CMP should cover such things as;
 - A timetable for the works
 - Daily hours of construction
 - Location of the site compound and storage area
 - Loading and unloading bay location
 - Details of the wheel washing facilities
 - Photographic evidence of the condition of the adjacent public highway prior to commencement of any work
- Note: Delivery and construction traffic travelling to and from the site is restricted to between 8:00am and 6:00pm Mondays to Fridays and 9:00am to 1:00pm Saturdays. No movements outside of these times or on Sundays and Bank/Public holidays are permitted unless prior agreement has been obtained in writing from Teignbridge District Council.
- The above list is provided as a guide only as to the type of information that the CMP should contain. A detailed list of the contents for the CMP is within Condition **XX** of the Planning approval (Ref: 21/02492/MAJ).

Definitions

Home

Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

Gross Internal Area (GIA)

The Gross Internal Area means the total enclosed internal floor area of your home measured within the external walls taking each floor into account and excluding the thickness of the external walls. The GIA of your home also includes integral garages and conservatories.

Principal Elevation

Is the elevation of your home that faces the vehicular highway.

Completion

Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home; i) the date of completion notice for Council Tax purposes in accordance with schedule 4a of the Local Government Act 1992 or ii) the date of the Building Regulations completion certificate in accordance with section 17 of Building Regulations or if earlier the date on which any latent defects insurer issues the policy cover note in respect of the building works.

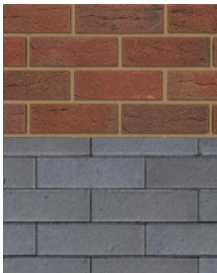
Principal Designer

The Principal Designer can be an organisation or an individual but must have sufficient knowledge, experience and ability to carry out the role. Evidence of this may be requested by the landowner at any time.

Materials palette

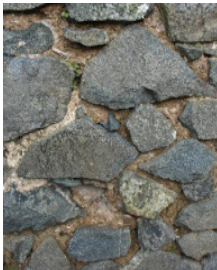
This palette is offered for guidance purposes only - all materials including those illustrated or alternatives are subject to approval by Teignbridge District Council.

Wall finishes



Brick

Any type of clay brick



Stone

To match local stone



Timber cladding

Any species and any natural finish, such as natural or dark stain or charred finish.



Slate

Any type of natural slate hanging or slate walling



Metal cladding

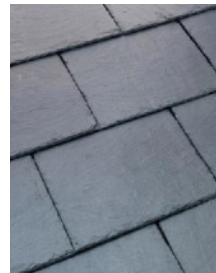
Any type of standing seam cladding with a Grey, oxidised copper or copper/brass finish.

Render

Render colours should be similar or compliment other finishes on the dwelling. A variety of colours from K Rend is shown but this list is not exhaustive.

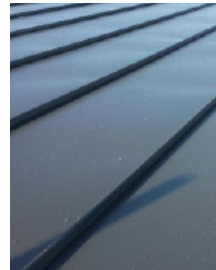


Roof finishes



Slate

Any type of natural slate



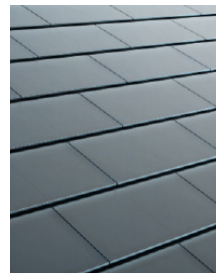
Metal

Any type of standing seam roof finish with a Grey, oxidised copper or copper/brass finish.



Flat roof

Any type of green roof, EPDM, felt or single-ply membrane



Solar tiles

Any type of integrated solar/PV tile or slates