

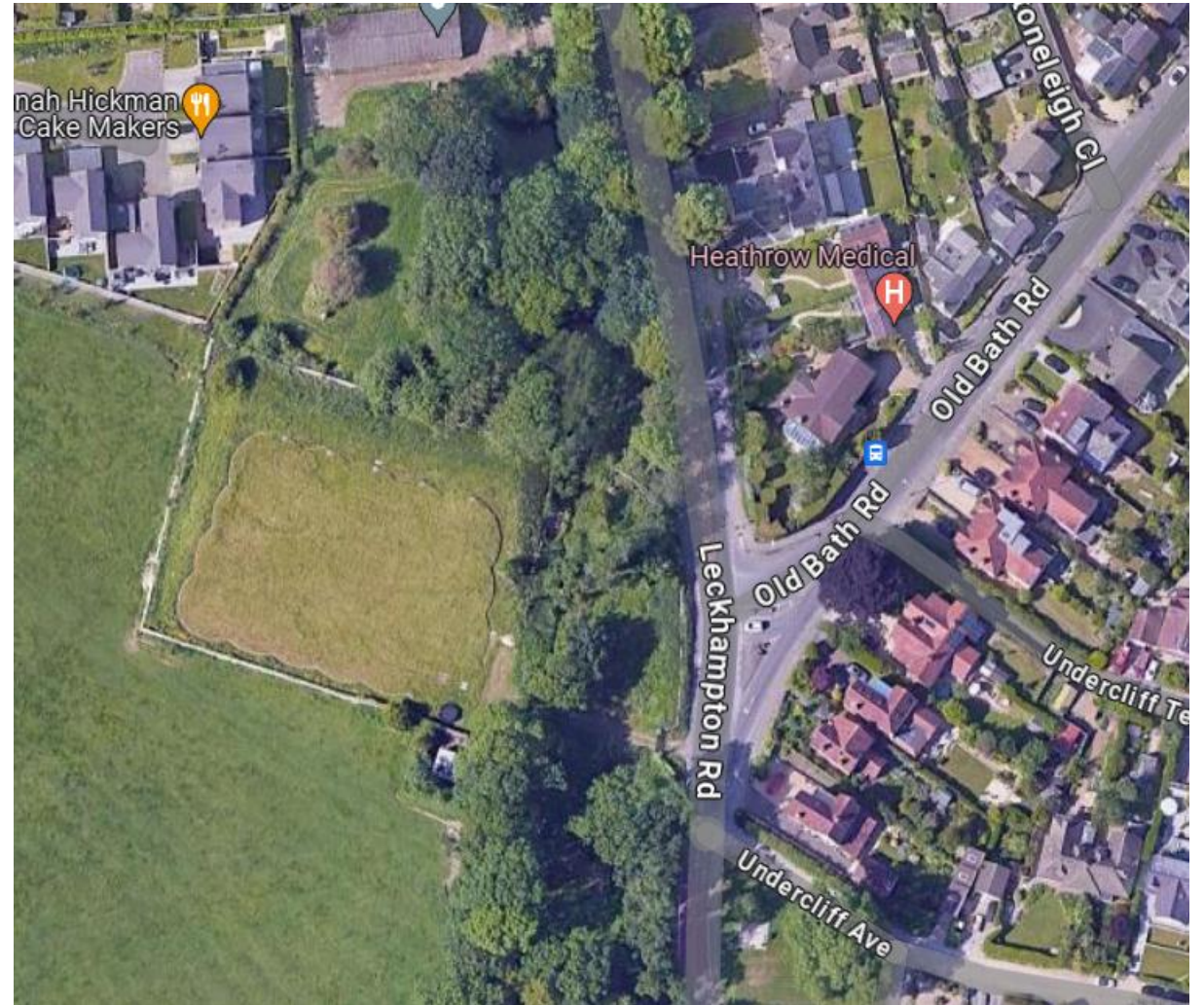
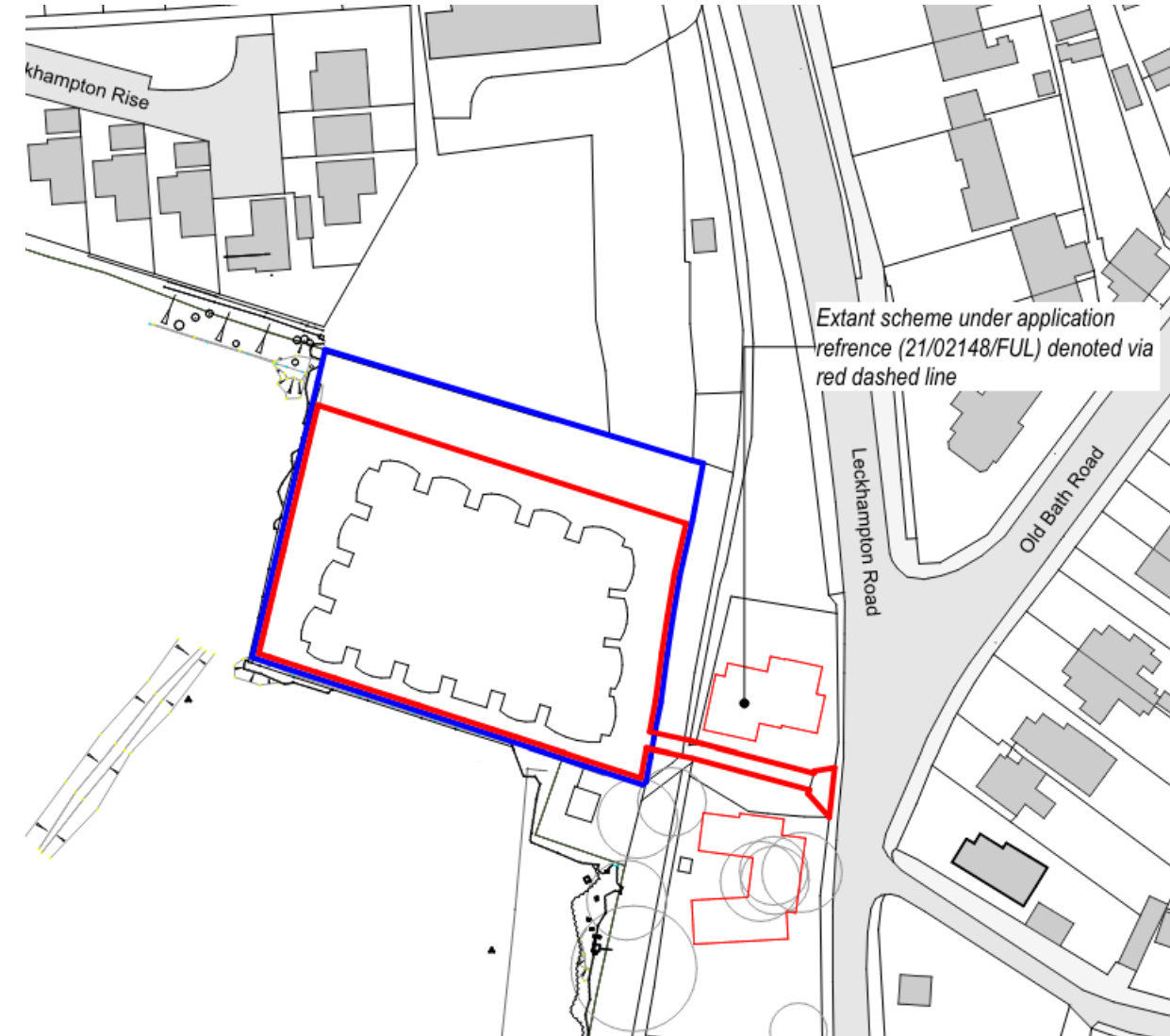
24/00519/FUL – Leckhampton Reservoir

Proposed works:

Change of use of existing reservoir to single dwelling with associated works, access and landscaping.

The application is at planning committee at the request of Councillor Horwood, who raises concerns regarding impact on the AONB and Green Belt, Access and Highway Safety concerns and impact on the existing Public Right of Way (PROW), CHL18

Site Location Plan



Site photos



View of access track leading
from Leckhampton Road
towards Reservoir



View from within the site
looking south west

Site photos



View from within the site
looking north



View from within the site
looking east

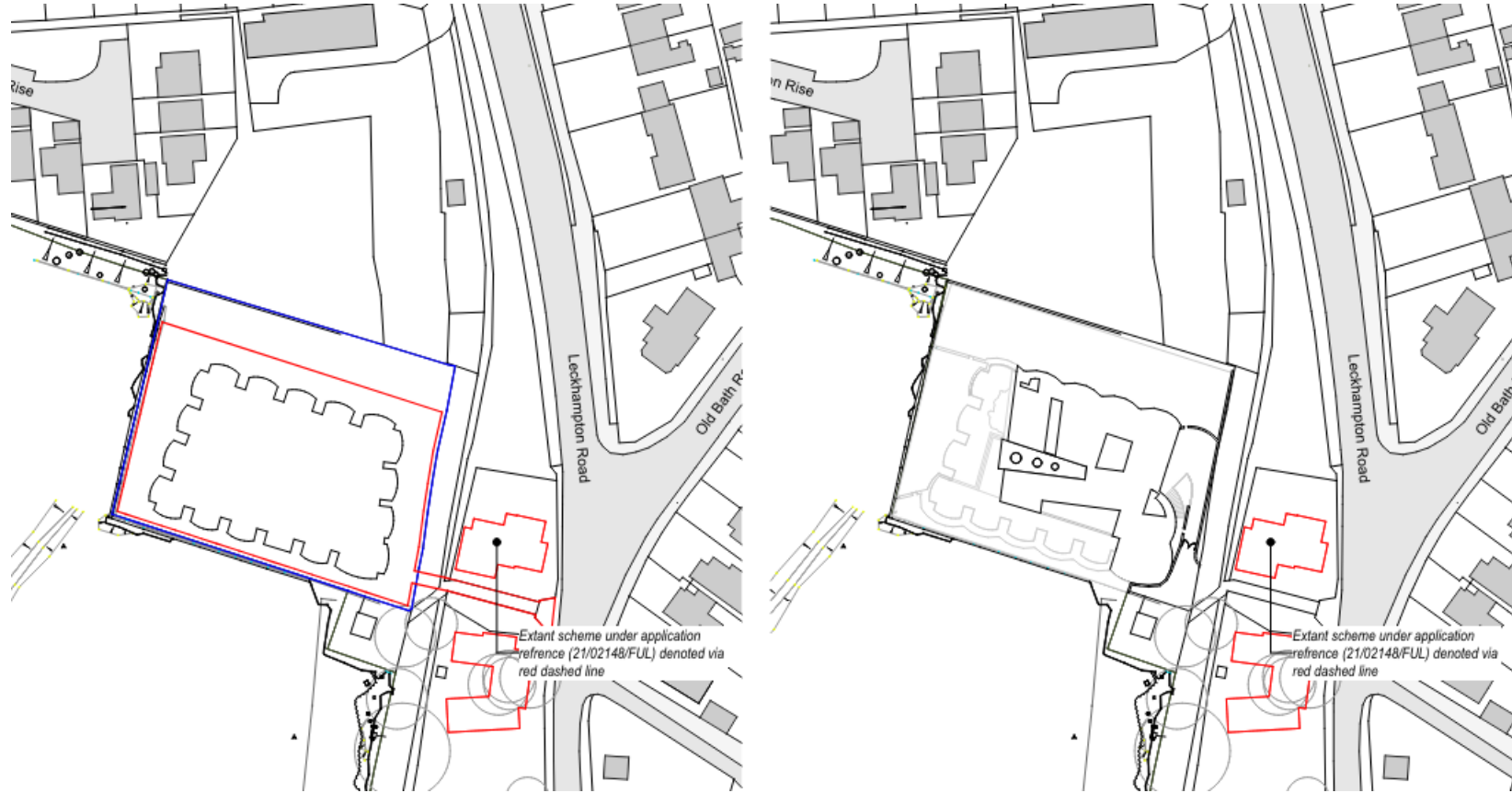
Site photos



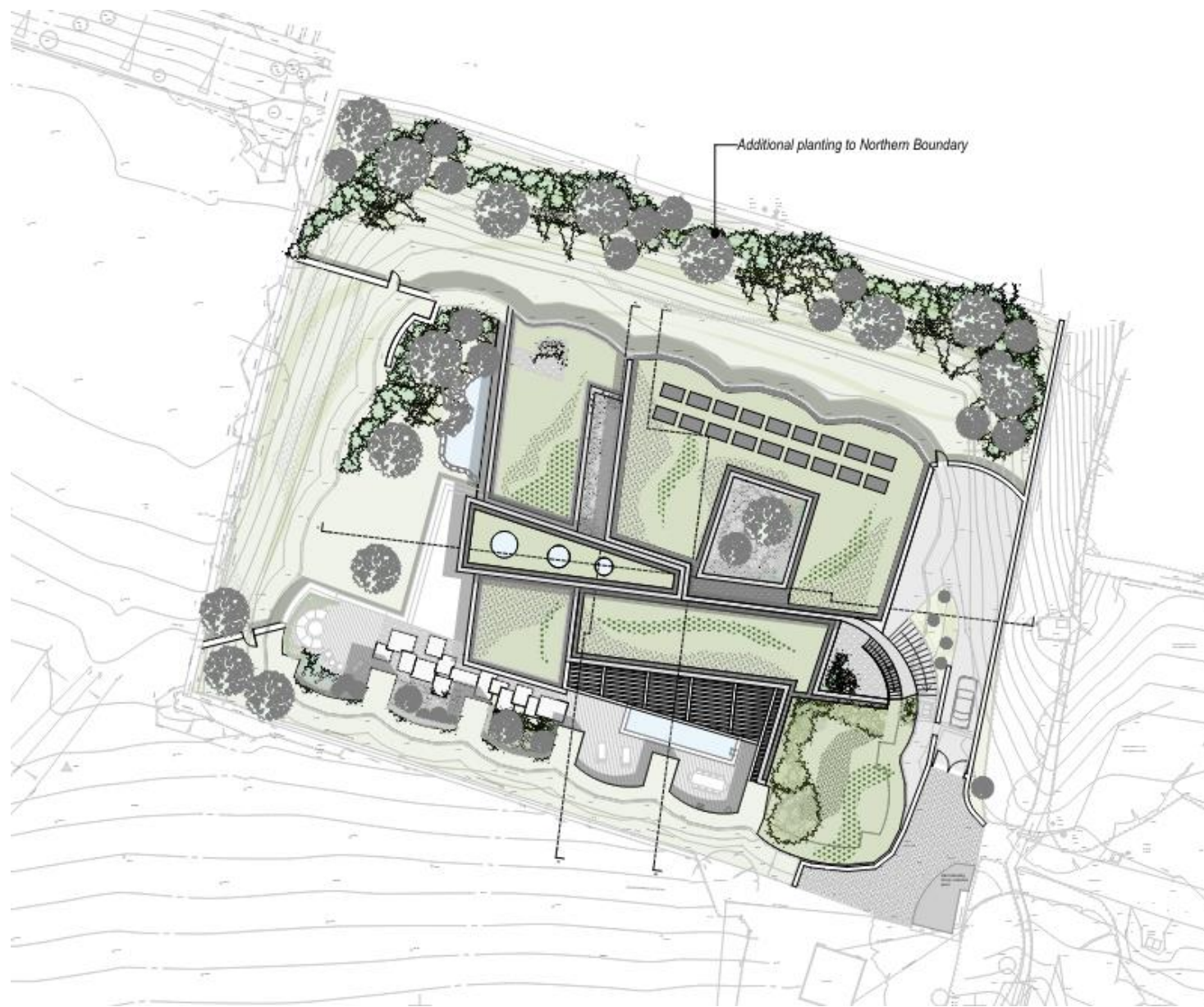
View from within the site
looking north west



View from within the site
looking north west



Existing and Proposed Block Plan



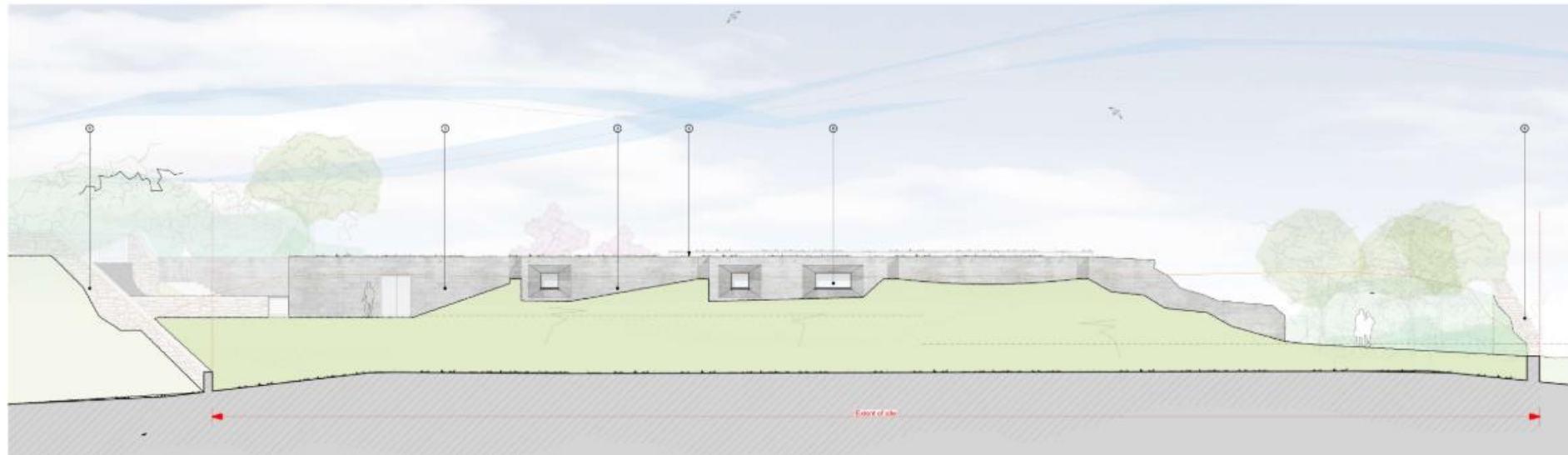
Proposed Site Layout



Proposed Floor Plan

Material Key

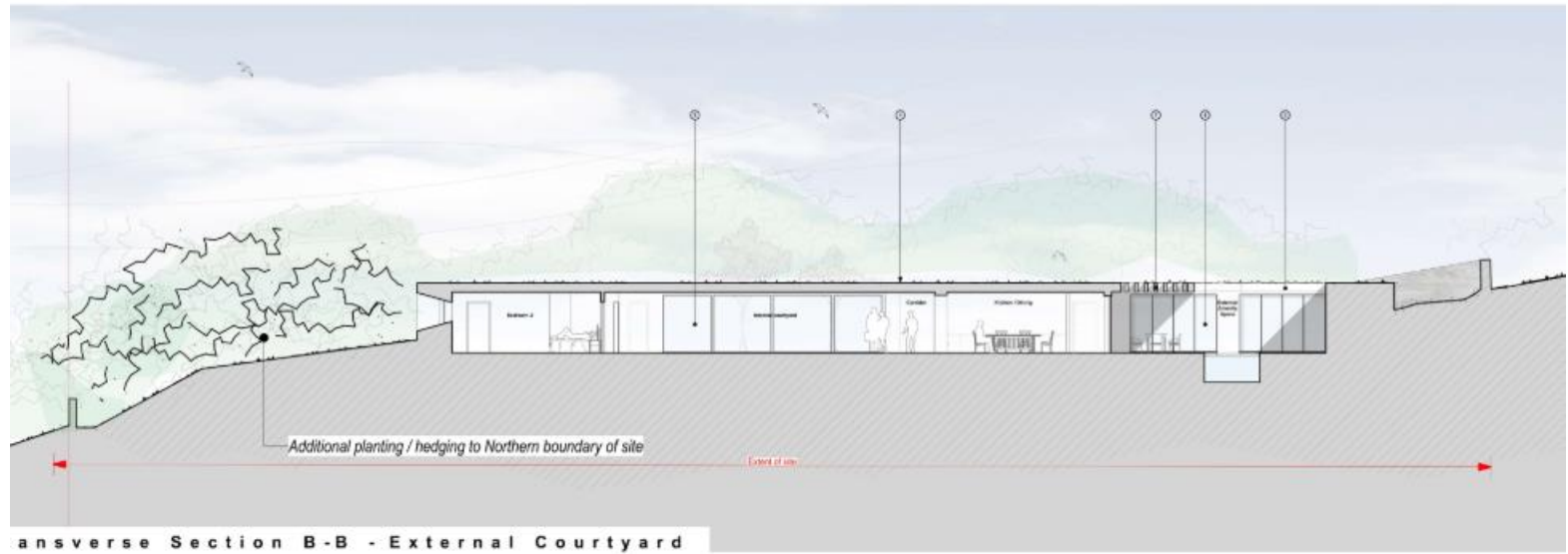
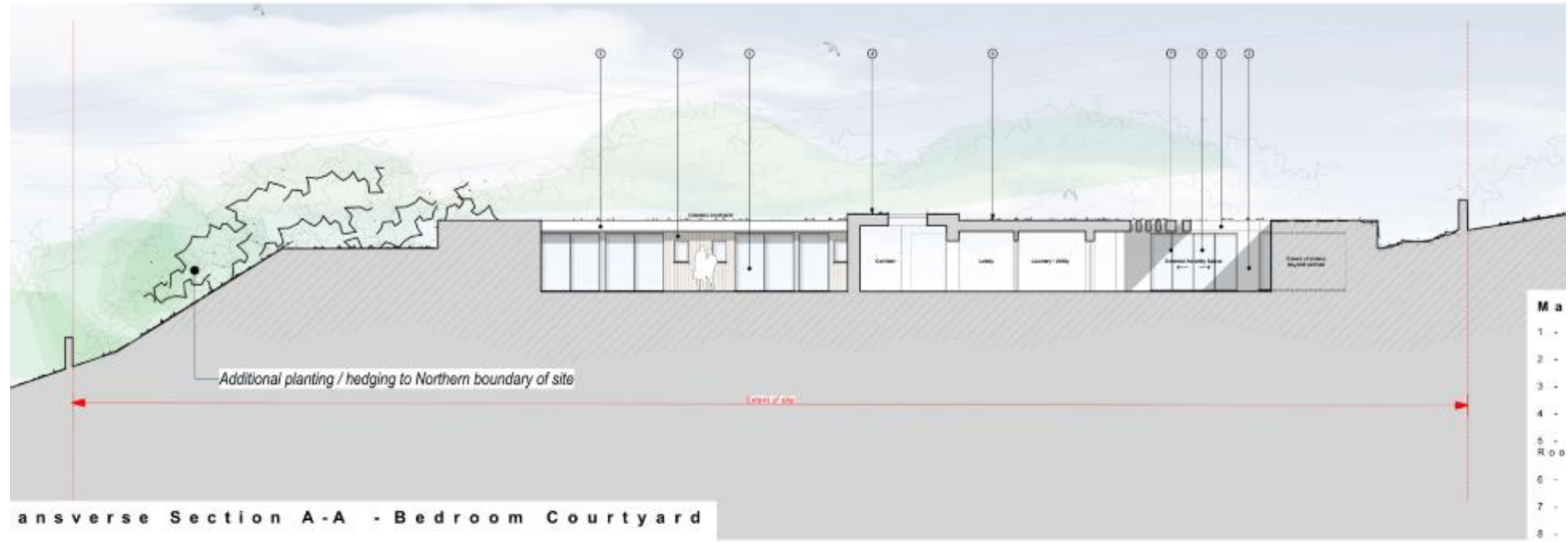
- Timber Cladding
- Corten Cladding
- Shuttered Concrete
- Wildflower Meadow Grass
- PPC Aluminium Doors, Windows and Loufflights
- Cotswold Dry Stone Wall
- Timber Louvre
- Render



Proposed Elevations



Proposed Elevations



Proposed Sections

Key Planning Matters

- Principle
- Site layout and design
- Impact on neighbouring amenity
- Impact on the AONB
- Impact on the Green Belt
- Impact on PROW
- Ecology
- Parking and highway safety
- Sustainability
- Impact on Beechwoods SAC
- Bio-diversity Net Gain

Recommendation – Permit subject to conditions and S.106

Conditions:

- Time
- Approved plans
- Submission of landscaping details
- Removal of PD rights
- Restricted areas for private amenity space
- Implementation of access and parking
- Provision of cycle storage
- Driveway surface material
- Submission of Construction Management Plan
- Works in accordance with Ecological survey
- Details of Green Roof