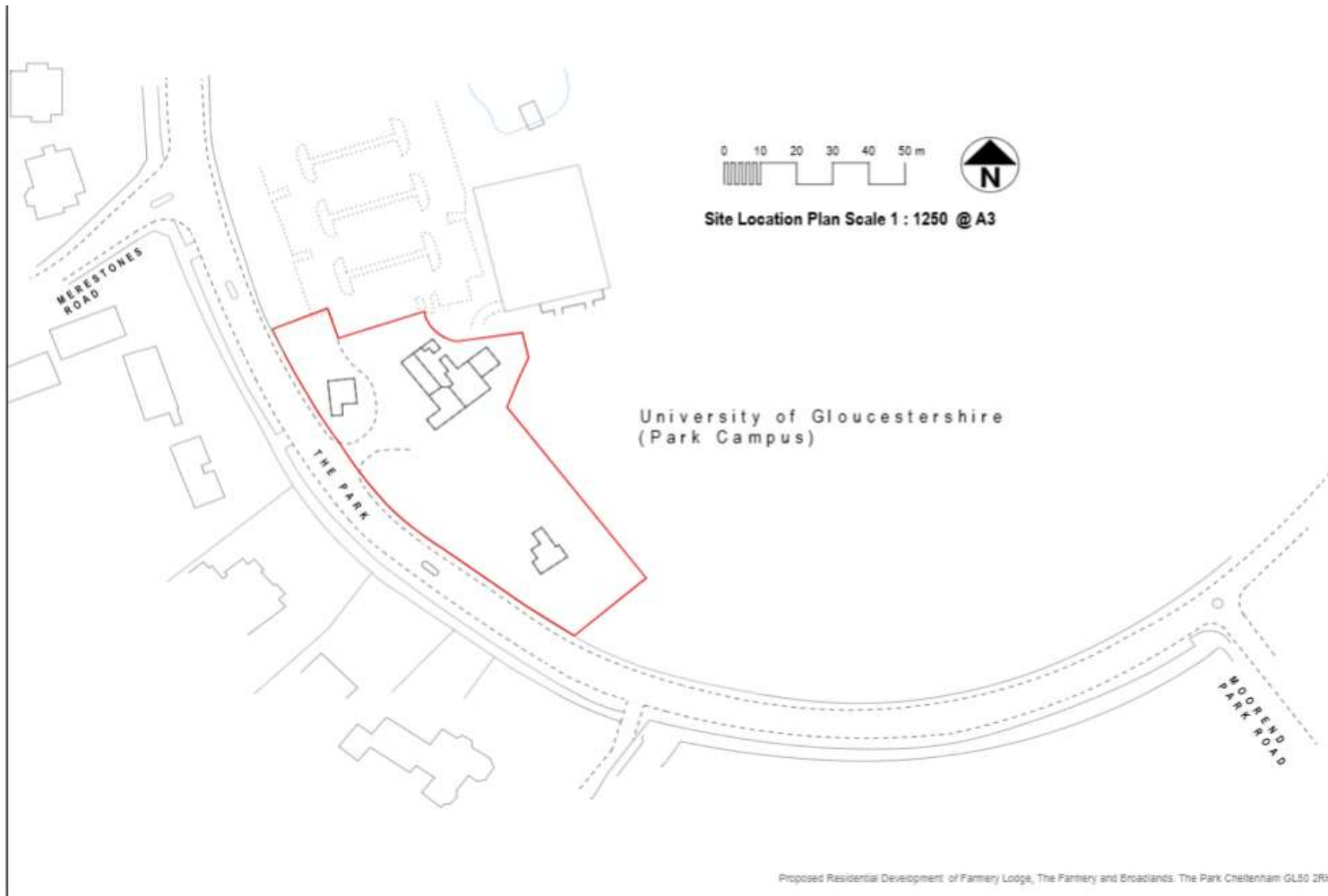


# 25/01567/FUL – Broadlands Lodge, Farmery and Farmery Lodge - The Park

## Proposed Development

Demolition of The Farmery buildings and erection of 2no. dwellings. Change of use of Broadlands Lodge and Farmery Lodge to residential with associated extensions, access and landscaping. Construction of new vehicular access to the university car park.

Committee determination – Councillors Chelin and Barrell



Site Location Plan



Site Location/Arial View



Site Photographs  
Farmery and Farmery Lodge



Site Photographs  
Broadlands Lodge and Open Space



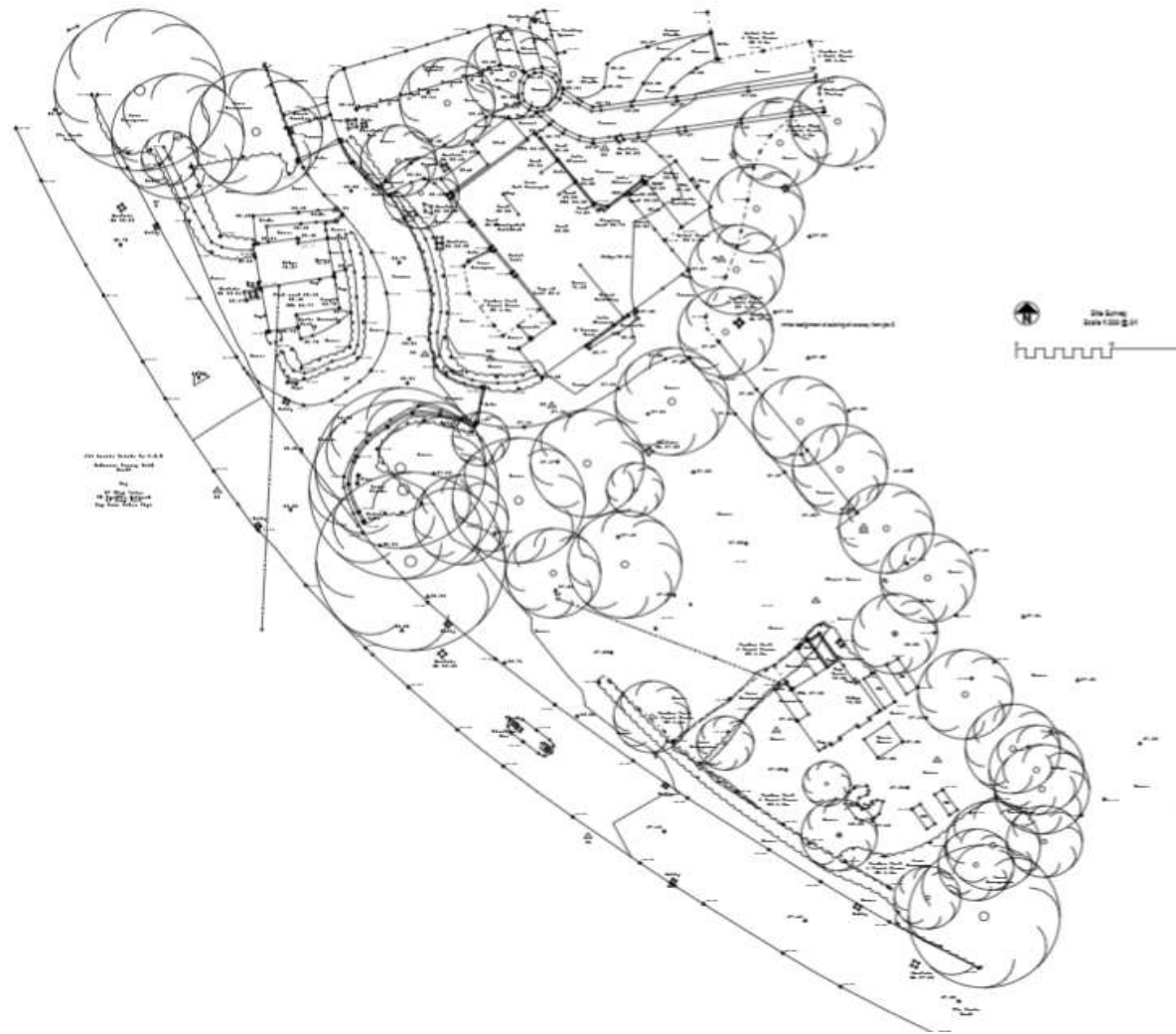
Surrounding Development  
Opposite Broadlands Lodge



Surrounding Development  
Opposite Open Space



Surrounding Development  
Opposite Farmery Lodge



EXISTING SITE LAYOUT



SUPERSEDED SITE LAYOUT

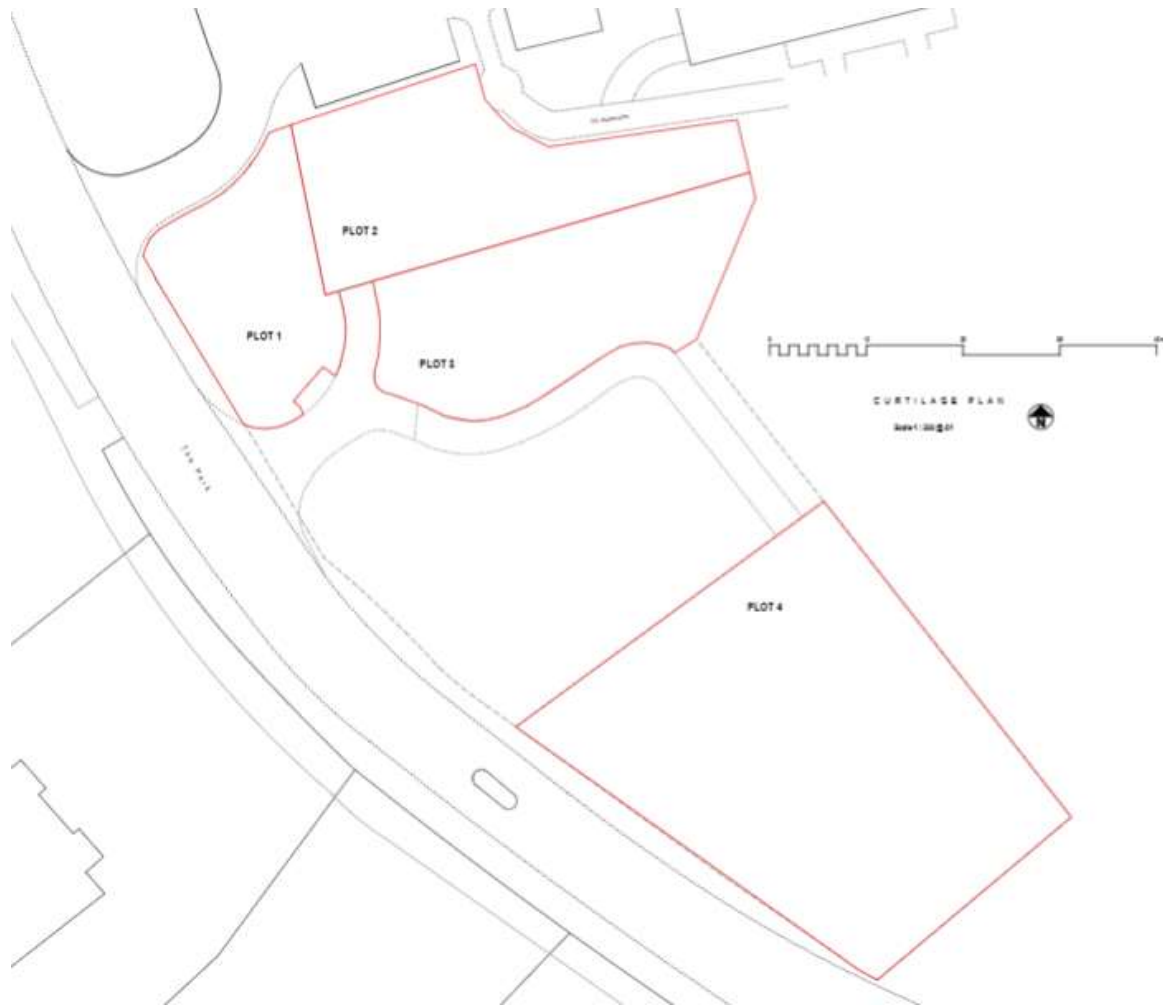




SITE LAYOUT



Landscaping Scheme



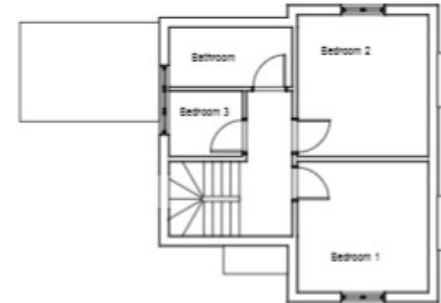
Proposed Residential Curtilages



South West



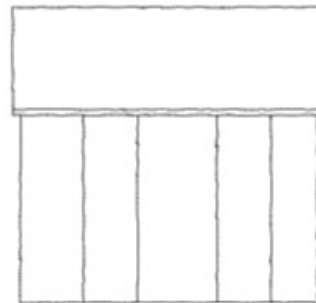
North East



First Floor



North West

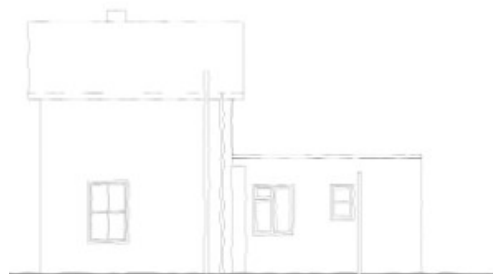


South East



Ground Floor

## Broadlands Lodge - Proposed Elevations and Floor Plans



West (Elevation to Road)



North



South



East

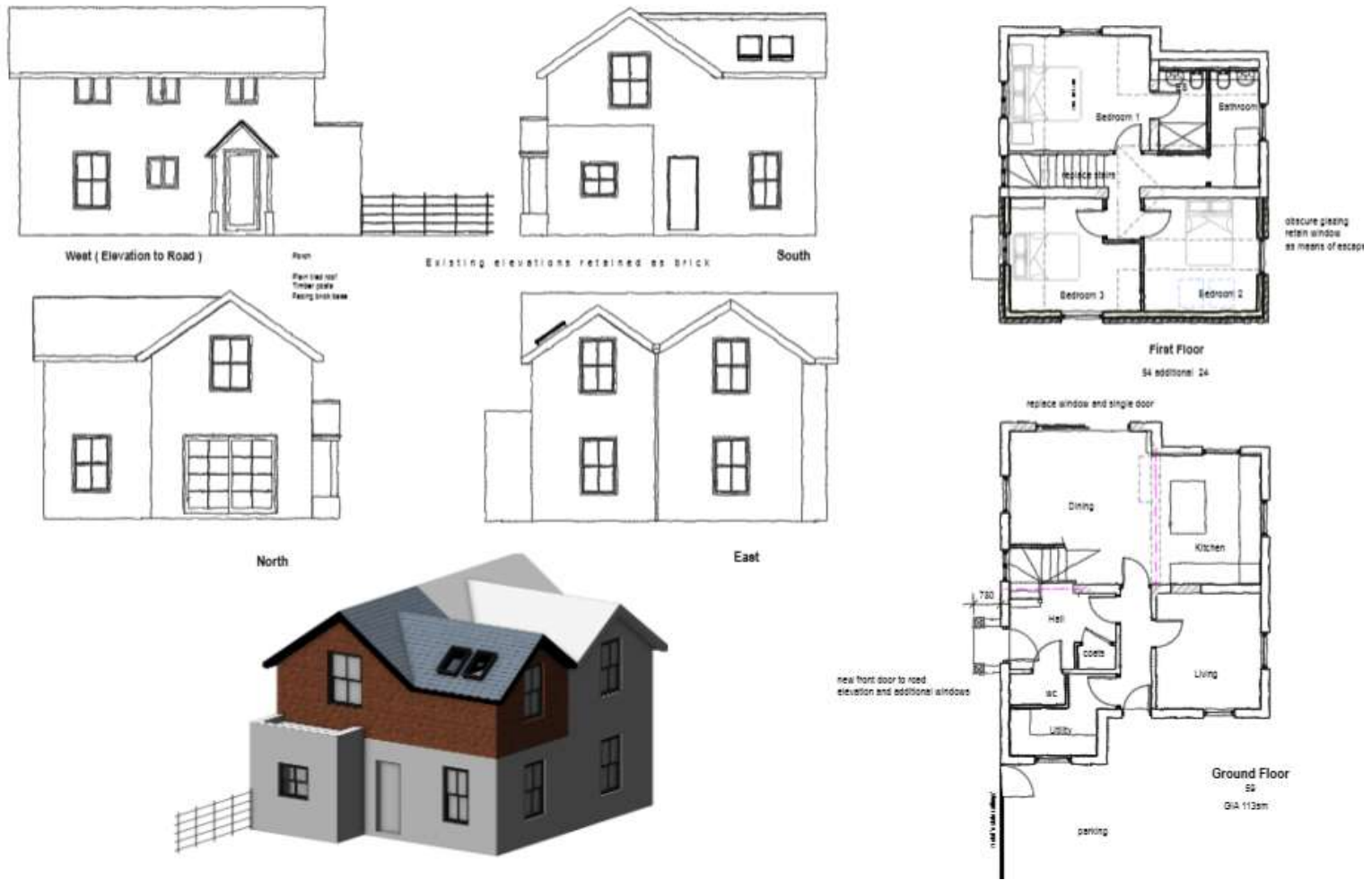


First Floor  
29.7

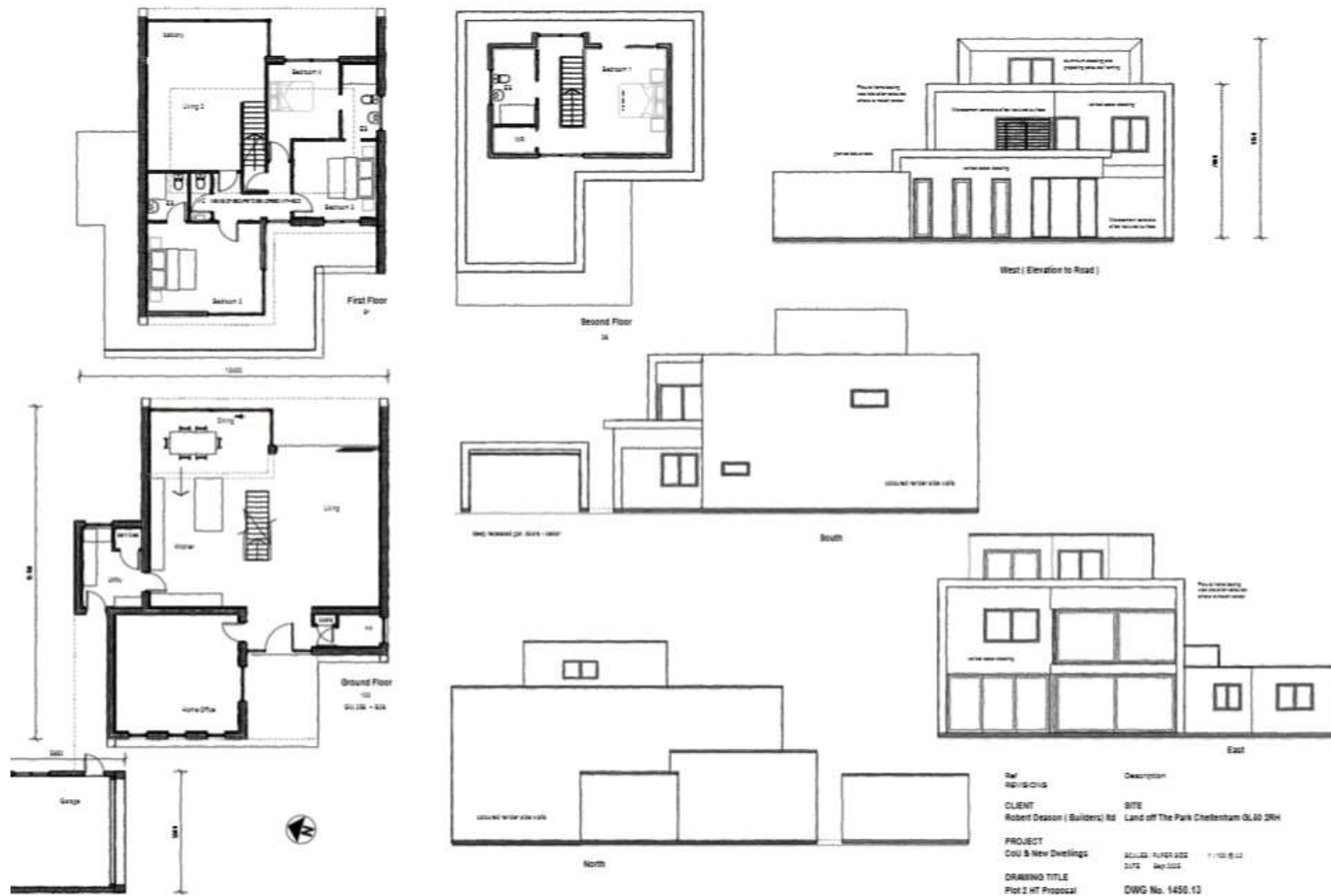


Ground Floor  
58.8

## Farmery Lodge - Existing Elevations and Floor Plans



Farmery Lodge - Proposed Elevation and Floor Plans



Ref	Description
01	PROPOSAL
02	CLIENT
03	PROJECT
04	DRAWING TITLE
05	DATE
06	DWG No.

Plot 2 - Proposed Elevations and Floor Plans -  
SUPERSEDED



Plot 3 - Proposed Elevations and Floor Plans -  
SUPERSEDED



Existing and Proposed Street Scene  
SUPERSEDED



B  
 A  
 Ref  
 REVISED  
 CLIENT  
 Robert  
 PROJECT

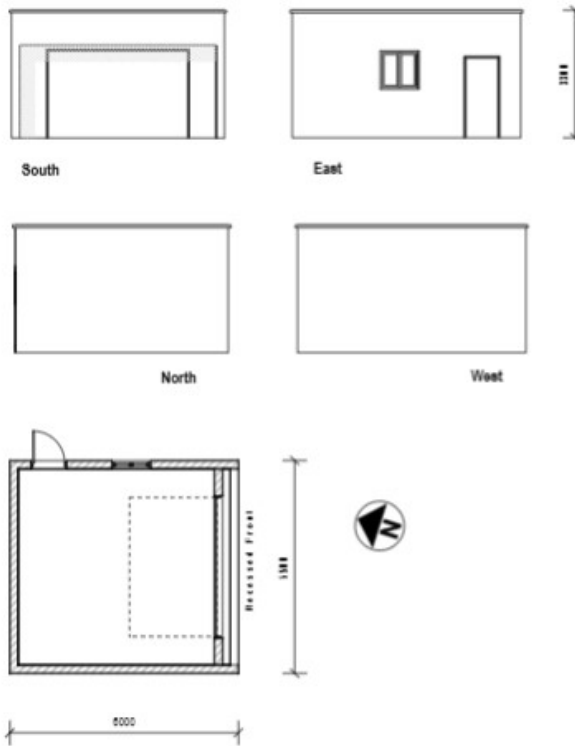
Plot 2 - Proposed Elevations and Floor Plans



Plot 3 - Proposed Elevations and Floor Plans

Materials

Flat roof behind parapet  
Facing brick to match host dwelling  
Coloured aluminium garage door, colour to match host dwelling



Plot 3 - Proposed Garage Elevations and Floor Plan



Existing and Proposed Street Scene Elevation

# Key Planning Matters

- **Principle of Development**

  - Policy SD10 of JCS

  - NPPF Paragraph 11(d)

  - Demolition of The Farmery

- **Design and Scale and Layout**

  - Architectural design and materials palette

  - Impact on amenities of neighbouring land users

- **Conservation and Heritage**

  - Impact on character and appearance of Conservation Area and setting of nearby listed buildings

- **Access/Traffic/Highway Safety**

- **Landscaping and Tree/Hedgerow Retention**

- **Ecology/BNG**

  - Ecological survey considerations - loss of habitat, fauna, flora and biodiversity net gain

- **Drainage and Flood risk**

## Recommendation – Permit subject to s106/Unilateral Undertaking and Conditions

1. Facing and roofing materials – inc. window details
2. Landscape and Ecological Management Plan (LEMP) and Biodiversity Gain Plan
3. Detailed landscaping scheme inc. tree replacement
4. Ecological enhancement measures and compliance with GCN licence
5. Retention of and restricted use of retained open space areas outside of residential curtilages
6. Air Source Heat Pump installation – no gas served development
7. Obscure glazing, no additional openings to Farmery Lodge and permitted development rights removed