

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 3 April 2019
Time: 3.00 pm

The Agenda for the above meeting was published on 26 March 2019. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Jessica Croman, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718262 or email jessica.croman@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

7a **18-11871-FUL - Oxford House, 12 The Butts, Bratton (Pages 3 - 34)**

DATE OF PUBLICATION: 1 April 2019

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Western Area Planning Committee

3 April 2019

7a) Oxford House, 12 The Butts, Bratton BA13 4SW Reference: 18/11871/FUL
Following demolition of existing dwelling erection of replacement dwelling
and 3 additional dwellings with associated landscaping (material revision to
refused application 18/08346/FUL)
Recommendation – Approve subject to conditions

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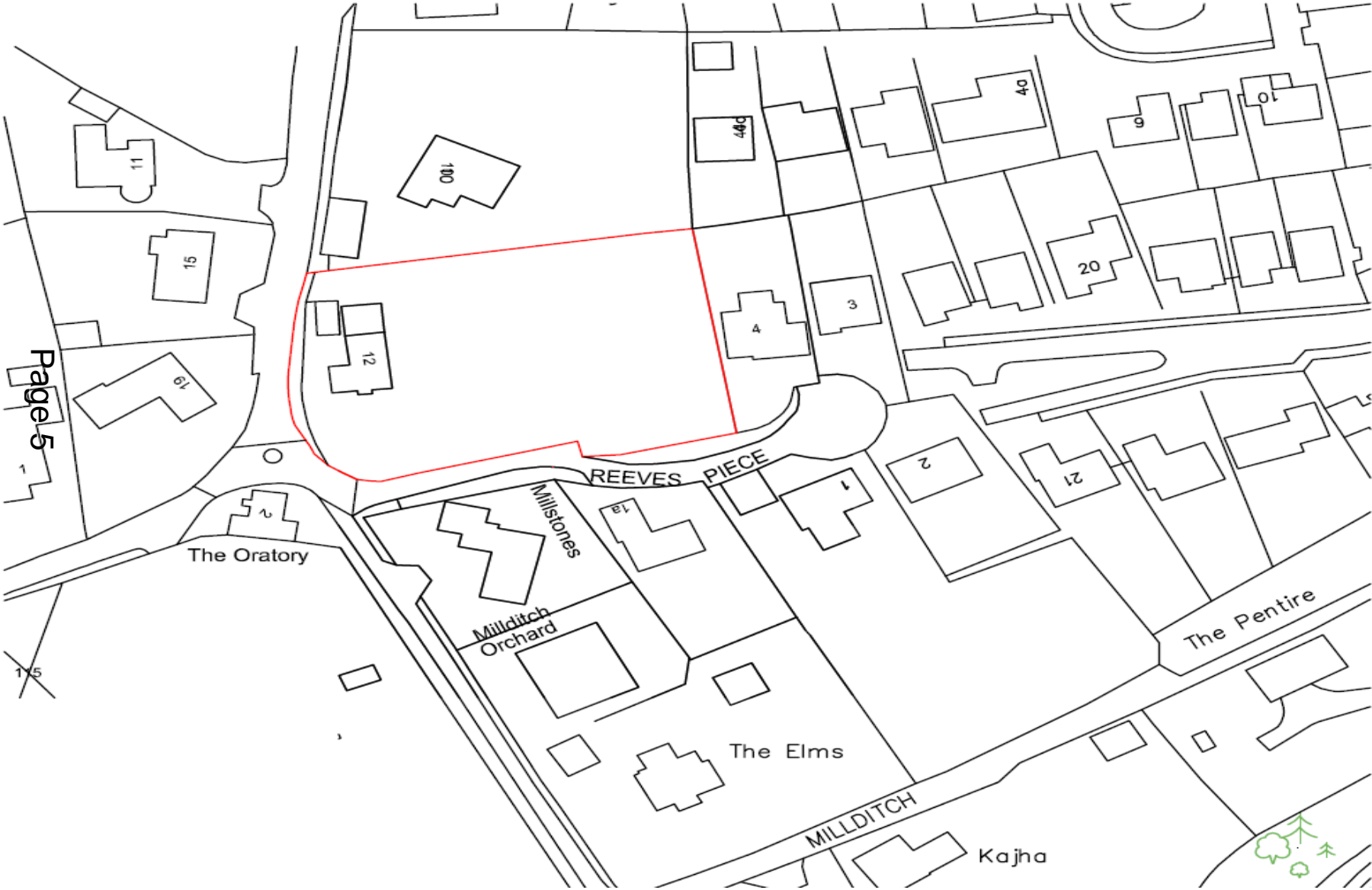
Site Location Plan



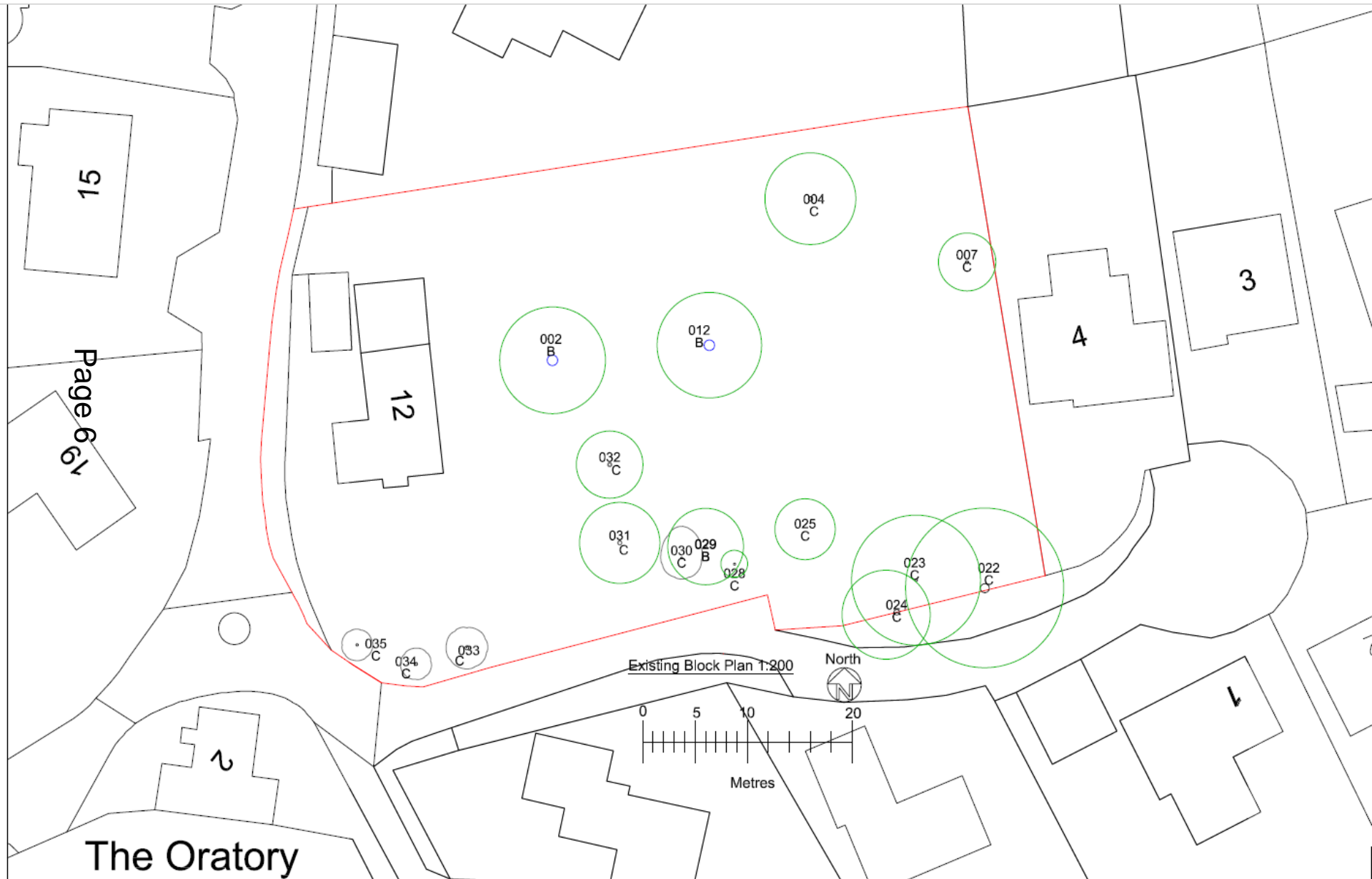
Aerial Photography



Site Location Plan



Site Plan Showing Oxford House (now demolished)



Proposed Site Redevelopment Block Plan

ASU ON TOPOGRAPHY & SITE BOUNDARIES INFORMATION PROVIDED BY OTHERS. PLEASE BE AWARE DISCREPANCIES ARISE, BRING TO A HARLOW & SONS ATTENTION IMMEDIATELY

SITE DIMENSIONS TO BE CHECKED PRIOR TO START - DISCREPANCIES TO BE REBID WITH A HARLOW & SONS

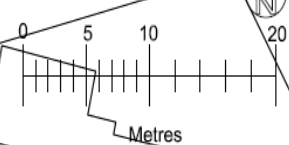
ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS UNLESS STATED OTHERWISE



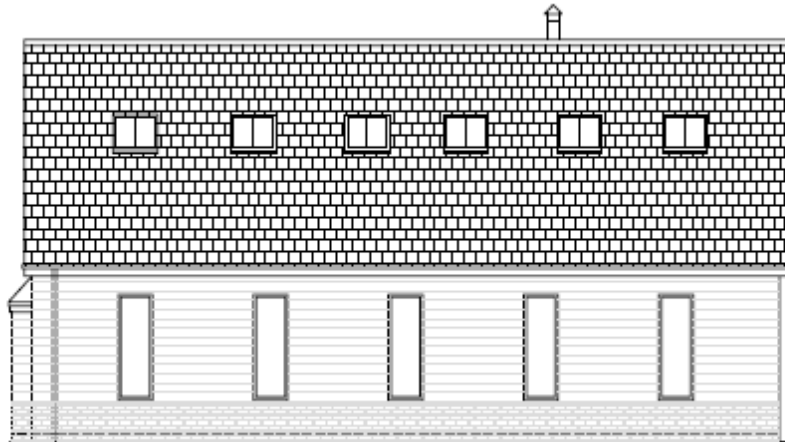
- TYPICAL PLANT SPECIFICATIONS material to BS3099 part 1.
- TREES**
- 80. All trees planted outside the recognized design life span, include for root guard, irrigation system, and specialist rubber she and planting in bare earth (100mm diameter covered with bark mulch 75mm depth).
 - 1. *Betula pendula* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 2. *Prunus spinosa* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 3. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 4. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 5. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 6. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 7. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 8. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 9. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
 - 10. *Salix caprea* (Brighton) 100-120cm Hgt. 4-6cm DBH
- SHRUBS**
- Supply and plant *Locust* as shown (all with 100 diameter (d.b.h. unless stated))
 - 4. *Arbutus menziesii* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 5. *Corylus avellana* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 6. *Rosa rugosa* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 7. *Lausana nobilis* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 8. *Philadelphus Aureum* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 9. *Salix alba* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH
 - 10. *Viburnum bodinardense* (Brighton) 1.0-1.2M Hgt. 4-6cm DBH

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Proposed Block Plan 1:200 North



Proposed House Elevations for Plot 1



Proposed Front (West) Elevation 1:100



Proposed Side (South) Elevation 1:100

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House Sparrow box

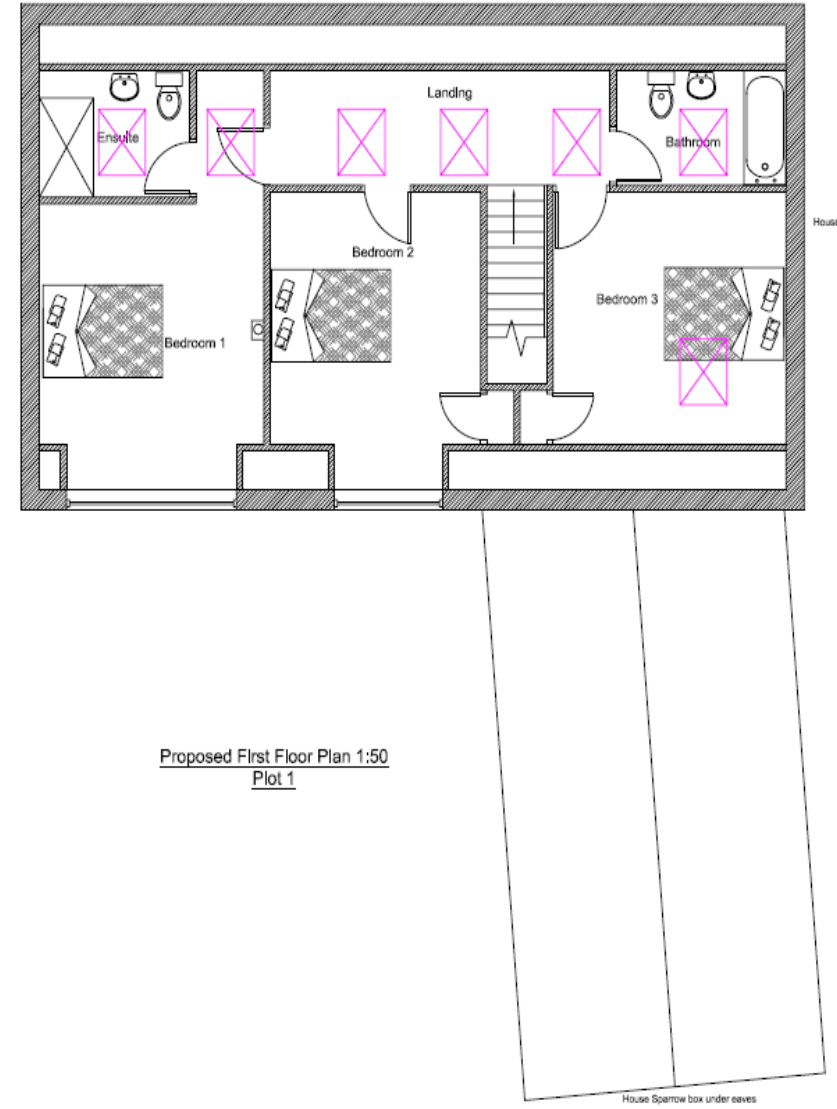
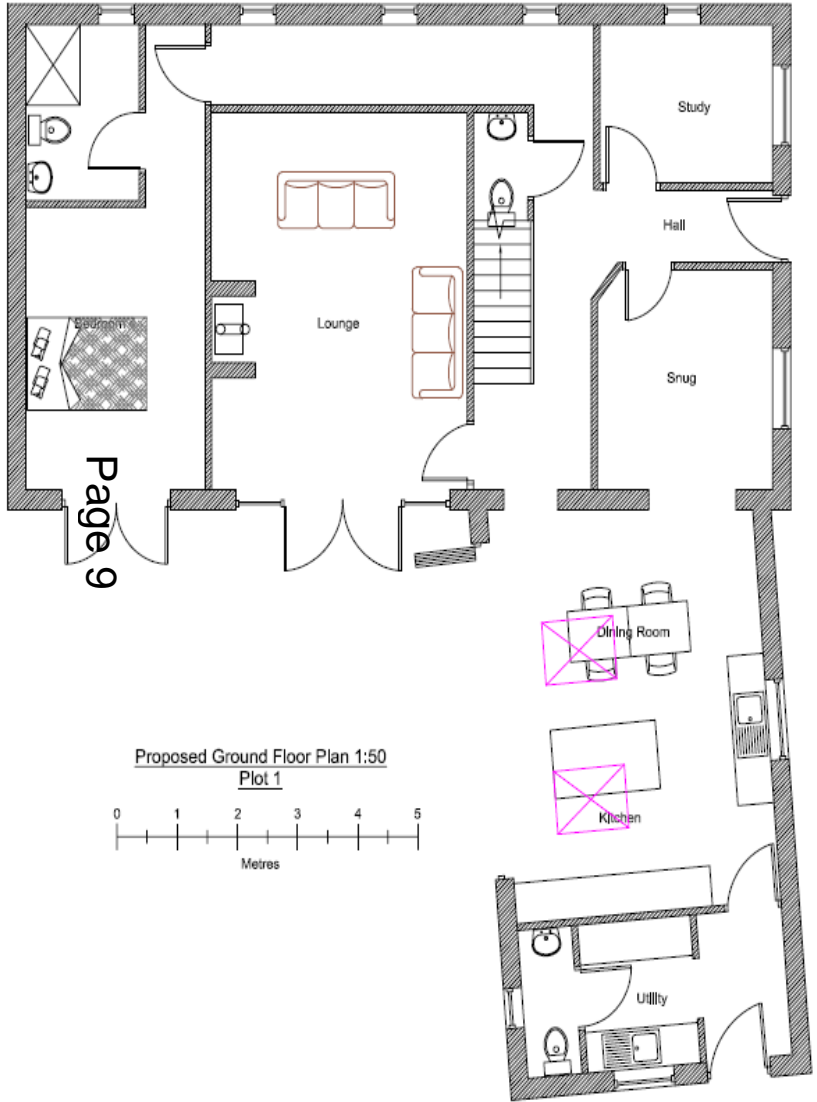
Proposed Rear (East) Elevation 1:100



House Sparrow box

Proposed Side (North) Elevation 1:100

Proposed Floor Plans for Plot 1

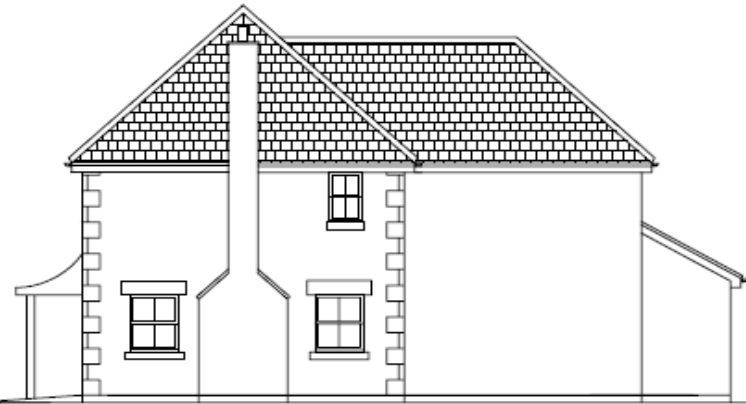


Proposed House Elevations for Plot 2

2 bat access tiles on front and rear slopes
Black Type 1F Felt to be used
Use attic roof trusses. See ecology report for more details
Bat Roof space sealed off from parking space below and insulated from disturbances



Proposed Front (West) Elevation 1:100



Proposed Side (South) Elevation 1:100

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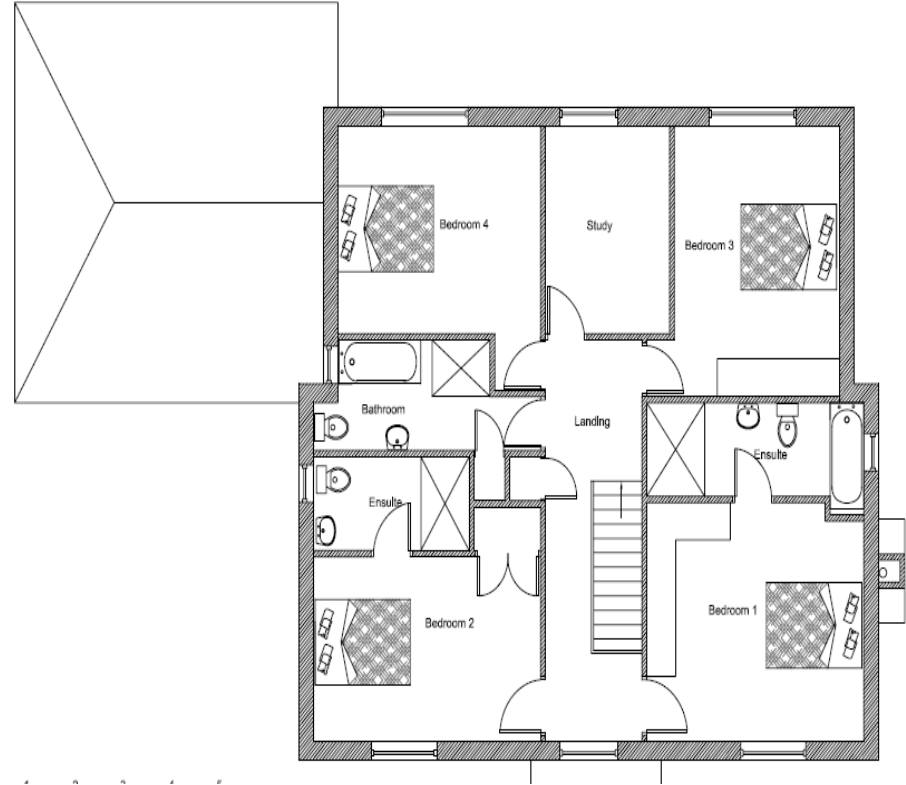
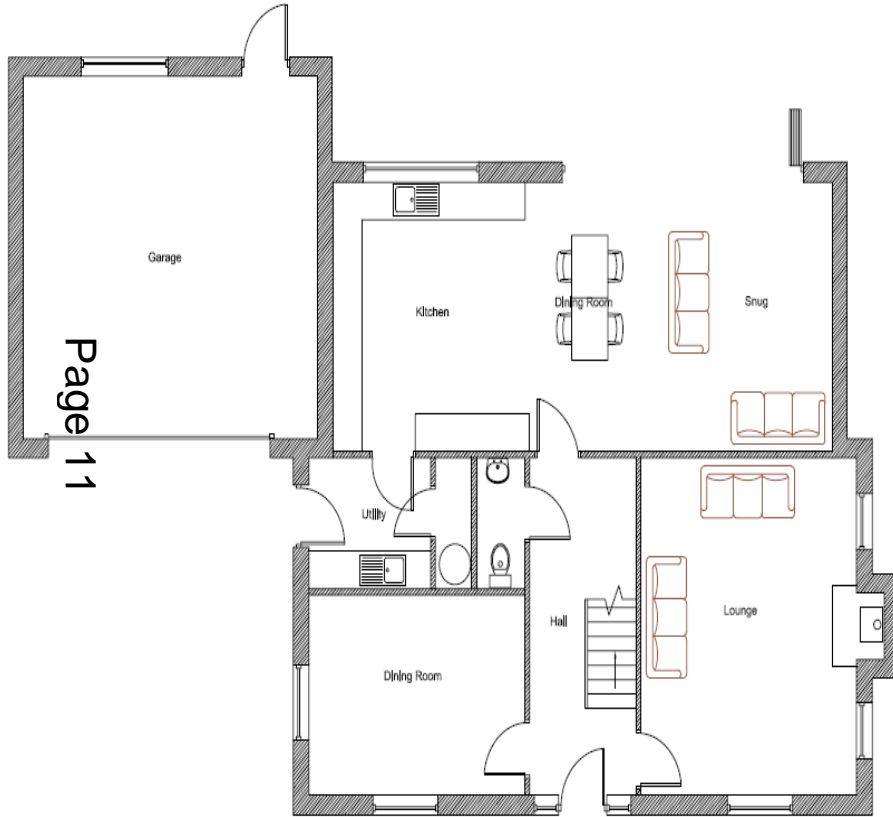
Proposed Rear (East) Elevation 1:100



Proposed Side (North) Elevation 1:100

Proposed Floor Plans for Plot 2

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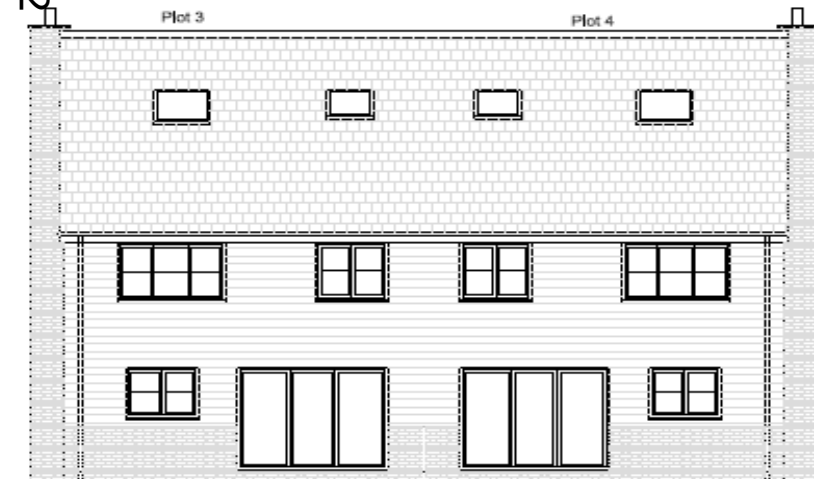
Proposed House Elevations for Plot 3 & 4



Proposed Front (North) Elevation 1:100



Proposed Side (East) Elevation 1:100

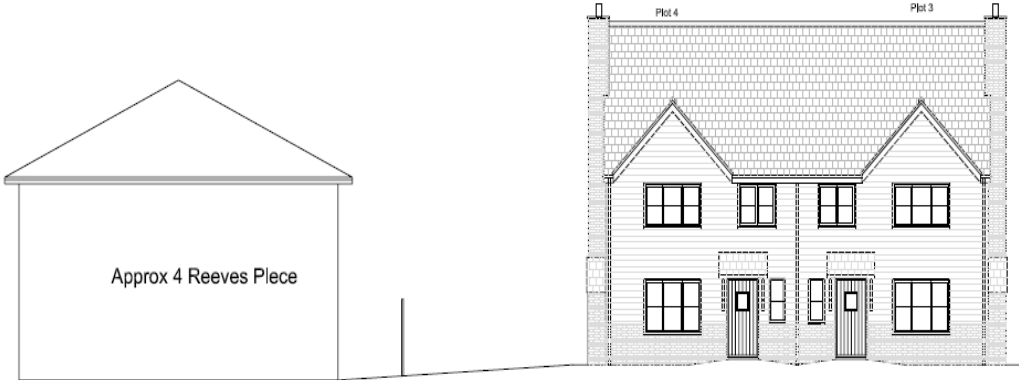


Proposed Rear (South) Elevation 1:100

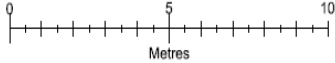


Proposed Side (West) Elevation 1:100

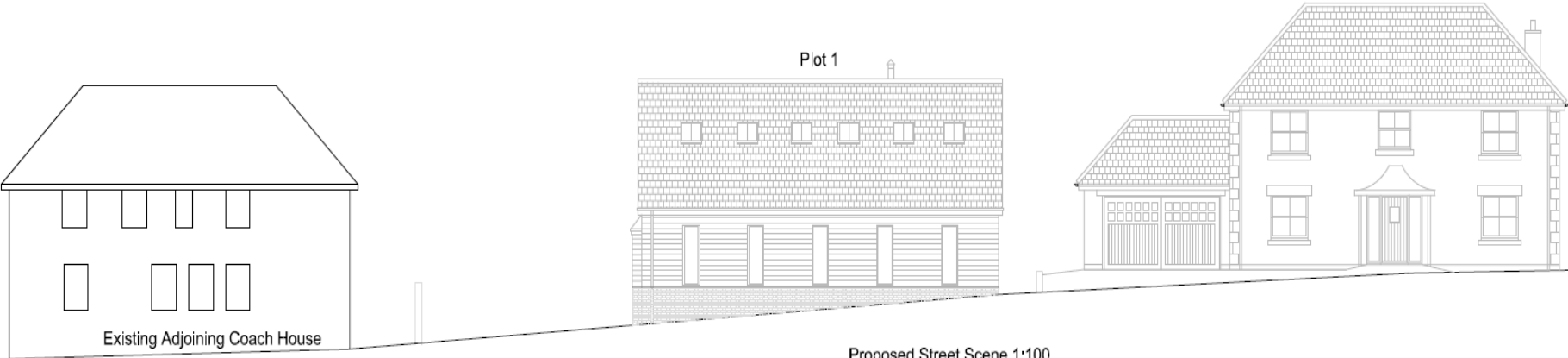
Plot 3 and 4 - Contextual Plan



Proposed Front (North) Elevation of Plot 3&4 & No.4 Reeves Piece 1:100



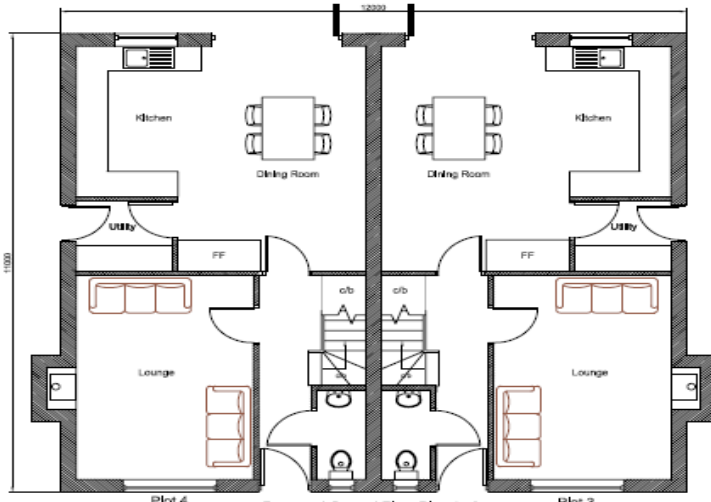
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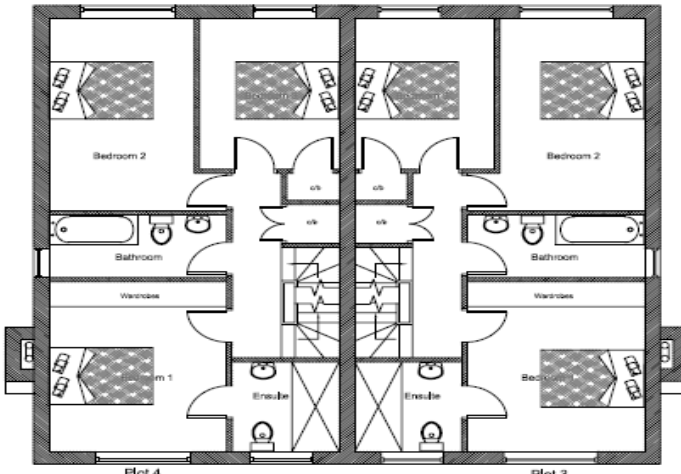
Proposed Street Scene 1:100



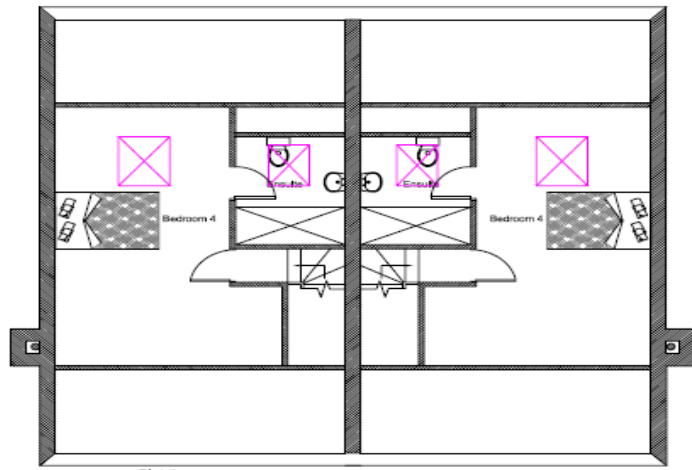
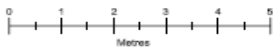
Proposed Floor Plans for Plots 3 & 4



Proposed Ground Floor Plan 1:50
Plot 3 & 4



Proposed First Floor Plan 1:50
Plot 3 & 4



Proposed Second Floor Plan 1:50
Plot 3 & 4

Proposed Garaging Plans



Proposed Front (North) Elevation 1:100

Proposed Rear (south) Elevation 1:100

Proposed Side (West) Elevation 1:100

Proposed Side (East) Elevation 1:100

Building Materials:-

Walls:- Rustic Red brick dwarf course with oak feather edge cladding above.

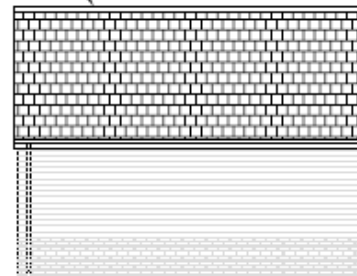
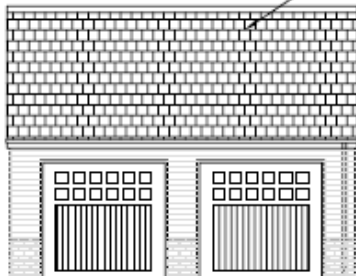
Roof:- Sedum

Doors:- Composite doors

Proposed Plot 1 Garage

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- 1 bat access tile on front and rear slopes
- 2 ridge access tiles with access into loft space
- Black Type 1F Felt to be used
- 1.5m crevice roost space within loft space to be installed - squeeze box
- See ecology report for more details
- Bat Roof space sealed off from parking space below and insulated from disturbances



Proposed Front (South) Elevation 1:100

Proposed Rear (North) Elevation 1:100

Proposed Side (East) Elevation 1:100

Proposed Side (West) Elevation 1:100

Building Materials:-

Walls:- Rustic Red brick dwarf course with cedar half lap cladding above.

Roof:- Natural Slate

Windows & Doors:- Composite doors, Upvc windows

Proposed Plot 4 Garage

0

5

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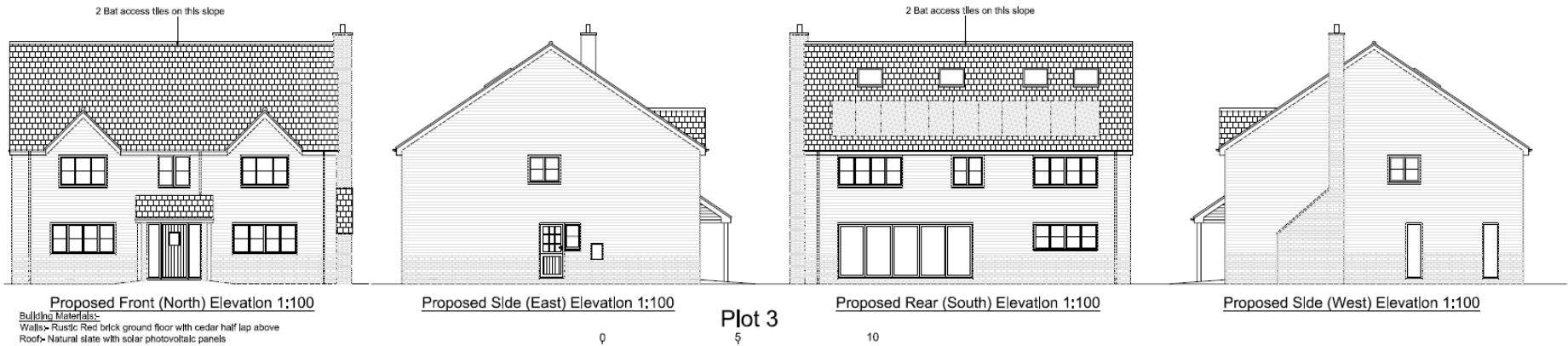
Consented 3-House Scheme under (implemented) 18/05492/VAR



- TYPICAL PLANT LIST
- 80L Alrpo if planted
 - Include for root guard, 1yr in bare earth circle 2/
 - 1. *Betula piceaster* TREE (U)
 - 2. Fruiting Apple
 - 3. Btle
 - Box hedging Supply and
 - Buxus sempervirens*
- Supply and plant
- 4. *Amelanchier lanardi*
 - 5. *Corylus avellana*
 - 6. *Ilex aquifolium*
 - 7. *Laurus nobilis*
 - 8. *Philadelphus Aur*
 - 9. *Syringa Mme L*
 - 10. *Viburnum bodnant*

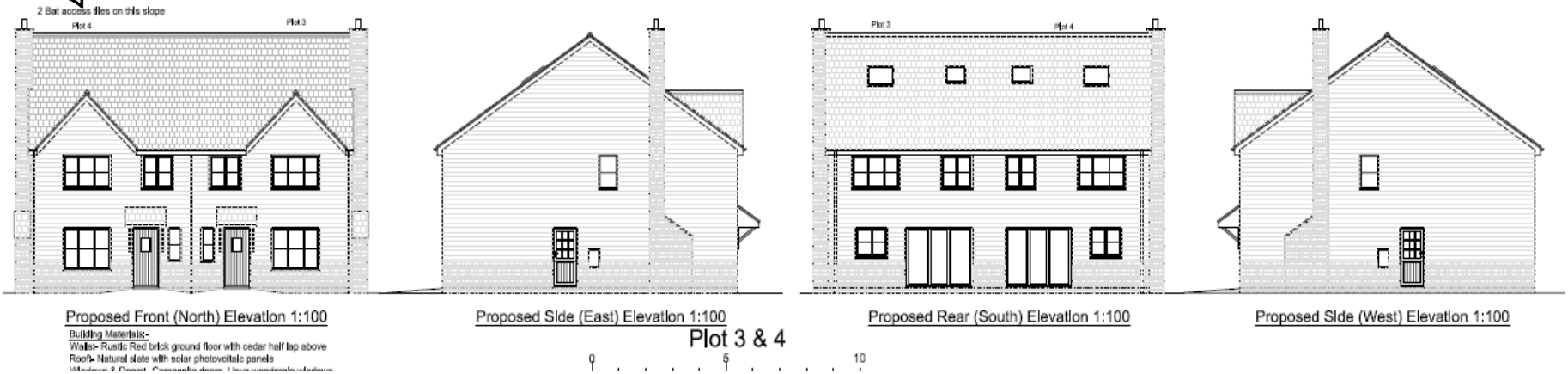
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Proposed Block Plan 1:200 North



Above – Approved plot 3 elevations (18/05492/VAR)
Below – Proposed elevations for plots 3 & 4(18/11871/FUL)

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Oxford House (now demolished)



Entrance to site plots 3 and 4 viewed from the Butts



View of plots 1 and 2 south through site from north



10 The Butts (grade II listed) viewed north from centre of site



Garage to plot 4 viewed east through site



View through site towards 4 Reeves Piece and plots 3 and 4



Driveway to Plots 3 and 4 viewed from east



View through site west towards Plots 1 and 2



View through site towards southwest



View of 4 Reeves Piece and eastern section of site from Reeves Piece



Comparison Slides



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 Top left – Approved 3 house Scheme Bottom Right – Proposed 4 house development

Refused Application 18/08346/FUL

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250m² rear g

Proposed Block Plan 1:200 North

Elevations of Plots 3 and 4 of refused application 18/08346/FUL



Proposed Front (North) Elevation 1:100

Proposed Side (West) Elevation 1:100

Proposed Rear (South) Elevation 1:100

Proposed Side (East) Elevation 1:100

Building Materials:
 Walls: Rustic Red brick ground floor with cedar half lap above
 Roof: Natural slate with solar photovoltaic panels

Plot 3

9

9

10

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Proposed Front (North) Elevation 1:100

Proposed Side (East) Elevation 1:100

Proposed Rear (South) Elevation 1:100

Proposed Side (West) Elevation 1:100

Building Materials:
 Walls: Rustic Red brick ground floor with cedar half lap above

Plot 4

Refused application 18/08346/FUL Plot 4 relationship with No. 4 Reeves Piece

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Proposed Front (North) Elevation of Plot 4 & No.4 Reeves Piece 1:100

Western Area Planning Committee

29 June 2016



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