

Constraints & Opportunities

The main constraints on this site that will inform the site planning and design of the dwellings are;

- The existing trees that line the mainly the western and southern boundary will restrict the potential build area on the site. The root protection zone will restrict the physical build area but also the canopy spread will need to be considered so there is no future pressure on the trees on the site.
- The back to back distances to the adjacent houses to the south will need to be considered to ensure that privacy is maintained and overlooking is controlled. This also applies to the approved bungalows opposite the application site where the frontage distance will need to be considered.
- The access road into the site will need to be considered to ensure that access to the dwellings is workable and that turning facilities for service and emergency vehicles are provided.



Constraints & Opportunities Plan (not to scale)

Site Proposals

Summary: The scheme will provide four, three bedroom, two storey houses all with an on plot garage. The occupancy of each house is five people. The houses are all identical in layout with a kitchen, lounge / diner, two doubles (one en-suite) and a single bedroom. The areas of these houses are 89m² (957sqft).

Layout: The site is planned to create a fronted cul-de-sac with the proposed houses facing the approved bungalows. This will create a mews that has active frontages facing it. The proposed dwellings are set out in two blocks of semi detached houses linked by the garages. Plot one has a detached garage set back 1m from the house and plots 2, 3 and 4 are all linked. The rear gardens depths and sizes are set out below.

Plot	Depth	Width	Area
1	9.6m	10m	88m ²
2	9.4m	8.8m	72m ²
3	8.1m	8.8m	65m ²
4	8.1m	19m	173m ²

Scale: The houses are all two storey with an eaves height of 4.7m and a ridge height of 8m measured from the DPC. The garages have an eaves height of 2.4m and a ridge height of 4.9m.

Car parking: Each house has two parking spaces one in an on plot garage and a space to the front. The garages have internal dimensions of 3m in width and 6m in length and the space to the front is 2.8m in width and 5.5m in length. To the rear of each garage will be a space for a cycle to be stored.

Servicing: The refuse storage for each property will in the rear garden with the bins being taken to a collection point on the main access drive on to the site. With the exception of plot one, all other plots will require the bin to be taken through the garage to the front. Plot one has a direct access from the rear.

Landscaping: The existing trees in the western part of the site and along the western and southern boundaries will be retained and designed into the scheme. Trees within the application site boundary have purposely been kept out of the private areas to ensure that they are retained. Proposed hard landscaping will be brown block paving to the drives and grey block paving to the access road. The front paths and rear patios / paths will be 450x450 concrete slabs with PCC kerbs and block paved edgings. Soft landscaping will be shrub planting to the 2m deep frontages (species to be determined) and the rear gardens grassed.

Accessibility: Each house will have level thresholds and paths to the front doors giving a wide and deep level platform to ensure compliance with Approved Document M. The rear access will also have a level threshold with paths linking to the garage and side access.

Appearance: The design principles of the development take their inspiration from the existing street scene and the surrounding environment.

The character of the area is one of varying types of properties with varying heights and design. It is this variety which gives the area a degree of interest and character.

The design of the proposed dwellings seek to relate to the established pattern of development with a roof height and design that would relate to the remainder of the street, and reflect the change in level on the site. In accordance with policy CS16 of the Core Strategy the design seeks to relate to the established pattern of development and would incorporate the use of appropriate materials, the details of which may be secured by a suitable condition.

Site Layout



Site Layout Plan



KEY

- Built Form
- Existing Trees
- Private Garden
- Shared Surface Access Road
- Driveway / Parking Space
- Existing Built Form

Elevations



Front Elevation (1:100)



Rear Elevation (1:100)



Plan

0 2 4 6m

