

# Northern Area Planning Committee

3<sup>rd</sup> August 2022





View of surrounding landscape



View from Footpath BRIN71



Tree protection fencing & track



View of stable retaining wall



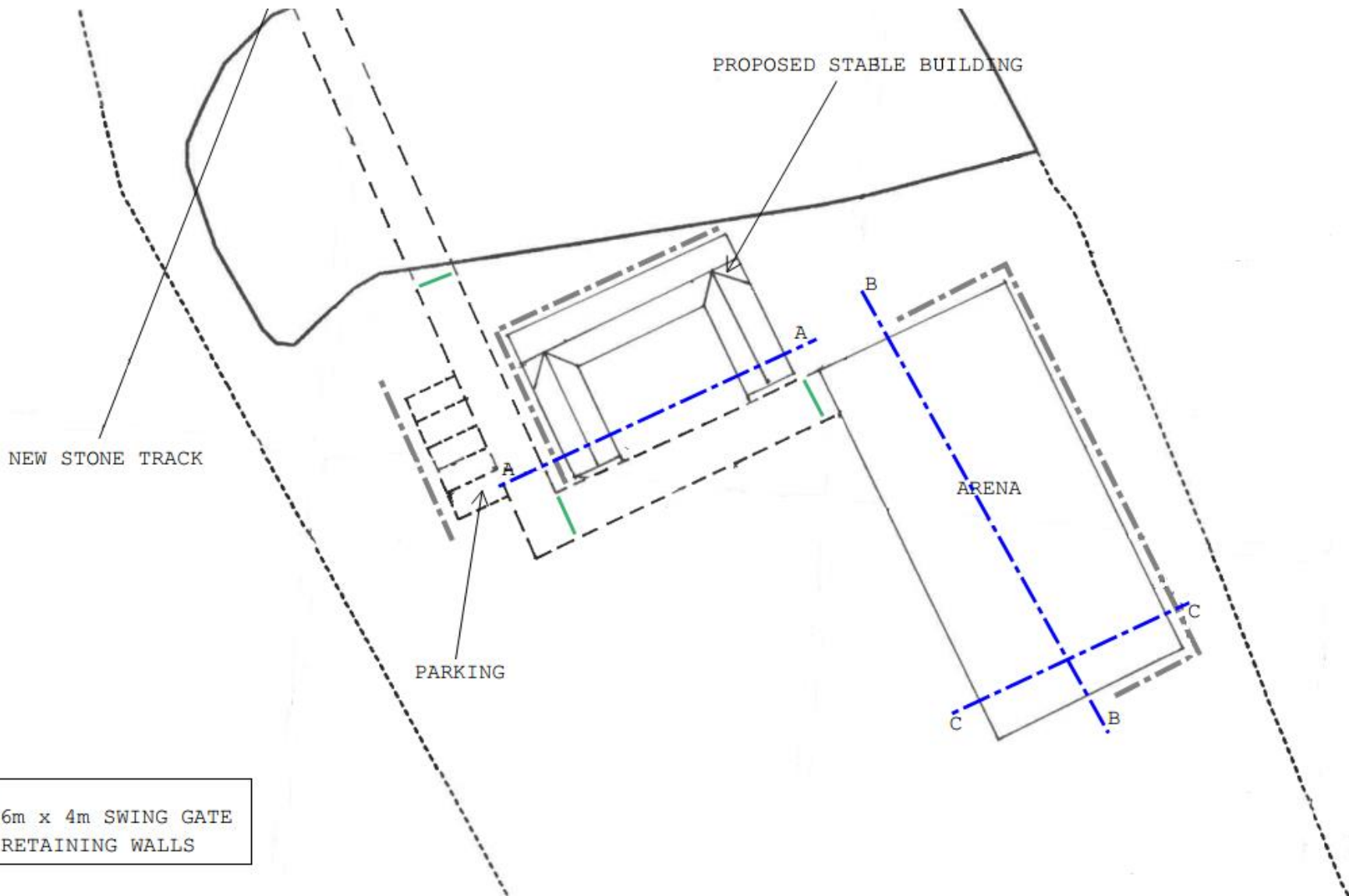
Retaining wall for parking spaces



Retaining wall for parking spaces

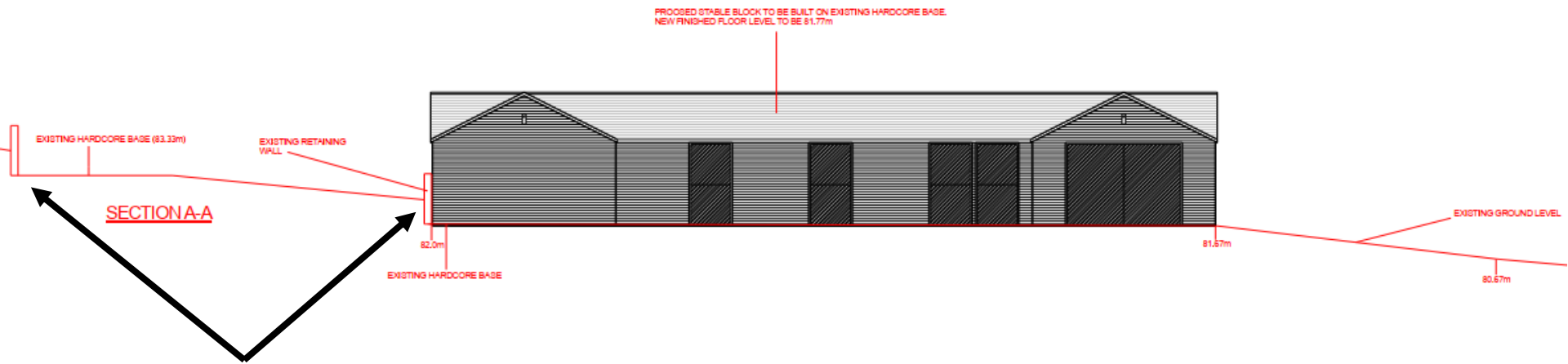


Location Plan

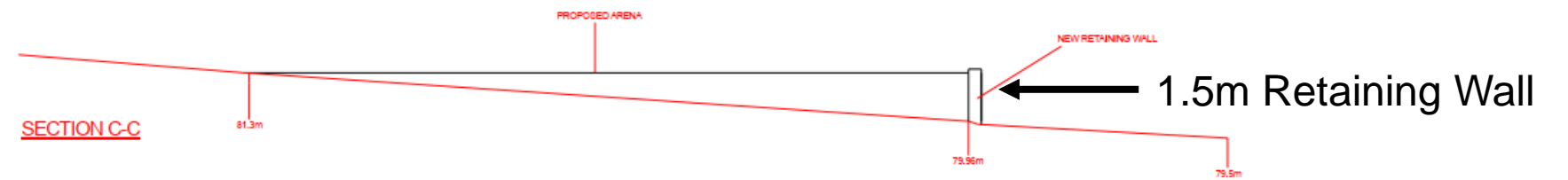
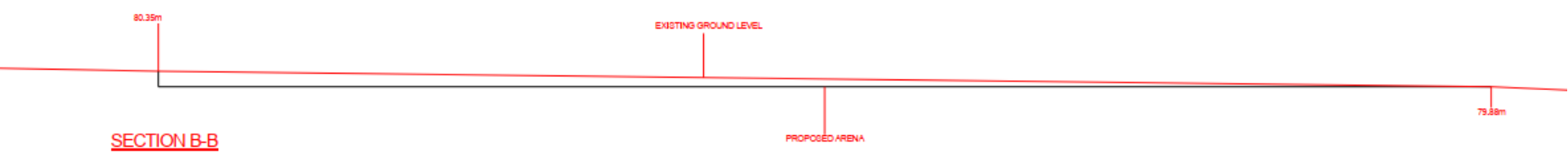


KEY:  
 — 6m x 4m SWING GATE  
 - - - RETAINING WALLS

Site Plan



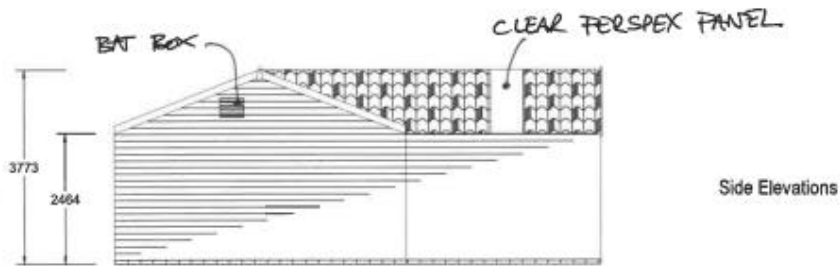
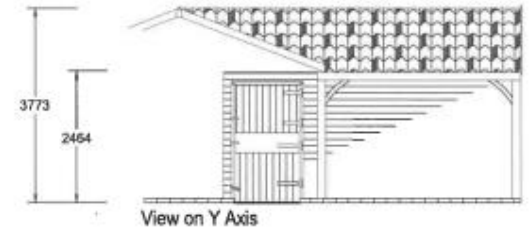
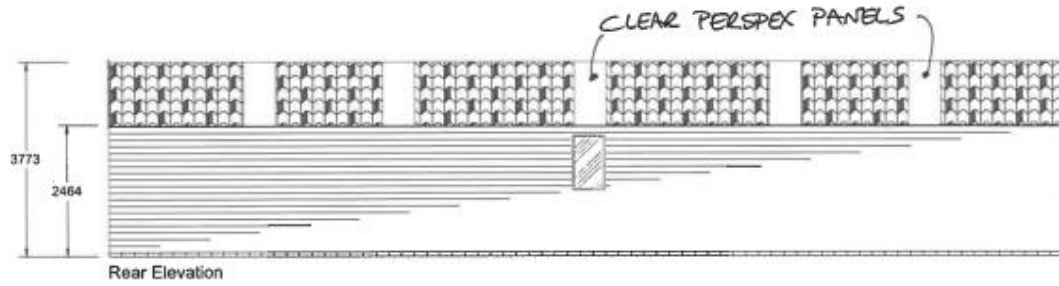
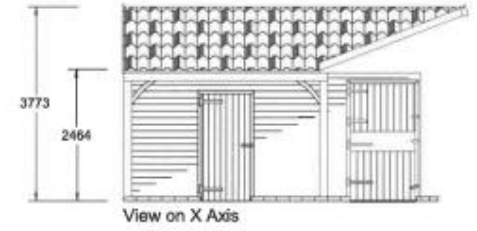
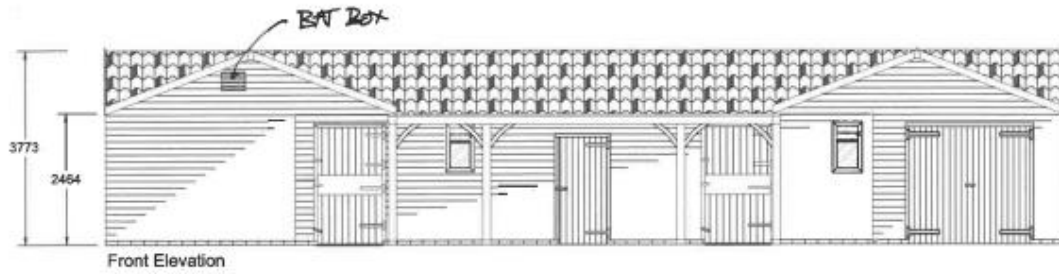
1.5m Retaining Walls



1.5m Retaining Wall

Sections





# Elevations

**7c) PL/2021/10793 - Winkworth Gate, The Street, Lea, Malmesbury, SN16 9PQ**

Proposed new dwelling and associated works

**Recommendation: Approve subject to conditions**

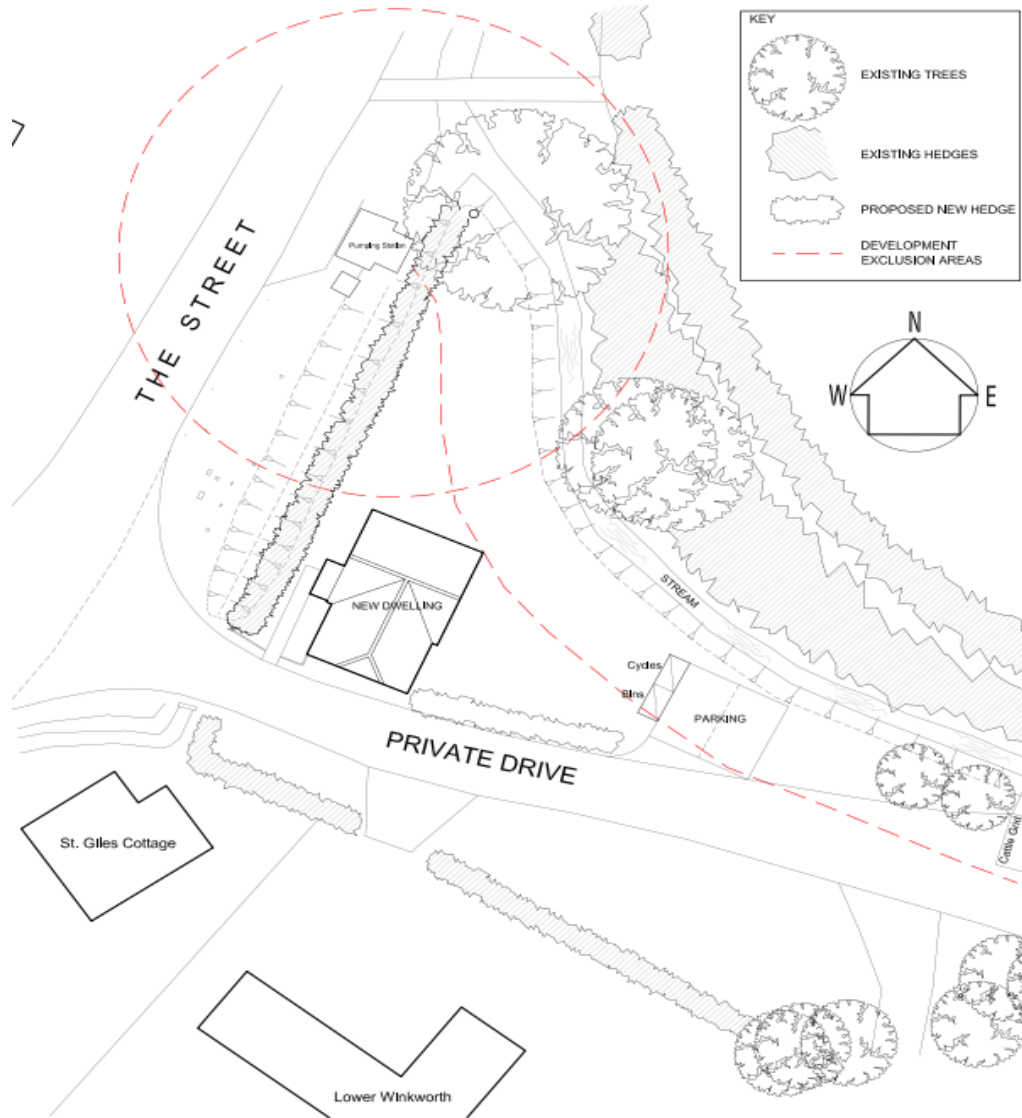


**Site Location Plan**

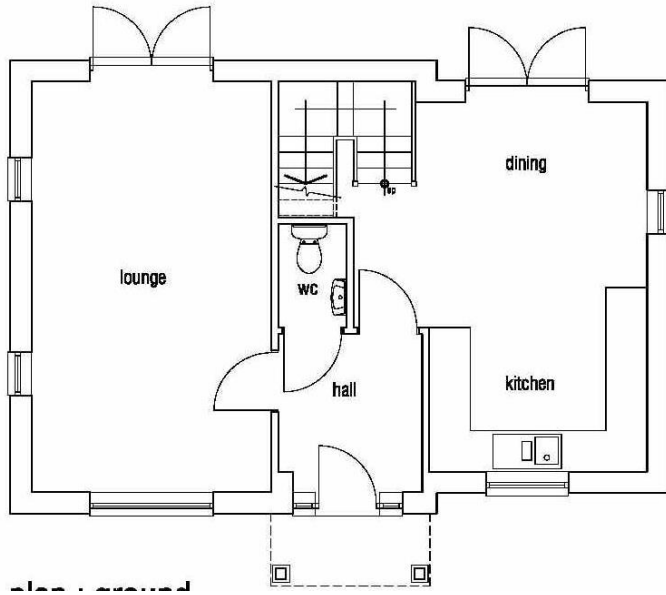


**Aerial Photography**

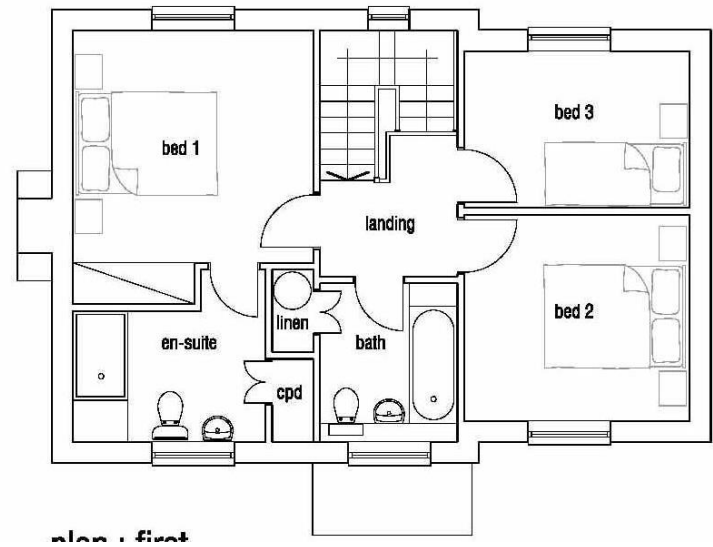
# Site Layout Plan



# Proposed Floor plans

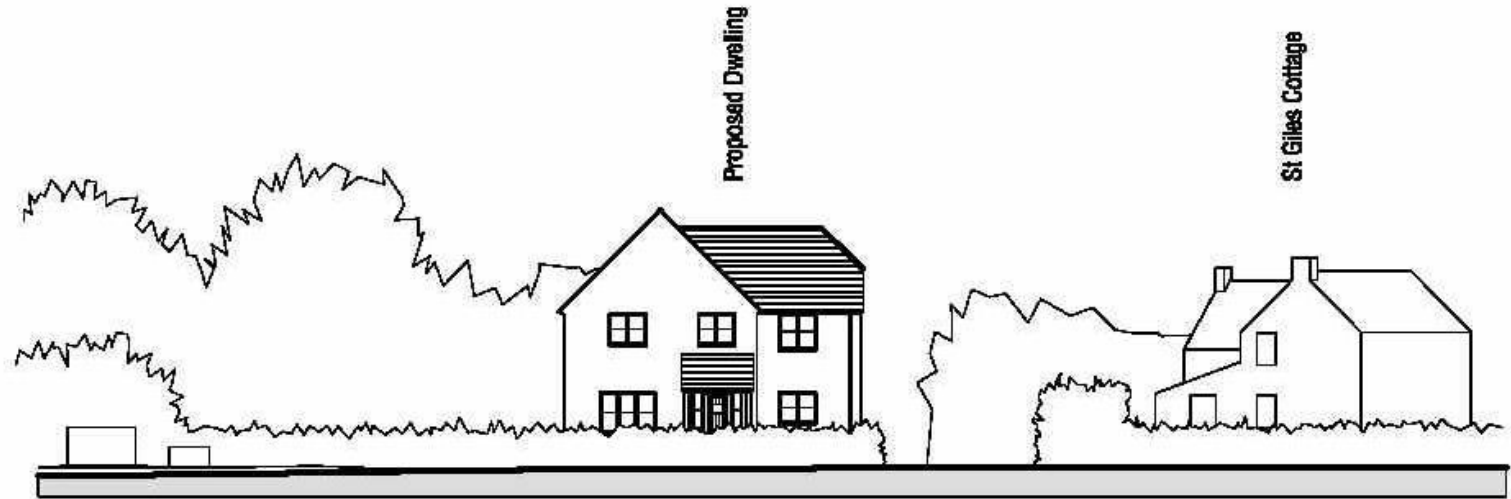


Proposed ground floor plan



Proposed first floor plan

# Proposed Elevations

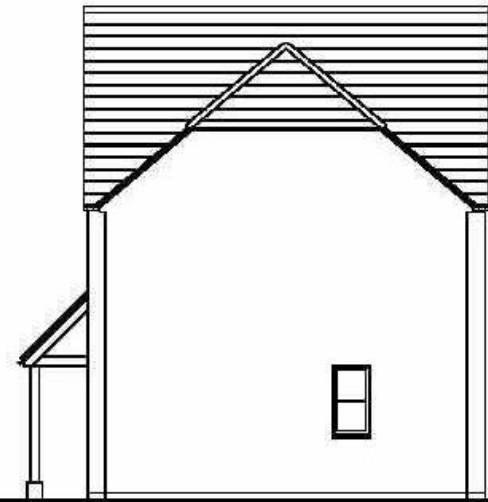


Street View Elevation in context

# Proposed Elevations



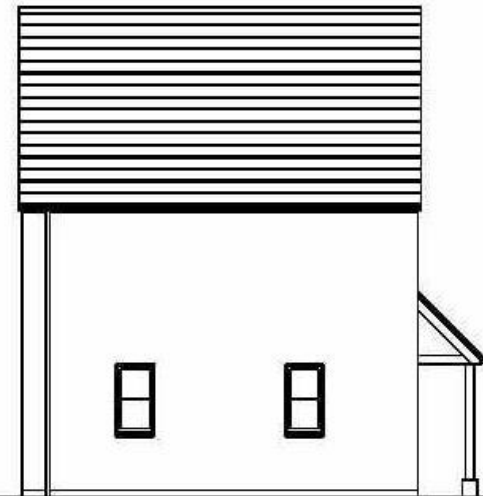
Front Elevation: North West



Side Elevation: South West



Rear Elevation: South East



Side Elevation: North East

## Site Photos



**Access to application site**



**Application site**

## Site Photos



**Access to application site**



**Application site**



## Site Photos



Application site



Application site

## Site Photos



Rear of application site



Opposite application site

## Site Photos



**View exiting application site**



**Exiting application site**

## Site Photos



**Street view to application site**



**Dwelling facing application site**

## Site Photos



**School adjacent application site**



**School adjacent application site**

## Site Photos



**School adjacent application site**



**View facing application site and surrounding development**

**7d) PL/2022/01974 - Key View, Stoke Common Lane, Purton Stoke, SN5 4JG**

First floor extension to side and single storey extension to the rear

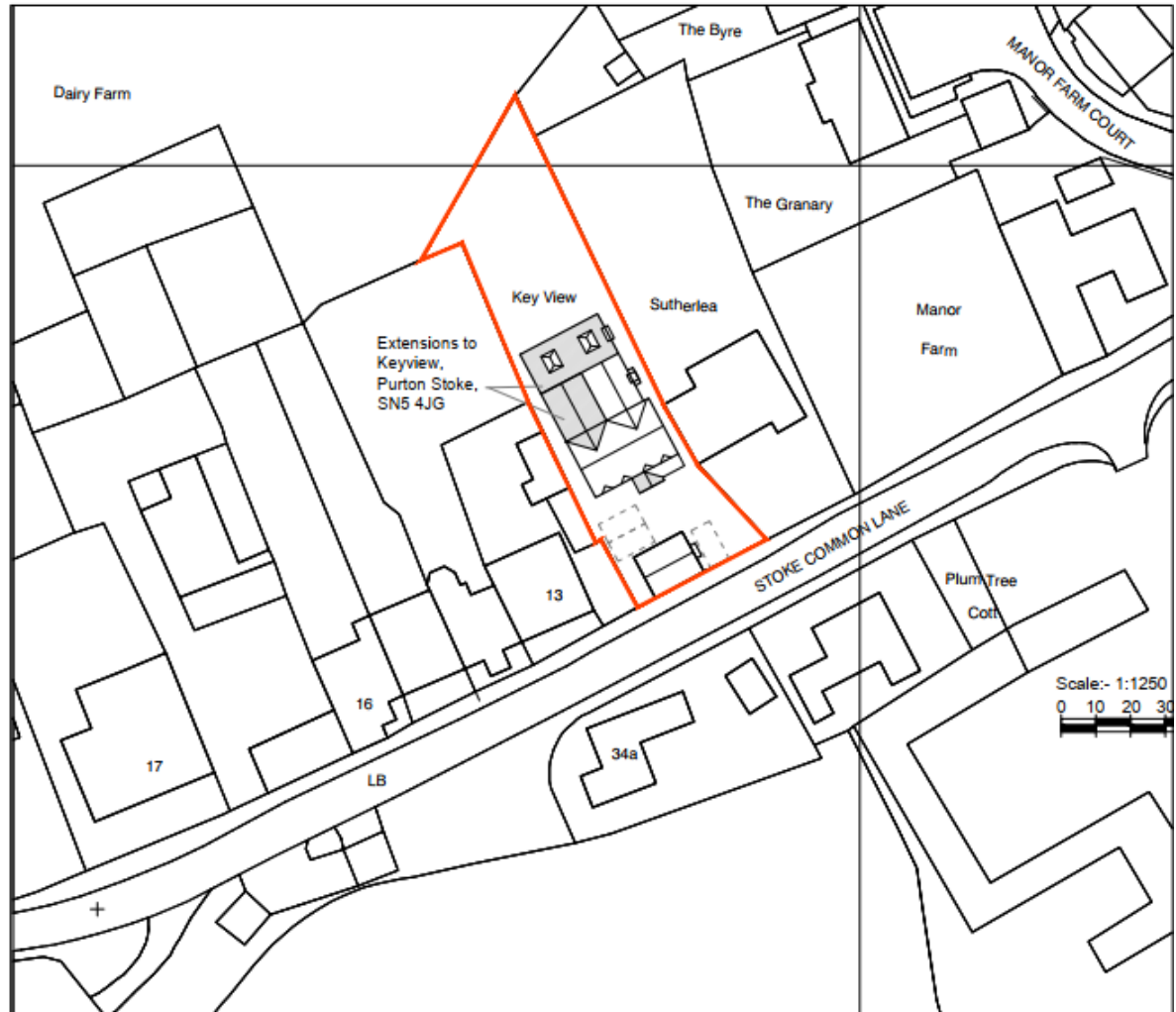
**Recommendation: Approve Subject to Conditions**



**Site Location Plan**



**Aerial Photography**



# Proposed Block Plan

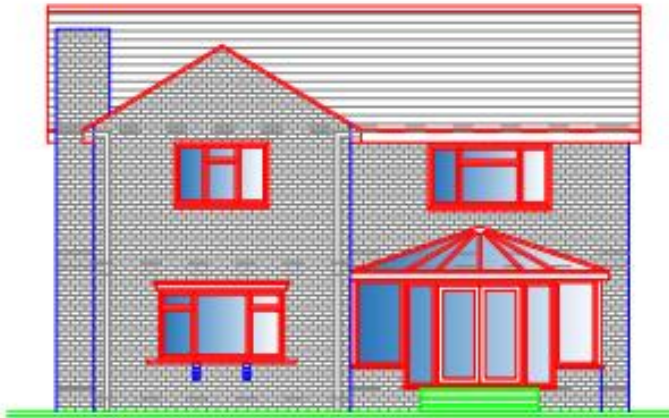




EXISTING  
FRONT ELEVATION



EXISTING  
SIDE ELEVATION



EXISTING  
REAR ELEVATION

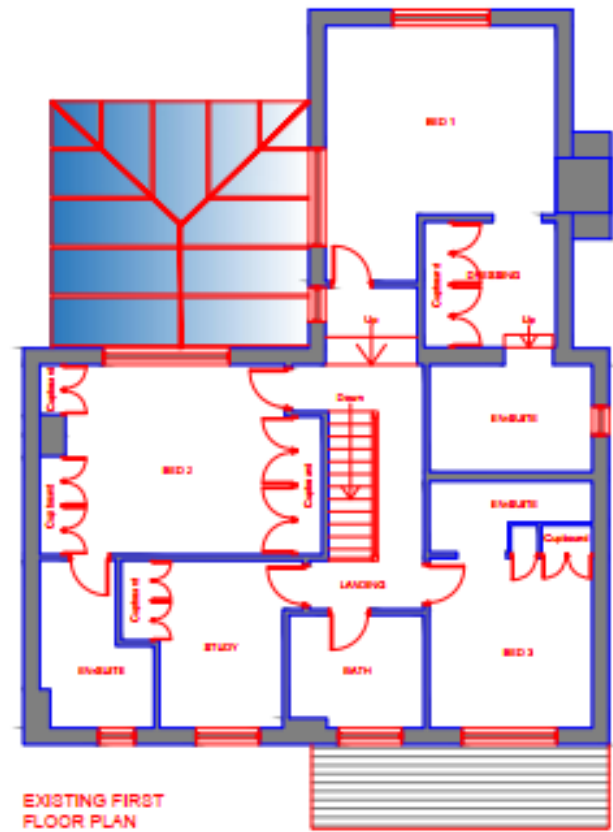
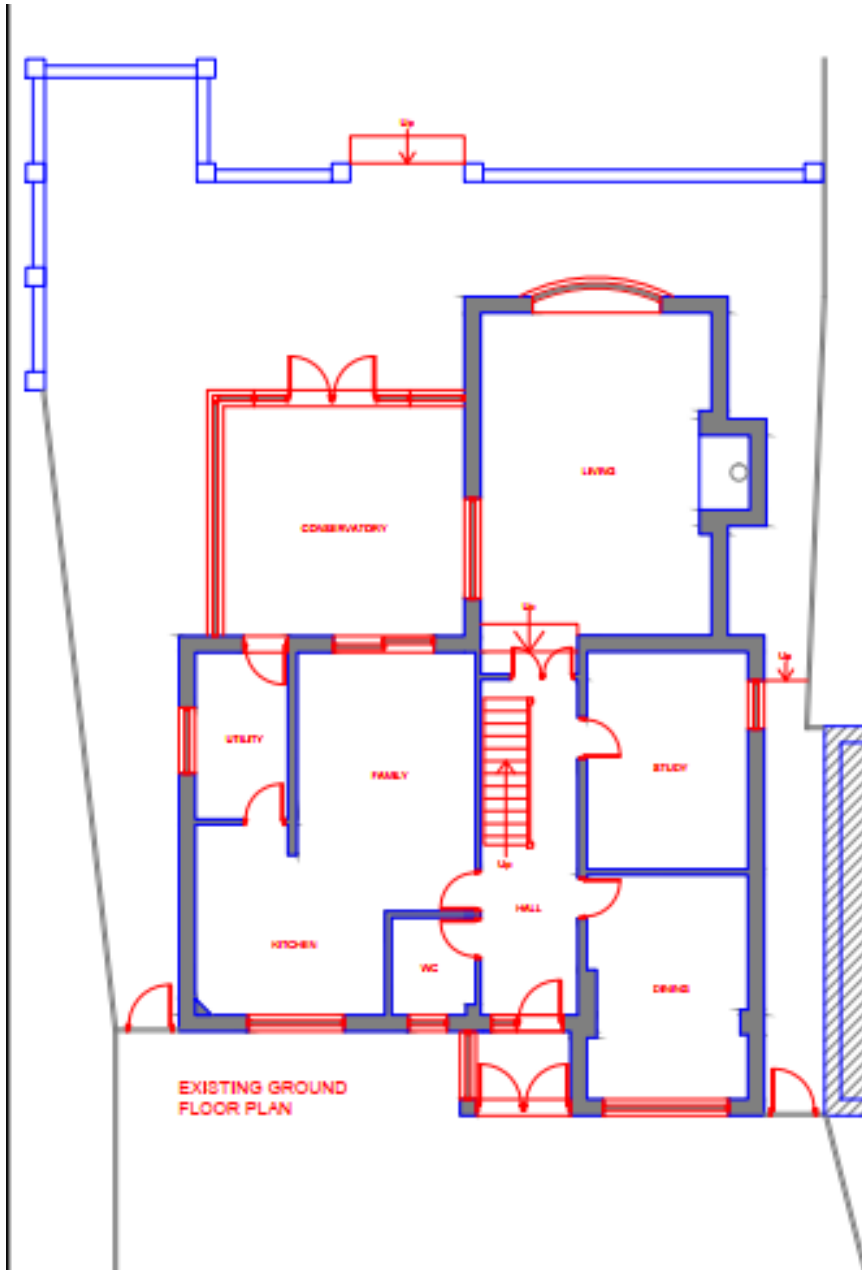


EXISTING  
SIDE ELEVATION

## Existing Elevations

Scale:- 1:100

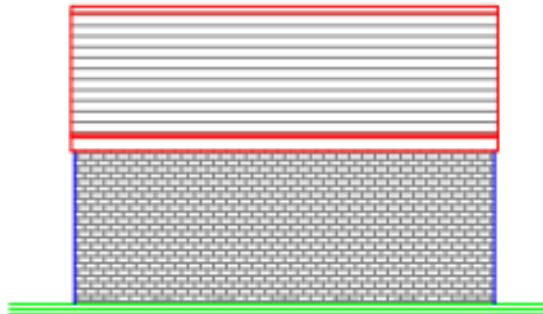




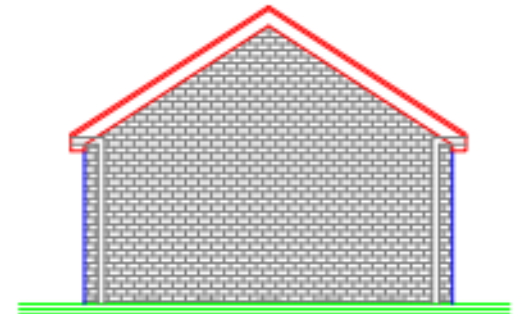
Existing Floor Plans



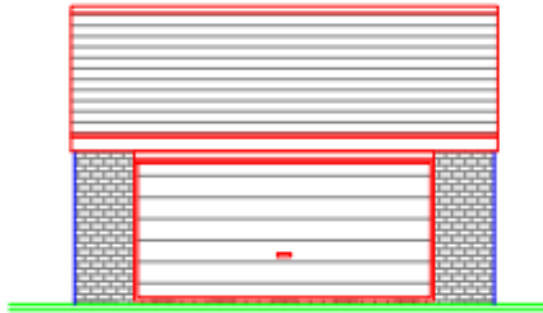
EXISTING GROUND FLOOR PLAN



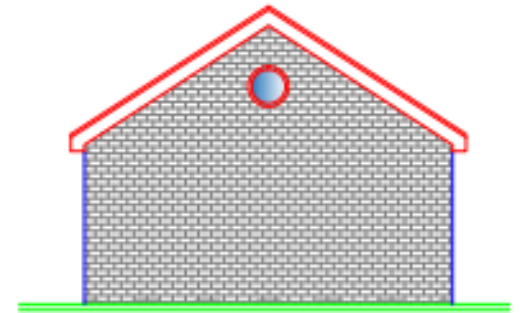
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

## Existing Garage

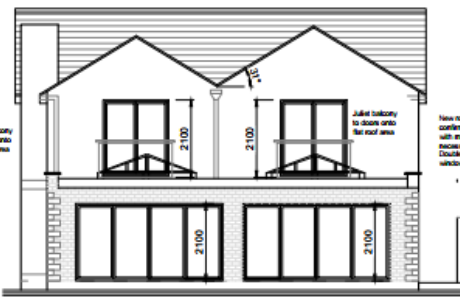


PROPOSED FRONT ELEVATION

All front windows to be replaced with the style and type chosen by client  
One porch to be designed and installed by specialist



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Style of windows and type to be chosen by the client but allow for aluminium windows and to face door

New roof light size and type to be confirmed to be installed strictly in line with manufacturers instructions with all necessary fixings, seals and flange. Double letter 50mm seal around rafter window.



PROPOSED SIDE ELEVATION

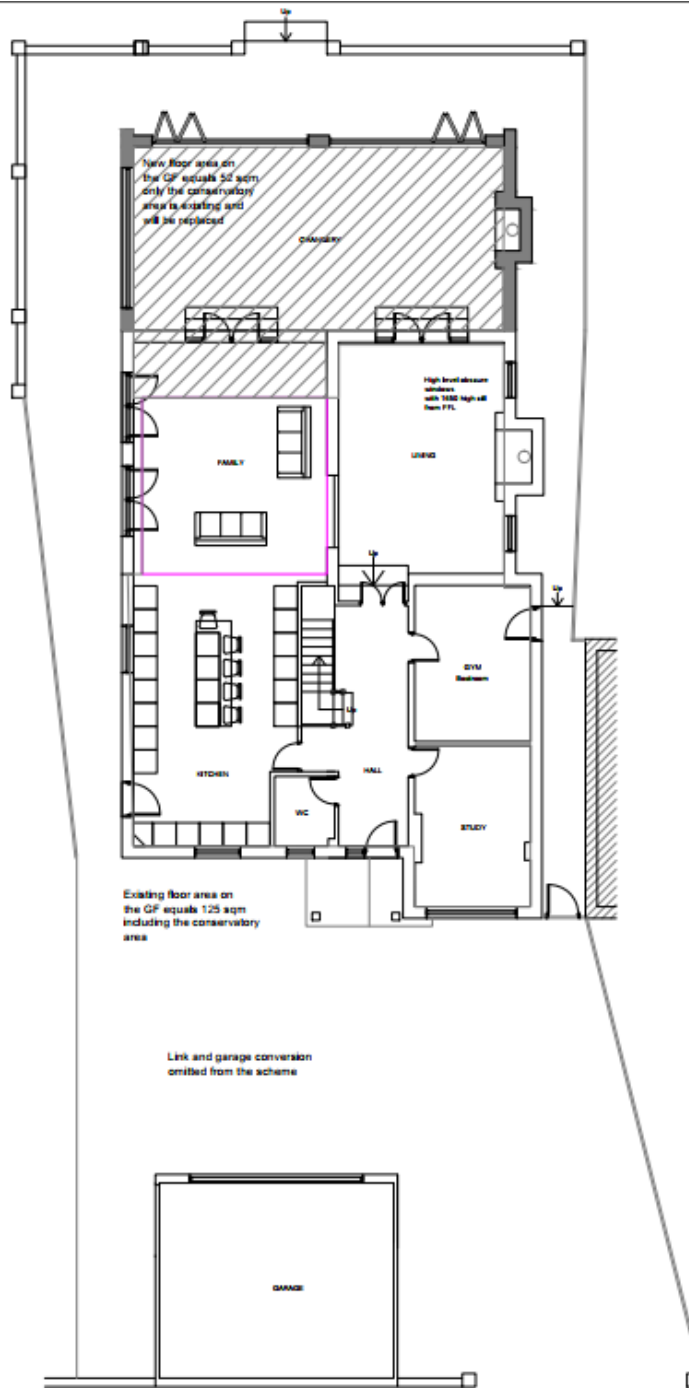
All side windows to be replaced with the style and type chosen by client

**ALUMINUM or UPVC WINDOWS AND DOORS**

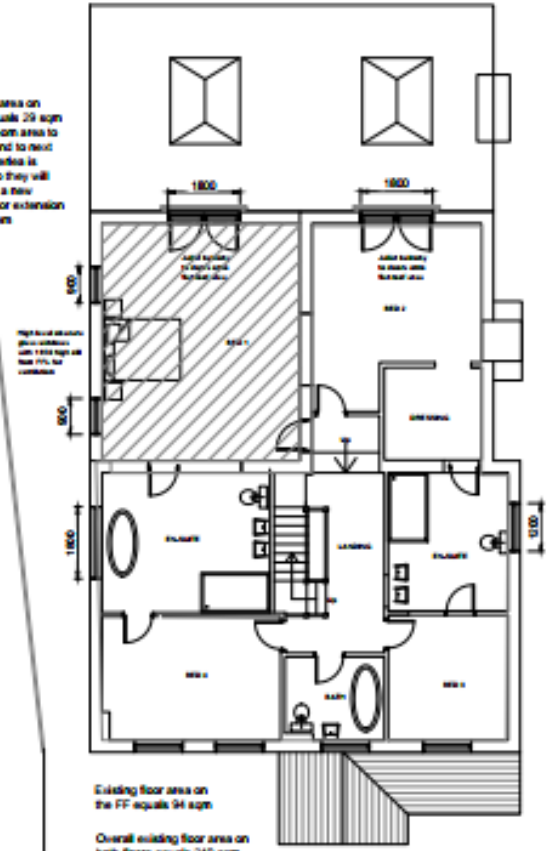
Double glazed windows with factory fitted weather stripping. Windows to be fitted with controllable trickle vents to give either 8000mm<sup>3</sup> m<sup>3</sup> of background ventilation to kitchen, utility, bedrooms, and other auxiliary accommodation and 8000mm<sup>3</sup> m<sup>3</sup> background ventilation to living rooms, dining rooms, and bedrooms as required by Approved Document F Section 1 Table 1. Windows to comply with Approved Document B 2009 Edition Part 2. All glazing less than 800 mm above floor level in windows and 1500 mm in doors ( including glazed side panels ) to be glazed with safety glass. Generally all glazing to be sealed double glazed units incorporating a gap of 16mm and using low emissivity 'K' glass unless otherwise stated to give a maximum U value of 1.8W/m<sup>2</sup> for timber and UPVC and 2.0W/m<sup>2</sup> for metal. Windows are to have 30 and turn 'easy clean' hinges to enable clearing of selenide from track cleaning

# Proposed Elevations

# Proposed Ground Floor



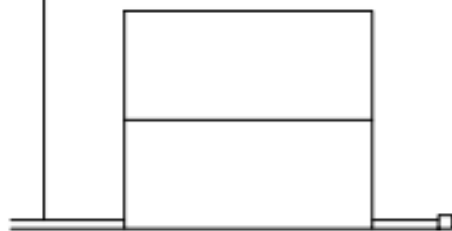
New floor area on the FF equals 29 sqm  
The bedroom area to the right and to next door Sutherland is existing so they will only have a new ground floor extension next to them



Existing floor area on the FF equals 94 sqm

Overall existing floor area on both floors equals 219 sqm  
Proposed floor area is 121 sqm  
So the percentage increase is only 55% overall

# Proposed First Floor





PROPOSED  
FRONT ELEVATION



PROPOSED  
SIDE ELEVATION



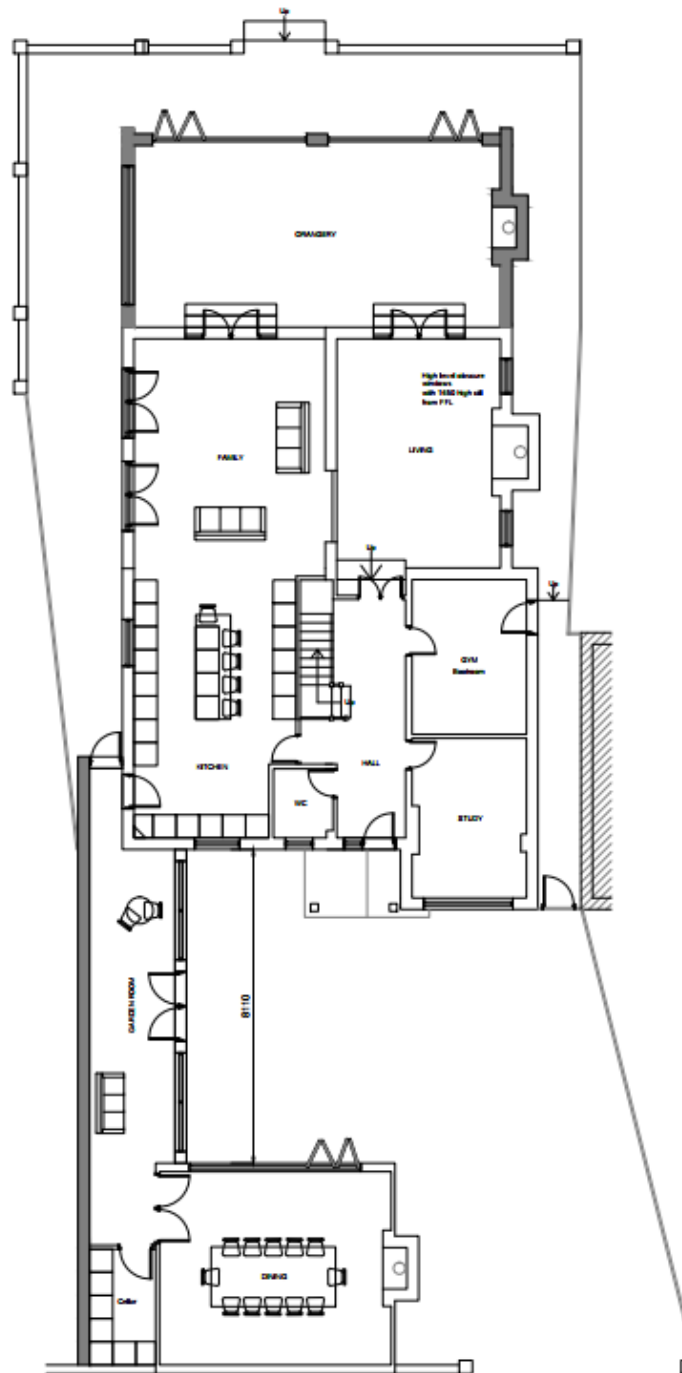
PROPOSED  
REAR ELEVATION



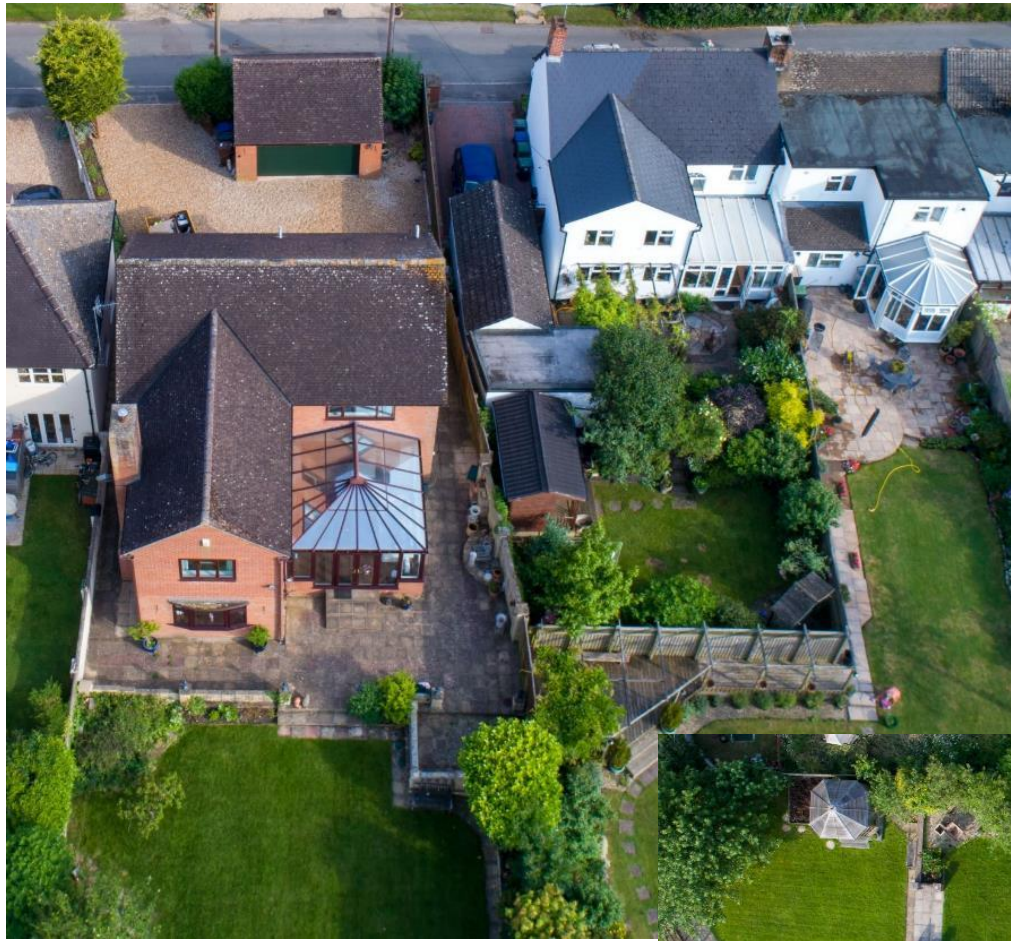
PROPOSED  
SIDE ELEVATION

**PL/2021/05198**  
**Elevations**  
**Refused**

**PL/2021/05198**  
**Ground Floor**  
**Refused**







**Aerial View**





**Street Scene**



Rear Elevations



**View from  
Adjacent  
Dwelling to  
East**





**View from Adjacent Dwelling to West**





**Views from wider area**



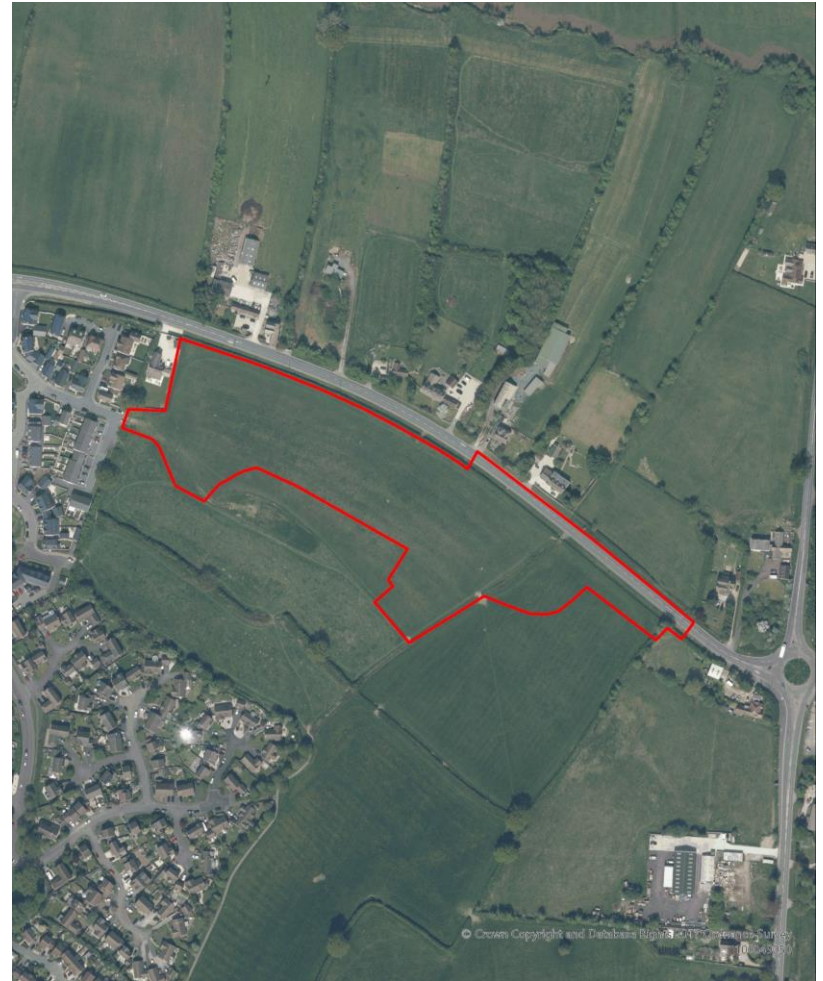
## 7b) PL/2021/05209 - Land South of Filands, Malmesbury

Erection of 70 no. dwellings with public open space and associated infrastructure, approval of reserved matters (scale, layout, landscaping and external appearance) pursuant to outline application ref: 19/11569/OUT

**Recommendation: Approve Subject to Conditions**

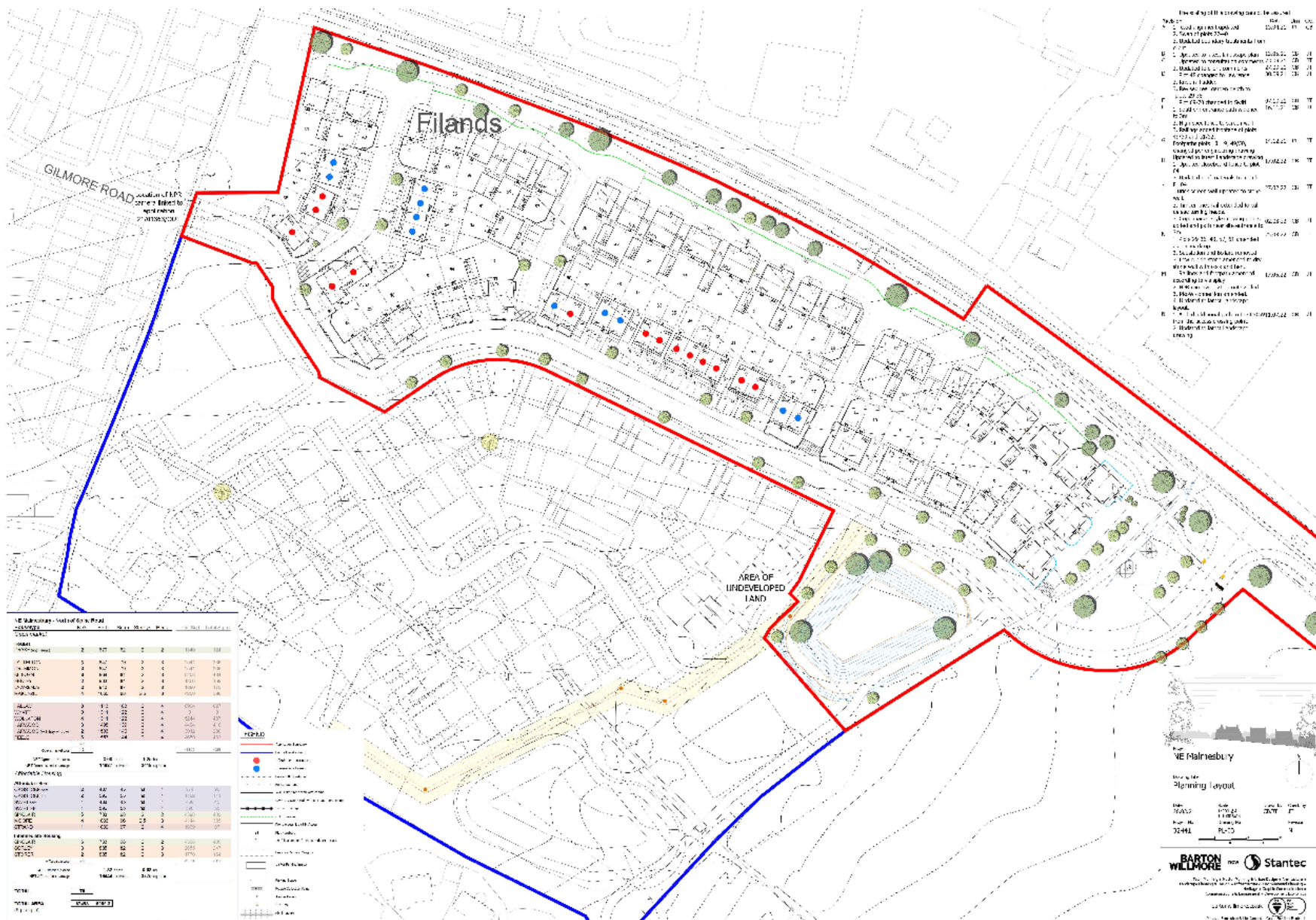


Site Location Plan



Aerial Photography

# Proposed Site Layout



Tree Schedule

Code	Tree Name	Quantity	Planting Date	Notes
A	Small tree (e.g. Dogwood)	10	2022	Plant in open areas
B	Medium tree (e.g. Maple)	5	2022	Plant along streets
C	Large tree (e.g. Oak)	3	2022	Plant in central areas
D	Shrub (e.g. Hydrangea)	20	2022	Plant in garden beds
E	Flowering shrub (e.g. Rose)	15	2022	Plant in garden beds
F	Perennial (e.g. Iris)	30	2022	Plant in garden beds
G	Annual (e.g. Petunia)	40	2022	Plant in garden beds
H	Groundcover (e.g. Thyme)	50	2022	Plant in garden beds
I	Grass (e.g. Fescue)	100	2022	Plant in lawn areas
J	Wildflower (e.g. Black-eyed Susan)	20	2022	Plant in open areas
K	Native plant (e.g. Milkweed)	10	2022	Plant in open areas
L	Small tree (e.g. Dogwood)	10	2022	Plant in open areas
M	Medium tree (e.g. Maple)	5	2022	Plant along streets
N	Large tree (e.g. Oak)	3	2022	Plant in central areas
O	Shrub (e.g. Hydrangea)	20	2022	Plant in garden beds
P	Flowering shrub (e.g. Rose)	15	2022	Plant in garden beds
Q	Perennial (e.g. Iris)	30	2022	Plant in garden beds
R	Annual (e.g. Petunia)	40	2022	Plant in garden beds
S	Groundcover (e.g. Thyme)	50	2022	Plant in garden beds
T	Grass (e.g. Fescue)	100	2022	Plant in lawn areas
U	Wildflower (e.g. Black-eyed Susan)	20	2022	Plant in open areas
V	Native plant (e.g. Milkweed)	10	2022	Plant in open areas

Site Summary

Category	Item	Quantity	Notes
Site Area	Total Site Area	100,000 sq ft	
	Developed Area	20,000 sq ft	
	Undeveloped Area	80,000 sq ft	
	Water Area	0 sq ft	
Building Footprint	Total Building Footprint	50,000 sq ft	
	Residential	30,000 sq ft	
	Commercial	15,000 sq ft	
	Public	5,000 sq ft	
Landscaping	Total Landscaping Area	10,000 sq ft	
	Planting Area	8,000 sq ft	
	Grass Area	2,000 sq ft	
	Water Feature	0 sq ft	
Infrastructure	Total Infrastructure Area	5,000 sq ft	
	Paved Area	3,000 sq ft	
	Grass Area	2,000 sq ft	
	Water Feature	0 sq ft	

Legend

- Red line: Site Boundary
- Blue line: Gilmore Road
- Yellow shaded area: Area of Undeveloped Land
- Green circle: Tree
- Red circle: Shrub
- Blue circle: Flowering shrub
- Orange circle: Perennial
- Purple circle: Annual
- Light green circle: Groundcover
- Light orange circle: Grass
- Light purple circle: Wildflower
- Light green square: Native plant

NE Hainesbury Planning Layout

Scale: 1:10,000

North Arrow

DATE: 2022

BY: [Name]

FOR: [Name]

STANTEC



# Outline Permission 19/11569/OUT – Illustrative Layout



# Open Space Layout



















# Site Landscaping Plan Overview

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT GROUP & SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.



## LEGEND

-  EXISTING TREES/HEDGES  
To be retained
-  PROPOSED TREES
-  SPECIMEN PLANTING
-  ORNAMENTAL HEDGE
-  NATIVE HEDGE  
Triple Staggered Row
-  NATIVE HEDGE  
Double Staggered Row
-  PROPOSED PLANTING  
Miscellaneous/General Greenery
-  TURF
-  AMENITY GRASS AREAS  
Miscellaneous/General Greenery  
Keep about 100m in diam
-  WILDFLOWER MEADOW  
Species: Common Poppy, Poppy, White  
Example: 200m x 100m  
Note: Where necessary, number of plants
-  SEASONAL WETLANDS  
Miscellaneous/General Greenery  
Example: 200m x 100m
-  NATIVE BUFFER MIX
-  SHRUB MIX
-  GROUNDCOVER MIX
-  GRAVEL
-  ENCLOSURES  
Low Profile Stone Wall  
Knee Wall  
Electric Fencing, 1.8m High  
To Program Specification



NO.	REVISION	DATE
1	Issued for Information	18.12.21
2	Issued for Information	18.12.21
3	Issued for Information	17.08.21
4	Issued for Information	11.07.21

# Ecological Mitigation



# Drainage Strategy 1



# Drainage Strategy 2



# House Types - Examples

11.08.21  
B GF wind  
C Services  
changed



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

C Sen  
cha  
D Plot



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

# House Types - Examples



FRONT ELEVATION



SIDE ELEVATION



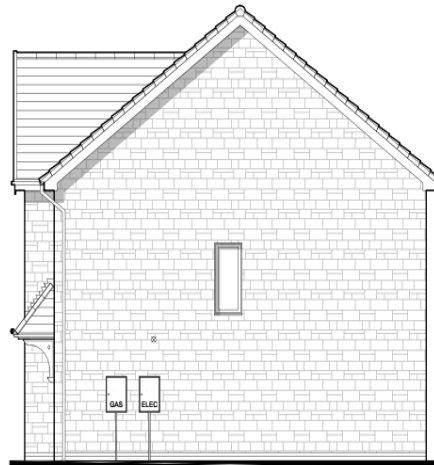
REAR ELEVATION

\*Rear windows head and cills to plots 1 and 4h only.

□ G+ window  
C Services ;  
changed



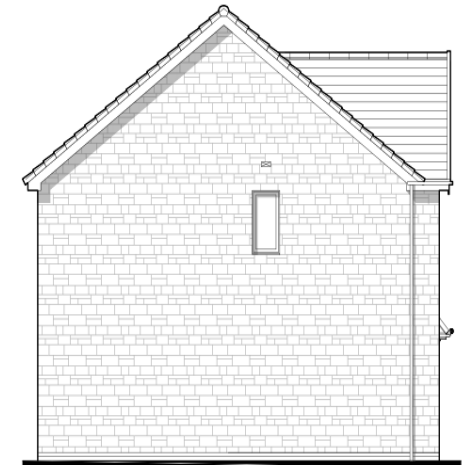
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

C Services added & materials note  
changed 24.02.22 PL

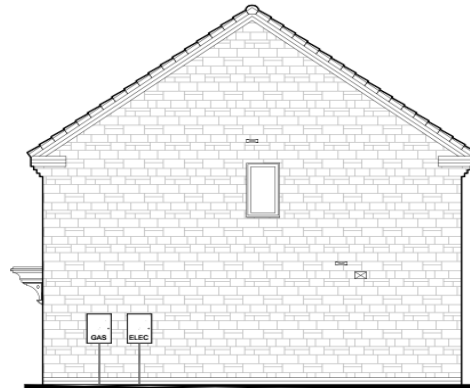




# House Types - Examples



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

OR WINDOW CAN UPDATES  
 C Services added & materials note  
 changed



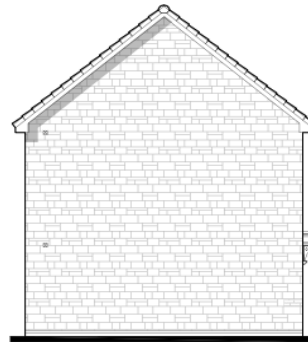
# Affordable Housing Types - Examples



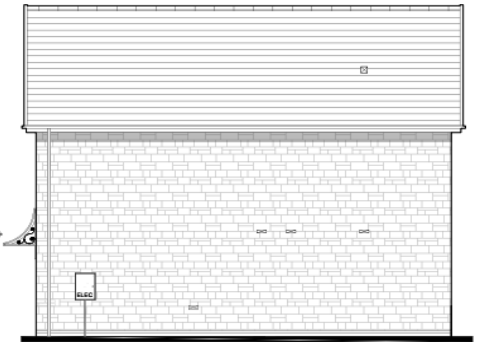
FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION

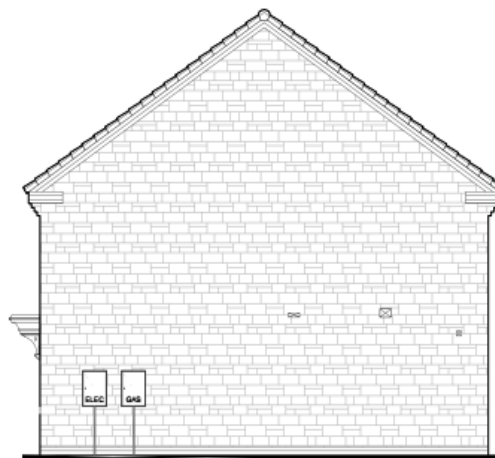


REAR ELEVATION

Plot Numbers: 69-70



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

# Street Elevations

- A. Pitches revised and fill bandings added
- B. Revised
- C. Revised to Sandhill Dark Tiv. changed to Sandsoft Tuscan Clay
- D. Updated to latest P-03



STREET ELEVATION AA



STREET ELEVATION BB



STREET ELEVATION CC



# Northern Area Planning Committee

3<sup>rd</sup> August 2022