

Sangria, Ashley Road

22/01101/FUL

Proposed replacement dwelling (revised
scheme following grant of planning
permission ref. 21/02329/FUL)

Site location plan



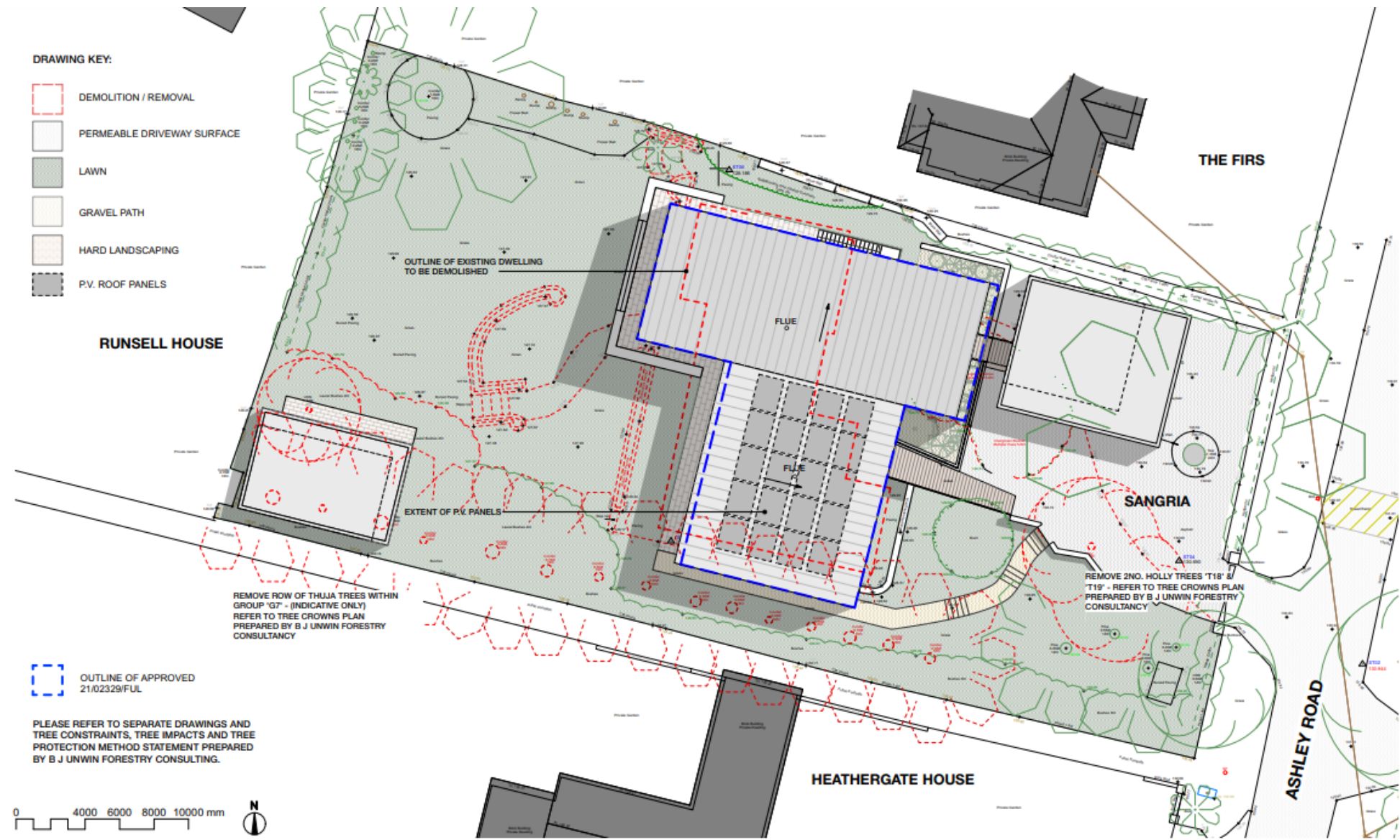
Google earth image



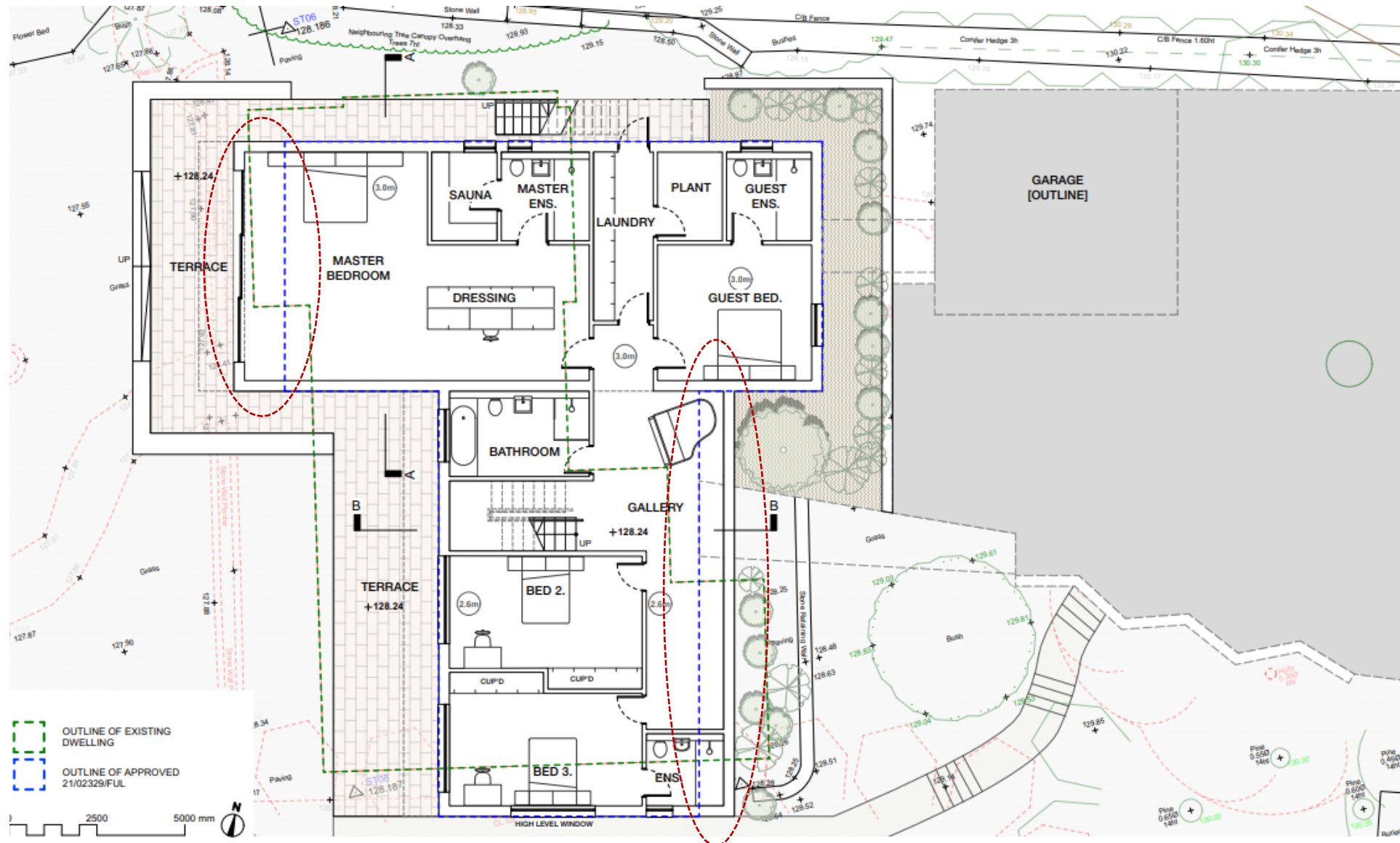
Google earth 3D images



Proposed site plan

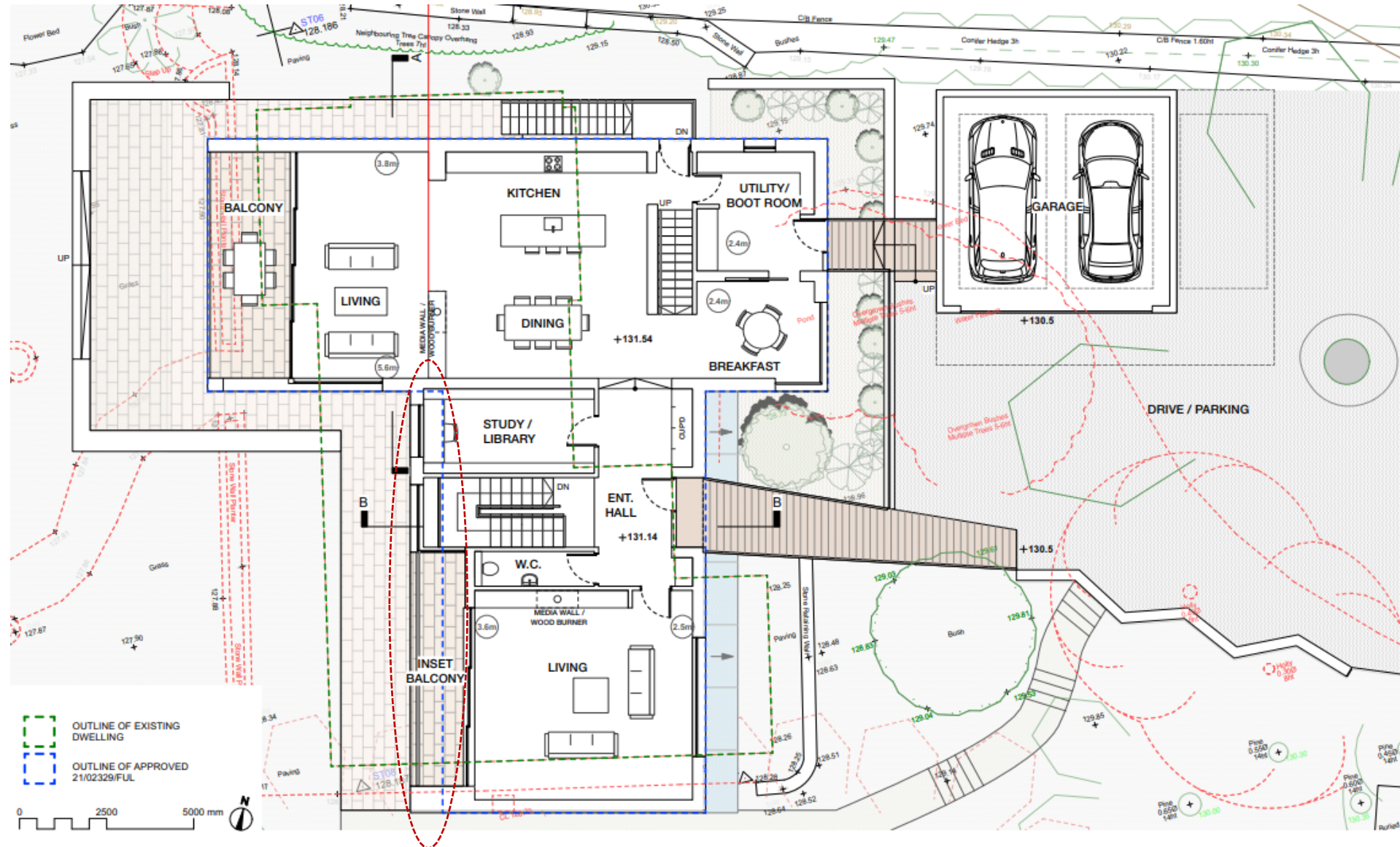


Proposed floor plan – lower ground level

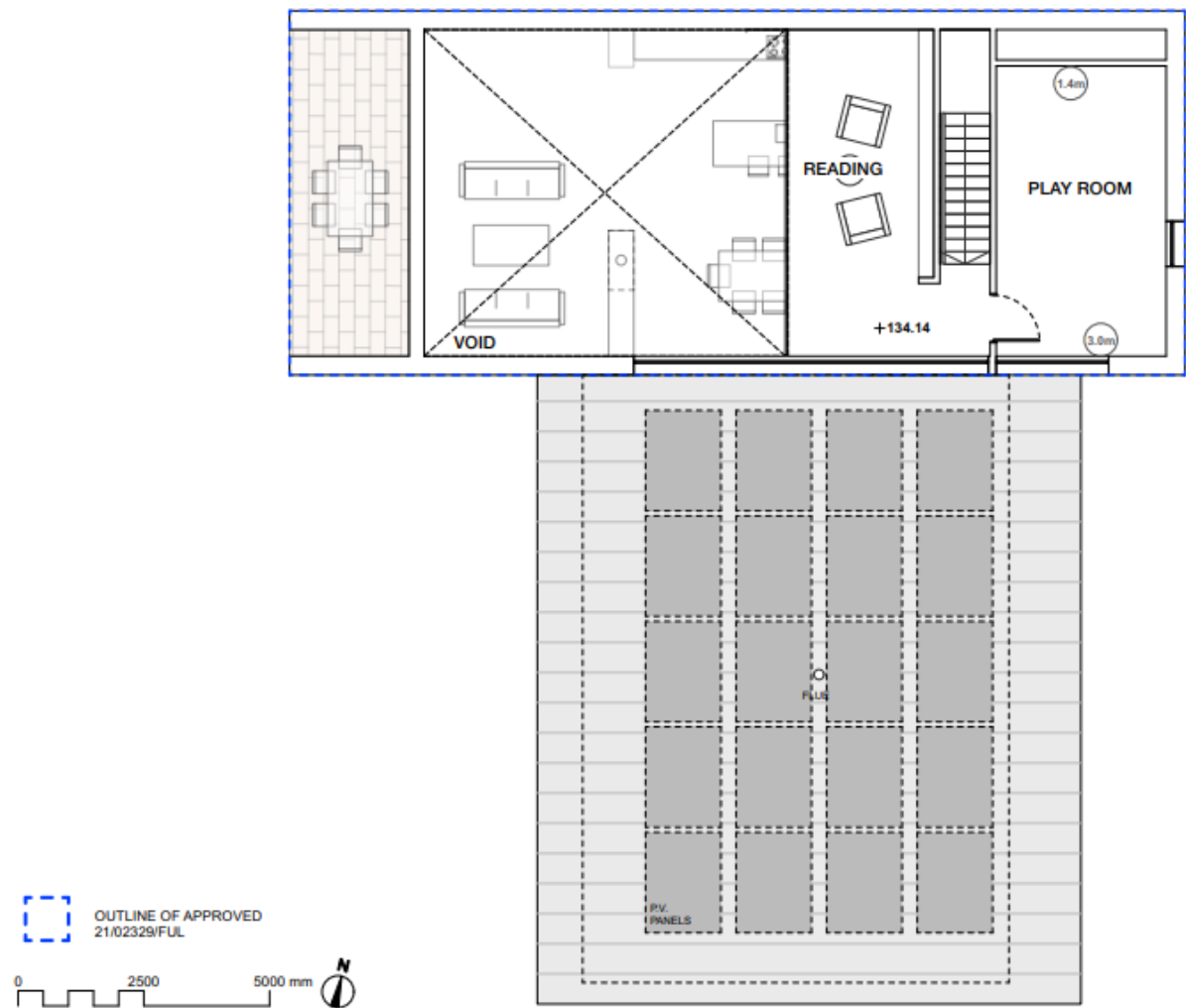


Application No: 22/01101/FUL

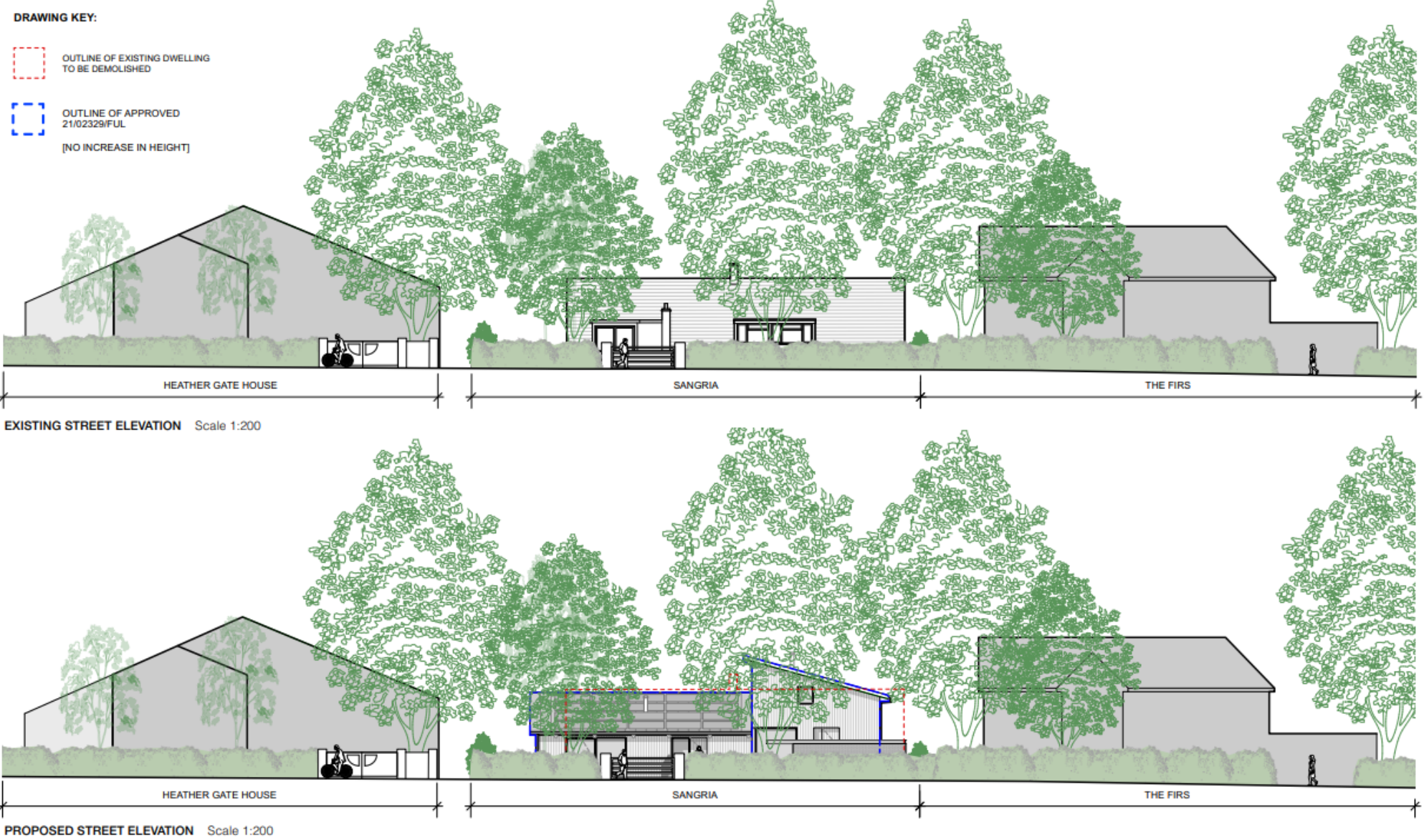
Proposed floor plan – upper ground level



Proposed mezzanine level



Street elevation as existing and proposed



Proposed front elevation from driveway

MATERIAL KEY

- A EXISTING CONCRETE ROOF TILES
- B EXISTING STONE CLADDING
- C EXISTING WHITE UPVC DOOR / WINDOW FRAMES
- D EXISTING UPVC RAINWATER GOODS
- E PROPOSED FACING BRICKWORK TO APPROVED SAMPLE
- F PROPOSED TIMBER CLADDING TO APPROVED SAMPLE
- G PROPOSED STANDING SEAM METAL ROOF SHEETS TO APPROVED SAMPLE
- H PROPOSED POWDER COATED ALUMINIUM DOORS AND WINDOWS
- I PROPOSED METAL GUARDING AND BALUSTRADES
- J PROPOSED CONCRETE RETAINING WALL
- K PROPOSED POWDER COATED ALUMINIUM RAINWATER GOODS
- L PROPOSED TIMBER DOOR
- M PROPOSED POWDER COATED STEEL GARAGE DOOR
- N PROPOSED STAINLESS STEEL FLUE

OUTLINE OF EXISTING DWELLING



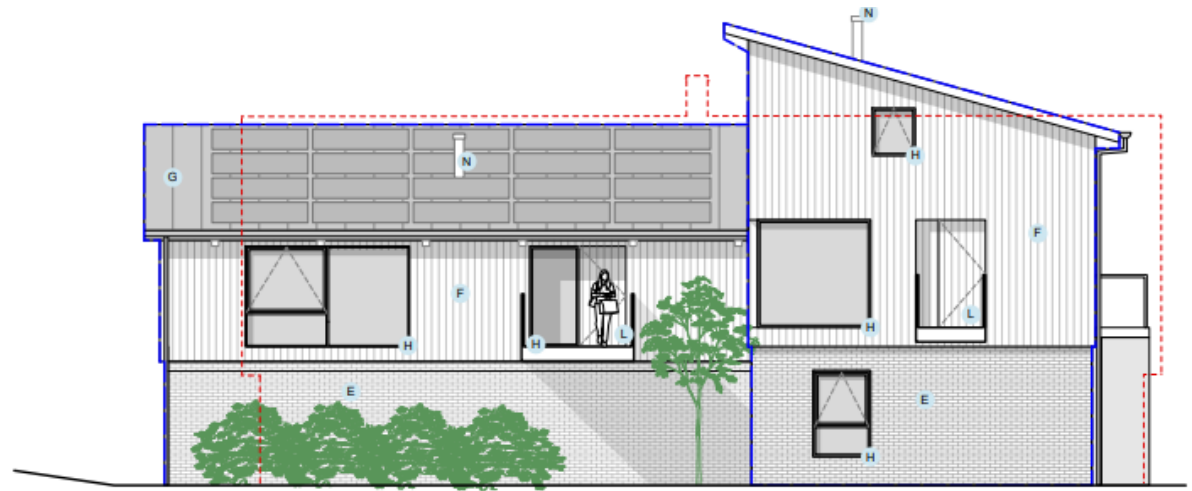
PROPOSED EAST ELEVATION FROM DRIVE & PUBLIC REALM Scale 1:100



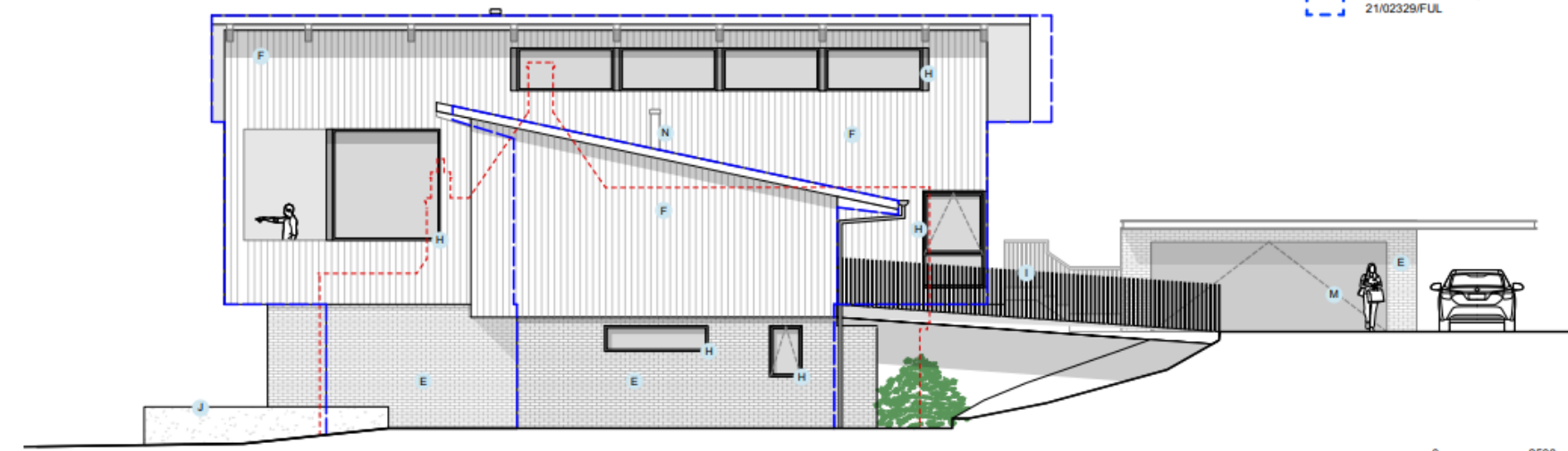
OUTLINE OF APPROVED
21/02329/FUL

0 2500 5000 mm

Proposed front and side (south) elevation



PROPOSED EAST ELEVATION Scale 1:100



PROPOSED SOUTH ELEVATION Scale 1:100

MATERIAL KEY

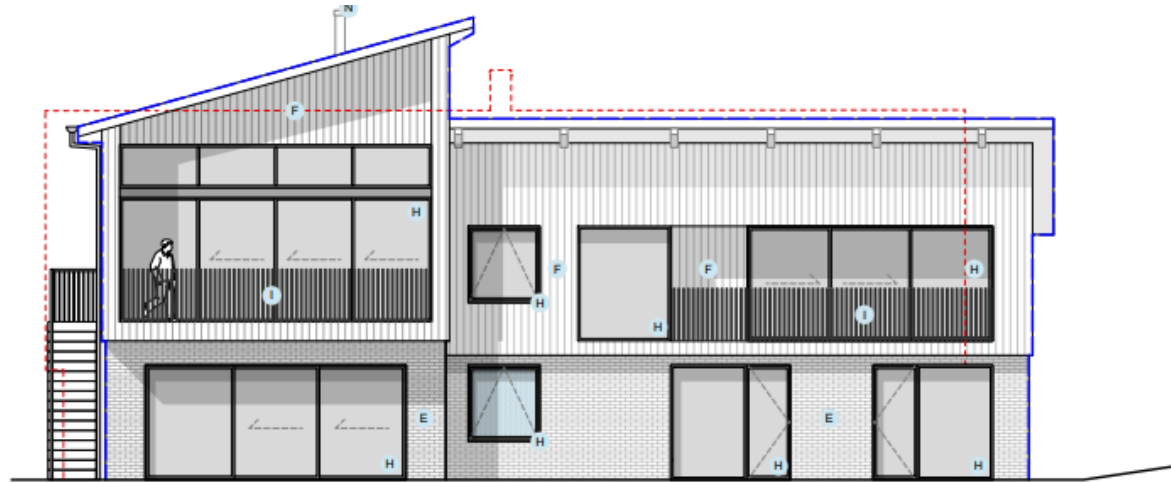
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OUTLINE OF EXISTING DWELLING

OUTLINE OF APPROVED 21/02329/FUL

0 2500 5000 mm

Proposed rear and side (north) elevation

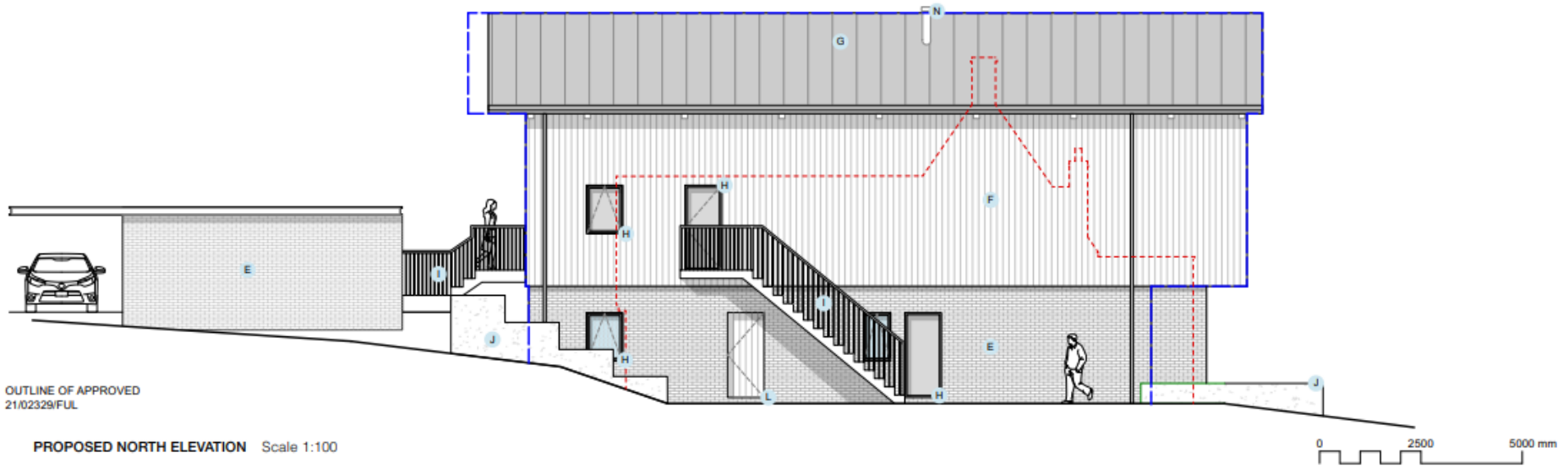


PROPOSED WEST ELEVATION Scale 1:100

MATERIAL KEY

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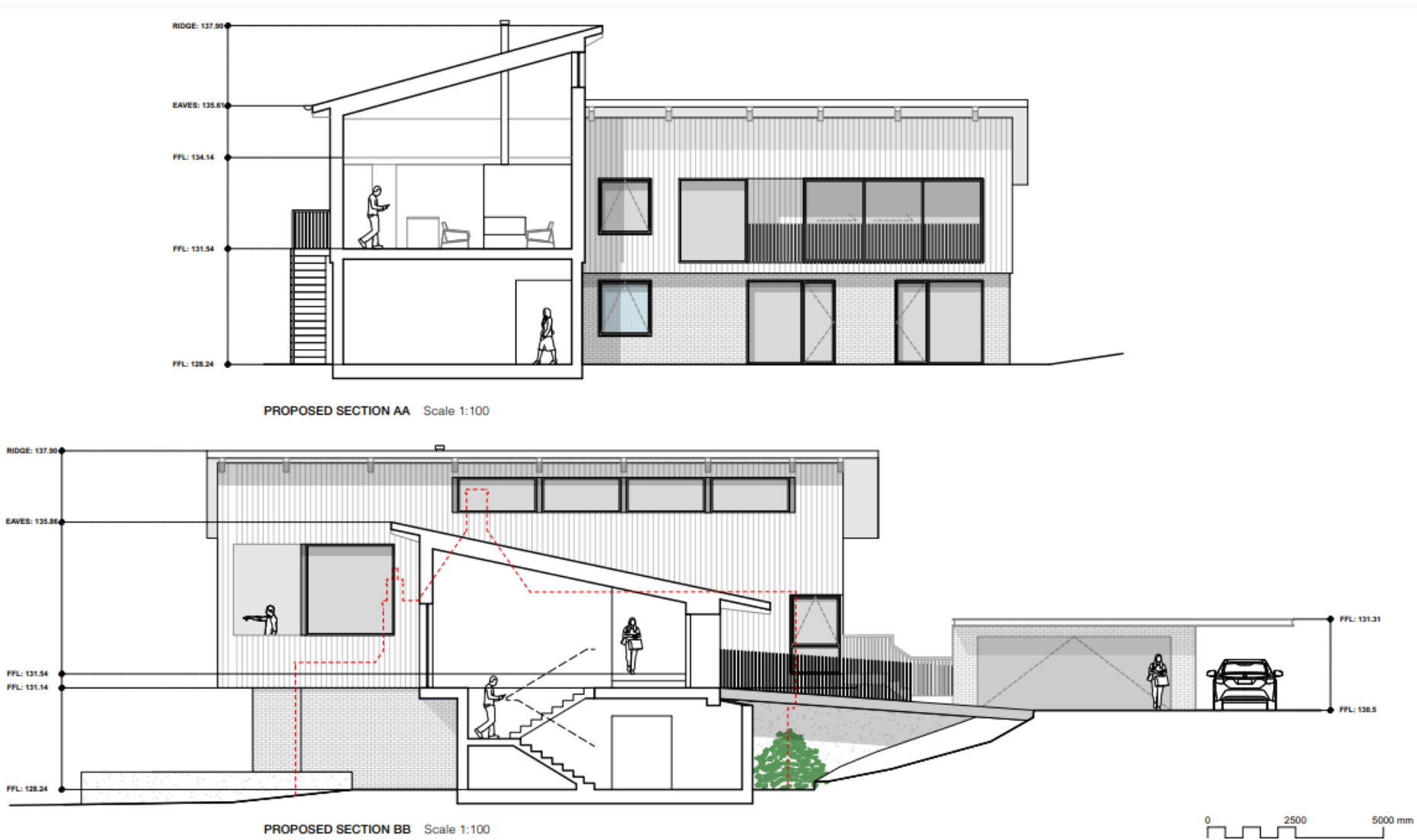
OUTLINE OF EXISTING DWELLING



OUTLINE OF APPROVED
21/02329/FUL

PROPOSED NORTH ELEVATION Scale 1:100

Proposed sections



Proposed artists impressions

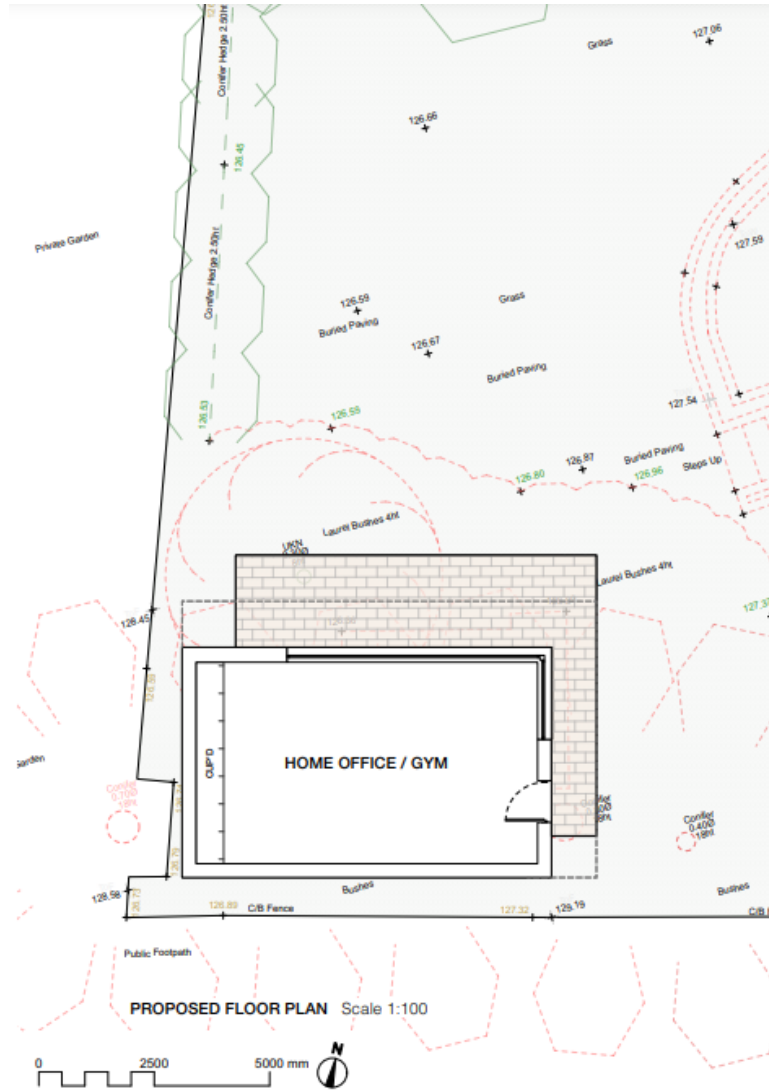


PROPOSED FRONT VIEW



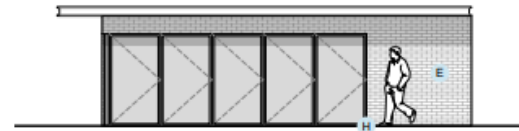
PROPOSED REAR VIEW

Proposed outbuilding

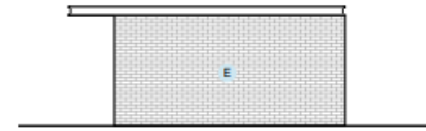


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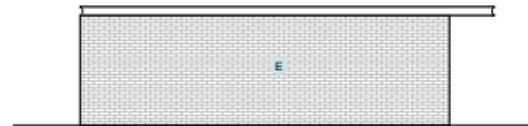
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PROPOSED NORTH ELEVATION Scale 1:100



PROPOSED WEST ELEVATION Scale 1:100

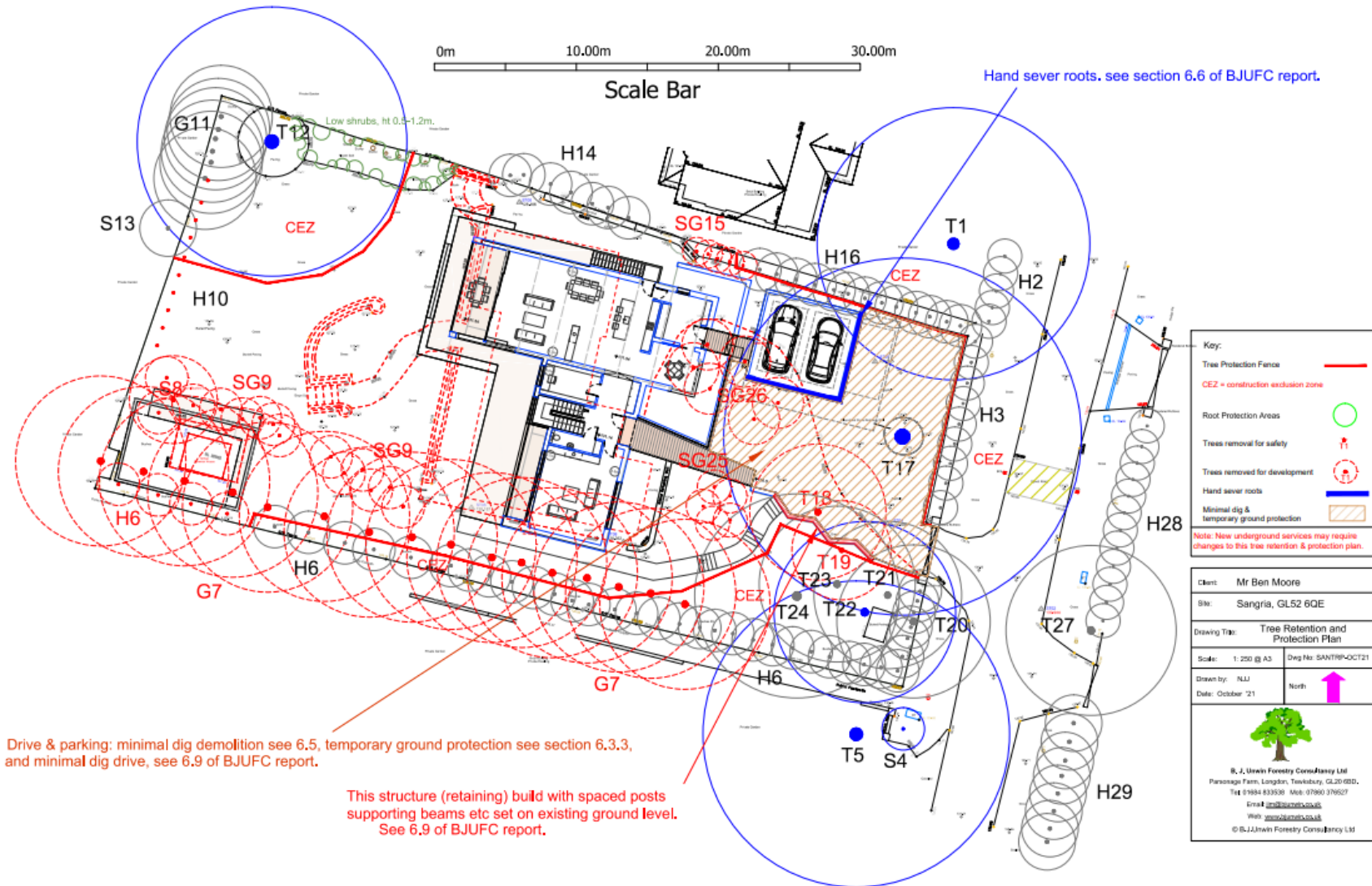


PROPOSED SOUTH ELEVATION Scale 1:100



PROPOSED EAST ELEVATION Scale 1:100

Tree removal and protection plan



Key planning matters:

- Principle
- Design and layout
- Amenity
- Trees
- Highway safety
- Climate change

Summary of recommendation

- The principle of erecting a replacement dwelling on this site has been firmly established by the recent grant of planning permission ref. 21/02329/FUL, which remains extant.
- The modern design approach, the positioning of the dwelling within the plot, and the overall height and scale of the proposed dwelling is unchanged from that previously approved and has previously been found to be acceptable. The proposal has also been found to be acceptable in terms of highway safety and tree removal.
- In considering the revised scheme, due to the relatively minor nature of the proposed changes, officers continue to be satisfied that no significant harm will be caused to neighbouring residents in terms of privacy, outlook or daylight; particularly given that most of the additional floor space is proposed as lower ground floor level. The design and extent of external terracing is unchanged, and will still be some distance from the rear boundary.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the report.