

30 Hales Road - 22/00458/FUL

Proposed works: Construction of 1no. Dwelling in the land to the rear of
30 Hales Road

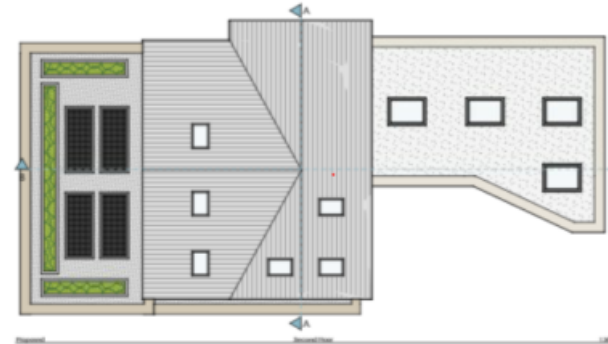
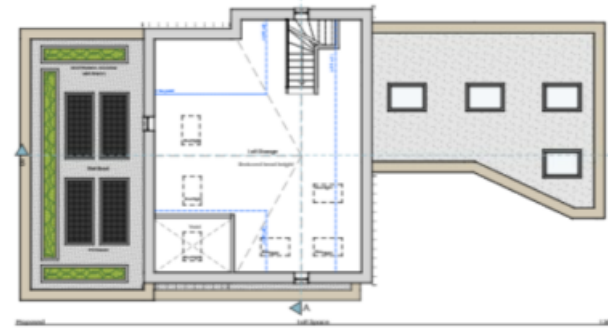
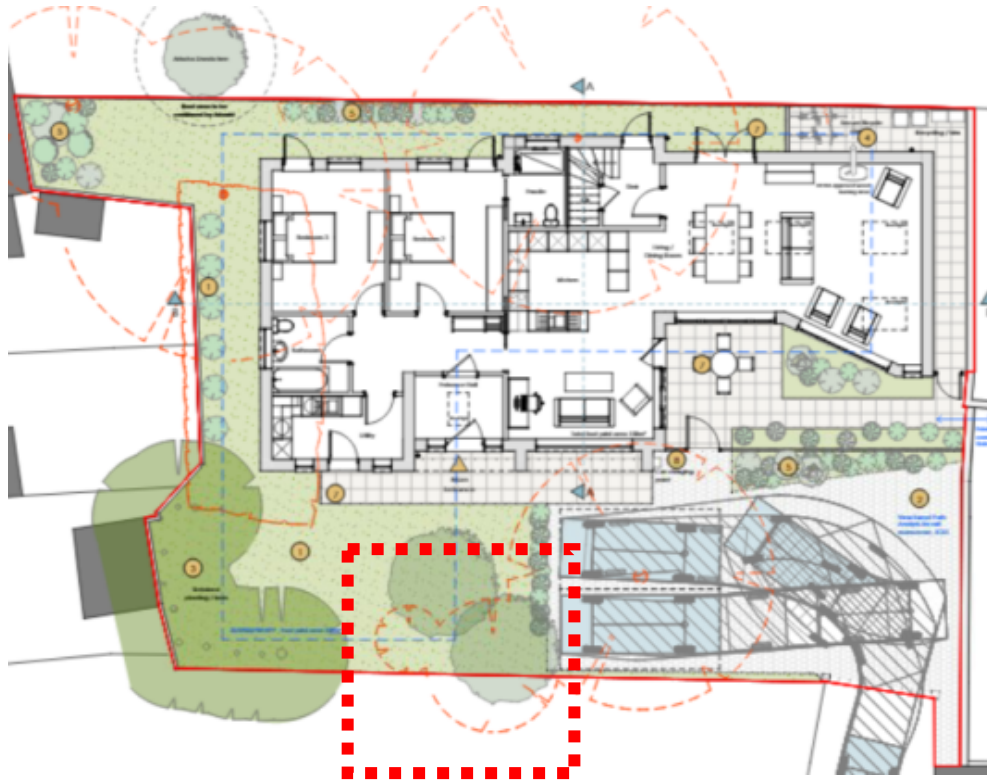
The application is at planning committee due to an objection by the
Civic Society.

Site, Context and History

- Planning permission is sought for the construction of 1 no. dwelling to the rear of 30 Hales Road as shown in the block plan.
- The plot will be subdivided, with the proposed dwelling accessed via a rear lane between Hales Road and Keynsham Street.
- The existing dwelling will retain garden land and have off-road parking to the front of dwelling.



Proposed Floor Plans



Proposed Elevations & Artist Impression



Arrival and courtyard garden



Front Entrance

Photographs



Photographs



Key Planning Matters

- Principle of development
- Design and layout
- Impact on conservation area
- Impact on neighbouring property
- Access and highways
- Trees, landscaping and biodiversity
- Climate Change

Recommendation & Conditions

- Officer recommendation is to permit this application subject to conditions;
- Time condition
- Approved docs
- Landscaping plan
- Design Details
- Obscurely glazing and window opening
- Removal of PD
- Secure cycle parking
- Pre-commencement tree method statement and protection plan
- EV charging
- Solar PV