

# **Linstone Cine Management Company Limited**

Monks Lane, Freshwater, Isle of Wight, PO10 9SU, email, enquiries@linstone-chine.co.uk

## **EXTERNAL ALTERATIONS FORM**

NAME:

BUNGALOW NUMBER:

DETAILS OF PROPOSAL

Please supply sketch and full description.

**For full conditions and signature sections see over.**

The objective of these rules is to allow external change for the benefit of bungalow owners while maintaining site uniformity and ensuring no adverse impact on either neighbours or site maintenance operations.

**RULES FOR EXTERNAL ALTERATIONS:**

- All alterations must be submitted to the company on the approved form IN WRITING.
- Approval must be obtained before works start.
- Full details, including size, location, colour, construction etc and a clear site plan must be submitted.
- Forms must be signed by both neighbours.
- All land outside the walls of individual bungalows remains the property of LCMC.
- Any change that is later found to be detrimental to the company or members will be required to be removed
- Front patios can extend 2.75metres/9 ft from the front of the bungalow.
- Side and rear paving will be approved subject to local conditions.
- Vehicle run offs are also approved subject to specific site conditions.
- All external alterations, such as windows or doors must be 'like for like' replacements unless agreed otherwise.
- No shed, kennel or other structure is to be erected without the permission of the board and must comply with specified conditions regarding size and siting.
- All storage boxes and containers must be approved.
- All planters and any trellis/support must be approved.
- Members are required to consult the Members Guide for full details on all aspects of site planning and exterior appearance.

**NEIGHBOURS:**

We have no objections to the proposed change:

Signed.....Name.....Date.....

Signed.....Name.....Date.....

**PROPOSER:**

I understand that all land beyond the walls of my bungalow remains in the ownership of Linstone Chine Management Company and I agree to comply with all company rules, current or future, that may affect my application.

Signed.....Name.....Date.....

**2 copies of completed form to be posted to LCMC office**

APPROVAL, by Company Director:

Signed.....Name.....Date.....

**Completed form to filed and 1 copy returned to member.**

## **NOTES: FROM SECTION OF THE MEMBERS GUIDE**

### ***Patios, paths and stepping stones***

Members are reminded that all patios are constructed on the common company land owned by all members, and that bungalow owners acquire no rights to such land. Patios should extend no more than 2.75m (9-ft) from the bungalow front wall, and may extend around the sides and back to protect pipes and reduce the need for strimming. Any other patio areas are to be strictly by approval of the Board, whose decision will be based on the local situation and the comments of neighbouring properties. Patio levels must be designed in all cases so that their periphery is slightly below the level of the surrounding grass, for ease of mowing.

The exterior of the bungalow should be kept in good decorative order.

Any window or door replacements must be of the same style, or by approval of the Board. White uPVC replacement windows, doors and fascias are acceptable, and should match the existing basic original designs of either flat or peak roofed bungalows.

The Company is responsible for the original site paths and alterations should only be undertaken with the permission of the Board. Owners are responsible for private paths.

Changes to paths and stepping-stones must be to acceptable standards by the Board who have a duty to ensure that trip hazards are avoided, and must not be raised above the level of surrounding mown grass.

### ***Exterior appearance***

Owners must write to the board for guidance and permission if they are considering any external changes to their bungalow, and they are reminded that members have approved the policy of external uniformity.

A form is provided at the end of this guide to assist in making applications.

No shed, kennel or other structure is to be erected outside a bungalow without the permission of the board.

No clutter, eg. bicycles, step ladders, children's toys, prams, refuse etc, is to be left outside bungalows for longer than 6-weeks. When refurbishing a bungalow builders and owners are required to cover unsightly material so as to preserve the beauty and enjoyment of the site for all, and to remove such material as quickly as possible. Please always remember that you may be spoiling someone's only holiday that year.

Normal terrestrial TV aerials are permitted on the exterior of bungalows, and should be fitted to poles that raise the aerial above the roof level for good reception and to place them out of the way. Please keep the poles close to the building so as to avoid damage from the safety cage on the mower.

TV satellite dish aerials are allowed on the roof of bungalows only, which will most likely require them to be fixed to a concrete filled crate positioned on the roof. The front elevation, within the patio area, is also acceptable, if it faces the correct direction for reception. Satellite dishes fixed to the side walls of bungalows can be hit by the safety cage of the mower, and are only permitted in exceptional cases if provision for mowing is provided in their location, and subject to approval by the board.

Security lights are NOT PERMITTED. The company will provide these after consultation with the insurance company and a proper risk assessment.

### ***Washing lines***

Should always be of the rotary type and should have the ground socket set just below the grass level to aid cutting. Sitting of washing lines is a very sensitive issue, Where practical washing lines should be at the rear of the bungalow and should only be undertaken after consultation with your neighbours whose view may be affected. The Board will arbitrate in the case of a dispute, which can be discussed at a surgery appointment.

Washing lines should be taken in when bungalows are not occupied, as a consideration to neighbours, and particularly during the winter period when storms can break the lines and cause a hazard.