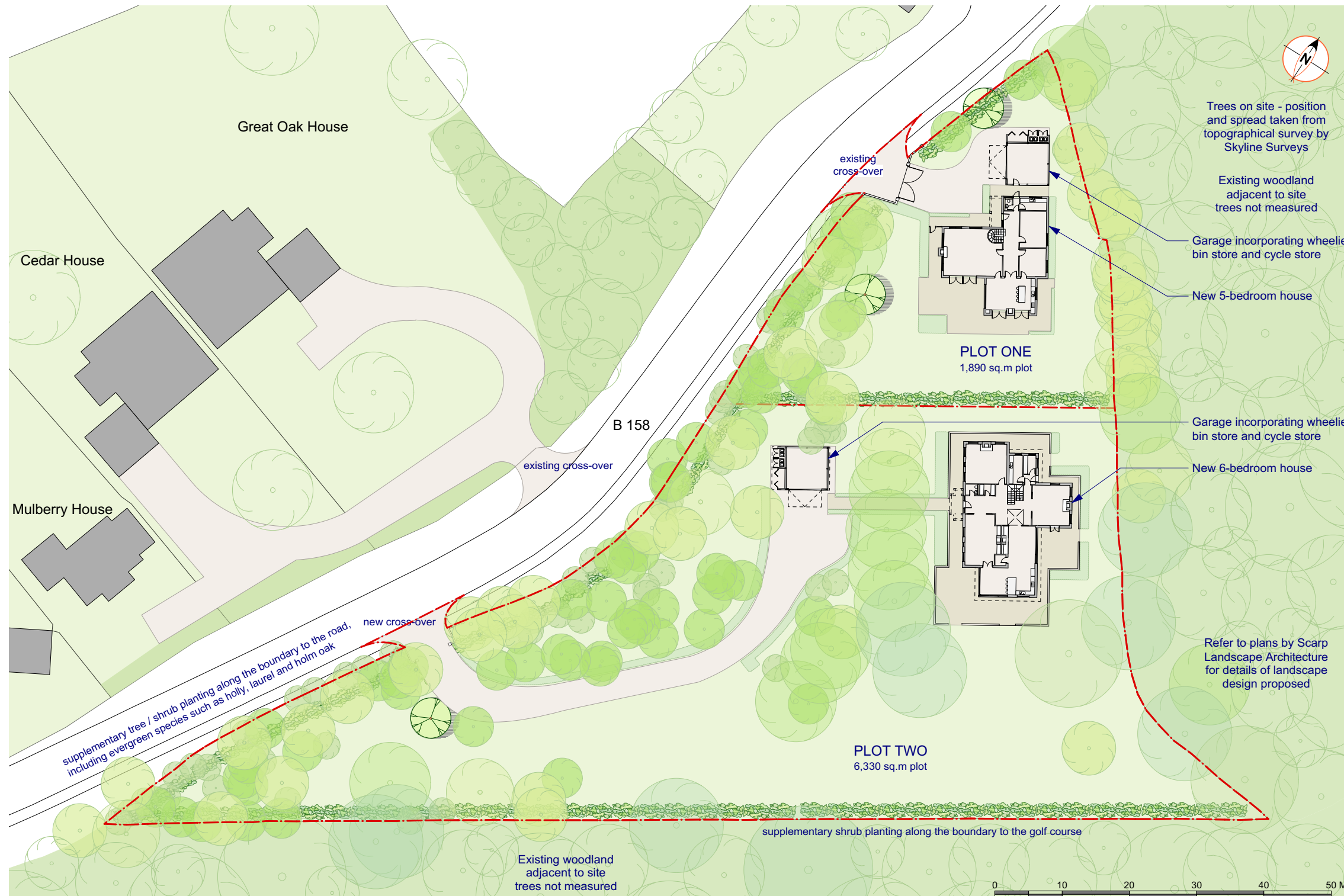


# Planning History - Planning Consent for Development of 2 houses - October 2016



Proposed site plan

Planning consent was granted on 13th October 2016 for a development of two detached houses to replace the existing detached house under planning permission ref. no. 6/2016/1118/FULL.

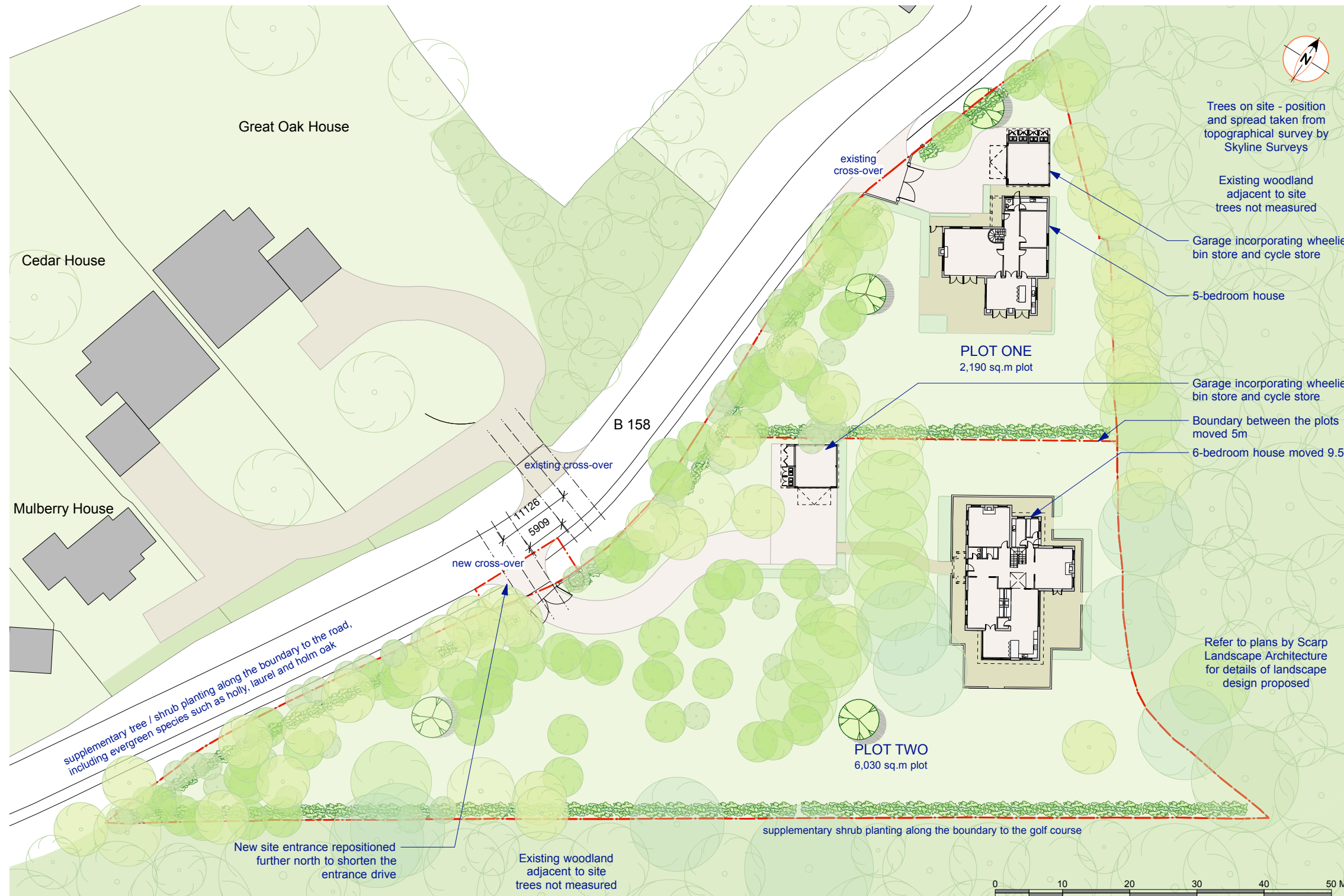
The consented design included the division of the site into two plots separated by a new brick garden wall along the new boundary. Plot 1 towards the northern corner of the site being the smaller of the two at 0.19 hectares. Plot 2 occupying the southern portion of the site is 0.63 hectares in area. Under the consented design Plot 1 is accessed by the existing entrance from High Road and Plot 2 is accessed via a new entrance from High Road leading to a gravel drive.

The consented house on Plot 1 has 5 bedrooms and the consented house on Plot 2 has 6 bedrooms.

The combined built volume of the two consented houses with associated double garages is 2932m<sup>3</sup>, which is 2% less than the built volume of the Permitted Development scheme.

The combined footprint of the two consented houses and garages is 550m<sup>2</sup>, which is 19% less than the footprint of the Permitted Development scheme.

# Planning History - Minor Material Amendment to Planning Consent for 2 houses - September 2017



Proposed site plan

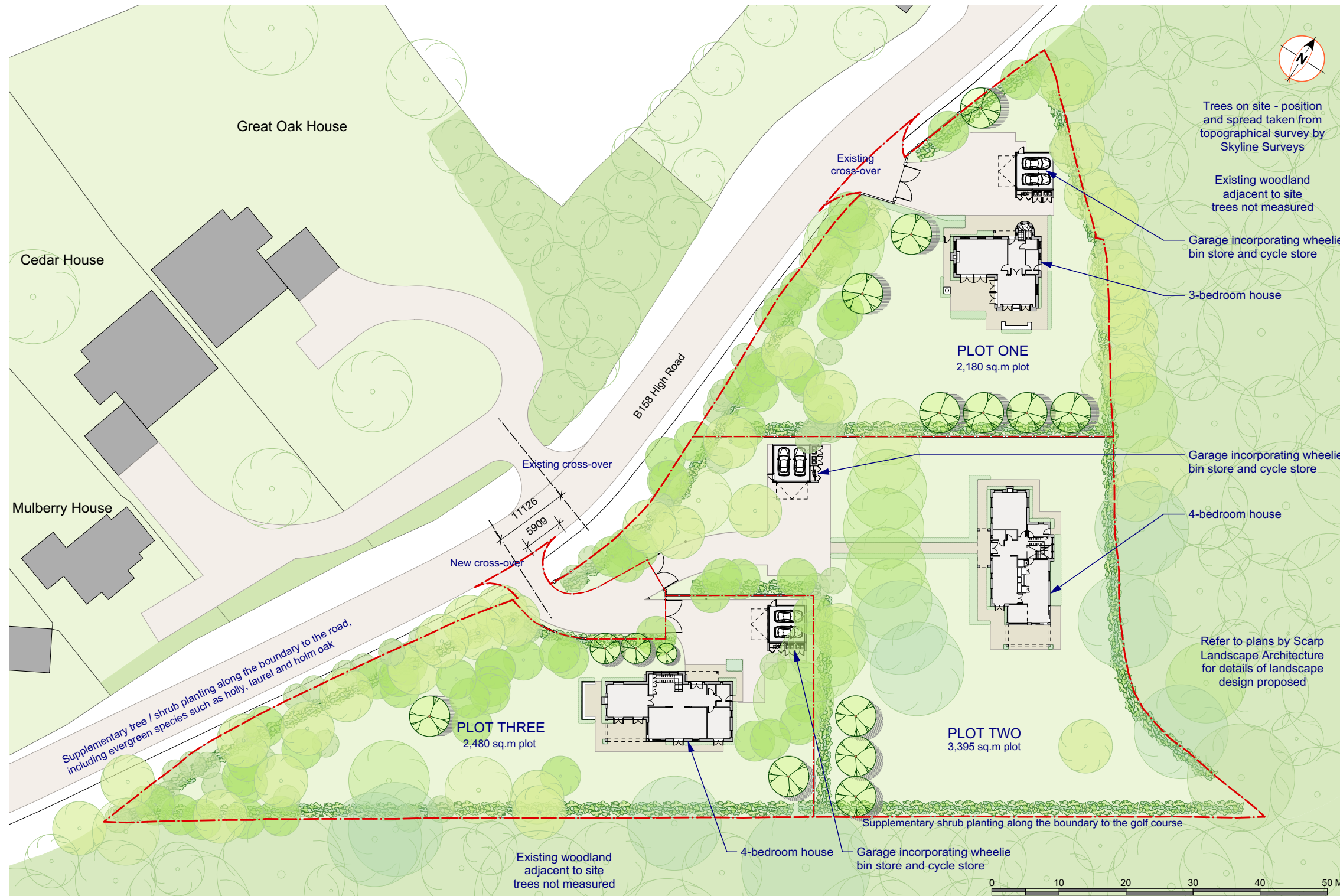
Essendon Property Ventures purchased the site, along with the existing planning consent for the development of two houses, in the spring of 2017. Following the purchase of the site they wished to make several minor changes to the consented scheme to improve the residential amenity of the approved development. An application was submitted to make these changes by varying the plans of the existing planning permission ref. no. 6/2016/1118/FULL .

The consent for the amendment was granted under application ref. no. 6/2017/1319/VAR on 13th September 2017.

The alterations are minor and do not alter the overall bulk, mass, appearance or orientation of the consented scheme. The changes are as follows:

- Repositioning the landscaped boundary between Plot 1 and Plot 2 by 5 metres further south, allowing for a more generous garden space in Plot 1
- Repositioning the house on Plot 2 slightly further south, providing a greater separation distance between the houses and thereby improving privacy
- Relocating the second site access further north to create a shorter driveway towards Plot 2, thereby reducing the amount of hardstanding required within the development
- Removing several trees to facilitate this work, including only one additional category B tree (T12), whilst retaining others that had previously been identified for removal

# Proposed Development - 3 Houses - Site Layout



Proposed site plan

We propose to divide the site to create three plots. Plot 1 is towards the northern corner of the site and will be accessed by the existing entrance from High Road. It is the smallest of the three plots at 0.218 hectares. Plot 2 is on the east side of the site and is the largest of the three at 0.34 hectares. Plot 3 is at the south-west corner of the site and is 0.248 hectares. Plots 2 and 3 are accessed by a new entrance from High Road. The new entrance is in precisely the same location as already consented under planning permission 6/2016/1118/FULL as varied under consent 6/2017/1319/VAR. There is a short stretch of shared driveway that leads to the gates into Plot 2 and Plot 3.

The new boundaries between the plots will be in the form of brick garden walls to give visual privacy from each house to the others. There will be generous landscape planting against both sides of the garden walls and specimen trees planted along the new boundaries to enhance the visual screening from between adjacent plots.

The house on Plot 1 is a 3-bed house and is the smallest of the three. The houses on Plots 2 and 3 are both 4-bed houses, appropriate to the larger size of these two plots.

The combined built volume of the three houses with their associated garages is 2,810m<sup>3</sup>, which is 5.9% less than the built volume of the Permitted Development scheme and 4.2% less than the consented 2-house development.

The combined footprint of the three houses with their associated garages will be 535 m<sup>2</sup>.

All three houses will be 7.6m in height, measured to the ridge of the pitched roof. By comparison, the height of the roof of the existing house in the Permitted Development Scheme is 7.65m.

# Comparison between Permitted Development scheme and proposed 3-house development



Proposed site plan

As explained on page 9, consent to extend the existing 5-bedroom house and erect two substantial outbuildings has already been confirmed by the granting of a Certificate of Lawfulness on 2nd June 2015 and Prior Approval on 21st July 2015.

The site plan on this page shows the footprints of the buildings that constitute the Permitted Development scheme outlined in red and, for comparison, the footprints of the three proposed houses with their associated garages outlined in green.

The built volume of the Permitted Development scheme is 2,986m<sup>3</sup>. By comparison the aggregate volume of the proposed 3-house development is 2,810m<sup>3</sup>, which is 176m<sup>3</sup> less, a reduction of 5.9%.

The combined footprint of the Permitted Development scheme is 682m<sup>2</sup>. By comparison the aggregate footprint of the proposed 3-house development is 535m<sup>2</sup>, which is 148m<sup>2</sup> less, a reduction of 21.6%

The overall floorspace of the Permitted Development Scheme is 912m<sup>2</sup>. By comparison aggregate floorspace of the proposed 3-house development is 843m<sup>2</sup>, which is 69m<sup>2</sup> less, a reduction of 7.5%

# Comparison between consented 2-house development and proposed 3-house development



Proposed site plan

As explained on page 11, consent to build two new houses with associated double garages was granted on 13 October 2016 under 6/2016/1118/FULL.

As explained on page 12, permission to make a variation to the consented site layout was granted on 13 September 2017 under 6/2017/1319/VAR.

The site plan on this page shows the footprints of the buildings that constitute the consented development of 2 houses outlined in blue and, for comparison, the footprints of the three proposed houses with their associated garages outlined in green.

The aggregate built volume of the consented 2-house development is 2,932m<sup>3</sup>. By comparison the aggregate volume of the proposed 3-house development is 2,810m<sup>3</sup>, which is 122m<sup>3</sup> less, a reduction of 4.2%.

The combined footprint of the consented 2-house development is 550m<sup>2</sup>. By comparison the aggregate footprint of the proposed 3-house development is 535m<sup>2</sup>, which is 15m<sup>2</sup> less, a reduction of 2.8%.

The overall floorspace of the consented 2-house development is 861m<sup>2</sup>. By comparison aggregate floorspace of the proposed 3-house development is 843m<sup>2</sup>, which is 18m<sup>2</sup> less, a reduction of 2.1%.

The comparative site plan shows that the proposed houses on Plots 1 and 2 will be appreciably smaller in footprint and volume than the houses already consented for those plots.

The consented 2-house development is for one 5-bed house and one 6-bed house, giving a total of 11 bedrooms for the whole development. The proposed development of three houses is for one 3-bed house and two 4-bed houses, also giving a total of 11 bedrooms. As such the proposal does not represent any intensification of use or occupation of the site.