

REFERENCE: 10/00591/FUL

SITE: 79 Queens Road

PROPOSAL: Erection of a detached dwelling with integral garage on land to rear

RECOMMENDATION: Permit

Since the publication of the main report, the following comments have been received from the Architects Panel:

Observations on Presentation.

Adequate but little context. Applications for adjacent sites were required to demonstrate a far greater level of information relating to the context and impact on the surrounding properties and their amenity spaces.

Principal of Development.

It is an acceptable site for development as long as there is no negative impact on the adjoining properties.

Quality of Design.

The drawings are very sparse in terms of the level of detail shown. The simplistic plan form and elevations are uninspiring. For such a simplistic proposal in both plan and elevational form to have any architectural merit the detailing is critical. Unfortunately the information presented doesn't provide a sufficient level of detail to comment on.

We have concerns that the dwelling doesn't satisfy the requirements in terms of the separation distance between habitable rooms with regards its relationship to no 79 Queens Road. Whilst this may be acceptable because the applicant is the owner of no 79 should either unit ever be sold there will be a lack of privacy.

Summary.

The scheme is not of a high enough standard to be appropriate in a conservation area. The lack of any contextual information to illustrate how the proposal relates to the surrounding properties suggests this has not been given due consideration.

Recommendation.

We would not support this application.

With regard to the level of detail shown, Members will note that paragraph 6.3.5 in the main reports suggests that "the palette of materials proposed would result in a quality building, that would sit well within its context, if the building were constructed to a sufficiently high standard...should Members be minded to permit the application, conditions are suggested to ensure that design details are submitted for due consideration, prior to the commencement of development, to ensure that the execution of the development is worthy of the design".

In terms of privacy, the application proposes only high level, obscure glazing to the rear elevation facing the properties on Queens Road; these windows are some 19 metres away from the windows in the rear of the terrace, just short of the 21 metre minimum distance which would allow for clear glazed windows with a regular cill height. The scheme will not result in any unacceptable overlooking of neighbouring properties.

It should be noted that the site is not within a conservation area as the comments suggest.

The recommendation remains to permit the application.