

DESIGN STATEMENT

The proposed application is for the combination of a small number of relatively minor design amendments/additions made to the extant planning permission (planning ref 09/72129/002).

Crucially the proposed design changes are minimal and will not in any way diminish the spirit or the quality of the extant planning permission.

The design changes are as listed below with a comment relating to each particular change.

- Provision of single garage to both plots 20 and 21 in the form of a double garage attached to plot 21.
- Comment: The proposal provides a sheltered parking facility to both plots in a building form re roof pitch style and stature which has been already approved elsewhere on the site. Indeed plot 19 the other semi detached dwelling attached to plot 20 has an identical garage arrangement.
- Single storey rear extension to plots 21 and 22.
- Comment: Again this is a repeat of what is already approved to the rear of plots 19 and 20. An updated Arboriculture Impact Appraisal and Method Statement is submitted as a part of this planning application and confirms that the addition of the rear extension to both plots 21 and 22 is not detrimental to the trees shown to be retained along the northern boundary.
- Separation of plots 34 and 35 and handing of plots 32, 33 and 34.
- Comment: There is adequate width across the whole of the plots to enable a split to be incorporated within the terrace. This helps to break down the linear effect of the terrace whilst also providing some permeability within the overall elevation. By handing plots 32-34 this provides a visual balance between the larger proposed plot 32 and plots 35 and 36 which have the same depth of building as plot 32. Overall we feel this provides a better balance across this particular parcel of land. Once again the Tree report clearly demonstrates there is no issue raised in relation to tree retention etc by this revised proposal.

In summary the proposed design changes are of a scale, style and stature that are appropriate to the extant permission and calls upon details re the garages and rear extensions that were approved previously and form part of the current planning approval.

The separation and handing of dwellings retains the scale and form of accommodation forming an acceptable break within the terrace and a better balancing when reading the street scene of plots 32 – 36 as a whole.

Banner Homes Southern Ltd

