

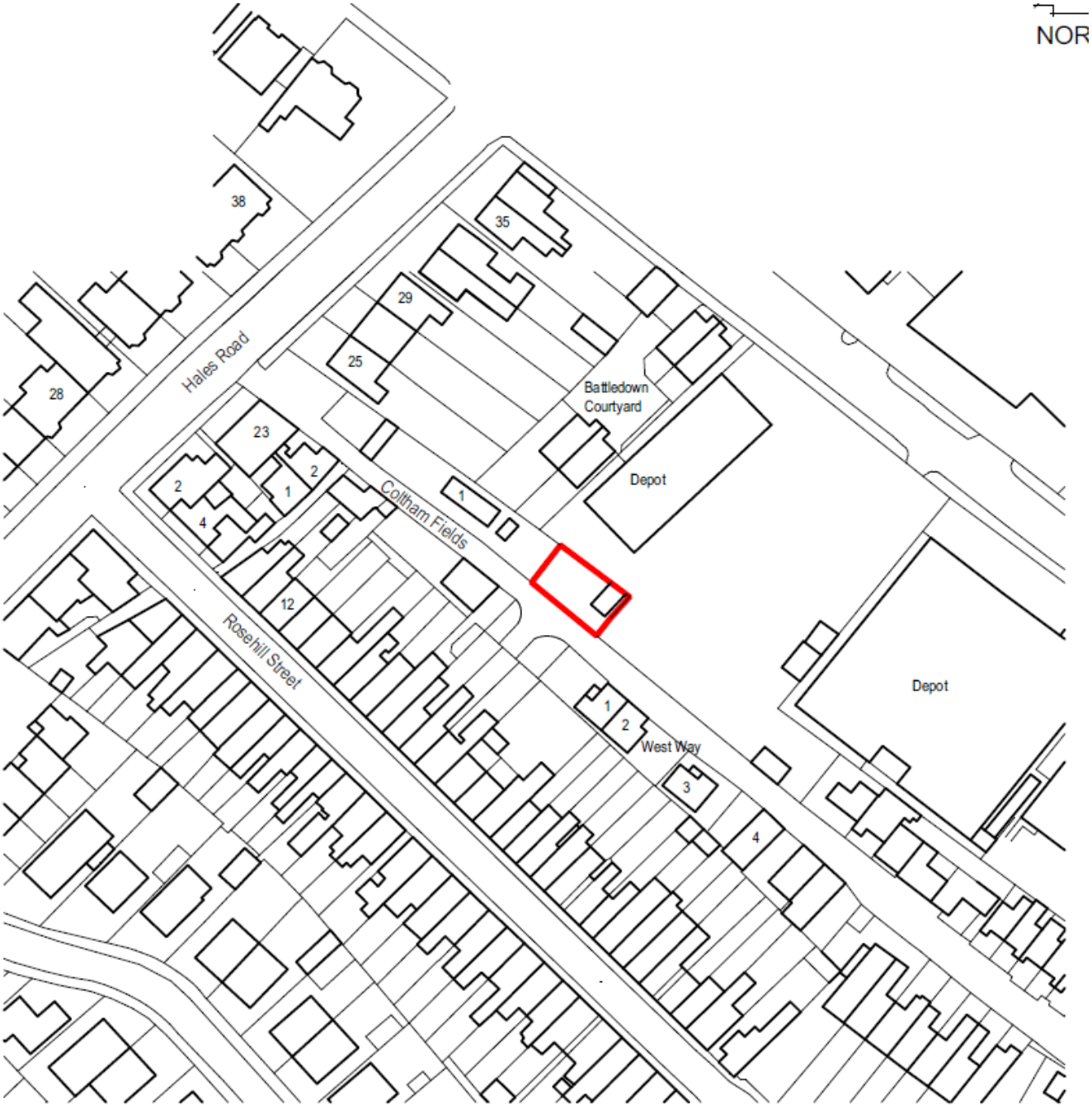
# 22/00764/FUL – Land adjacent 1 Coltham Fields

## Proposals:

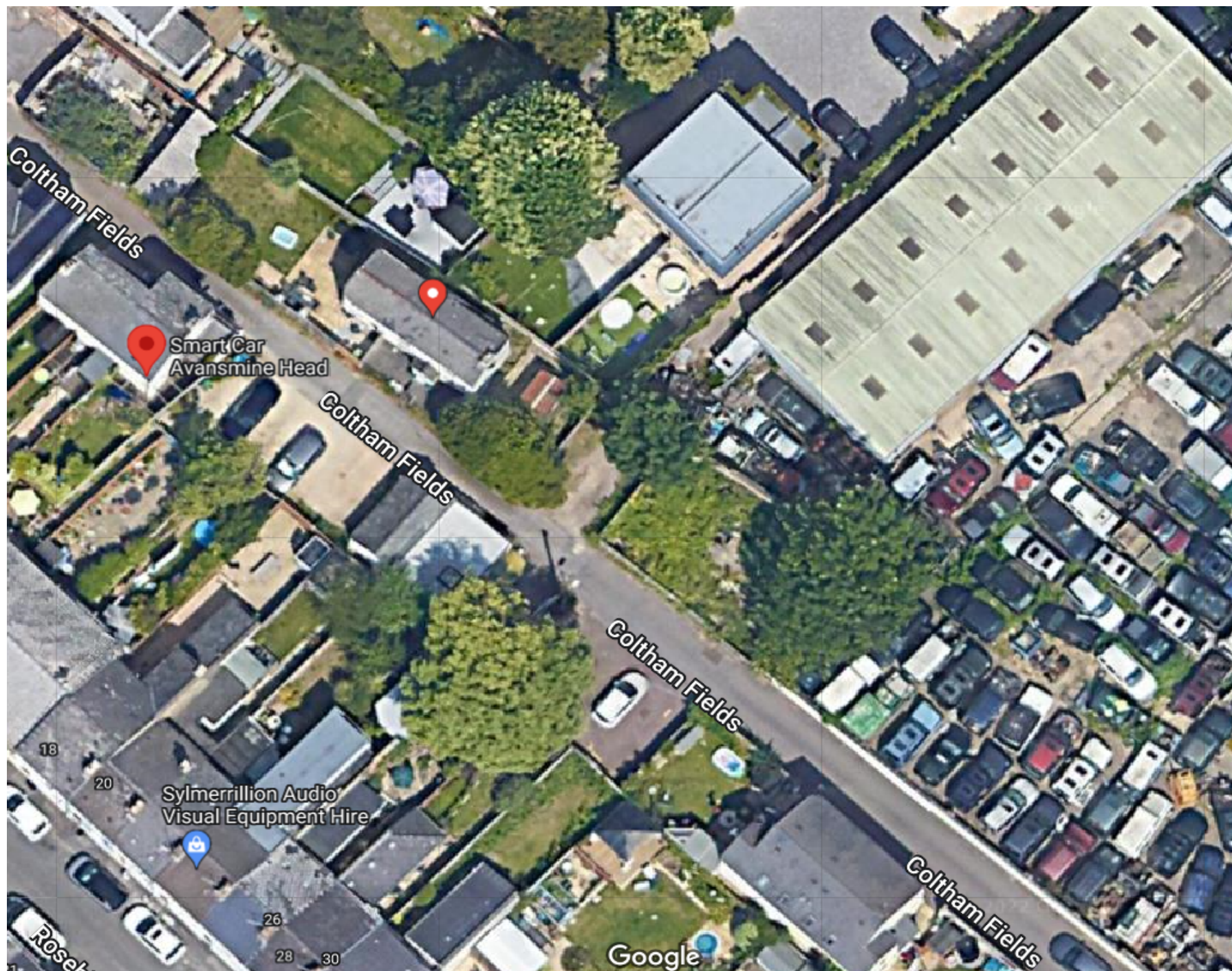
Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields

This application is before the Planning Committee at the request of Councillor Matt Babbage. The reason for the referral is the level of local interest in the proposals.

Site Location Plan/Block Plan







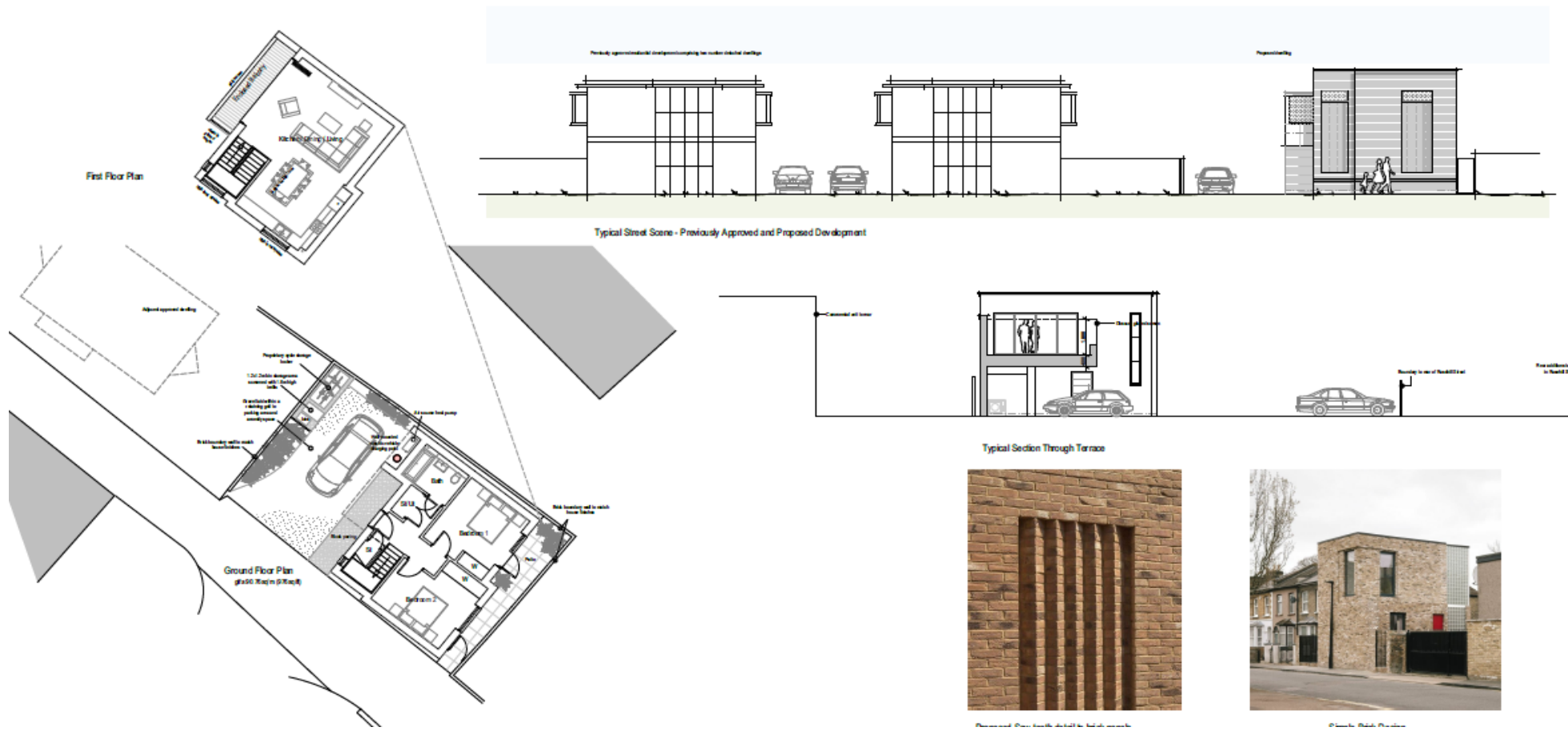
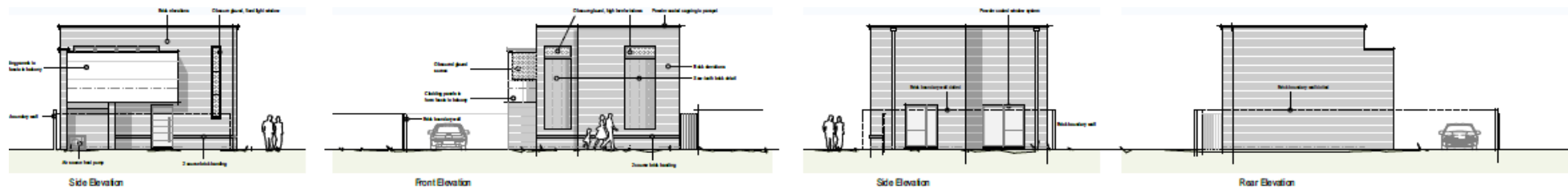


Existing Block Plan

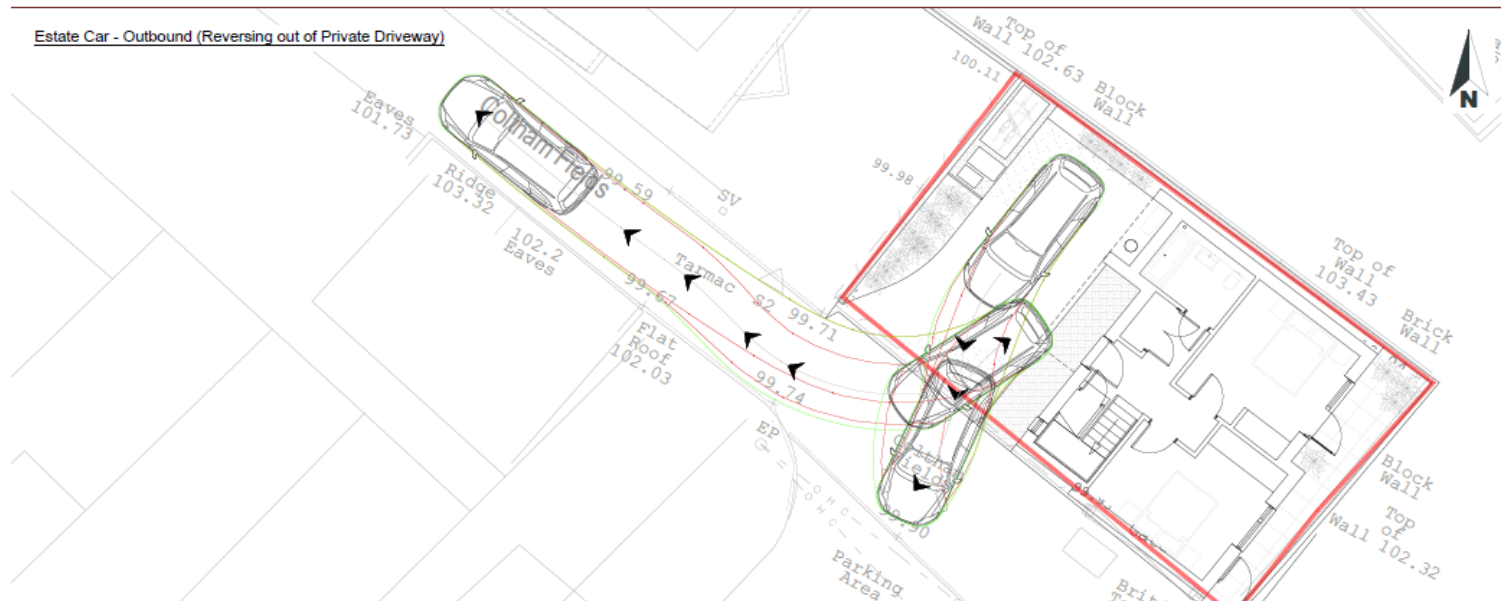
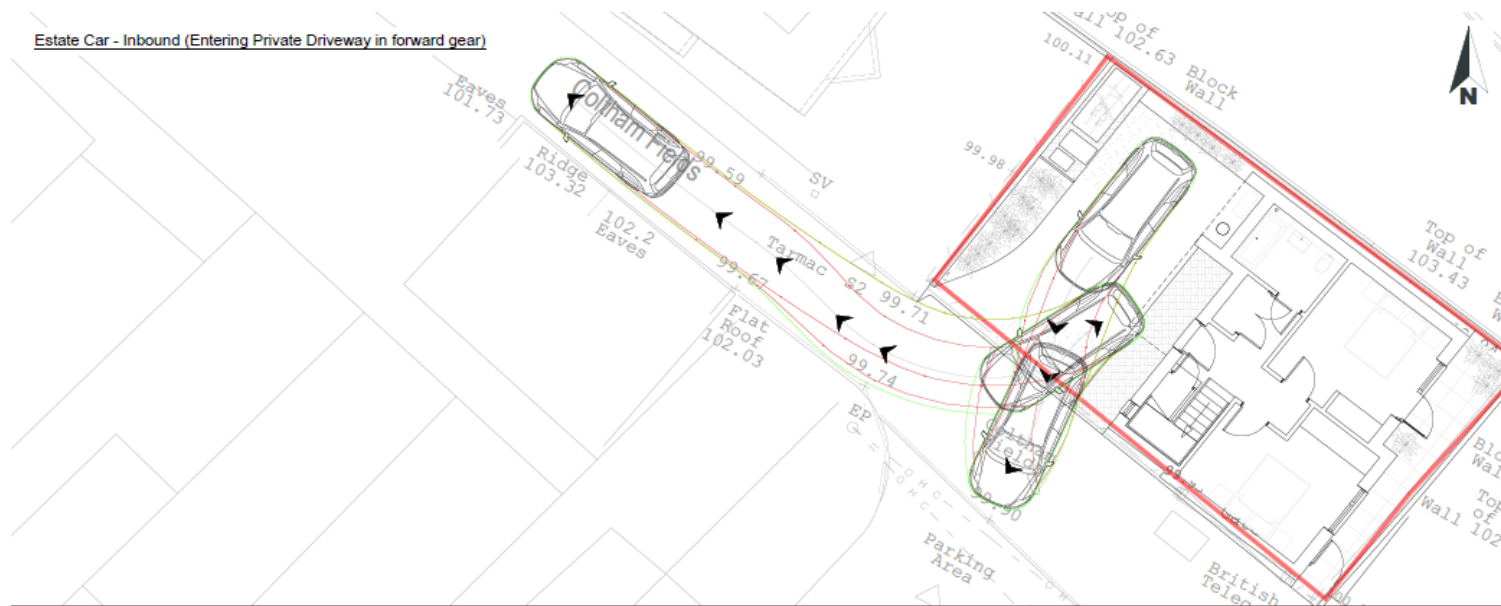


Proposed Block Plan





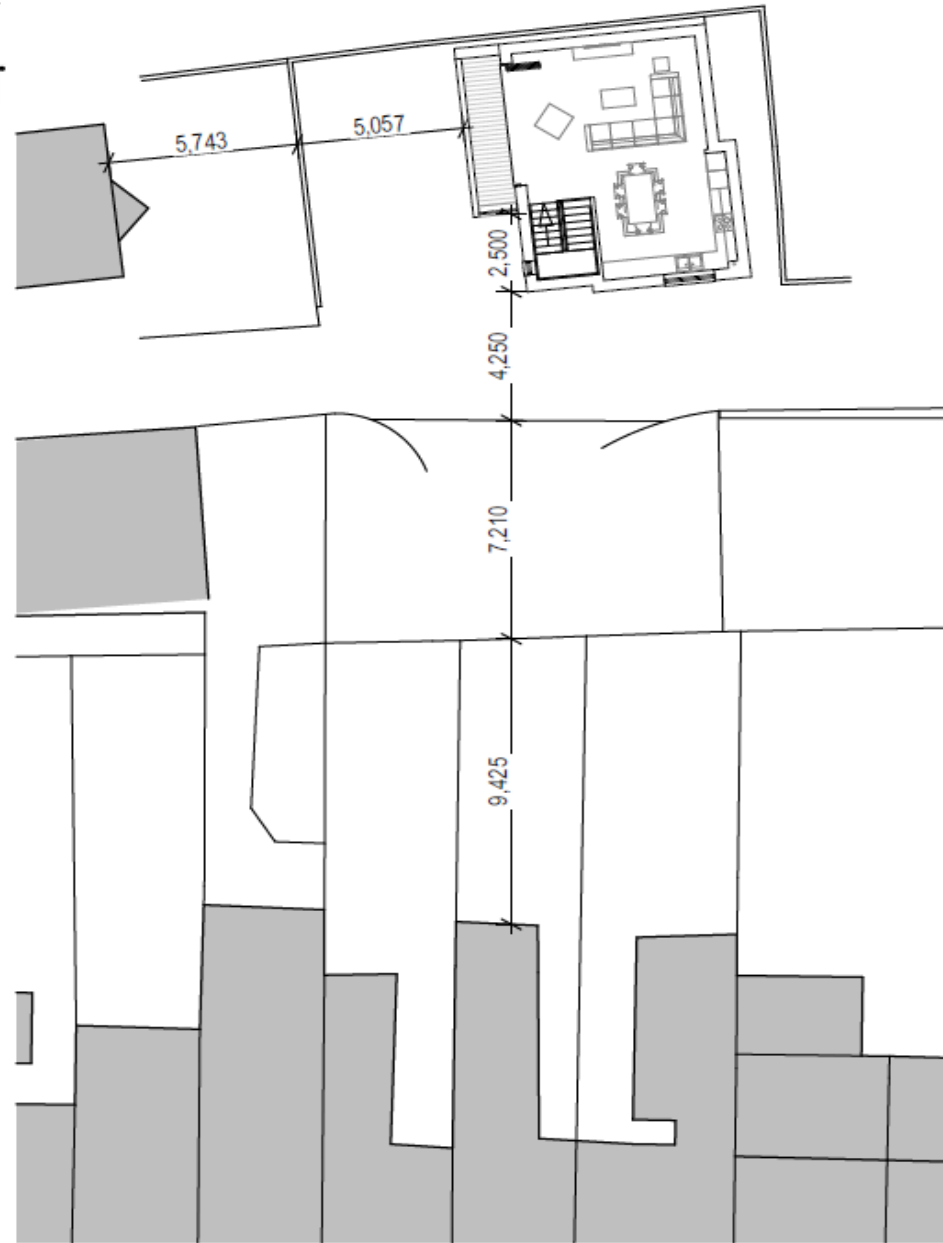
Proposed layout, elevations and floor plans



Swept Path analysis

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Balcony separation distances

# Key Planning Matters

- Principle of residential development
- Design, scale and layout of proposals
- Neighbour amenity (noise and disturbance, overlooking)
- Parking and highway safety (including during construction phase)
- Ecology/biodiversity
- Sustainability/Climate Change



# Summary of Conditions

Standard conditions plus conditions relating to:

- Development to accord with submitted Sustainability Statement
- Installation of balcony privacy screen, ASHP and electric vehicle charging point prior to first occupation and their retention thereafter
- Ecological Survey
- No gates to be erected
- Construction Management Plan
- Removal of PD rights for extensions/structures etc. and further openings
- Proposed obscure glazing installed and retained
- Drainage scheme
- Site and finished slab levels