

Western Area Planning Committee

14 December 2016



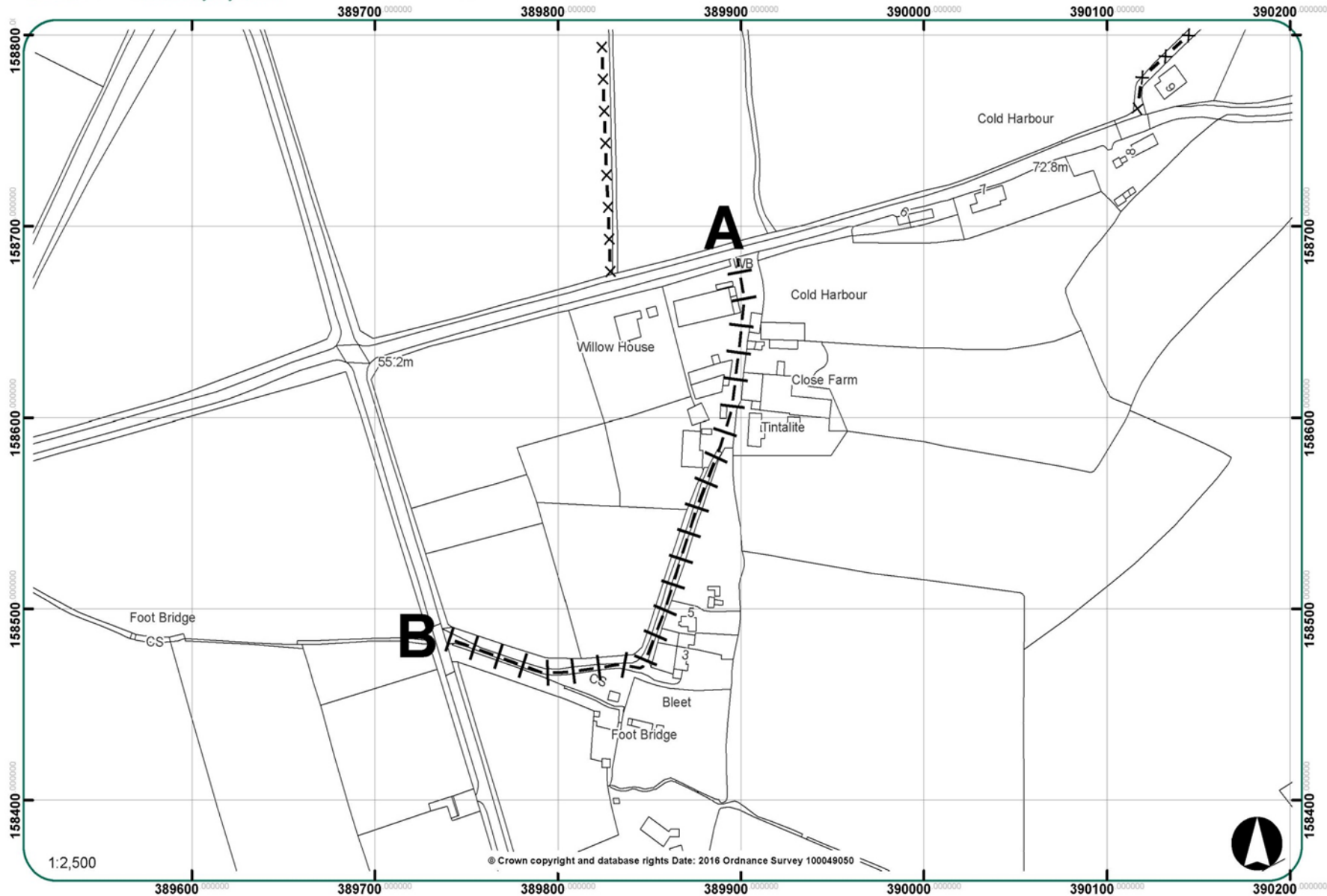
**WILDLIFE AND COUNTRYSIDE ACT
1981 – SECTION 53
THE WILTSHIRE COUNCIL GREAT
HINTON PATH NO.34 RIGHTS OF WAY
MODIFICATION ORDER 2016**

**AGENDA ITEM NO.6a
WESTERN AREA PLANNING COMMITTEE:
14 DECEMBER 2016**

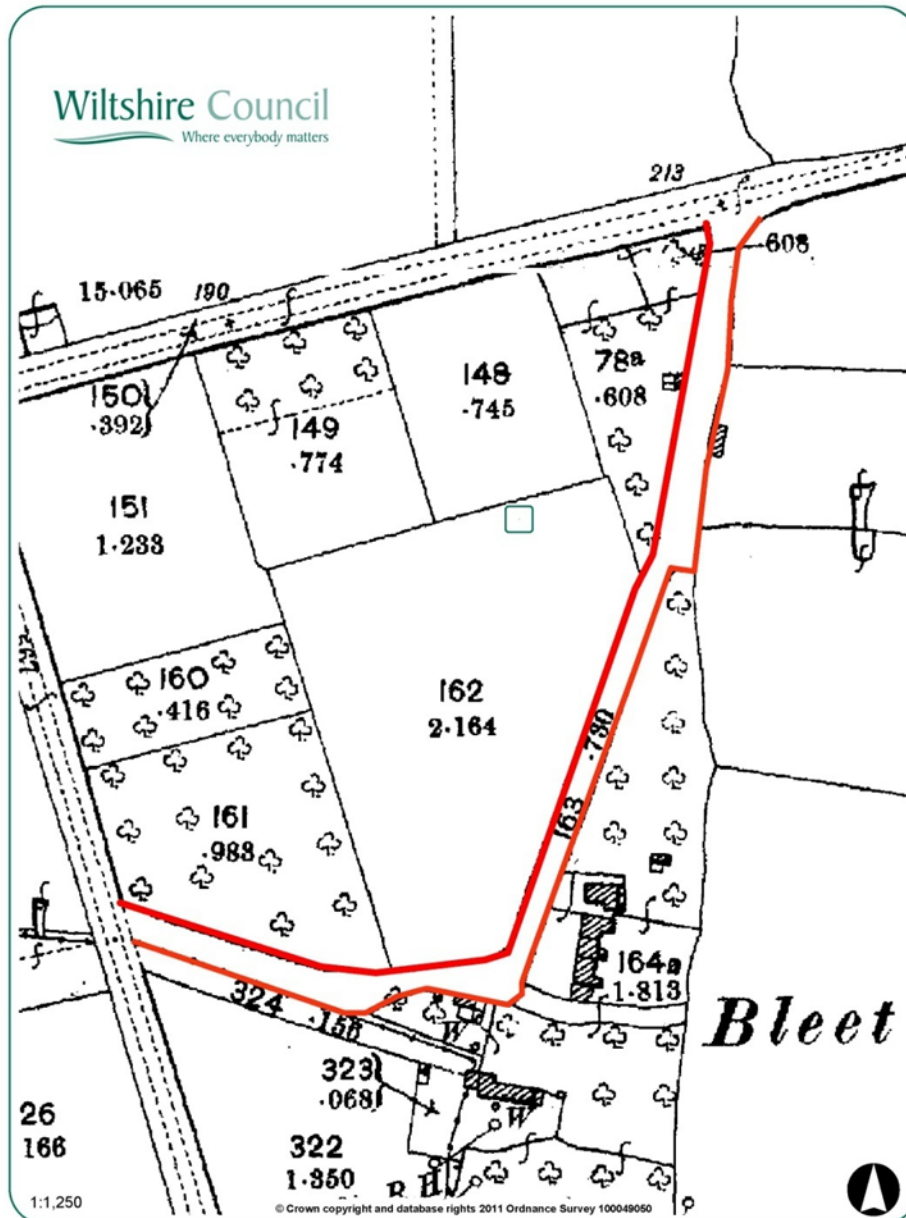
SALLY MADGWICK – RIGHTS OF WAY OFFICER

Great Hinton 34 Order Plan
Bridleway affected by variation A  B
Unaffected rights of way 

Date: 02/08/2016



Ordnance Survey County Series Map (1901) 1:2500 expanded to 1:1250
Claimed width outlined in red



Aerial photograph 2014
Claimed width from 1901 Survey outlined in red





Section of Great Hinton 34 showing the nature of the route in parts – central carriageway, verges, ditches and fenceline.

**WILDLIFE AND COUNTRYSIDE ACT
1981 – SECTION 53
THE WILTSHIRE COUNCIL (PARISH OF
HOLT) PATH NO.73 DEFINITIVE MAP
AND STATEMENT MODIFICATION
ORDER 2016**

**AGENDA ITEM NO.6b
WESTERN AREA PLANNING COMMITTEE:
14 DECEMBER 2016**

JANICE GREEN – RIGHTS OF WAY OFFICER

Claimed Footpath, Holt 73 - Location Plan

Wiltshire Council

Holt Footpath Claim
Location Plan



Holt 73 - Modification Order Plan

Wiltshire

The Wiltshire Council (Part of Holt) Path no 73
Definitive Map & Statutory Modification Order 2016

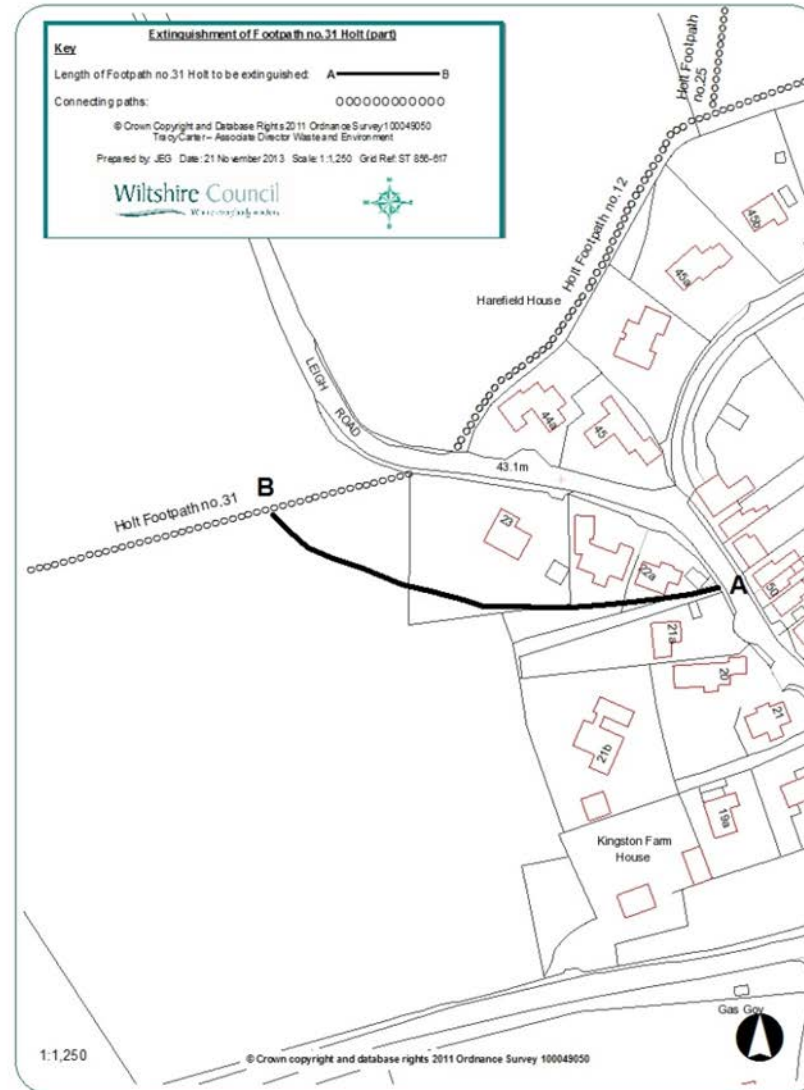
Date: 20/06/2016



Holt 73 – Land Ownership Plan



Holt 31 (part)– Extinguishment Order Plan



Stile and footpath way marker at point A, at the junction with Leigh Road



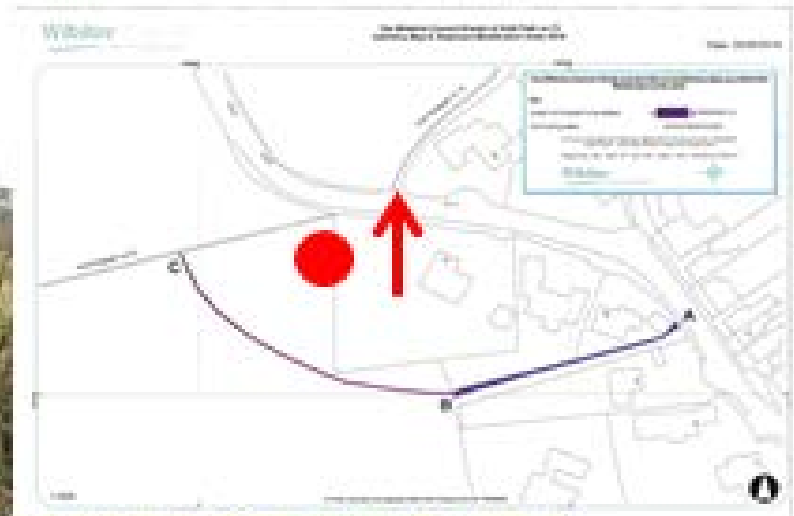
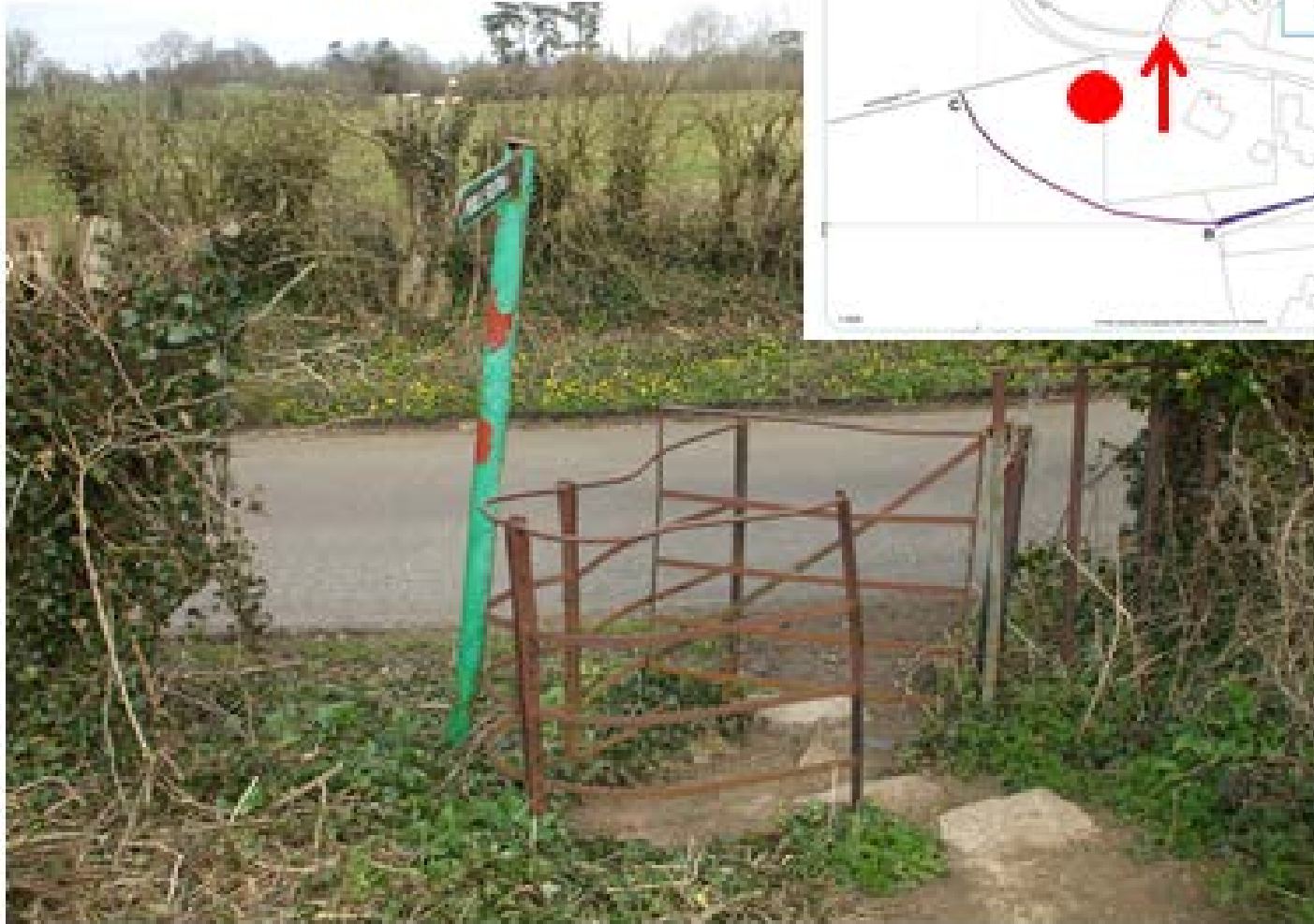
Track to the rear of properties in Leigh Road and (former) stile at point B



The claimed route enters the adjoining field and forms a link with the recorded footpath no.31 Holt



Kissing gate at the junction of Footpath no.31 Holt with Leigh Road



7a) 16/01633/OUT - Land at The Grange Devizes Road Hilperton
Erection of up to 26 dwellings - outline application: all matters reserved other than access
Recommendation Approval



Site Location Plan



Aerial Photography



Site Location Plan



Site constraints and design concepts

Ditch/hedge/least boundary – min. 3m wide wildlife corridor (also acts as maintenance access – gated for security) inside existing hedge and ditch (which need to be renovated/repaired) – strip not to be owned by individual plots (ie. public or management company ownership), but fences to be low/open texture to allow visual connection (deters rubbish dumping)

Frontage zone – existing planting is inherent part of character of the road – needs to be kept/enhanced – allow 6m strip with native species shrubs/small trees (shading not a problem) – 8m to nearest building. All existing trees (7) are in inferior or even unstable condition – replace under renewal strategy based on arboricultural advice, ensuring that there are suitable positions where buildings are at least 8-10m away to allow scope for full growth

Access – moved to allow 2.4 x 30m visibility splay (satisfactory for low speeds/volumes on road) – existing low rubble stone wall rebuilt along splay line re-using stone - moving also allows houses on both sides to give feeling of "village street"

Existing terrace of cottages – have an attractive arts and crafts style (although Hilpert Village Design Statement notes them as C18) – steep gables and stone s.round casement windows with roughcast render between – visually these form the start of the village itself.

Conservation Area boundary – is along this boundary so effect on setting needs careful consideration (must enhance/preserve character/appearance etc) – Certainly the boundary position here is due to desire to include the C18 cottages – setting from the road defined by the green frontage and low stone wall – from within the site defined by stone wall and buildings on approach to the Gables – housing on the "street" could take the attractive cottages as design precedent – if well designed, will be an appropriate new edge to the village

Badger setts – very difficult (perhaps impossible) to ensure successful re-location to Natural England licence requirements, so retain/preserve is only practical option – no vehicles or buildings within 20m – hand digging only for fences and the like within 10-20m but can be within gardens – open space within 10m zone, with prickly shrubs to deter approach to entrances – zone must be protected during construction.

The green – public open space but with prickly shrubs around badger setts – access via gates to boundary strips for maintenance – suitable for large tree planting as good distance from houses and do not shade.

Narrowness of site here requires close frontages onto "green", but appropriate anyway for village style character

Gardens can go into 20m zone, but not 10m zone

South boundary – Scrubby/boggy zone between existing post and rail fence and hedge/ditch on south boundary kept/enhanced as wildlife zone – pond formed (ditches flow this way) as habitat for Great Crested Newts etc., and also to fulfil SUDS (sustainable drainage) requirements to attenuate outflow from site

Possible connection with existing public footpath network on adjacent housing sites

Boundary with The Grange garden – Nominal development boundary chosen to be here to allow the existing house good retained curtilage – trees mainly planted within the last 20-30 years – distance to new houses determined by root protection areas and some reduction in canopy or similar measures to reduce afternoon shading of gardens, all to be based on specialist arboricultural advice

The Grange – large Victorian house (not listed), will retain a good sized garden, access will be from existing main entrance on Ashton Road (The Business Centre occupying the former outbuildings retains the access from the Devezes Road).



Trees, gravel paths etc. left unaltered on this side and informal "gateway" into Grangeside Business Centre

10m gap left to side of existing building

back gardens 8m deep to give 21m distance to back of existing houses here.

DESIGN CONCEPTS

VISUAL CHARACTER CONCEPTUALLY FALLS INTO 3 PARTS (ESSENTIALLY TO AVOID/IMPROVE ON THE AMORPHOUS SUBURBAN LAYOUT TYPICAL OF THE SURROUNDING NEW HOUSING) –

"STREET" – VISUALLY PART OF THE VILLAGE – TERRACE OF COTTAGES FOLLOWING STYLE OF EXISTING ADJACENT ONES – HIGHWAYS REQUIREMENTS 4.8M WIDTH + 2.0M FOOTPATHS – ON STREET PARKING BETTER THAN INDIVIDUAL GARAGES OR SEPARATE CAR PARK, GIVES WIDTH TO STREET FOR APPROPRIATE VISUAL STYLE (REF. VILLAGE DESIGN STATEMENT).

"GREEN" – MORE OPEN TEXTURE BUT STILL "VILLAGE" STYLE, IE. NOT SET BACK BEHIND LARGE FRONT GARDENS – WALLS BETWEEN HOUSES PROVIDE AN ELEMENT OF SOLIDITY TO THE FRONTAGES – ROAD STILL NEEDS TO BE 4.8M WIDE, BUT POSSIBLY FOOTPATH ONLY ONE SIDE FOR PART – SUITABLE LARGE VEHICLE TURNING AREAS NEEDED AT ENDS.

"BACK LANE" – SIMILAR HOUSES TO GREEN BUT SLIGHTLY MORE INFORMAL LAYOUT – THE ACCESS LANE CAN BE NARROWER, PRIVATE SHARED DRIVEWAY AS LESS THAN 5 HOUSES.



0 10 20 30 40 50m
1:1000 @ A3

Rev.A:12.15: minor amendments

SITE CONSTRAINTS & PARAMETERS DESIGN CONCEPTS

1:1000 @ A3

OUTLINE APPLICATION FOR 30 DWELLINGS

LAND AT THE GRANGE DEVIZES RD HILPERTON 491.01A

RICHARD WAGSTAFFE RIBA
Glen Avon Lodge 8 Son Road Bath BA1 5SG
Tel./fax. 01225 445424 rgwagstaffe@bt.com

Chartered Architect
491
May 2014

5 metre wide (increased from 3m) wildlife corridor/maintenance strip for hedgerow inside boundary, with gated access - 1.2m high post and wire fence to gardens - hedge and ditch overhauled/renovated - Legal agreement will ensure that this strip (along with the Devizes Rd planting strip, SUDS area, and the "Green") will be under control of a management company and will not fall within individual property ownerships

6 metre wide planting strip along whole boundary (+ 2m min. to closest building) with positions suitable for large specimen trees min. 8m from buildings - dense native species planting in this strip to retain existing visual screen (ref. Heritage Impact Assessment for significance of this aspect) - existing falling/unsafe trees replaced as part of managed scheme, all to be subject to specialist arboricultural advice.

New access - 2.4 x 30m visibility splay - stone wall rebuilt to suit using existing stone

Distance from badger sets/min. 10m to gardens & 20m to buildings/roads - dense prickly shrubs planted around sett entrances

Positions suitable for large specimen trees (as roots etc. well away from, and canopies will not shade houses)



6no. 5bed detached houses on larger plots (1, 5, 7, 8, 14, 17) + 9no. 4 bed houses all with integral garages + 2no. 4 bed houses to suit narrow plots 11 & 12 - (illustrative layout - could be different types/layouts - layouts adjusted to show Highway Auth. requirement for 3 parking spaces exclusive of garages)

These houses with more open layout than "street" but still "village" type houses, i.e. close to road on frontages and connected by stone walls creating a sense of enclosure. All two storey - gabled roofs and casement windows with rubble stone and roughcast render walls - the shapes indicate that projecting gabled elements (some could be lower with dormer windows) are intended to allow for elevational variation

Wildlife zone and SUDS area (1.2m high post and wire fence around with gated access for maintenance) in existing scrubby/boggy area

Possible connection to existing public footpath - network nearby

Trees and shrubs on boundary with Grange garden - houses built outside of root areas and protection provided during construction - one willow and two poplars (red) pollarded/removed and possible thinning of canopy to reduce shading of gardens all subject to specialist arboricultural advice - significant additional specimen tree planting provided on the "green"

Access road 4.8m wide + 2m footpaths - parking now off street except for visitor spaces. 2no. spaces allowed for each house as Wiltshire Highways Auth. requirements

Entrance to Grangeside Business Centre

Affordable housing - 4no. 3 bed & 5no. 2 bed houses (suggested by Housing Auth. - could be various types/sizes)

2 storey cottage style frontage taking design precedence from adjacent cottages 126 - 128 Devizes Road, gabled roofs, timber casement windows, rubble stone or roughcast render walls with stone surrounds etc. - ref. design concept notes on 491.01 - layout altered to provide frontage onto Devizes Rd. (behind planting screen) but still sense of enclosure to "Street" from connecting stone walls etc.

Line of existing driveway

Existing stone wall (Conservation Area boundary) remains - houses beyond are modern

TOTAL SITE AREA 1.25 HECTARES
Density - "The Street" 36 per ha - remainder 17 per ha

C: 06.16: layout reduced from 30 and amended (as coloured notes) - layout is now a reserved matter, access only not reserved
B: 01.16: further minor amendments to notes
Rev.A:12.15: minor amendments

ILLUSTRATIVE PROPOSED SITE LAYOUT 1:500 @ A3

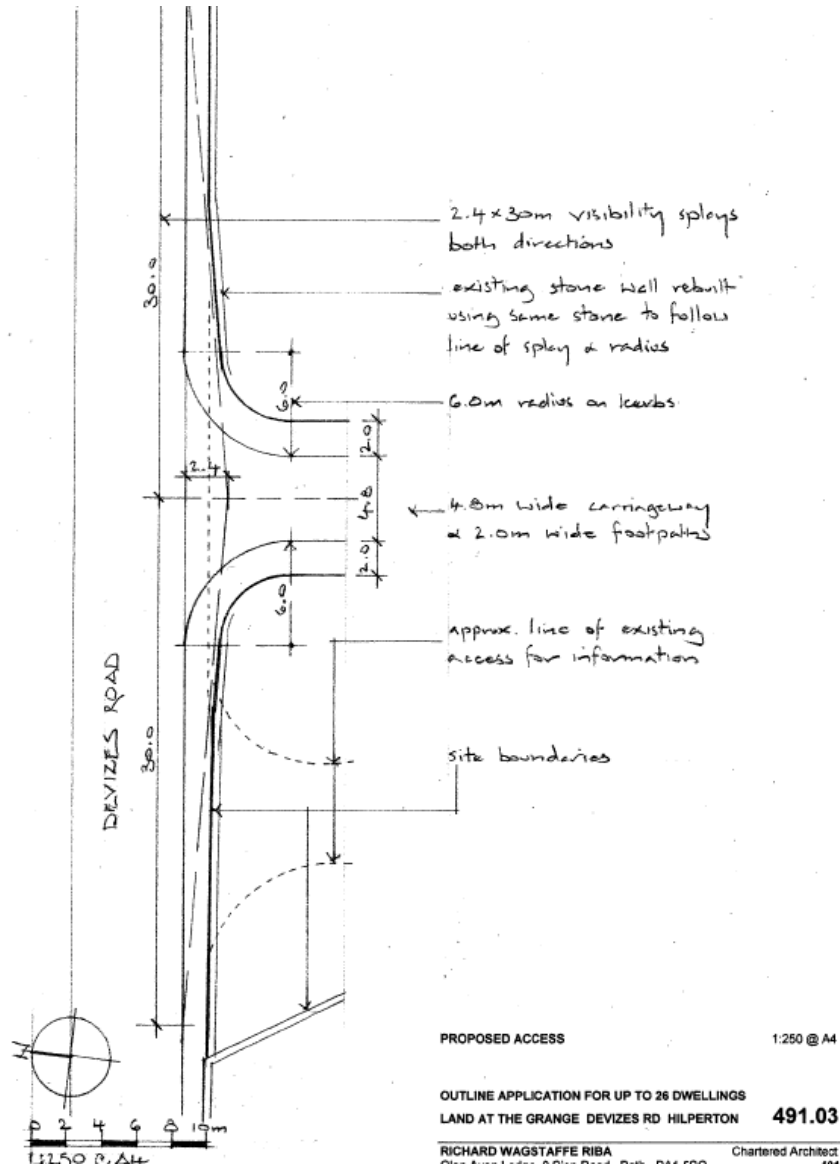
OUTLINE APPLICATION FOR UP TO 26 DWELLINGS
LAND AT THE GRANGE DEVIZES RD HILPERTON 491.02c

RICHARD WAGSTAFFE RIBA Chartered Architect
Clen Avon Lodge 8 Sion Road Bath BA1 5SG 491
Tel./fax. 01225 445424 rgwagstaffe@rfs.com May 2014

Landscape strategy plan



Access Details















7b) 16/06851/FUL - 139 Winsley,
Erection of one new attached dwelling, alterations to existing dwelling, access and parking and demolition of outbuildings
Recommendation Approval



Site Location Plan



Aerial Photography

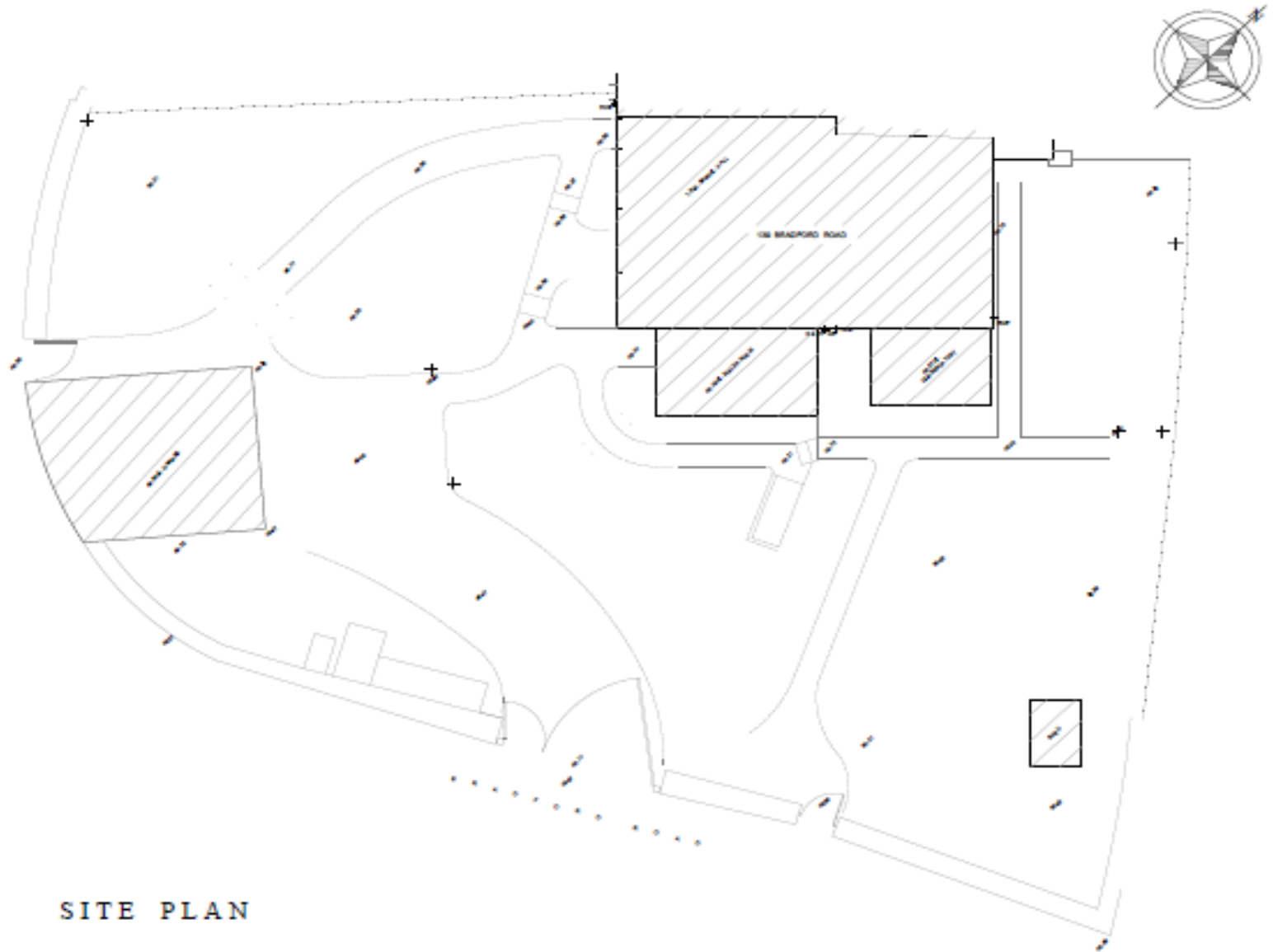


Site Location Plan

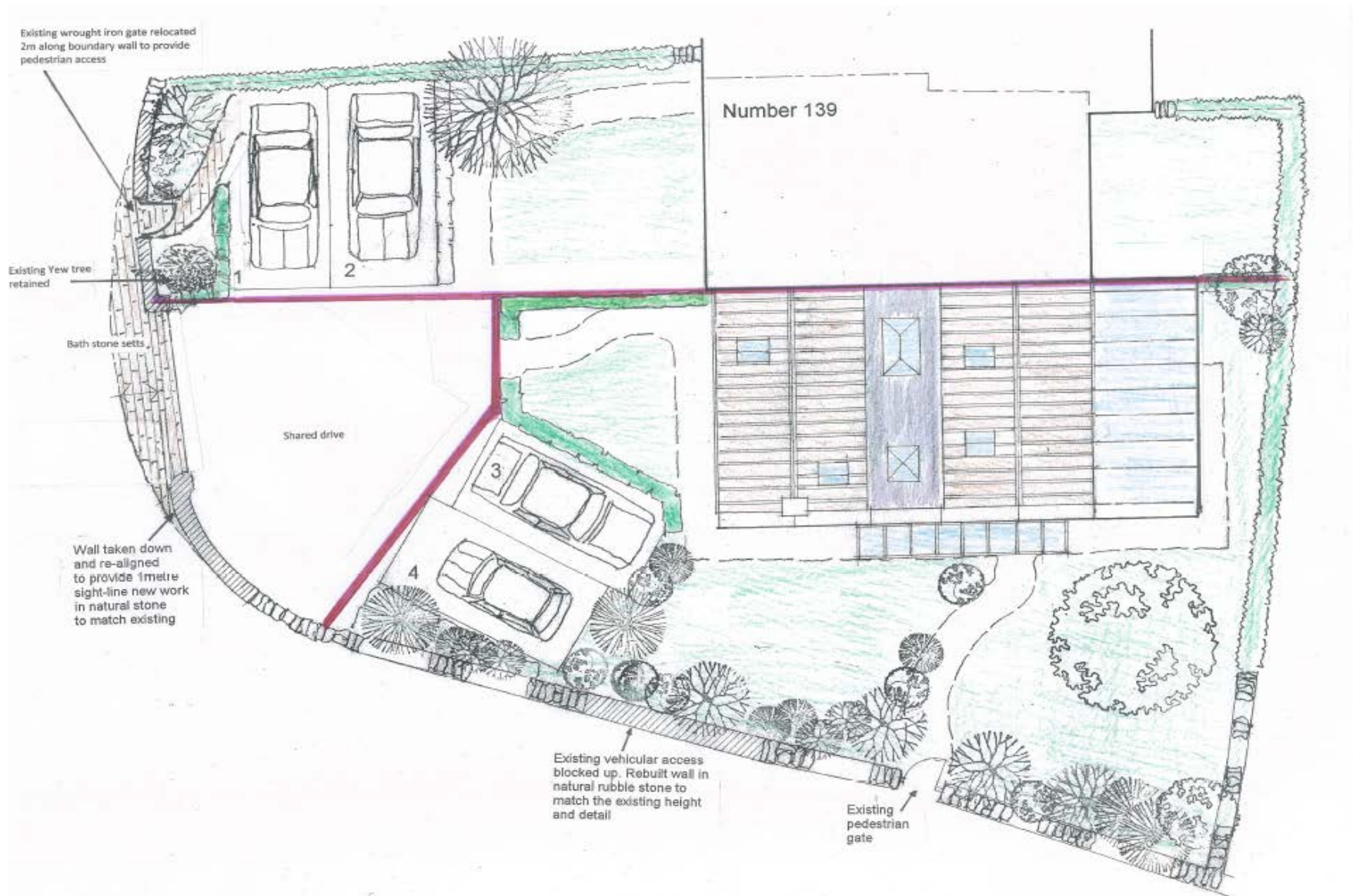


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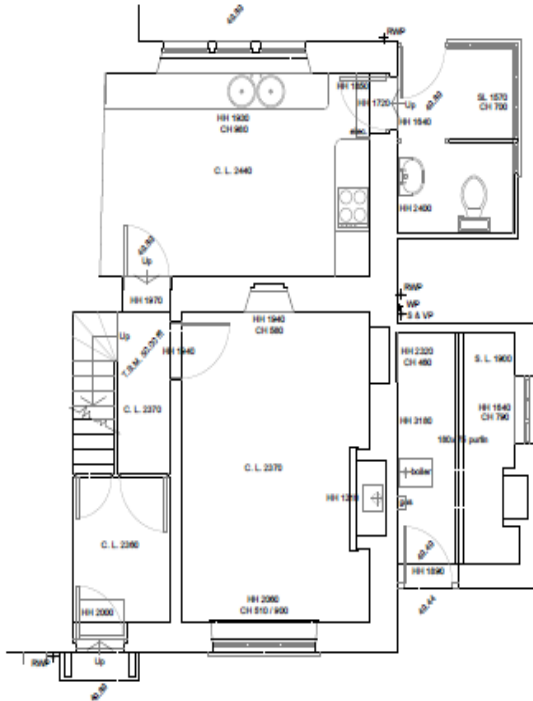
Existing Site Plan



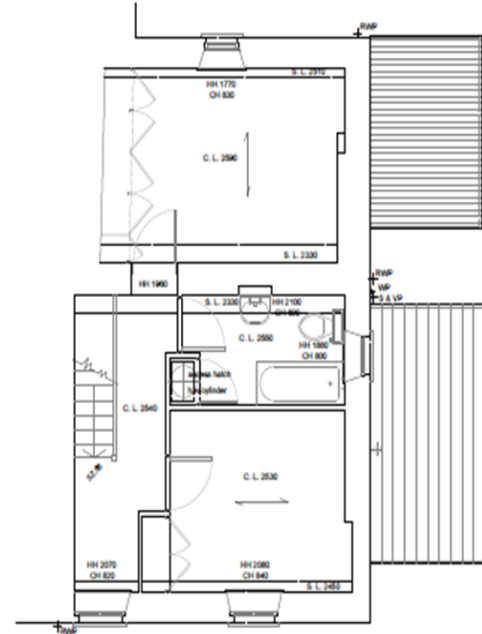
Proposed Plot Sub-Division Plan (with deleted parking turntable and gates)



Existing Ground & First Floor Plans

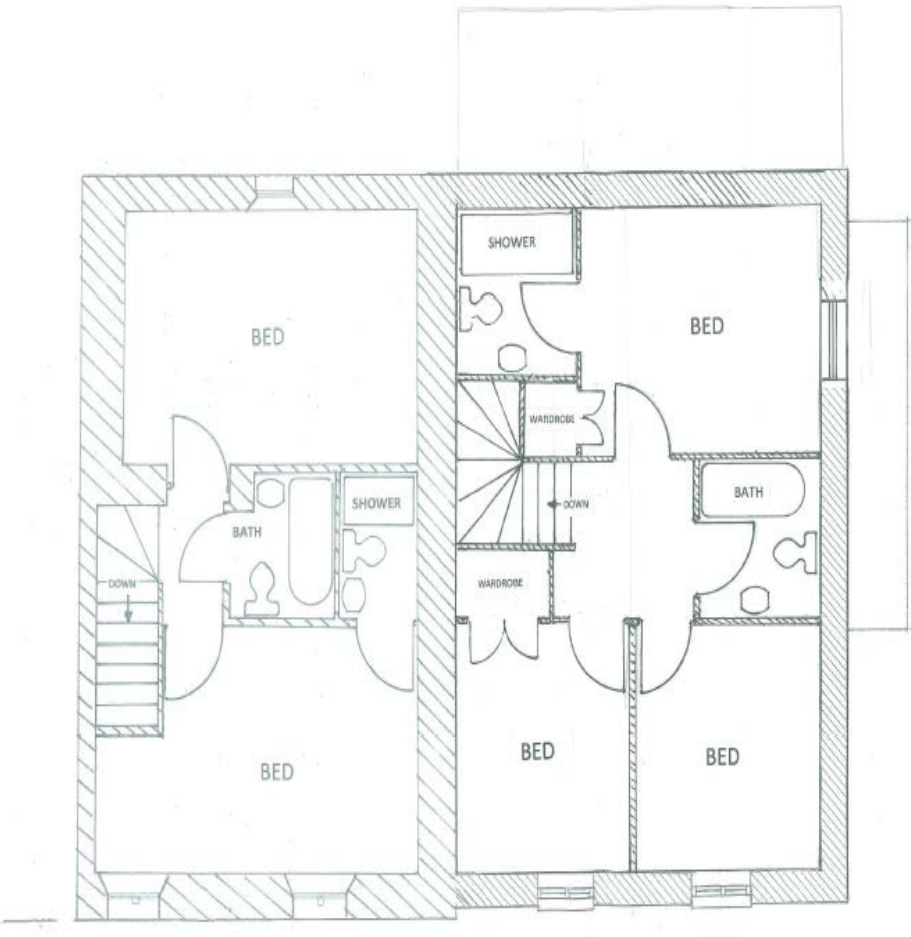
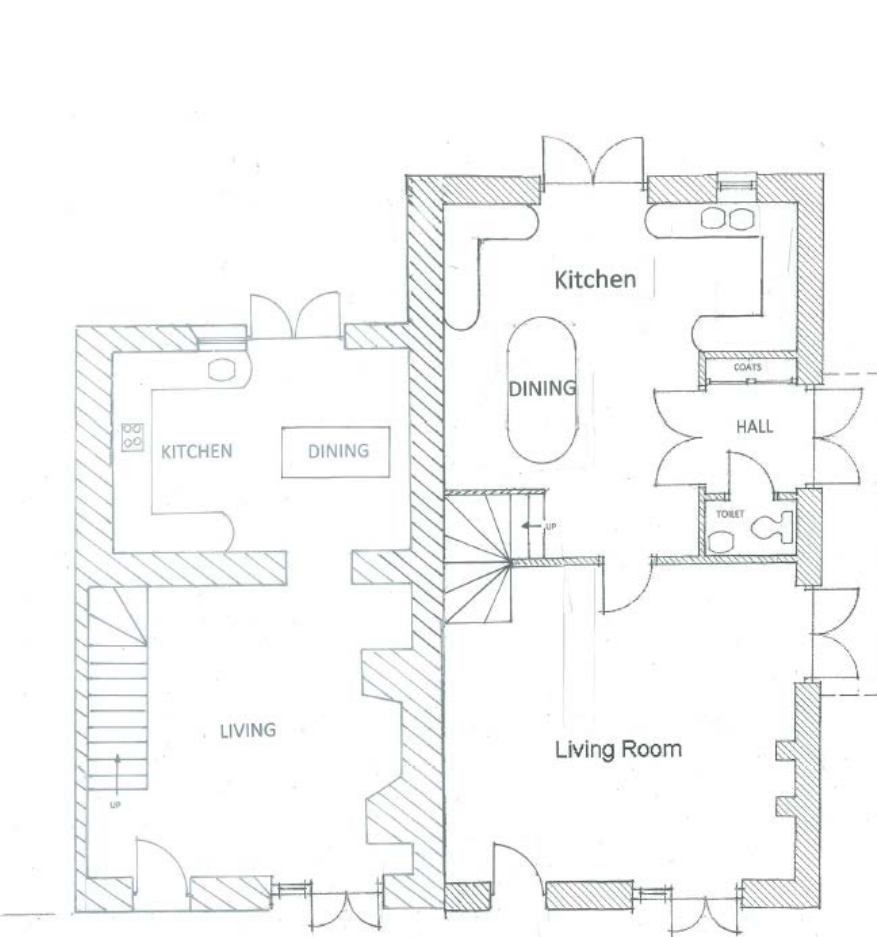


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed Ground and First Floor Plan



Existing and Proposed SW Elevation



SOUTH WEST ELEVATION



Number 139

New house

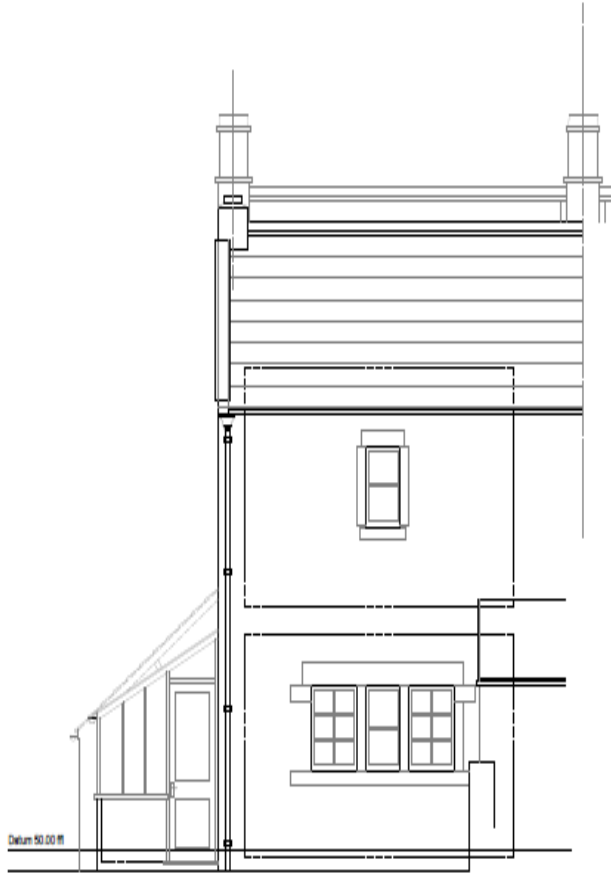
Existing & Proposed SE Elevations



SOUTH EAST ELEVATION



Existing and Proposed NE Elevation



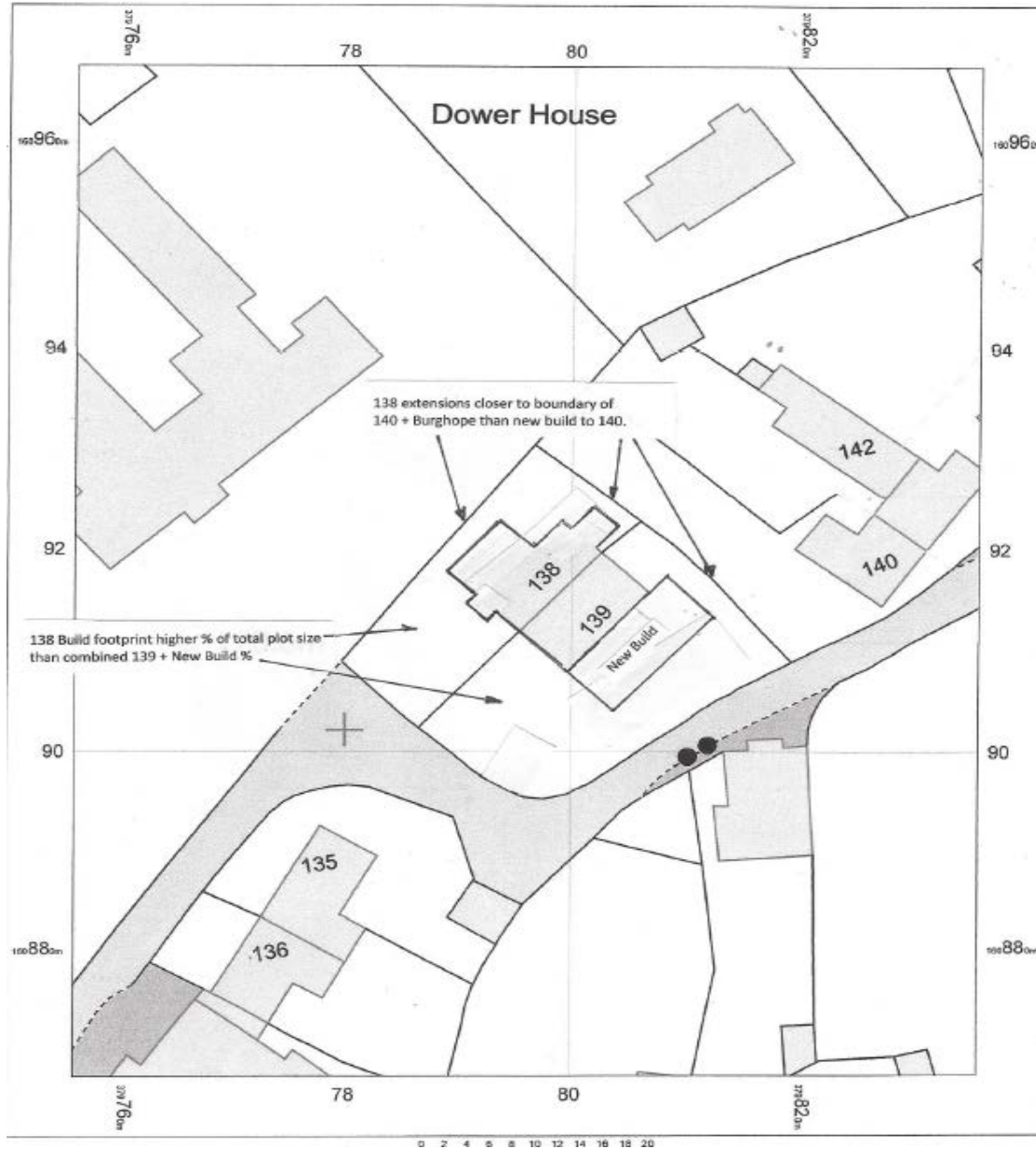
NORTH EAST ELEVATION



New house

Number 139

Comparative plot relationships and boundary proximities













7c) 16/07872/FUL - Greenacre House Cleveland Gardens, Trowbridge
Creation of 5 new dwellings and incorporation of single bed cottage/flat within
existing building

Recommendation Approval



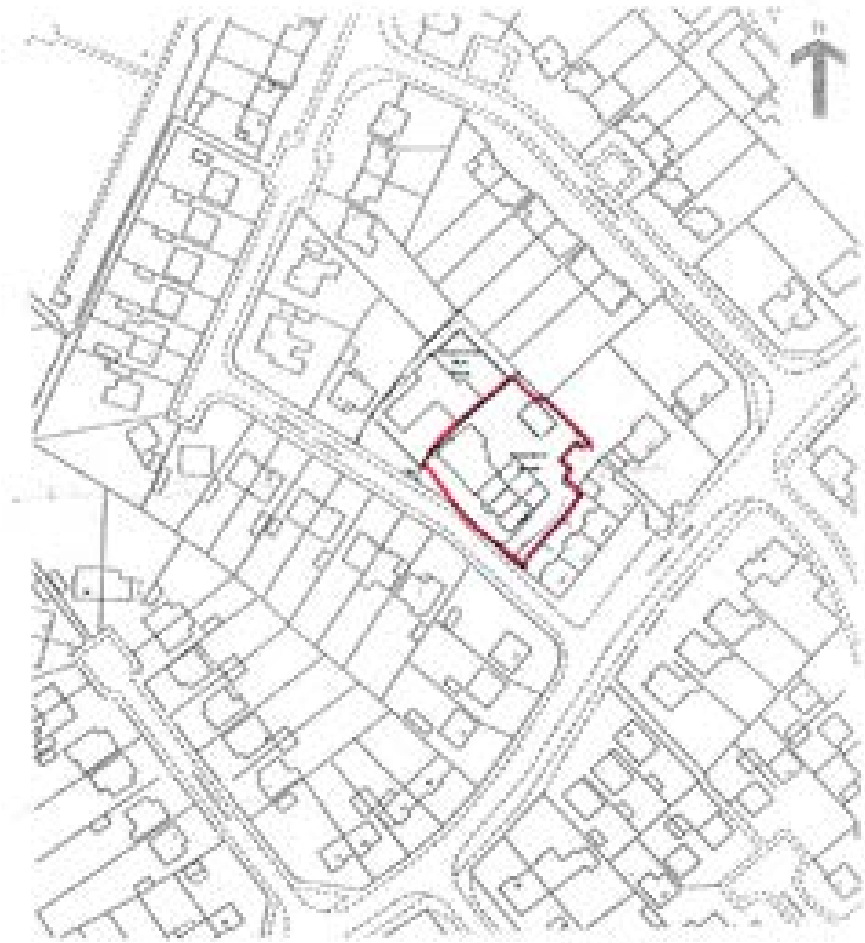
Site Location Plan



Aerial Photography



Site Location Plan



Location 11250

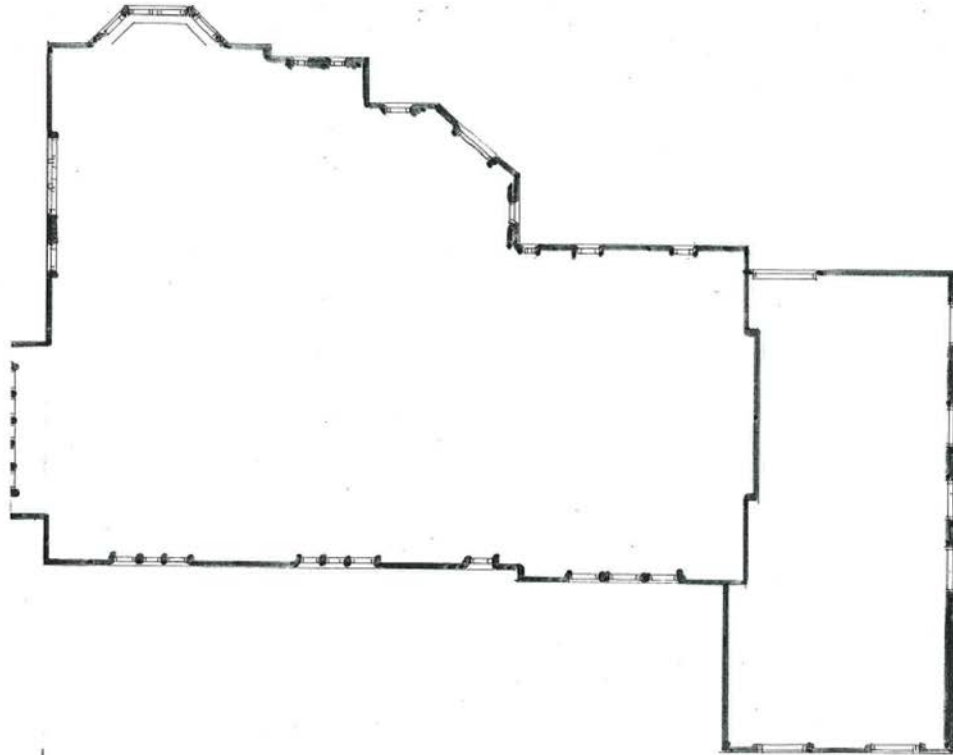
Existing Site Plan



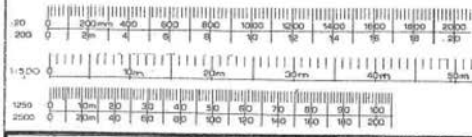
Block Plan



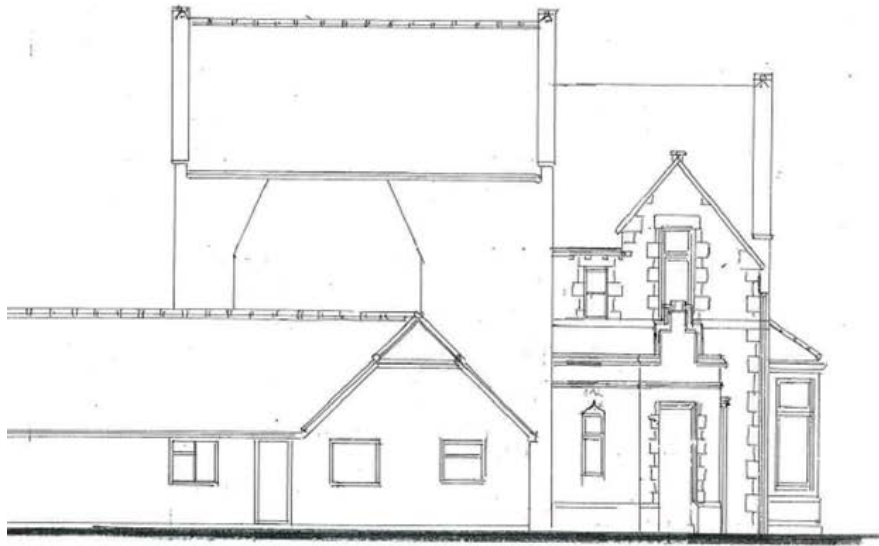
Existing Ground Floor Plan



RECEIVED
10 AUG 2015

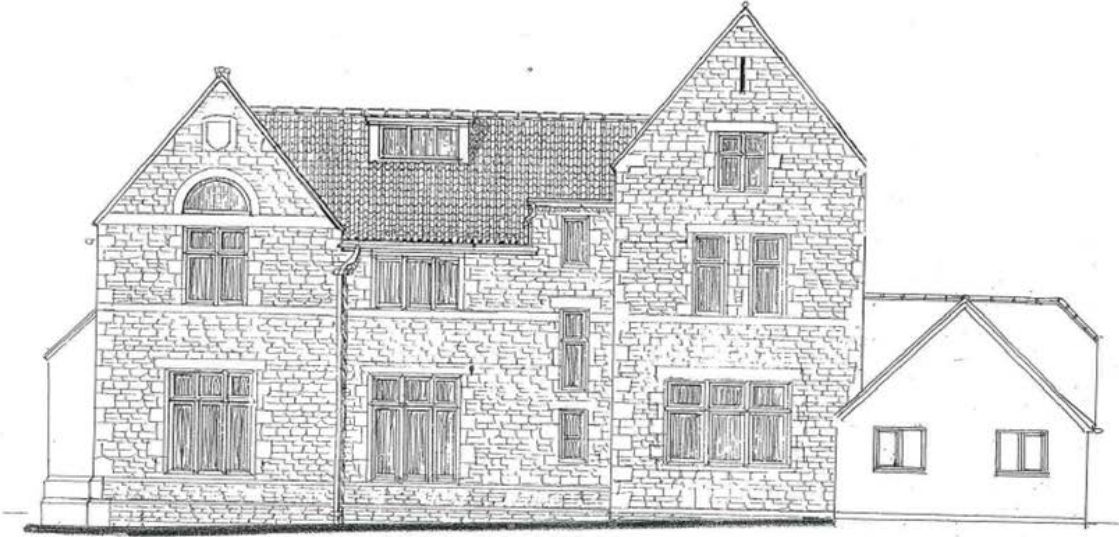


Existing End Elevations



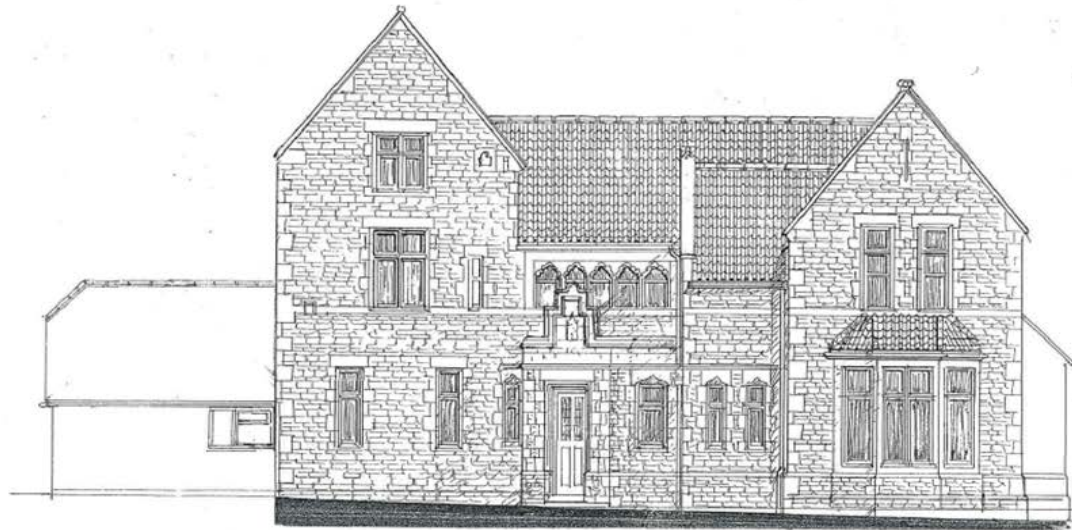
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Existing Front Elevation



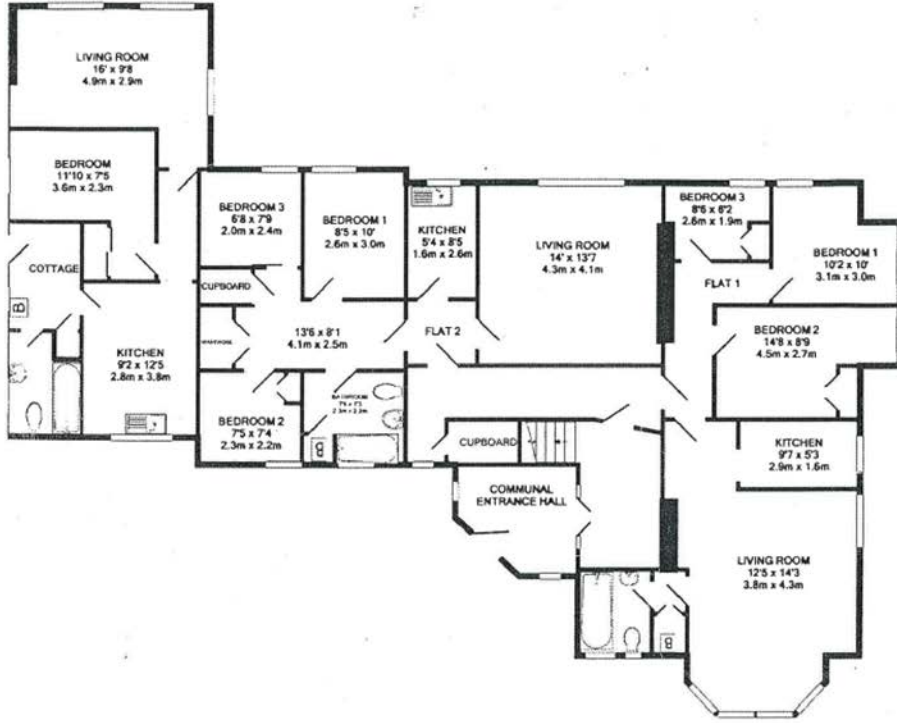
RECEIVED
10 AUG 2015

Existing Rear Elevation

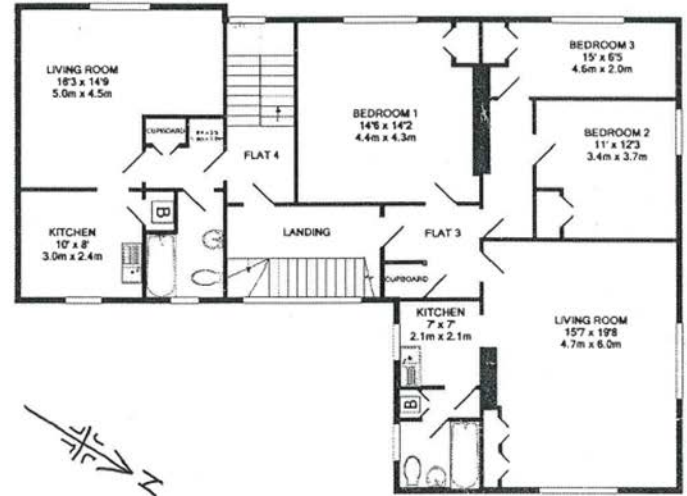


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10 AUG 2016

Existing Floor Plan



GROUND FLOOR
APPROX FLOOR
AREA 2143 SQ. FT.
(199.1 SQ. M.)

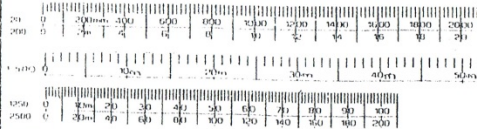
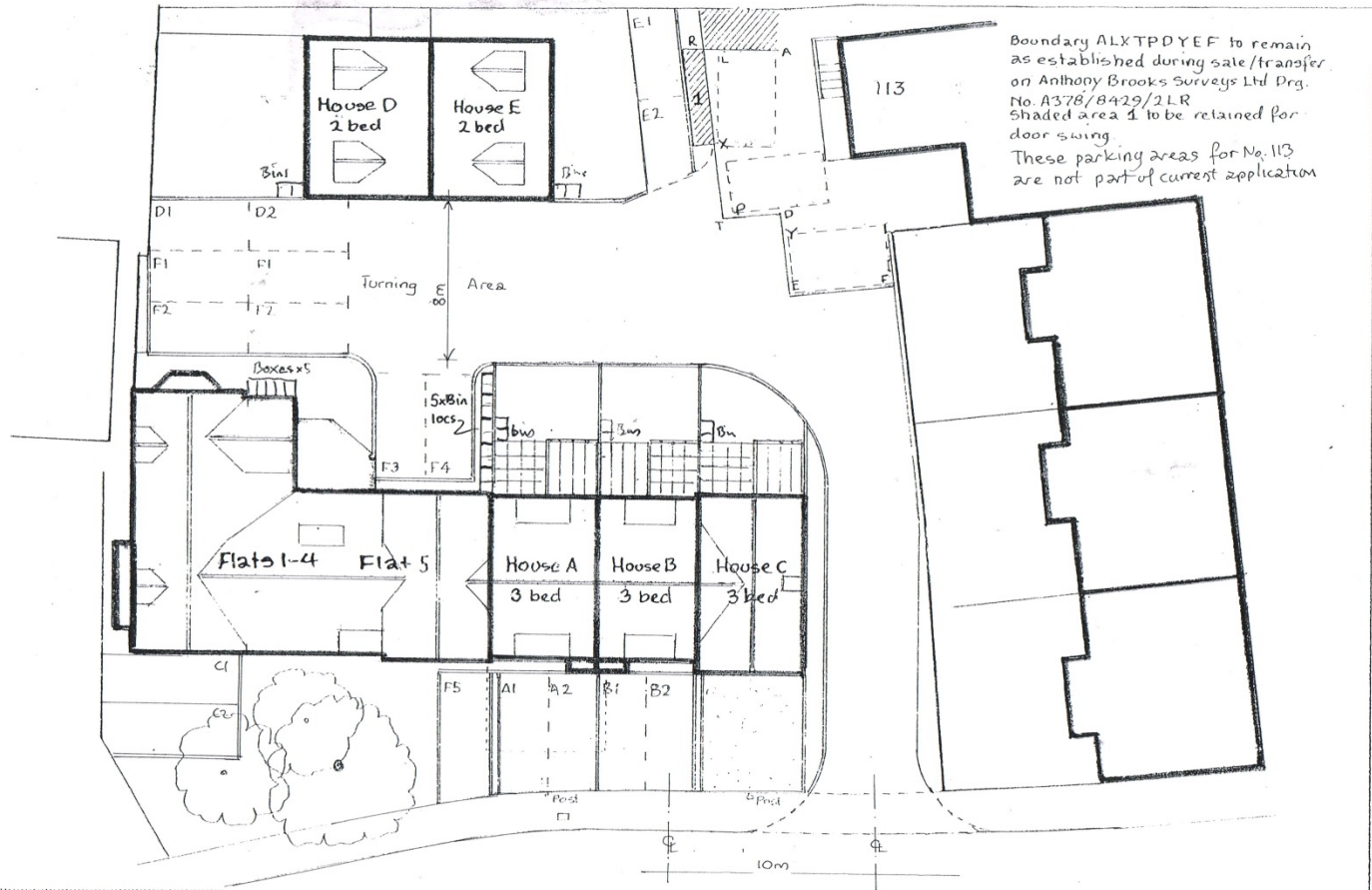


1ST FLOOR
APPROX FLOOR
AREA 1478 SQ. FT.
(137.1 SQ. M.)



2ND FLOOR
APPROX FLOOR
AREA 572 SQ. FT.
(53.1 SQ. M.)
TOTAL APPROX FLOOR AREA 4183 SQ. FT. (389.3 SQ. M.)
Scribbletek Diagrams only - Not to scale.
Made with Metropex 12/15

Proposed Site Plan with Parking and Turning Area



BOINGBROKE DESIGN
 32 Shunhold, Melksham, Wiltshire, SN12 8DG.
 Telephone 01225 704839 Mobile 07860 491800
 boingbroke.design@gmail.com

LEGEND:
 Egg Walls
 New Stone
 New Brick
 New Block
 New Stud

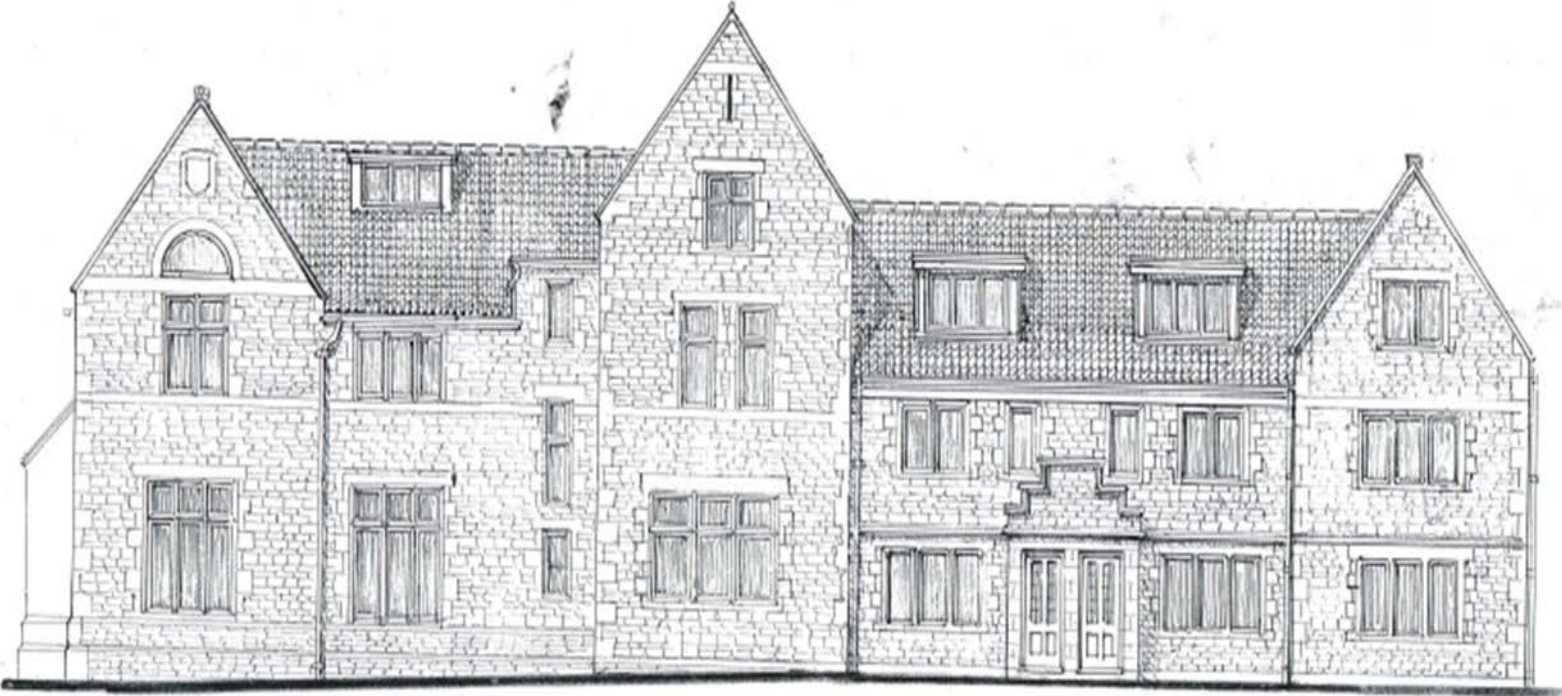
NOTES: A - Oct 16: 3 bed on turning sign B - Parking
 C - Bins

Client **M. Vigni & G Chicco**
 Job Title **Greenacre House**
Cleveland Gardens, BA14 7LX

Scale **1:200**
of A3
 Drawn by
 Date **June 2016**

Drawing Title Proposed Site Plan	
Dwg No 2326/SP	Rev C

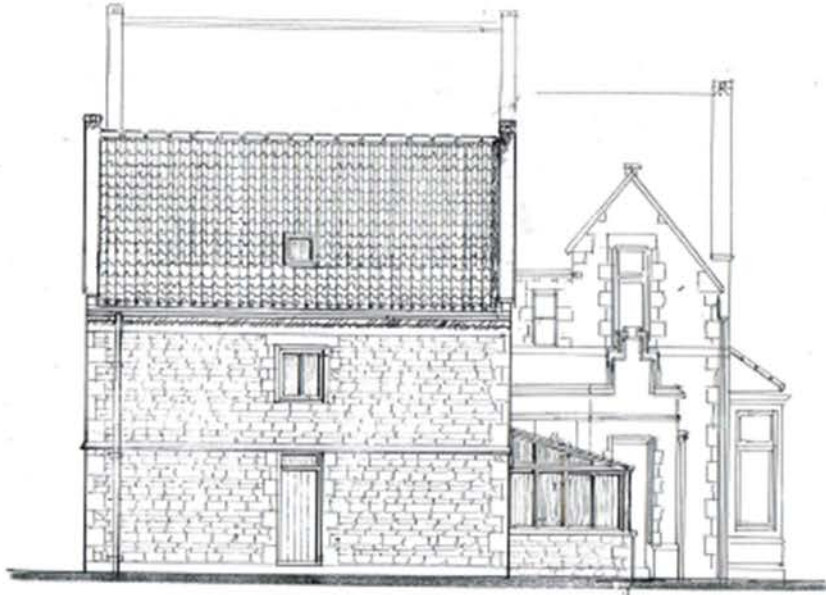
Proposed Front Elevation



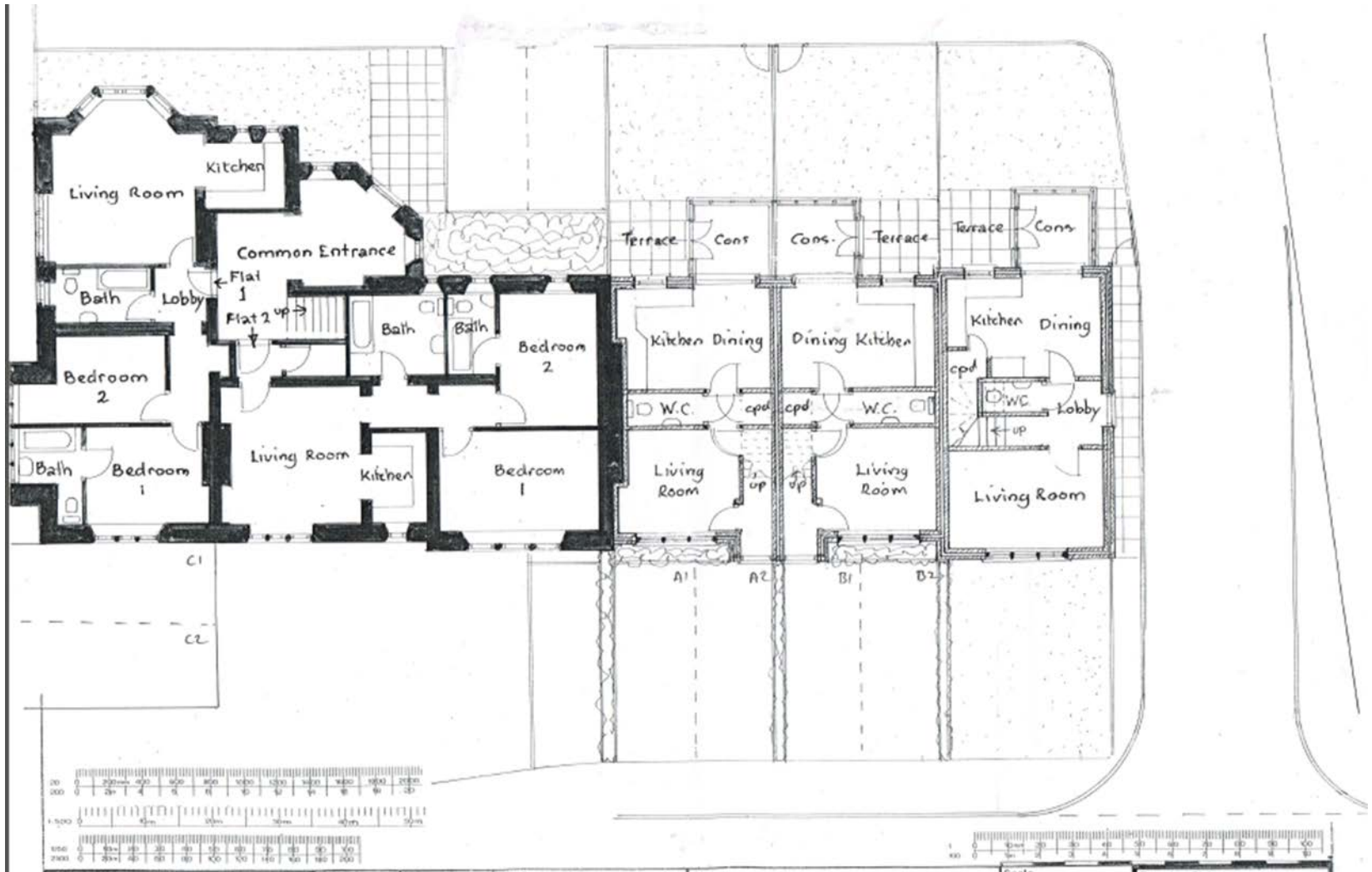
Proposed Rear Elevation



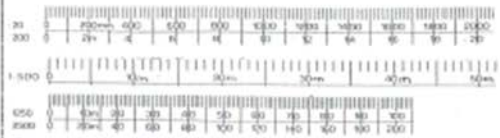
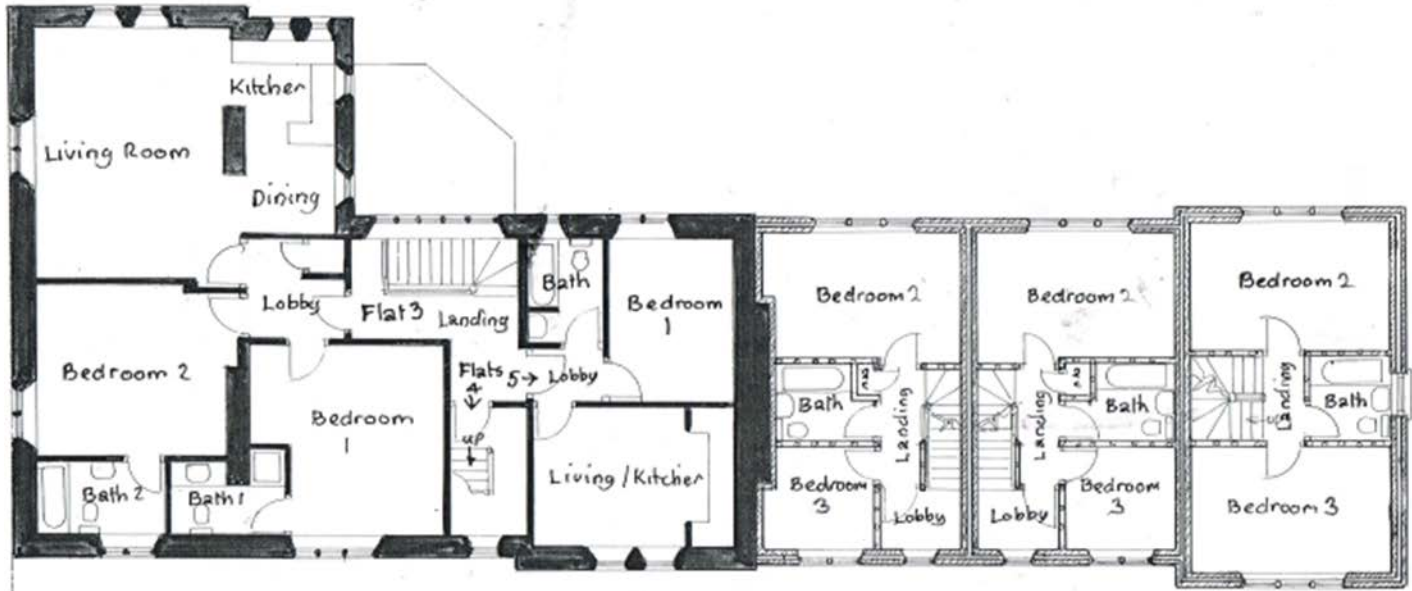
Proposed End Elevations



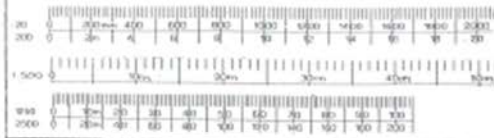
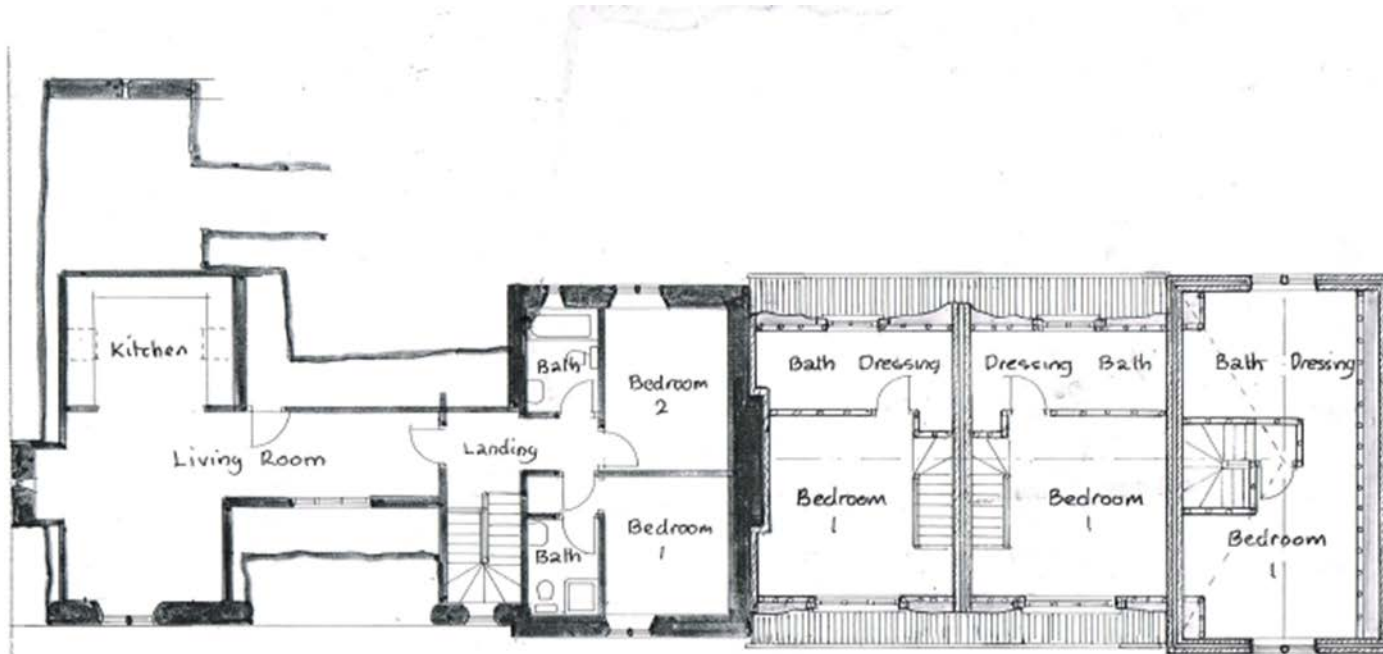
Proposed Ground Floor Plan



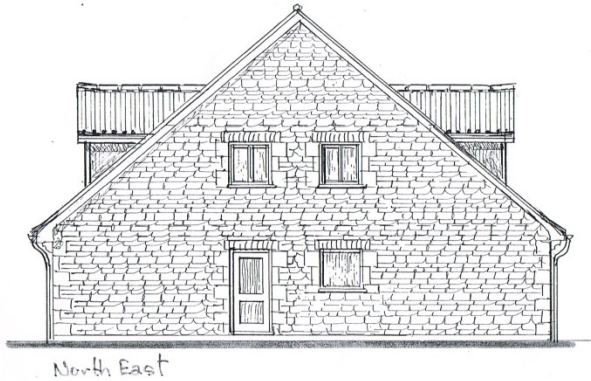
Proposed First floor Plan



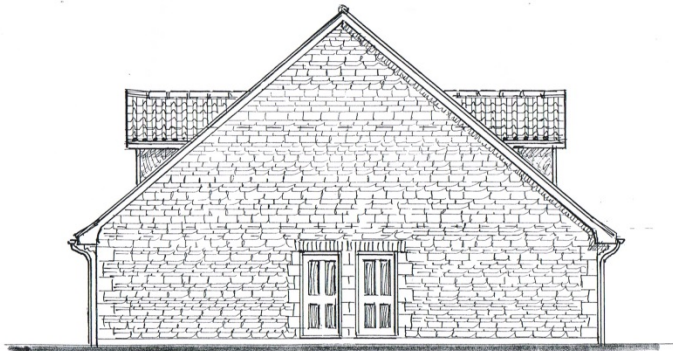
Proposed Second Floor Plan



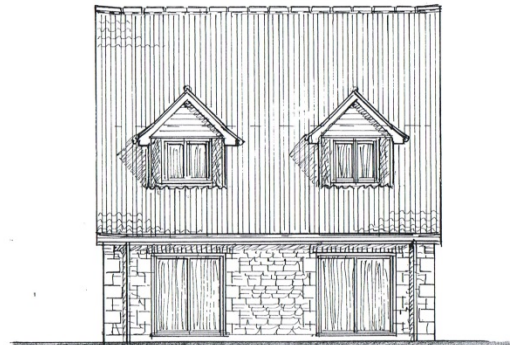
Proposed Elevations for the Semi-Detached Dwellings D and E



North East



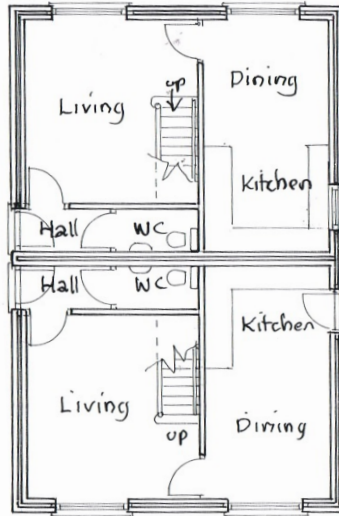
South West



North West and South East

BOLINGBROKE DESIGN 32 Shurnhold, Melksham, Wiltshire, SN12 8DG. Telephone: 01225 704839 Mobile: 07860 491800 bolingbroke.design@gmail.com	LEGEND:- [Pattern] Exg Walls [Pattern] New Stone [Pattern] New Brick [Pattern] New Block [Pattern] New Stud	NOTES:- A - Door	Client Domus Fay Ltd.,	Scale 1:100	Drawing Title Dwellings D & E Proposed Elevations	
			Job Title Greenacre Hoysse Cleveland Gardens BA14 7LY	Drawn by [Signature]	Drg No. 2.26.15	Rev A
© All copyrights 2016 reserved			Date July 2016			

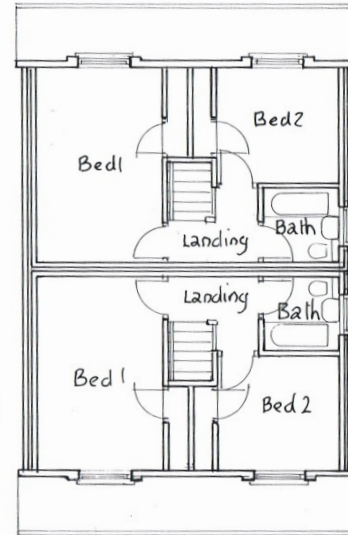
Proposed Floor Plans – Dwellings D and E



Ground Floor

Dwelling D

Dwelling E



First Floor

BOLINGBROKE DESIGN 32 Shurnhold, Melksbam, Wiltshire SN12 8DG Telephone: 01225 704839 Mobile: 07860 491800 bolingbroke.design@gmail.com	LEGEND:- [Symbol] Exg Walls [Symbol] New Stone [Symbol] New Brick [Symbol] New Block [Symbol] New Stud	NOTES: A - K Window / Door © All copyrights reserved 201	Client Domus Fay Ltd.,	Scale 1:100	Drawing Title Dwellings D & E Proposed Floor Plans
			Job Title Greenacre House Cleveland Gdns., BA14 7LX	Drawn by	Drg No. 2326/14

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7313







7d) 16/05154/FUL - Land at Sparrow Street Southview Park Trowbridge
Provision of 50 affordable homes over 4 land parcels within the Southview Park housing development (revisions to approved 08/00896/REM)
Recommendation Approval



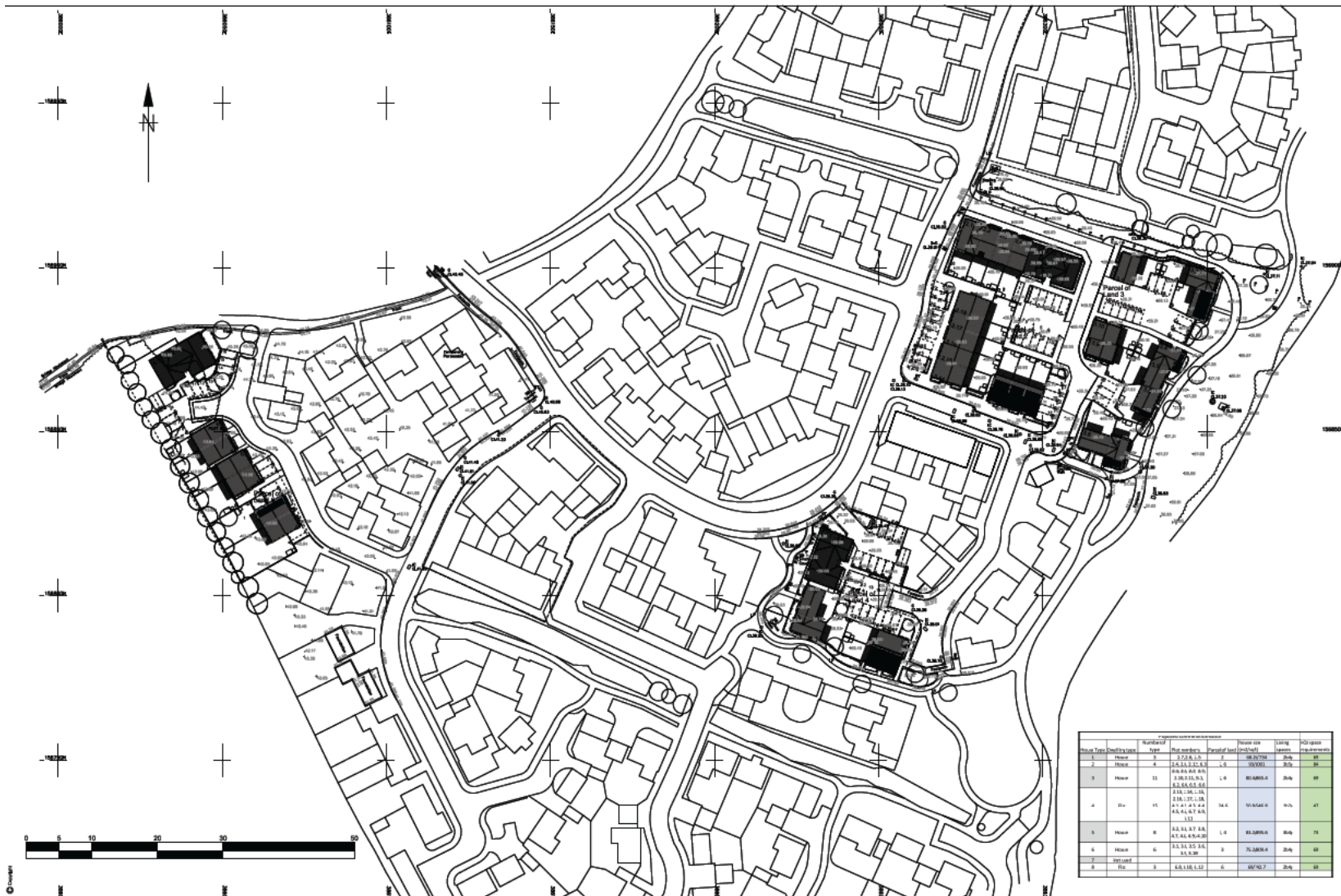
Site Location Plan



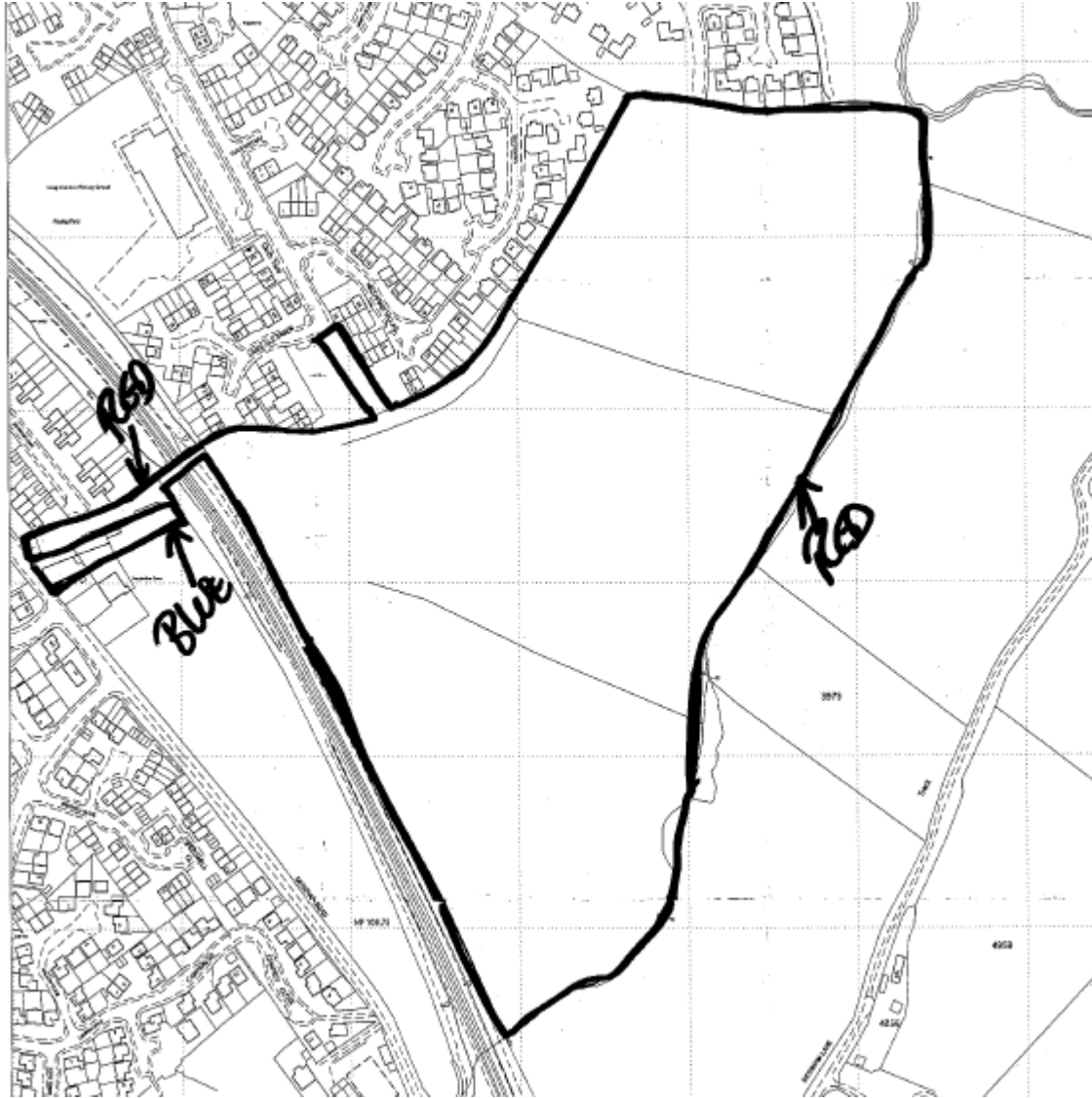
Aerial Photography



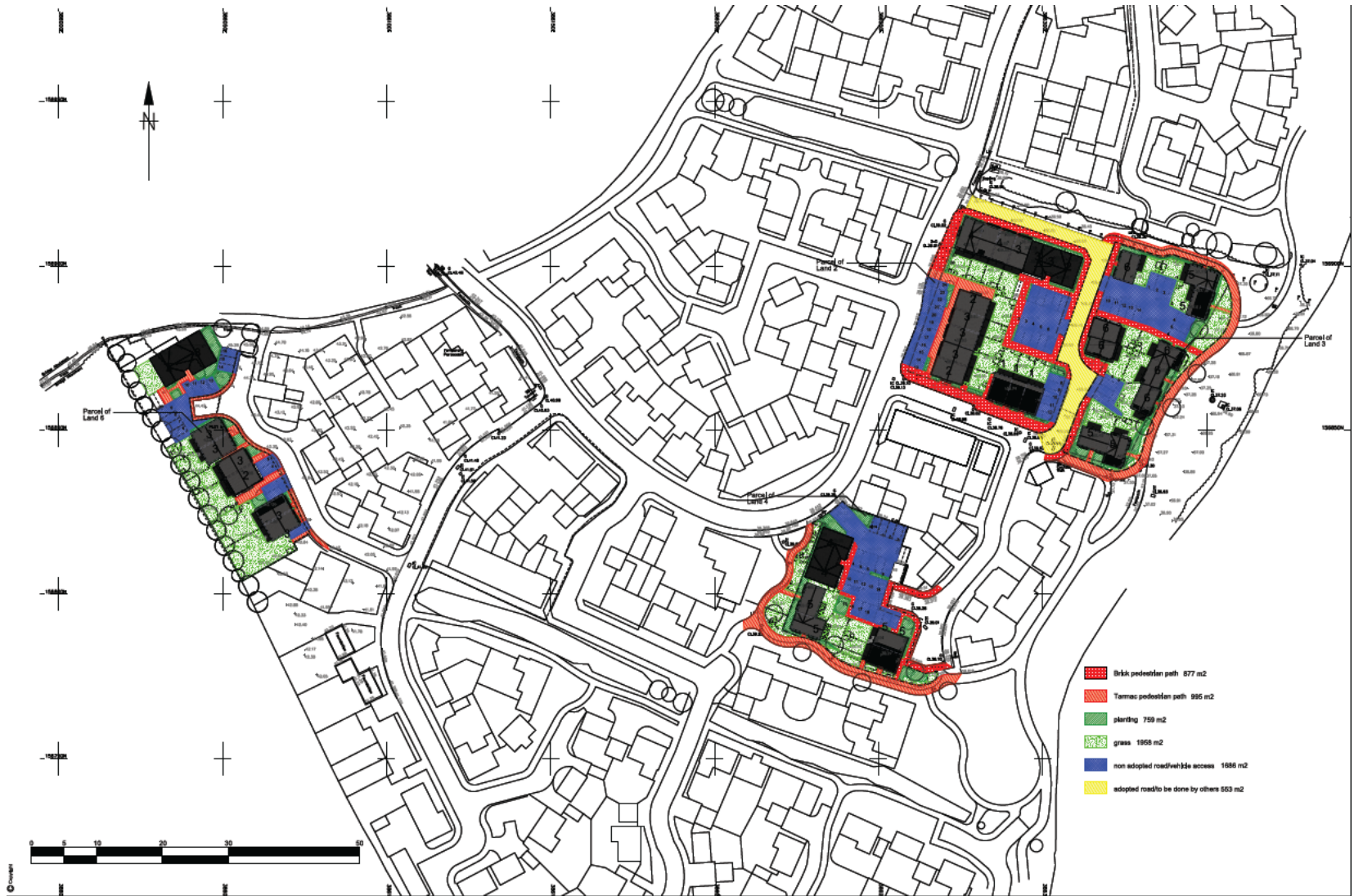
Proposed Site Plan



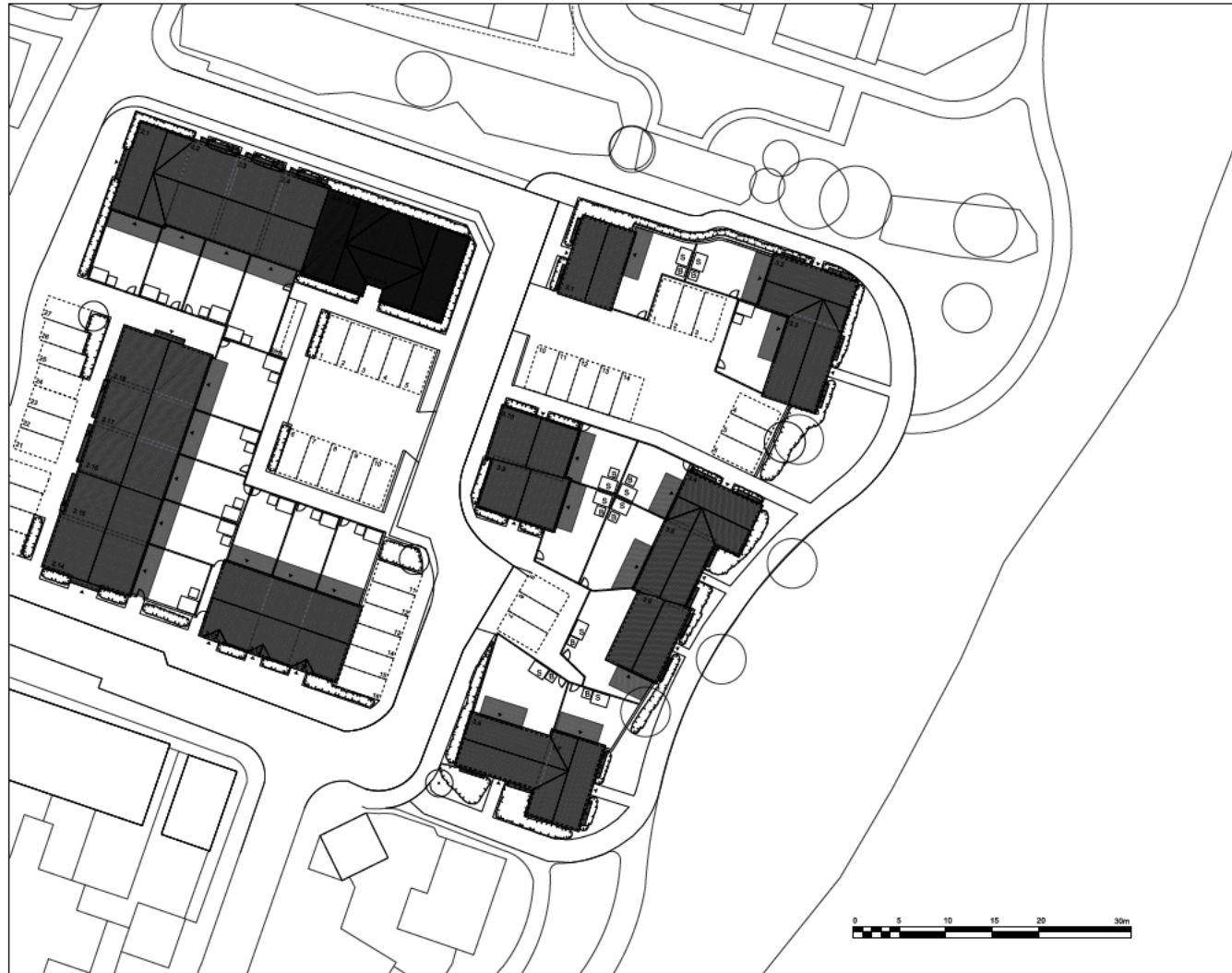
Site Plan 04/01063/OUT



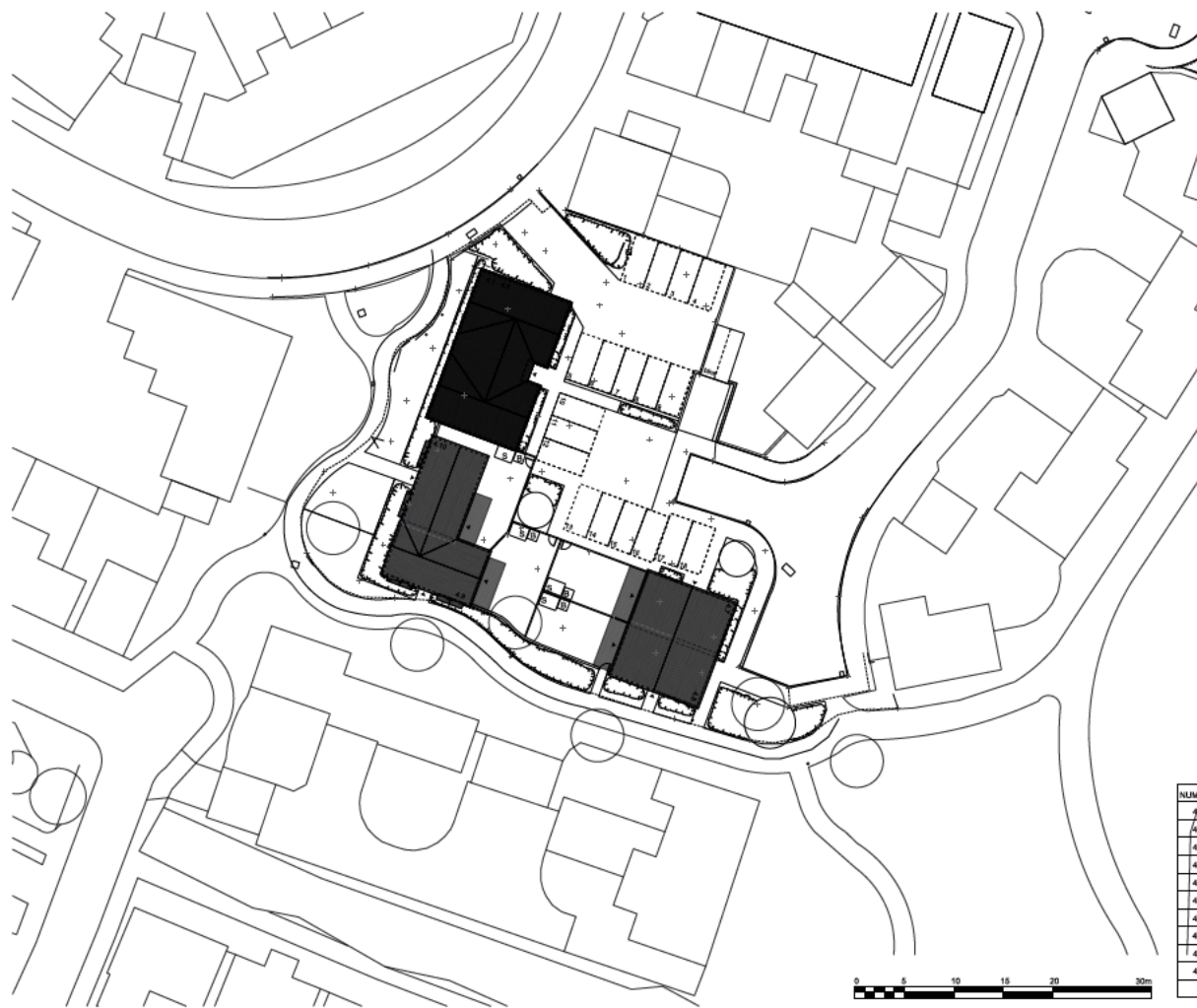
Landscape Plan



Site Plan - Land Parcel 2 and 3



Site Plan – Land Parcel 4



NUMBER	TYPE	SIZE	AREA (sqm)	PARKING	
4.1	4	182p	50,8	1	
4.2	4	182p	50,8	2	
4.3	4	182p	50,8	3	
4.4	4	182p	50,8	4	
4.5	4	182p	50,8	5	
4.6	4	182p	50,8	6	
4.7	5v	384p	83,2	17 & 18	
4.8	5v	384p	83,2	19 & 16	
4.9	5 (v)	384p	83,2	13 & 14	
4.10	5a (v)	384p	83,2	11 & 12	
				Visitors	7, 8, 9, 10

* v = roof variation
 384p
 83,2

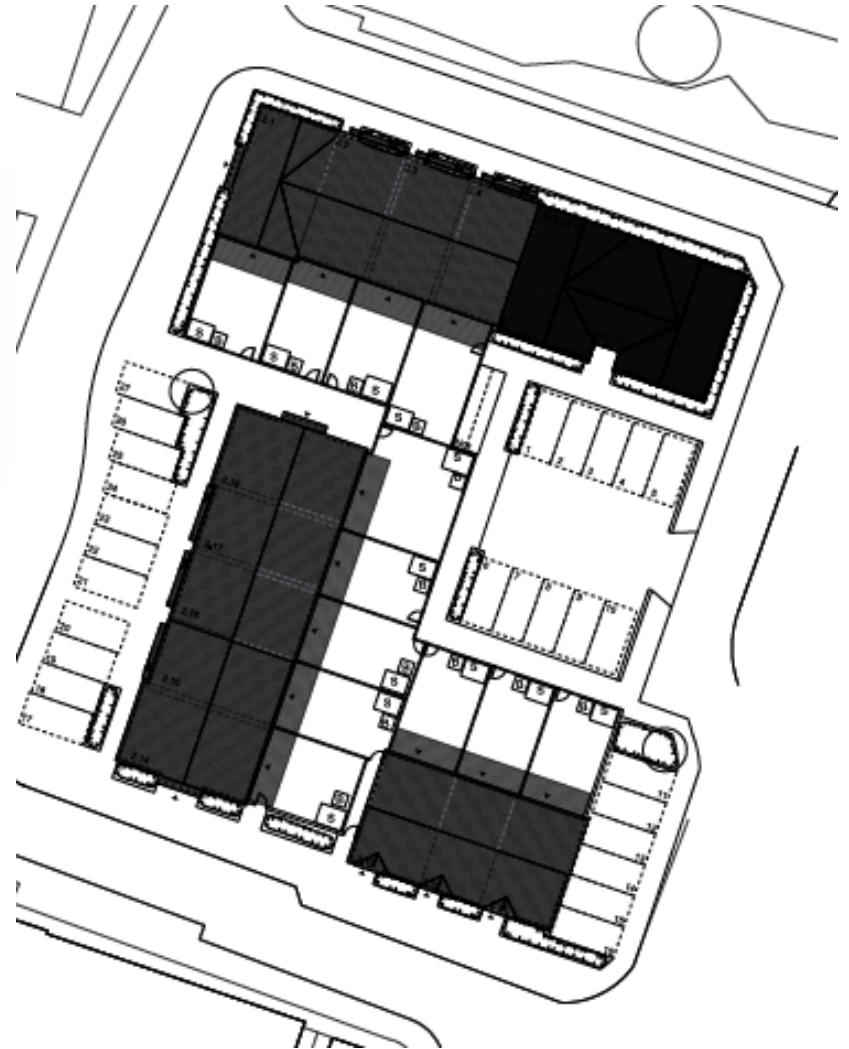
Site Plan – Land Parcel 6



Land Parcel 2 Comparison

W/08/00896/REM

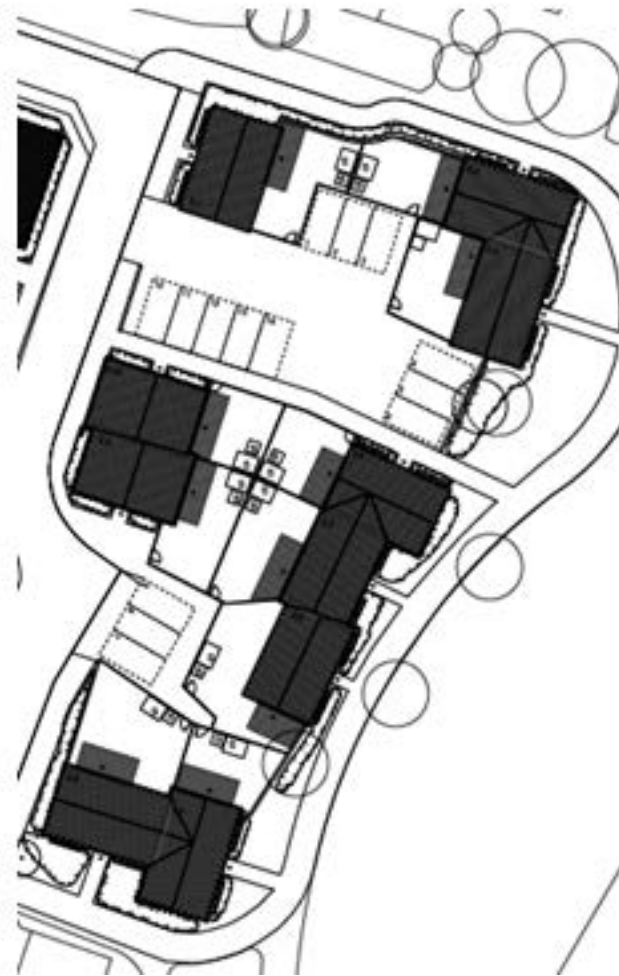
16/05154/FUL



Land Parcel 3 Comparison

W/08/00896/REM

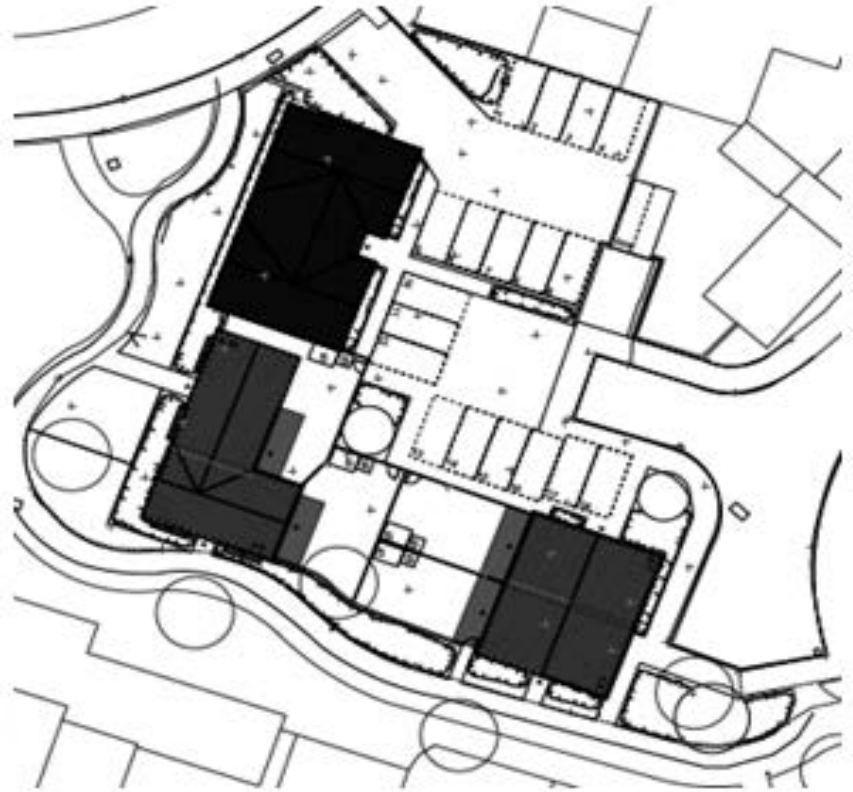
16/05154/FUL



Land Parcel 4 Comparison

W/08/00896/REM

16/05154/FUL



Land Parcel 4 Comparison

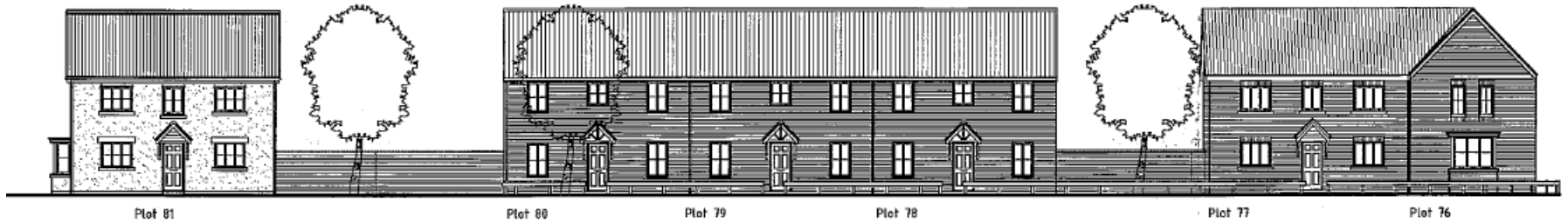
W/08/00896/REM

16/05154/FUL



Street Scene Comparison Parcel 3 (East facing)

W/08/00896/REM



16/05154/FUL



Elevation 2C

House Type 6 and 6A

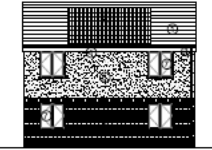
- | | |
|--|--|
| ① Concrete roof tiles | ② Through colour render |
| ③ Gutter and down pipe to match line or surrounding houses | ④ Render to match render on surrounding houses |
| ④ PV panels to M&E engineers specification | ⑤ Bricks |
| ⑤ Sillars and Rainwater pipes | ⑥ To match render on surrounding houses |
| ⑥ POCU in black | ⑦ Windows |
| ⑦ Soft to suit garden | ⑧ POCU in white |
| ⑧ POCU in white | ⑨ External doors |
| | ⑩ POCU in white |



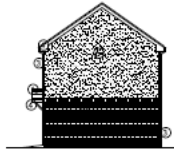
FRONT ELEVATION
SCALE: 1/50



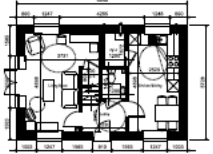
SIDE ELEVATION
SCALE: 1/50



REAR ELEVATION
SCALE: 1/50



SIDE ELEVATION
SCALE: 1/50



GROUND FLOOR PLAN
SCALE: 1/50



FIRST FLOOR PLAN
SCALE: 1/50

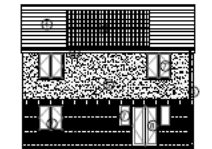
TYPE 6



FRONT ELEVATION
SCALE: 1/50



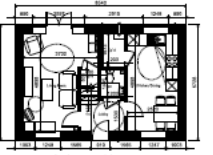
SIDE ELEVATION
SCALE: 1/50



REAR ELEVATION
SCALE: 1/50



SIDE ELEVATION
SCALE: 1/50



GROUND FLOOR PLAN
SCALE: 1/50



FIRST FLOOR PLAN
SCALE: 1/50

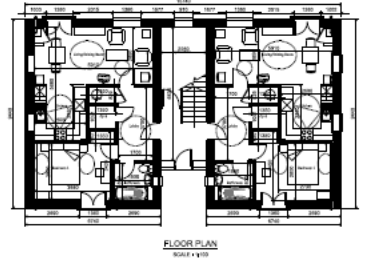
TYPE 6A



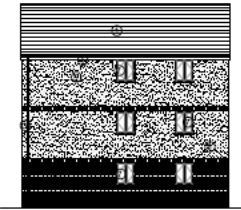
side panel location may vary depending on orientation of door

House Type 4 and 4A

TYPE 4



FLOOR PLAN
SCALE: 1/8" = 1'-0"



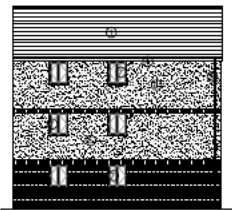
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



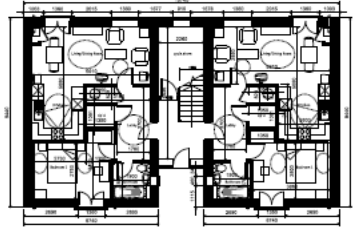
REAR ELEVATION
SCALE: 1/8" = 1'-0"



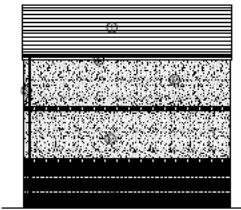
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- ① Separate porches
- ② Colors and roofs to match line of surrounding houses
- ③ Metal entrance canopy
- ④ Gutters and downspout pipes
- ⑤ Sills and ledges
- ⑥ Sill panes
- ⑦ Through-roof member
- ⑧ Metal roof
- ⑨ Sill
- ⑩ 12" Mason blocks on masonry houses
- ⑪ Sill
- ⑫ PLYWOOD
- ⑬ PLYWOOD

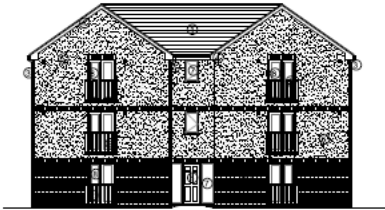
TYPE 4a



FLOOR PLAN (4a/4a)



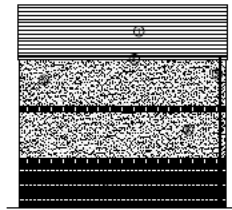
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



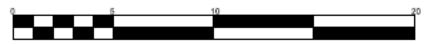
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



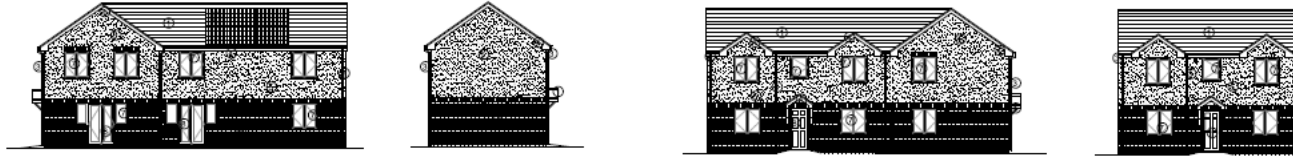
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



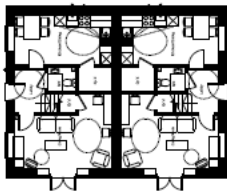
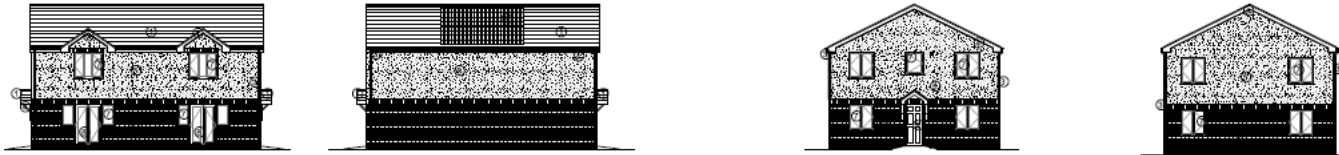
sider panel location may vary depending on elevation of dwelling

House Type Elevation – Variation 2-2

01234567891011121314151617181920	
21 22 23 24 25 26 27 28 29 30 31 32	33 34 35 36 37 38 39 40 41 42 43 44



HOUSE TYPE 5 & 5 applicable for houses 3.2&3.3, 3.7&3.8, 4.9 & 4.10

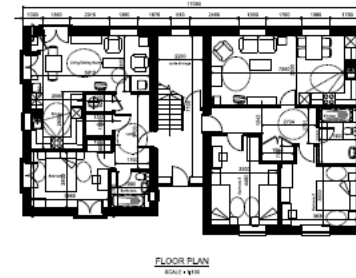
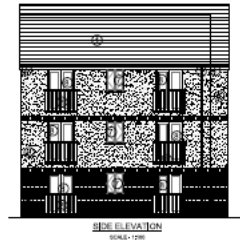
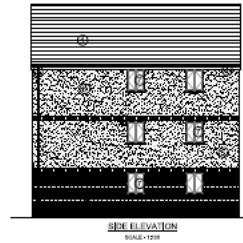


- ① Concrete roof tiles
- ② Gypsum and brick to match the surrounding houses
- ③ PV panels to M&E engineer's specification
- ④ Gutters and rainwater pipes
- ⑤ PVC UPVC
- ⑥ Softly spaced fences
- ⑦ Through outdoor render
- ⑧ Paint to match render or surrounding houses
- ⑨ Bricks
- ⑩ Paint to match render or surrounding houses
- ⑪ Timberwork
- ⑫ PVC UPVC
- ⑬ External doors
- ⑭ PVC UPVC

HOUSE TYPE 6 & 6 applicable for houses 3.9 & 3.10 and in principle for 4.7 & 4.8



House Type 8



- | | |
|--|---|
| ① Concrete roof tiles
colours and style to match line on surrounding houses | ⑩ Through colour render
colour to match render on surrounding houses |
| ② Metal flat balcony
colour to be confirmed | ⑪ Bells
to match bricks on surrounding houses |
| ③ Gutters and Rainwater pipes
POCO in black | ⑫ Windows
POCO in white |
| ④ Baliffs and fences
POCO in white | ⑬ External doors
POCO in white |



House Types 1, 2 and 3

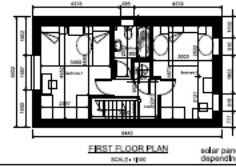
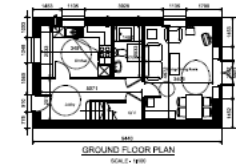
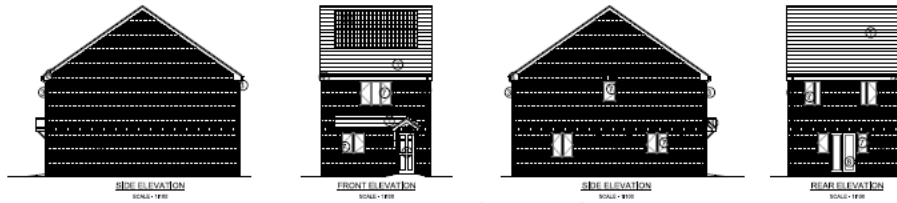
- ① Concrete roof tiles
- ② External wall cladding to match that of surrounding houses
- ③ PV panels to M&E engineers specification
- ④ Windows and External doors
- ⑤ PVCU Frames
- ⑥ Walls and Ceilings
- ⑦ Through-roof water outlet to match number on surrounding houses
- ⑧ Gutter
- ⑨ Downpipes
- ⑩ External lights
- ⑪ PVCU Frames
- ⑫ Floor Finish



TYPE 1



TYPE 2



TYPE 3



solar panel location may vary depending on orientation of dwelling

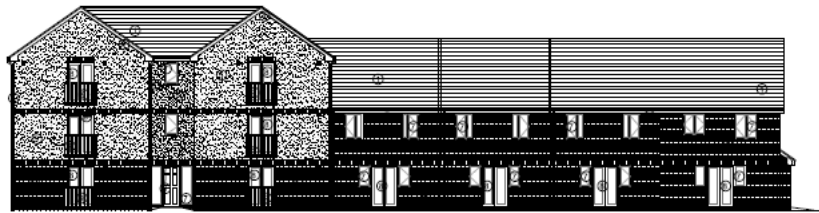
House Type Elevation – Variation 1-2



Project Name: [REDACTED]	
Client: [REDACTED]	
Date: [REDACTED]	
Scale: [REDACTED]	
Drawing No: [REDACTED]	
Revision: [REDACTED]	



HOUSE TYPE 3 & 2 applicable for 2.8 & 2.9 and 2.10 & 2.11 & 2.12



2.13-2.18

2.1

2.2

2.3

2.4



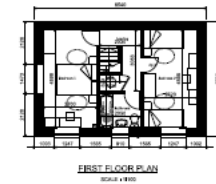
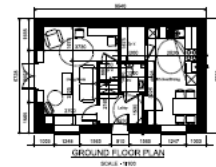
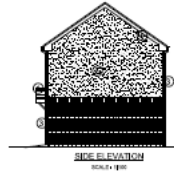
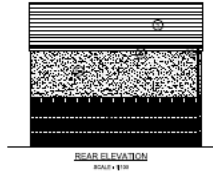
- ① Concrete roof tiles
- ② Colors and style to match use on surrounding houses
- ③ PV panels to MKF and south roof (if applicable)
- ④ Gutters and downpipes black
- ⑤ PVC-U windows
- ⑥ Softly tinted brick
- ⑦ PVC-U walls
- ⑧ Vertical color render
- ⑨ Color to match render on surrounding houses
- ⑩ Bricks
- ⑪ Render (if applicable on surrounding houses)
- ⑫ Windows
- ⑬ PVC-U windows
- ⑭ External doors
- ⑮ PVC-U walls
- ⑯ Metal roof (if applicable)

HOUSE TYPE 4 & 3 & 2 applicable for 2.13-2.18 & 2.1,2.2,2.3,2.4



House Type 6B Floor Plans and Elevations

- ① Concrete roof tiles
- ② Colours and style to match that on surrounding houses
- ③ PV panels to M&E engineer's specification
- ④ Ceramic tile splashback above
- ⑤ Soft to wood finish
- ⑥ Through ceiling render
- ⑦ Brick
- ⑧ To match bricks on adjacent houses
- ⑨ Windows
- ⑩ To match style
- ⑪ External doors
- ⑫ To match style



TYPE 6B



solar panel location may vary depending on orientation of dwelling

Comparison: 2 bedroom dwellings

W/08/00896/REM



Front Elevation



Rear Elevation



Side Elevation

Side windows to plots
165, 182-185

16/05154/FUL



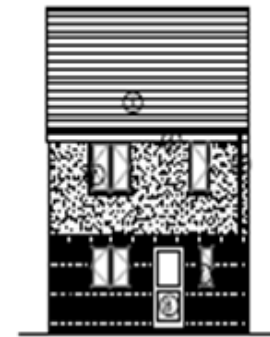
SIDE ELEVATION
SCALE - 1/8" = 1'-0"



FRONT ELEVATION
SCALE - 1/8" = 1'-0"



SIDE ELEVATION
SCALE - 1/8" = 1'-0"



REAR ELEVATION
SCALE - 1/8" = 1'-0"

Comparison: 3 bedroom dwellings

W/08/00896/REM



Front Elevation



Rear Elevation



Side Elevation

Window to plots 83, 85, 116

16/05154/FUL



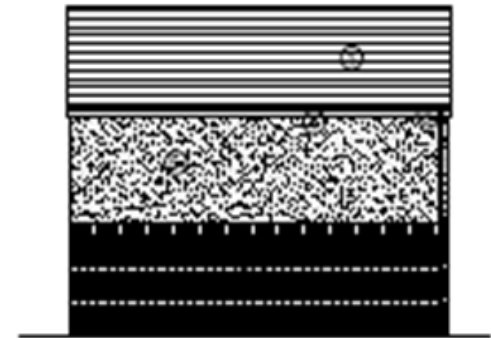
FRONT ELEVATION

SCALE • 1/100



SIDE ELEVATION

SCALE • 1/100



REAR ELEVATION

SCALE • 1/100

Land Parcel 2



Land Parcel 3



Land Parcel 4



Land Parcel 6



Western Area Planning Committee

14 December 2014

