

Hayloft, The Reddings

22/00749/FUL

Conversion of the existing dwellinghouse into 9 self-contained apartments, and associated works

Application at committee at the request of Cllr Collins

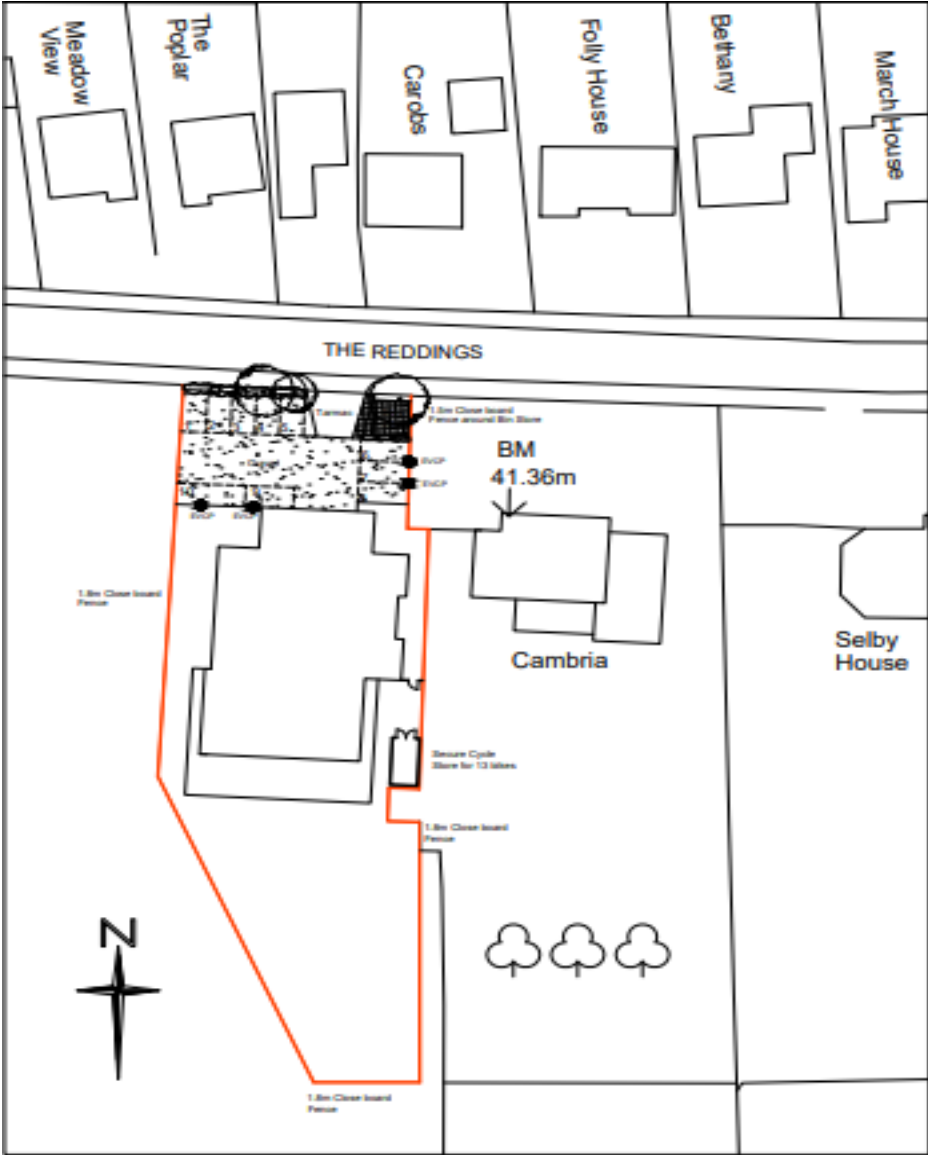
The map displays a residential area with several labeled properties and landmarks. Key features include:

- Properties and Landmarks:** Manor House, Chestnut Nurseries, Cambria (highlighted in red), Selby House, Windermere, Euxine, Cranleigh, L. Wood, Foulton House, Garden, and Pond.
- Infrastructure:** GP (General Practice) location, a road network, and a railway line at the bottom.
- Dimensions and Measurements:** A blue boundary is marked with '39.6m' and '40.7m'. A specific point is labeled 'BM 41.36m'.
- Other Labels:** '3271' is written in the lower-left quadrant of the main plot.

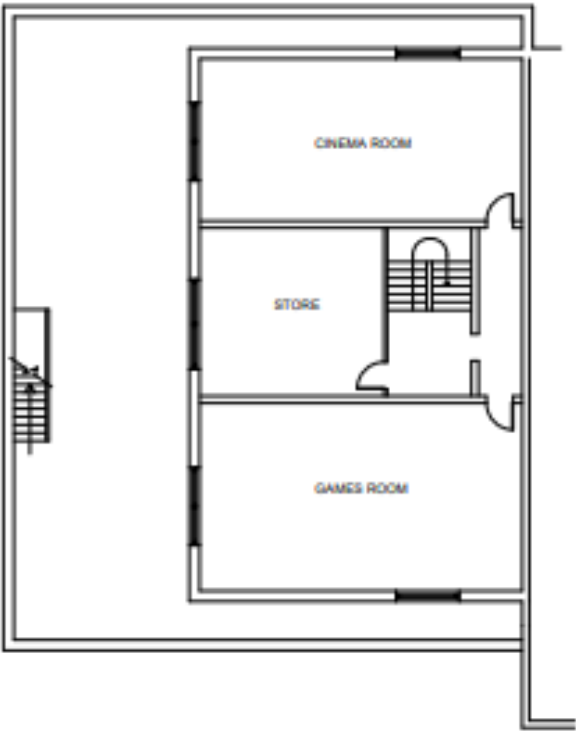
Google earth 3D images



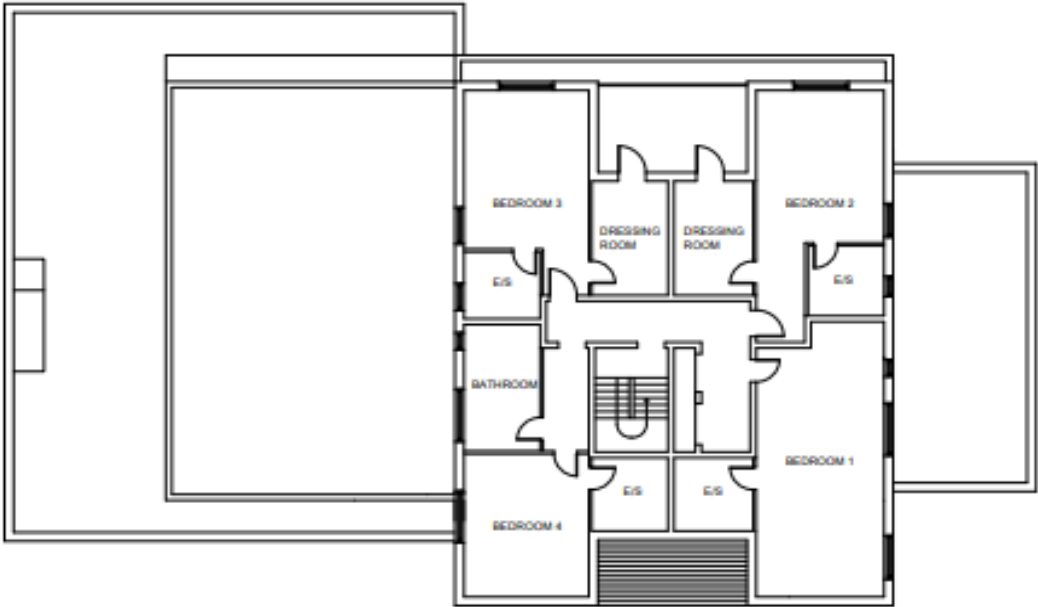
Proposed site plan



Existing/approved floor plans



LOWER GROUND FLOOR PLAN

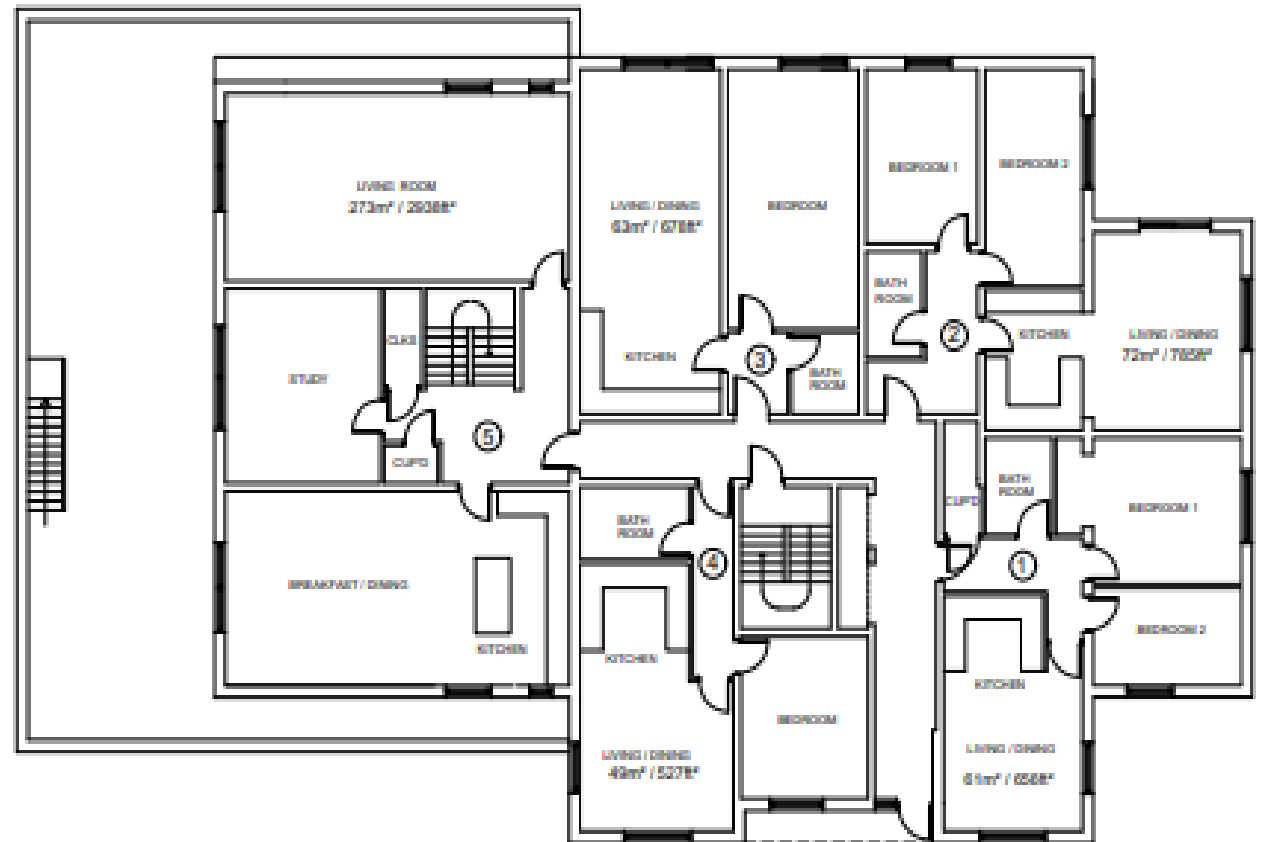


FIRST FLOOR PLAN

Proposed floor plans

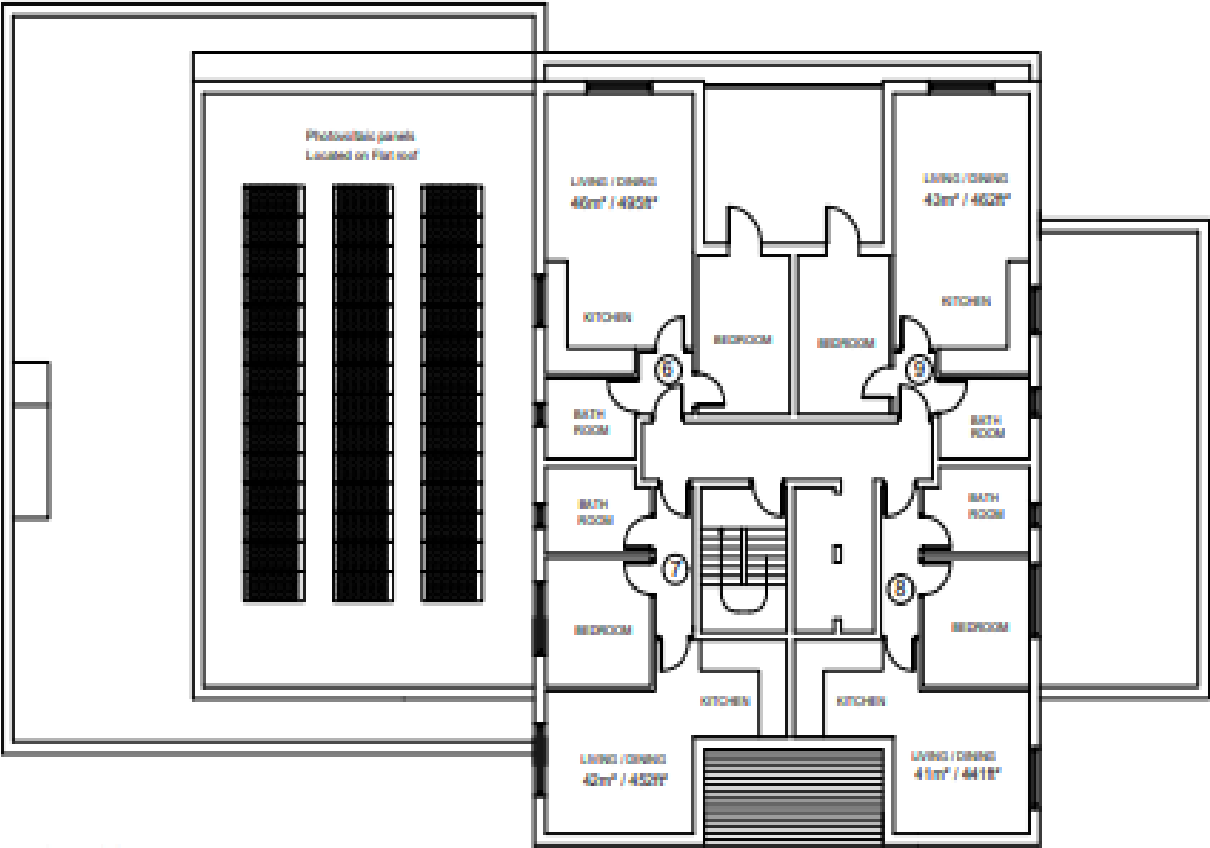


LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

Proposed floor plans



FIRST FLOOR PLAN

SCHEDULE OF ACCOMMODATION

APT 1	61m²	2 Bed / 3 Person
APT 2	73m²	2 Bed / 4 Person
APT 3	63m²	1 Bed / 2 Person
APT 4	49m²	1 Bed / 1 Person
APT 5	273m²	3 Bed / 6 Person
APT 6	46m²	1 Bed / 1 Person
APT 7	42m²	1 Bed / 1 Person
APT 8	41m²	1 Bed / 1 Person
APT 9	43m²	1 Bed / 1 Person

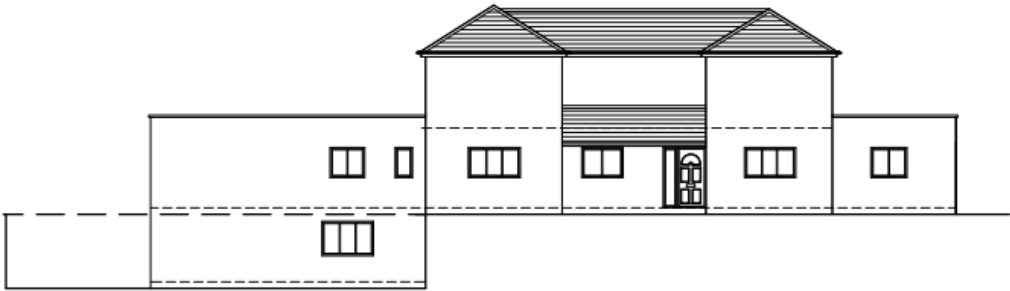
Existing and proposed elevations



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Site Photos



Site Photos



Key planning matters:

- History/Fall Back position
- Principle
- Impact on Greenbelt
- Impact on neighbouring property/amenity of future residents
- Visual Impact
- Access and Highways Issues
- Sustainability

Summary of recommendation

- Recommendation is to permit subject to following conditions:
 1. Standard time limit
 2. Standard approved plans
 3. Electric Vehicle Charging Points (1 per dwelling)
 4. Provision of cycle store
 5. Flat roof not to be used as balcony
 6. Details of waste and recycling storage
 7. Provision of visibility splays
 8. Details of solar panels and air source heat pump(s)
 9. Landscaping scheme including ecology enhancements