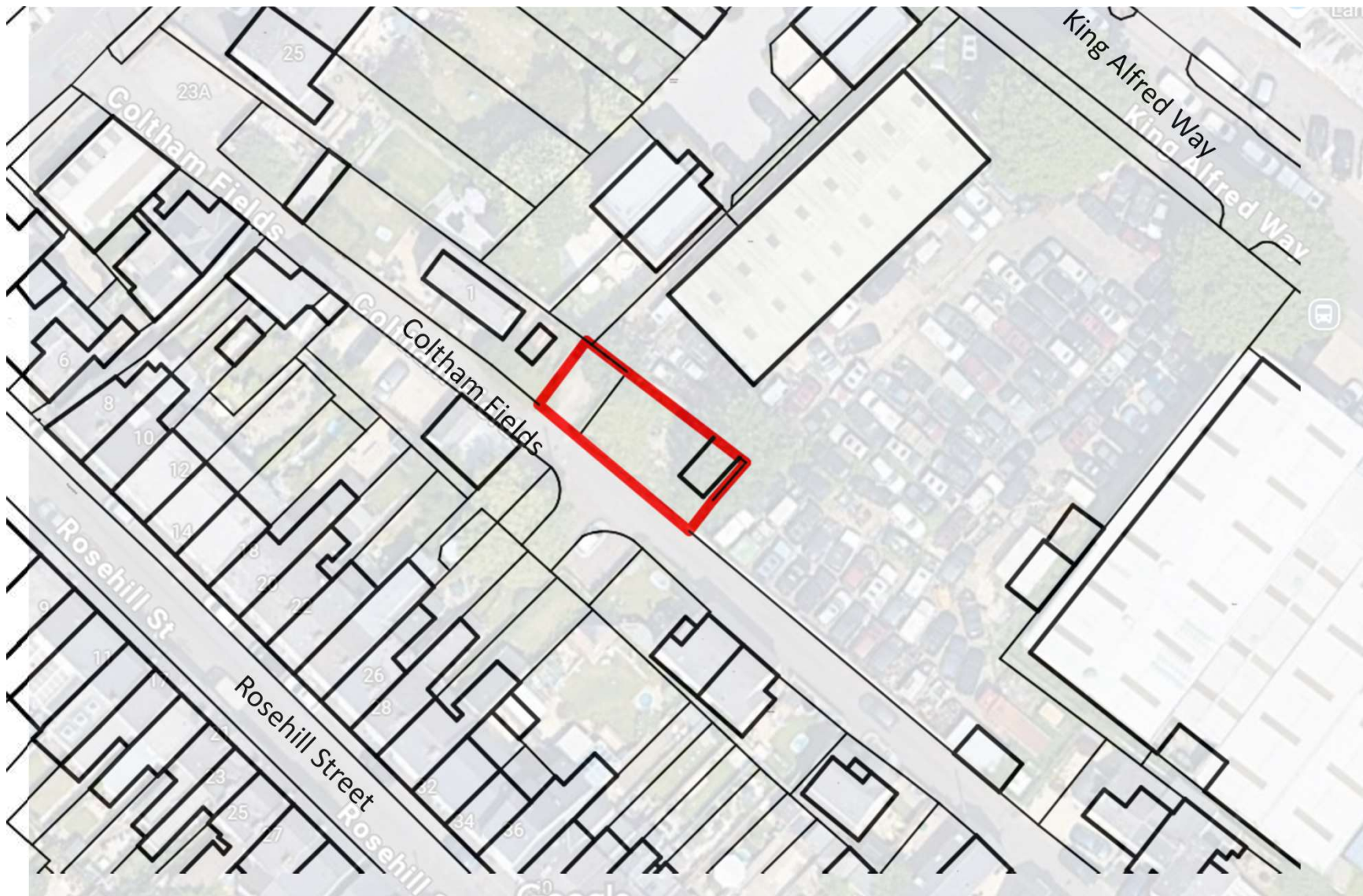


# 1 Coltham Fields 24/01730/FUL

Erection of 1no. two storey self-build dwelling

Recommendation: Refuse



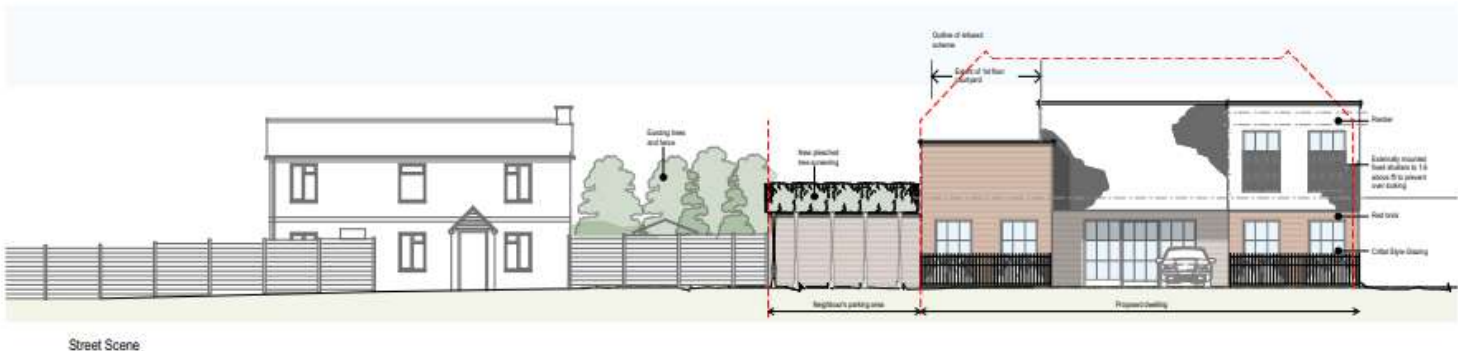
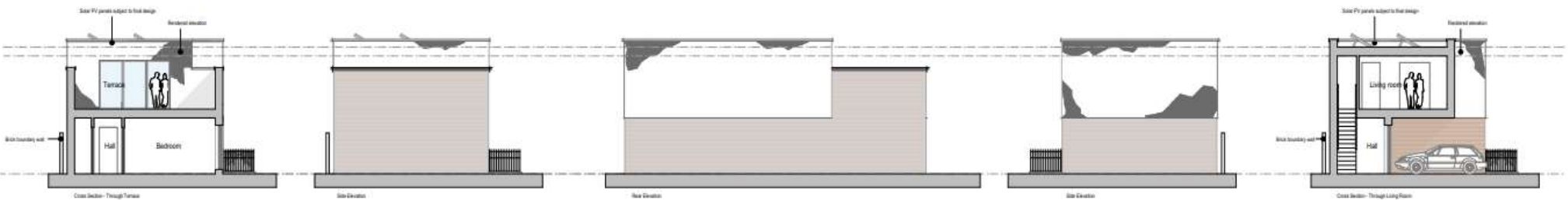
Site  
Location



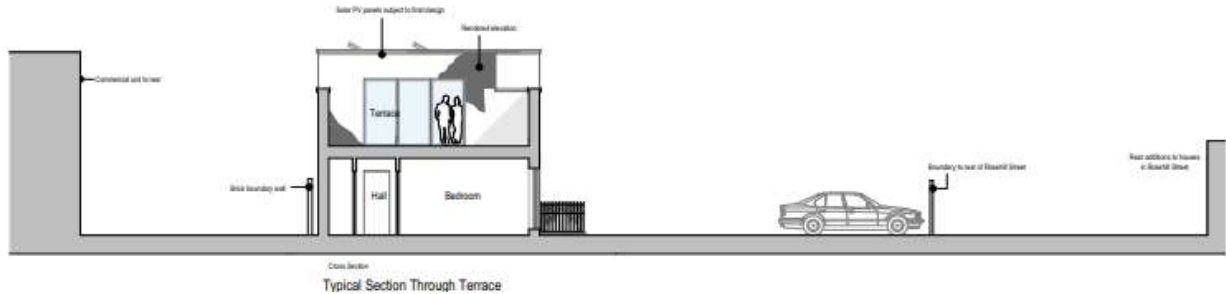
Existing Block Plan



Proposed Block Plan



Street Scene



Typical Section Through Terrace

Proposed Elevations





3D Image



# Key Planning Matters

- Principle of residential development
- Design, scale and layout of proposals
- Residential amenity
- Parking and highway safety
- Sustainability/Climate Change

# Summary of recommendation

- Whilst officers feel they have overcome harm to neighbouring amenity the design is still inappropriate in this context and design of the balcony offers poor residential amenity for the future occupiers.
- Officers advise the revised scheme does not address the previous concerns raised by the Planning Inspector and Officers, notably “6. However, the proposed dwelling would span the entire width of the plot. It would be taller and bulkier than the properties in Coltham Fields and the combination of the excessive width and height of the dwelling would result in a building which would appear bulky and prominent within the street scene. The siting of the dwelling flush with the site boundaries on 3 sides would result in an unduly cramped appearance which would detract from the modest proportions of dwellings in the surrounding area. The provision of the amenity space within the first floor terrace, in addition to the incorporation of obscure glazing to windows in the first floor front elevation, would emphasise that the plot is of insufficient size to satisfactorily accommodate a building of the size proposed.” The scheme before members today still has these issues.
- Whilst the addition of a dwelling in the PUA is a benefit, there exists an extant permission that could be implemented by the applicant (23/00596/FUL). The previous Inspector found there would seem a greater than just theoretical possibility that this alternative would take place. The proposed dwelling would be wider, taller and bulkier than the approved dwelling. Given this, if the fallback scheme were implemented, it would be less harmful to the character and appearance of the area, but would still bring the same benefits.