

# 21/02409/FUL

## Avenue Lodge

Proposed works:

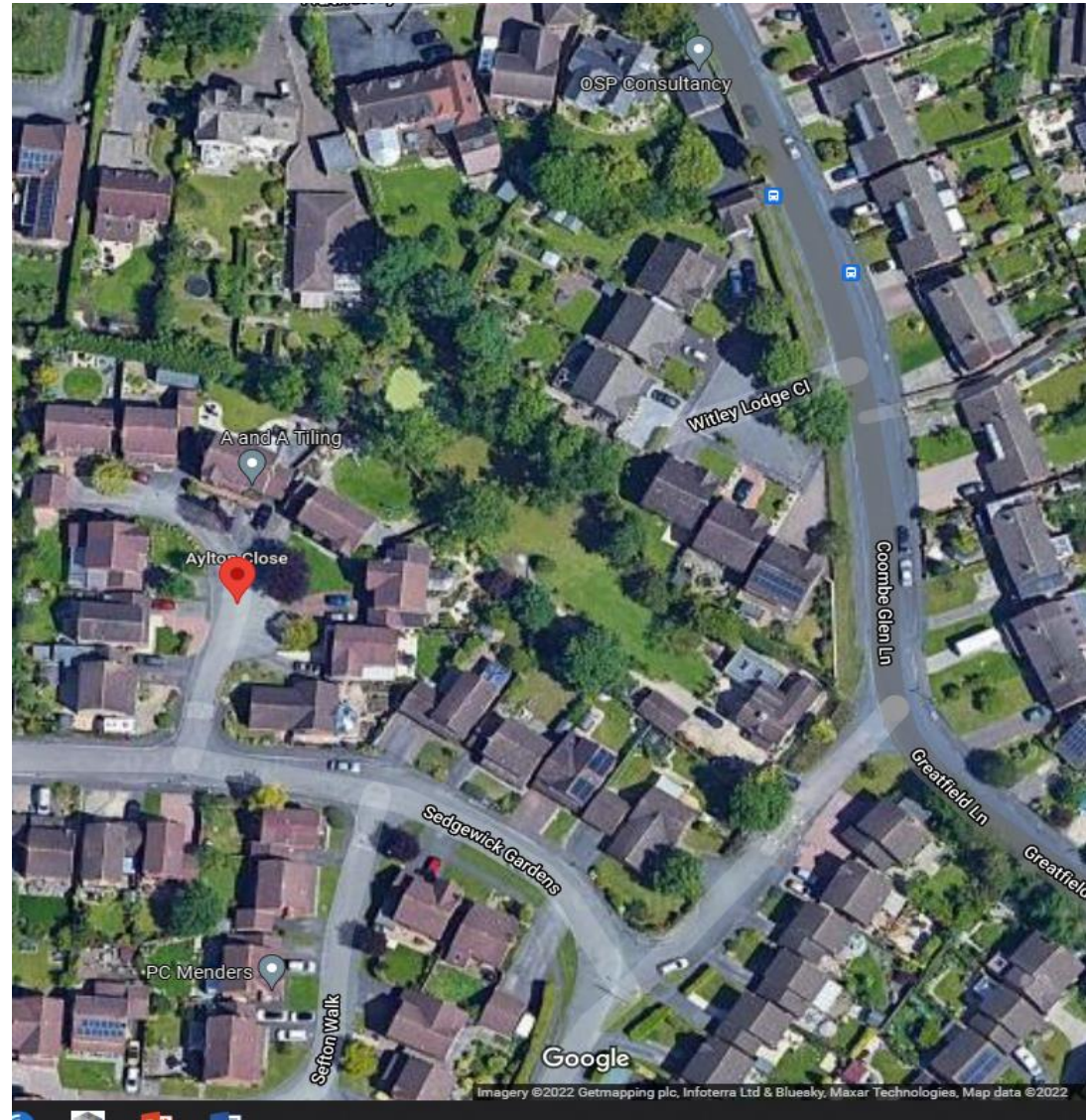
Construction of 1 no. new self build dwelling in rear garden (revised scheme of planning application ref: 21/00540/FUL)

The application is at planning committee due to the objection from the Parish Council

Recommendation is to permit



Site Location Plan & Aerial photo







Site photos

21/02409/FUL





Site photos





Site photos





PROPOSED SOUTH ELEVATION:



PROPOSED WEST ELEVATION:



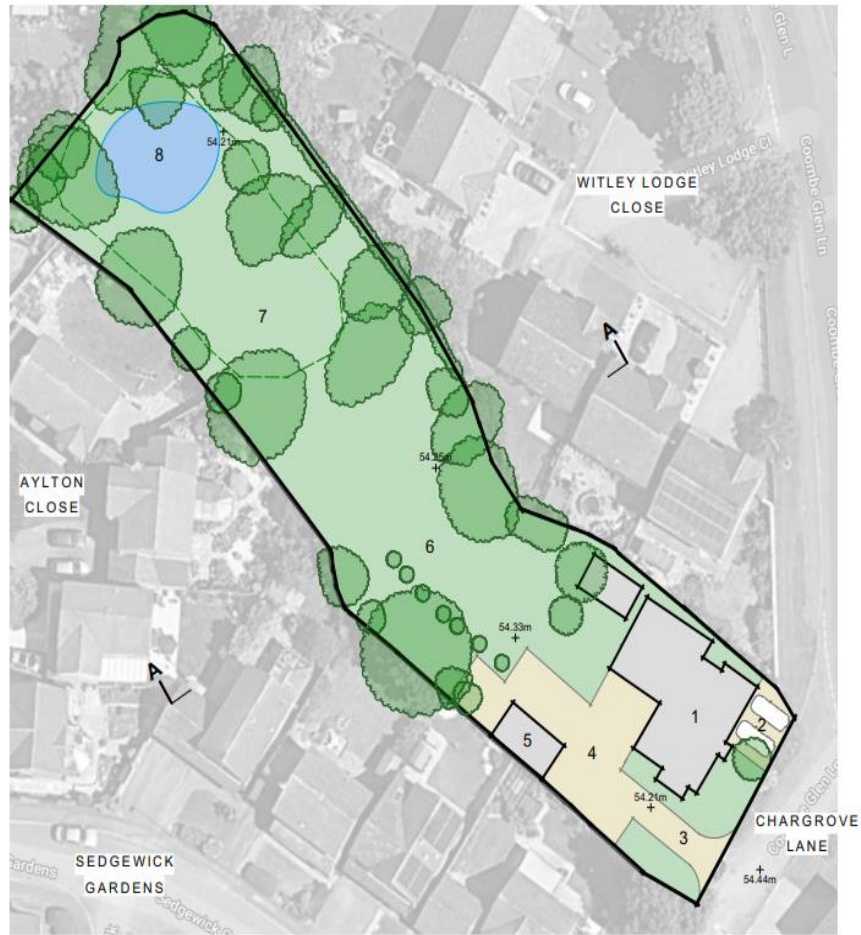
PROPOSED EAST ELEVATION:



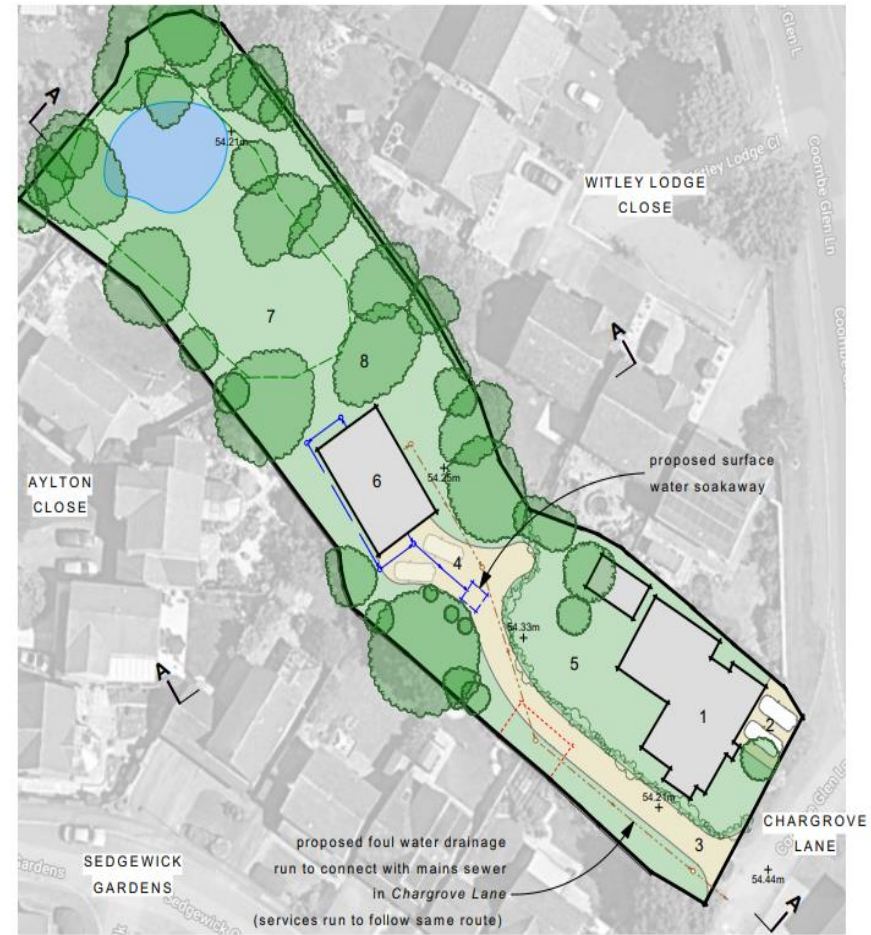
PROPOSED NORTH ELEVATION:

Refused scheme

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EXISTING SITE PLAN:



PROPOSED SITE PLAN:



PROPOSED SOUTH-EAST ELEVATION:



PROPOSED SOUTH-WEST ELEVATION:



PROPOSED NORTH-EAST ELEVATION:

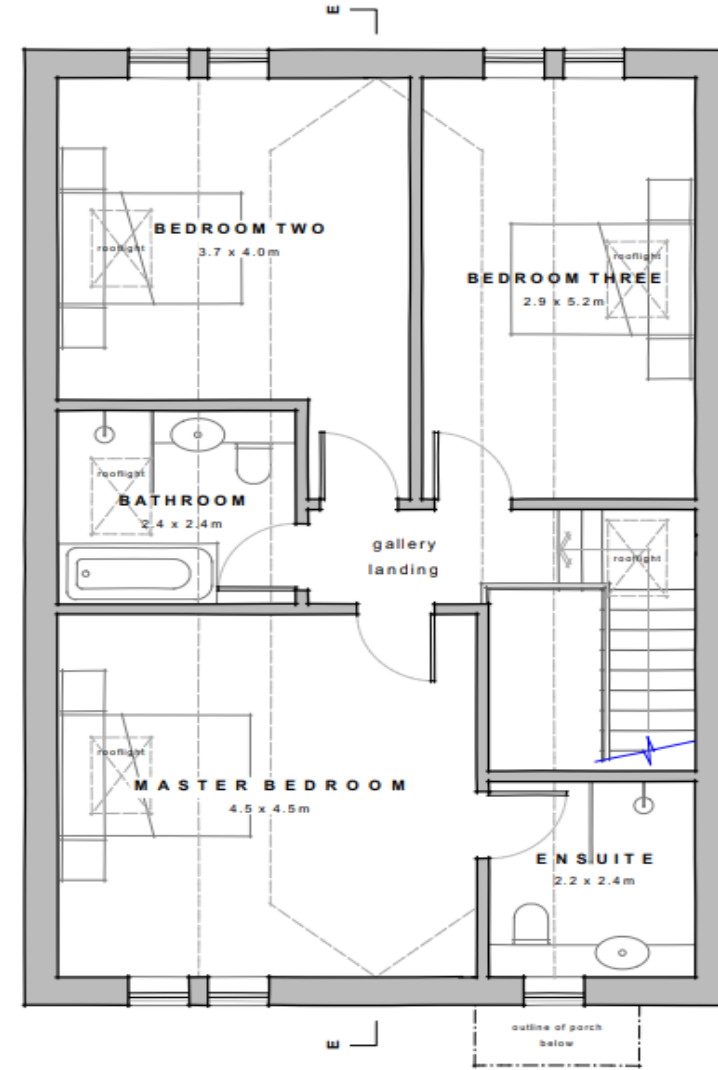
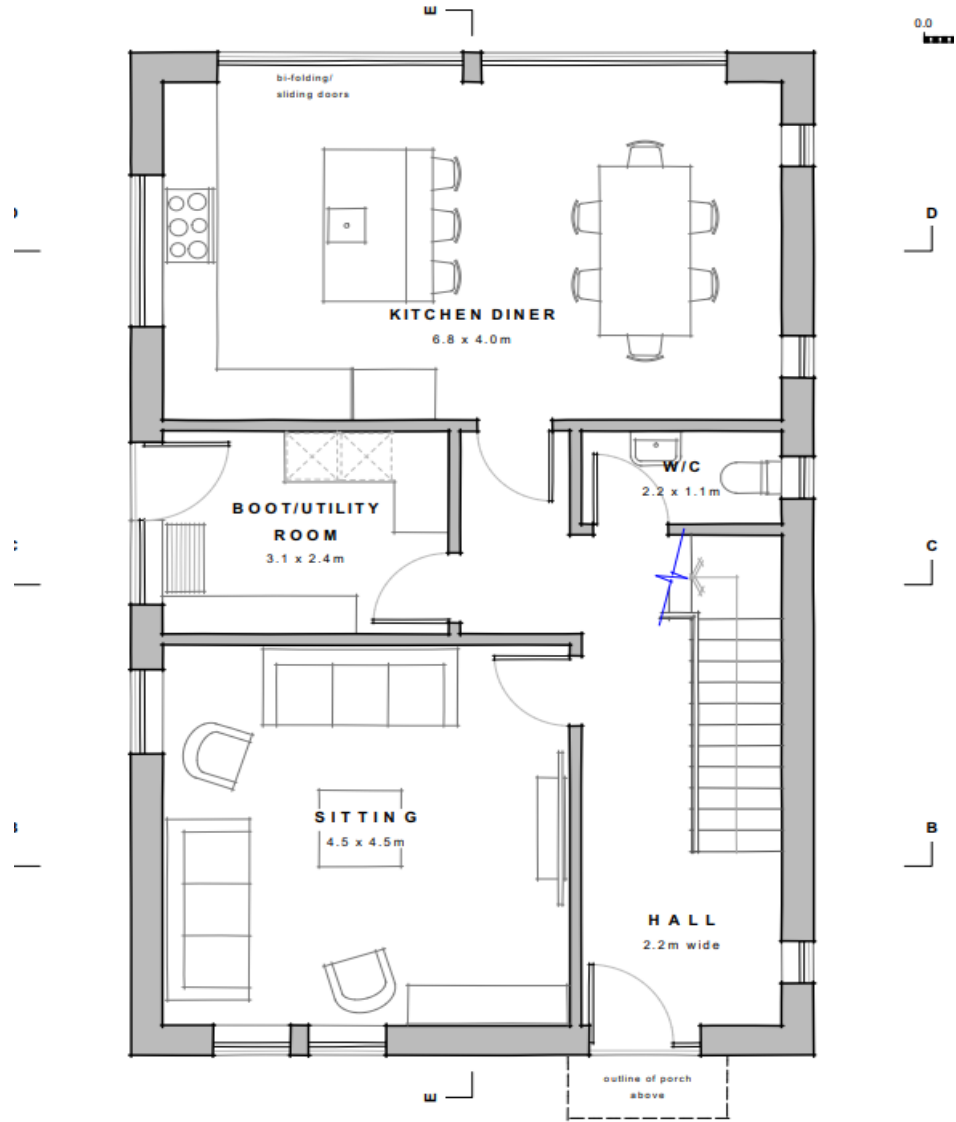


PROPOSED NORTH-WEST ELEVATION:

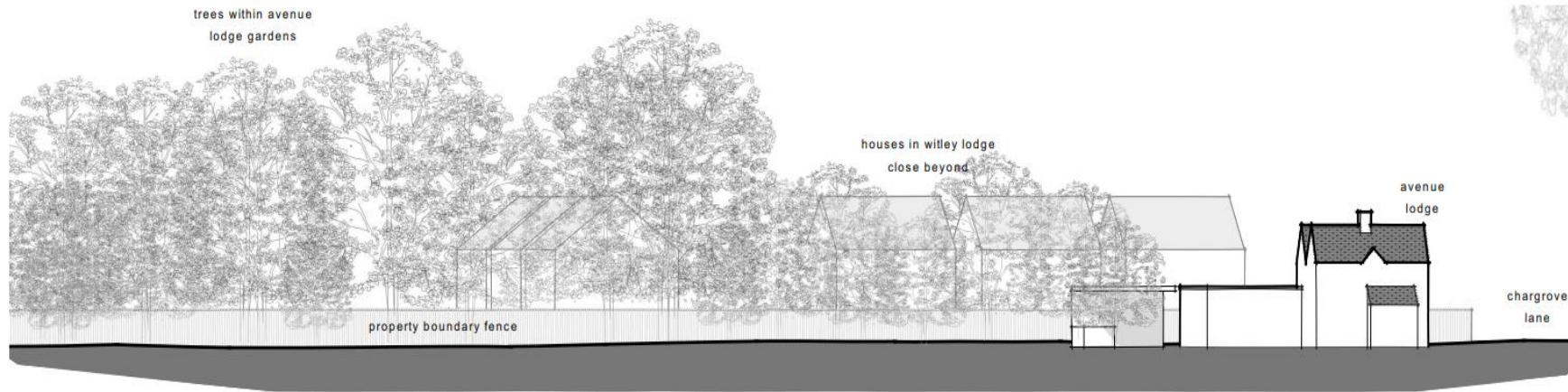
Rev: B Date: 04/10/2021  
Reduced rooflight sizes in accordance with CBC officers comments and guidance

Rev: A Date: 04/10/2021  
Revised design scheme in accordance with CBC officers comments and guidance

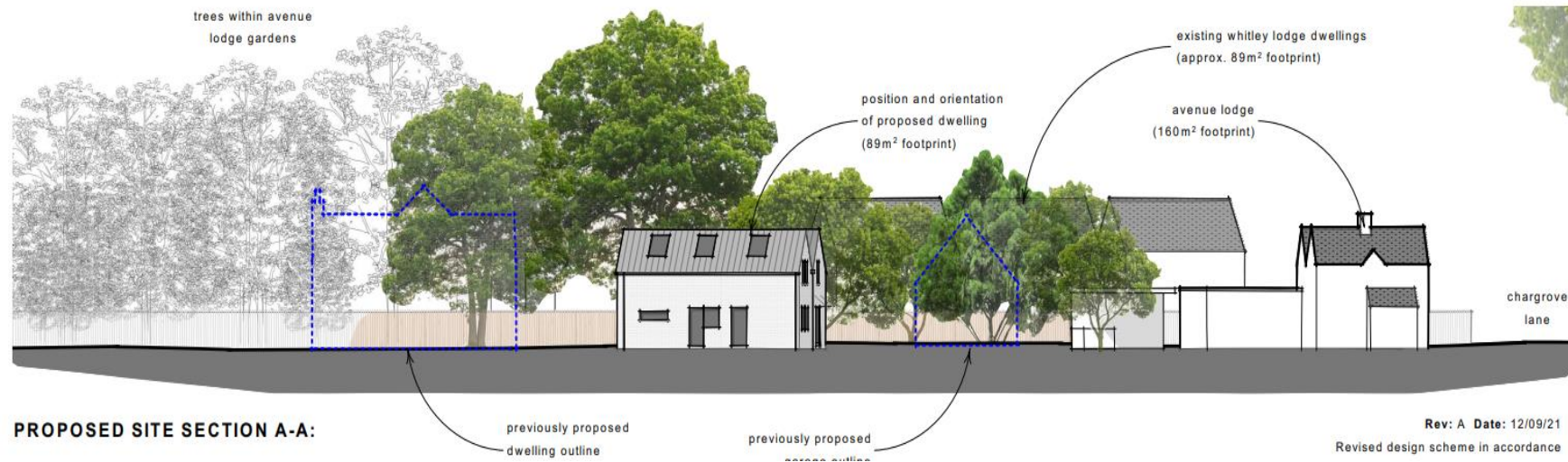




Floor Plans



**EXISTING SITE SECTION A-A:**



**PROPOSED SITE SECTION A-A:**



# Key planning matters

- Principle
- Design, layout and heritage impacts
- Impact on neighbouring property
- Access and Highway Issues
- Trees and Landscaping
- Flooding and Drainage
- Ecology

# Suggested conditions

- Time
- Approved plans
- EV charging
- Cycle parking
- Tree Protection plan
- Implementation of Ecological survey recommendations
- Rooflights to be high level
- SUDS scheme