

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



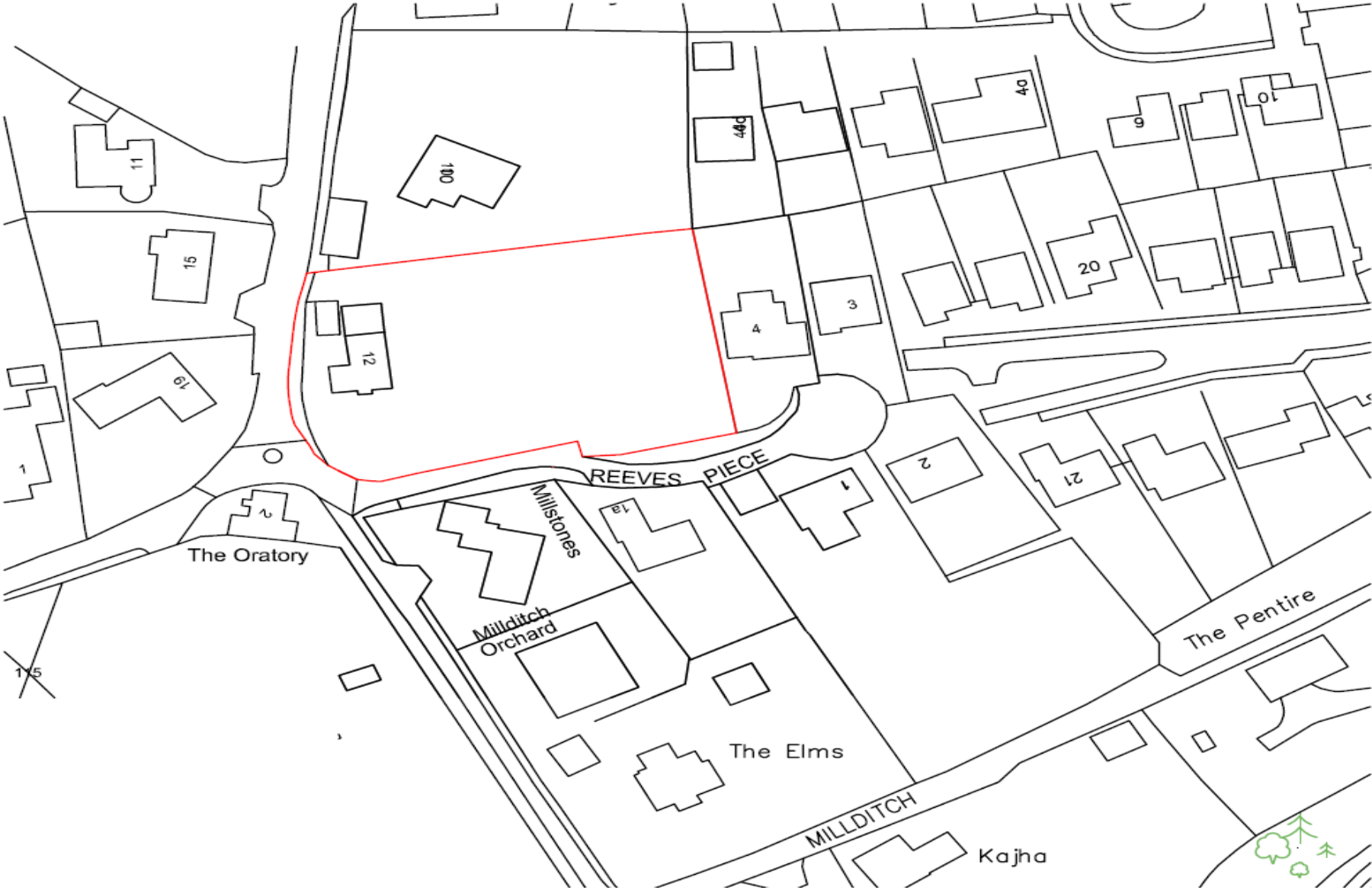
Site Location Plan



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 THAT DISCREPANCIES MAY ARISE. BRING TO A HARLOW & SONS ATTENTION IMMEDIATELY

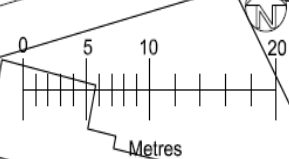
SITE DIMENSIONS TO BE CHECKED PRIOR TO START. DISCREPANCIES TO BE REBUILT WITH A HARLOW & SONS

ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS UNLESS STATED OTHERWISE

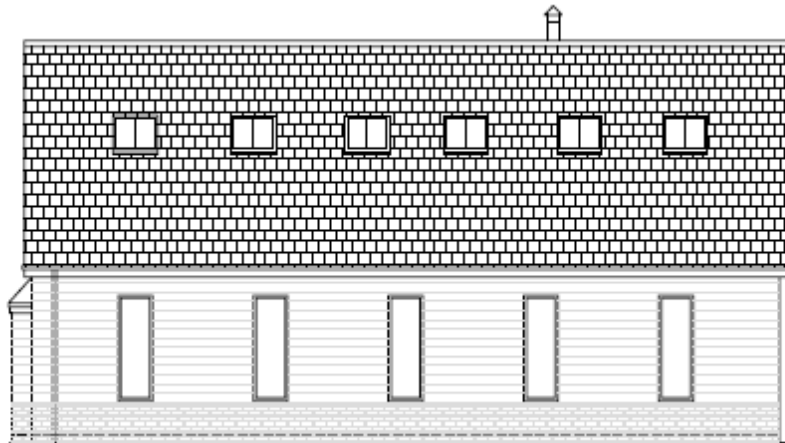


- TYPICAL PLANT SPECIFICATION material to BS3099 part 1.
- TREES**
- 80% of trees planted outside the recognized tree planting season. Include for root guard, irrigation system, and specialist rubber sheath and planting in bare earth (100mm diameter covered with bark mulch 75mm depth).
 - 1. *Buxus sempervirens* (Bright Green) 100-120cm H x 4-6cm DBH
 - 2. *Prunella vulgaris* (Blackthorn) 100-120cm H x 4-6cm DBH
 - 3. *Salix caprea* (Willow) 100-120cm H x 4-6cm DBH
 - 4. *Salix viminalis* (Willow) 100-120cm H x 4-6cm DBH
 - 5. *Salix purpurea* (Willow) 100-120cm H x 4-6cm DBH
 - 6. *Salix alba* (Willow) 100-120cm H x 4-6cm DBH
 - 7. *Salix viminalis* (Willow) 100-120cm H x 4-6cm DBH
 - 8. *Salix purpurea* (Willow) 100-120cm H x 4-6cm DBH
 - 9. *Salix alba* (Willow) 100-120cm H x 4-6cm DBH
 - 10. *Viburnum bodinardense* (Dawn) 100-120cm H x 4-6cm DBH
- SHRUBS**
- Supply and plant Locusts as shown (all with 100 diameter (100cm) root ball)
 - 1. *Arbutus unedo* (Strawberry Tree) 100-120cm H x 4-6cm DBH
 - 2. *Corylus avellana* (Hazelnut) 100-120cm H x 4-6cm DBH
 - 3. *Prunella vulgaris* (Blackthorn) 100-120cm H x 4-6cm DBH
 - 4. *Salix purpurea* (Willow) 100-120cm H x 4-6cm DBH
 - 5. *Salix viminalis* (Willow) 100-120cm H x 4-6cm DBH
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 - 10. *Viburnum bodinardense* (Dawn) 100-120cm H x 4-6cm DBH

Proposed Block Plan 1:200 North



Proposed House Elevations for Plot 1



Proposed Front (West) Elevation 1:100



Proposed Side (South) Elevation 1:100

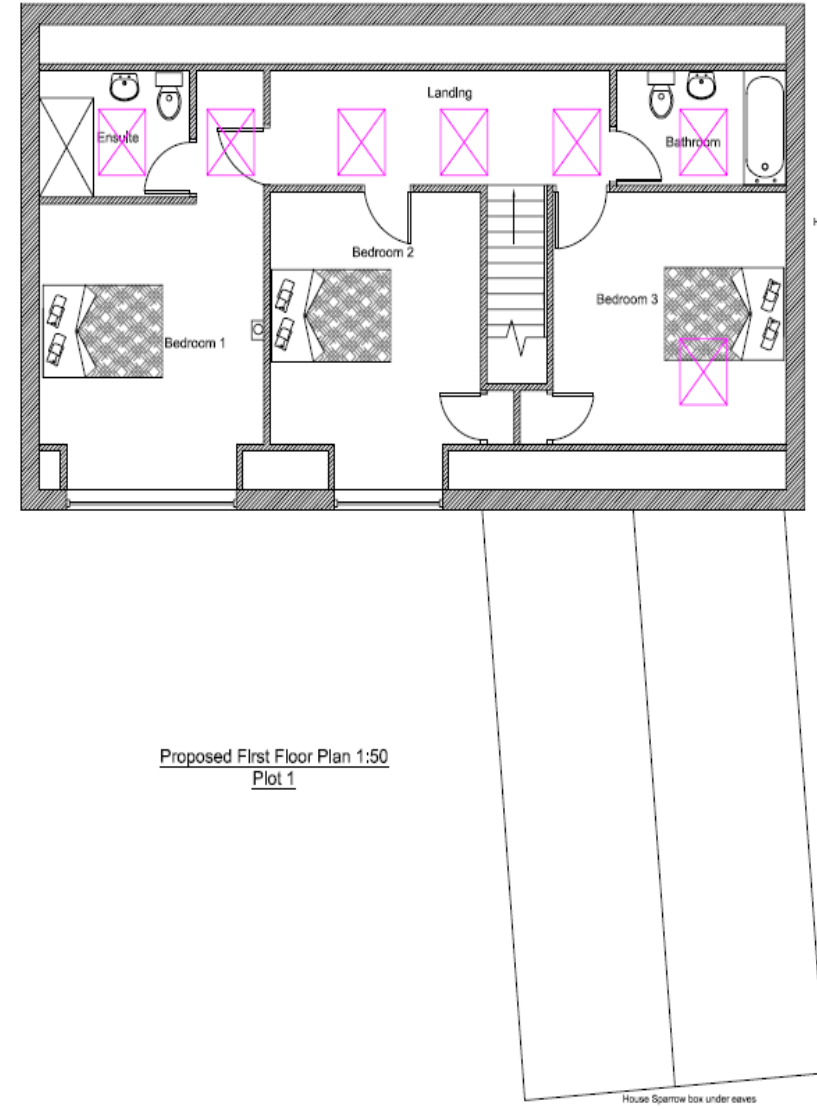
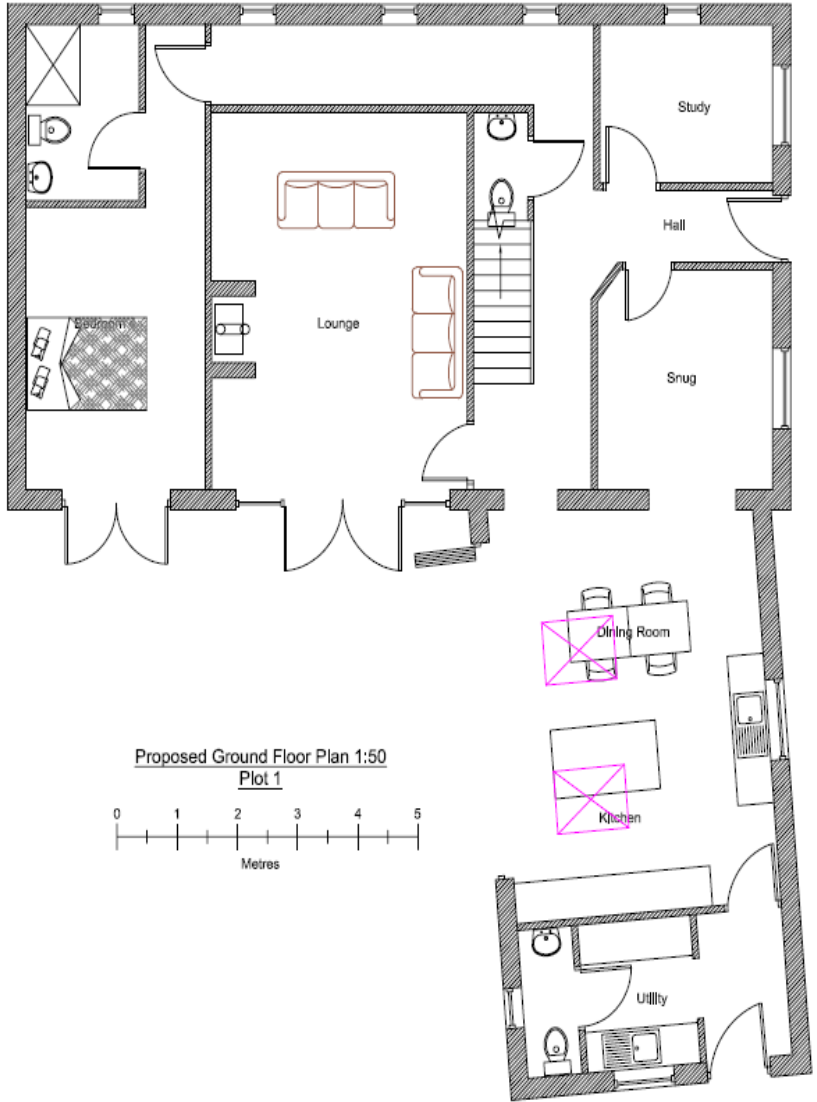


Proposed Rear (East) Elevation 1:100



Proposed Side (North) Elevation 1:100

Proposed Floor Plans for Plot 1

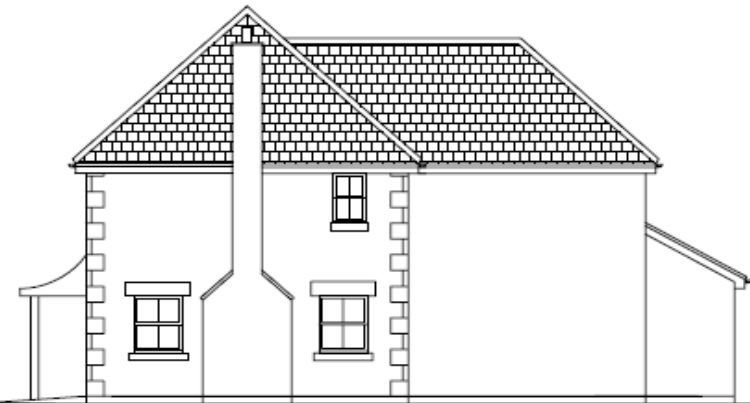


Proposed House Elevations for Plot 2

2 bat access doors 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

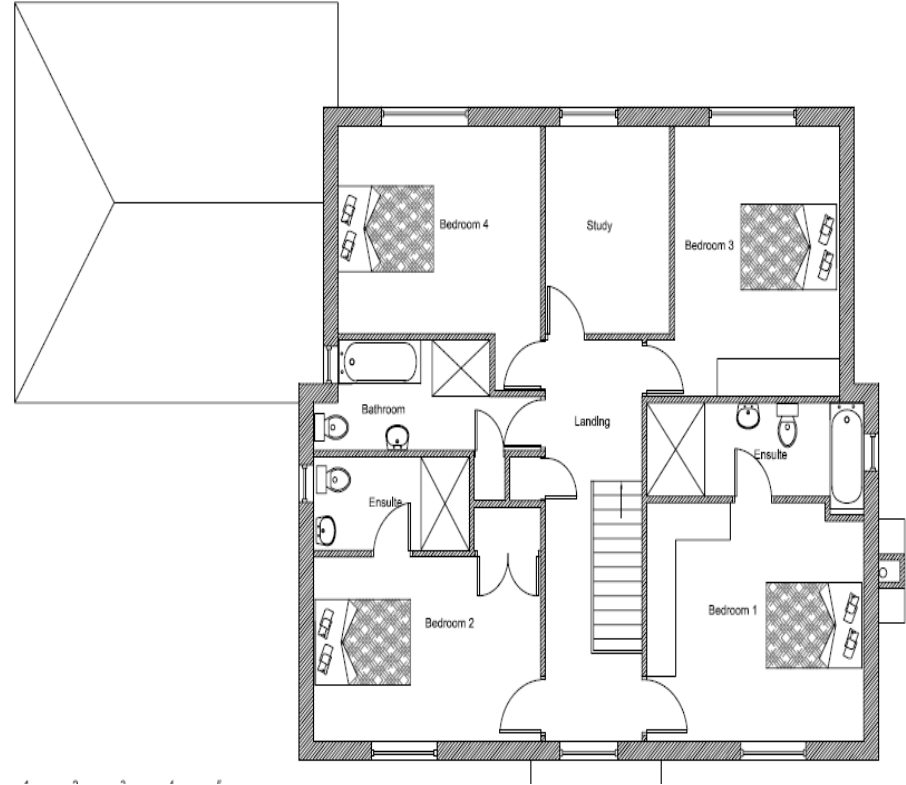
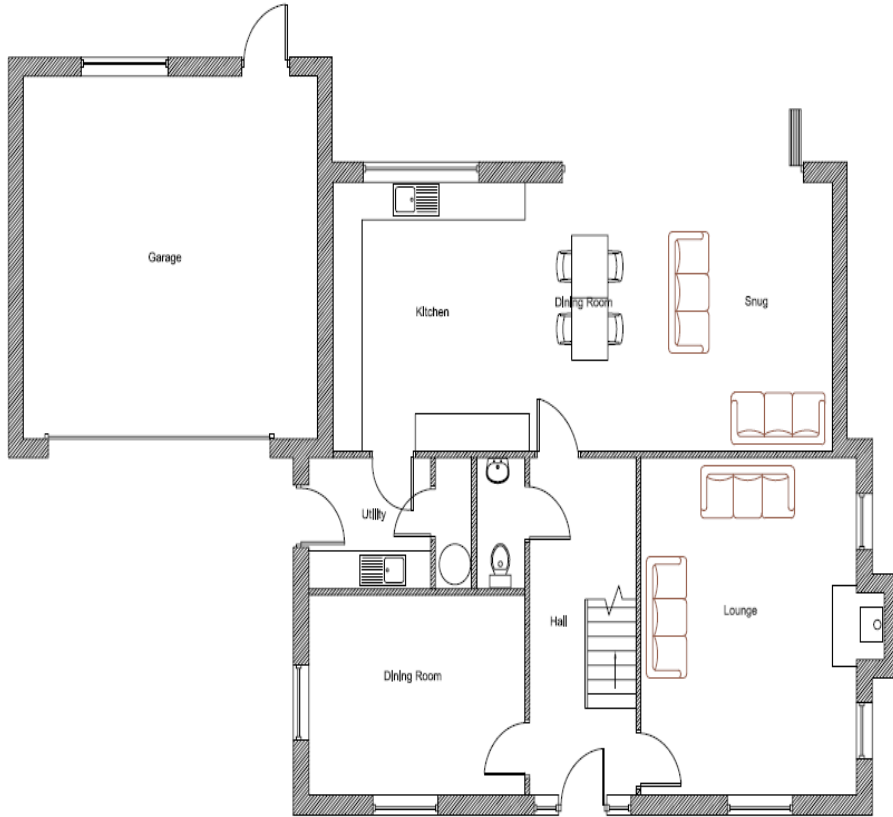


Proposed Rear (East) Elevation 1:100



Proposed Side (North) Elevation 1:100

Proposed Floor Plans for Plot 2



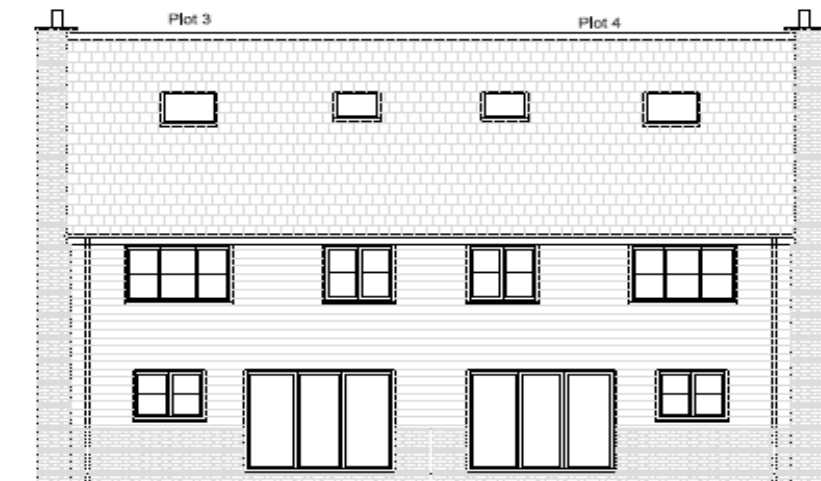
Proposed House Elevations for Plot 3 & 4



Proposed Front (North) Elevation 1:100



Proposed Side (East) Elevation 1:100



Proposed Rear (South) Elevation 1:100

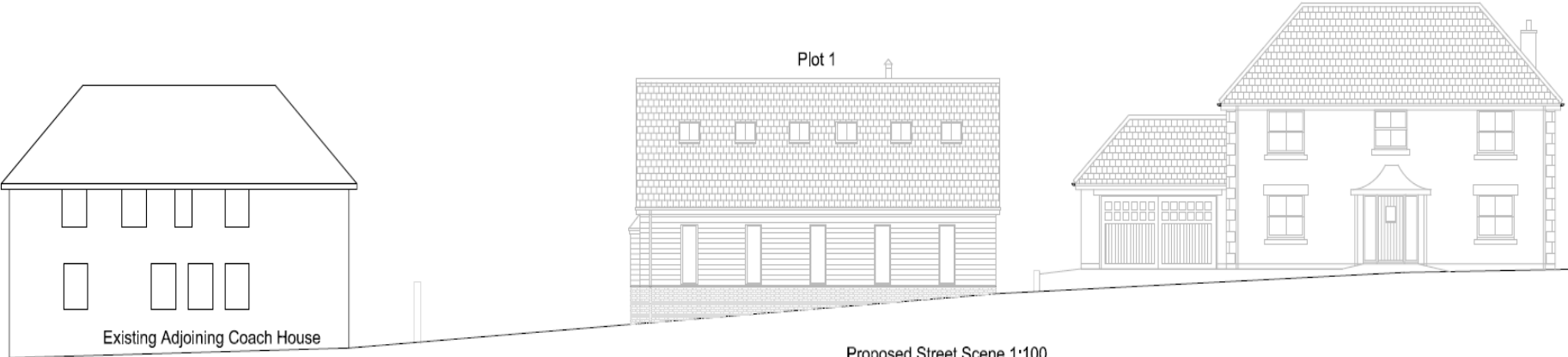


Proposed Side (West) Elevation 1:100

Plot 3 and 4 - Contextual Plan



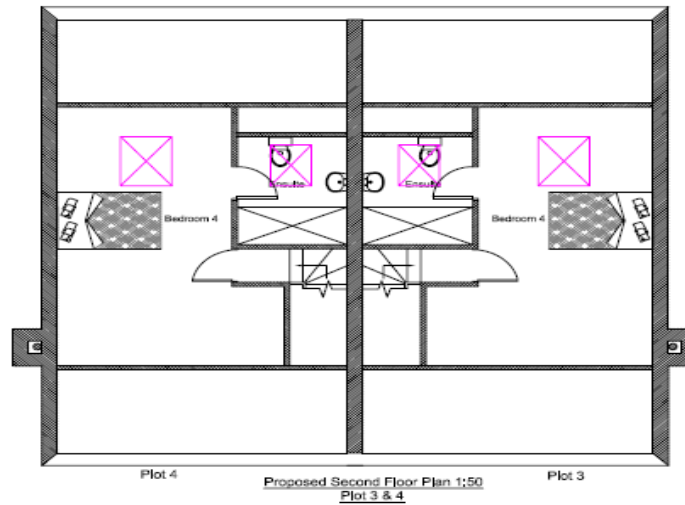
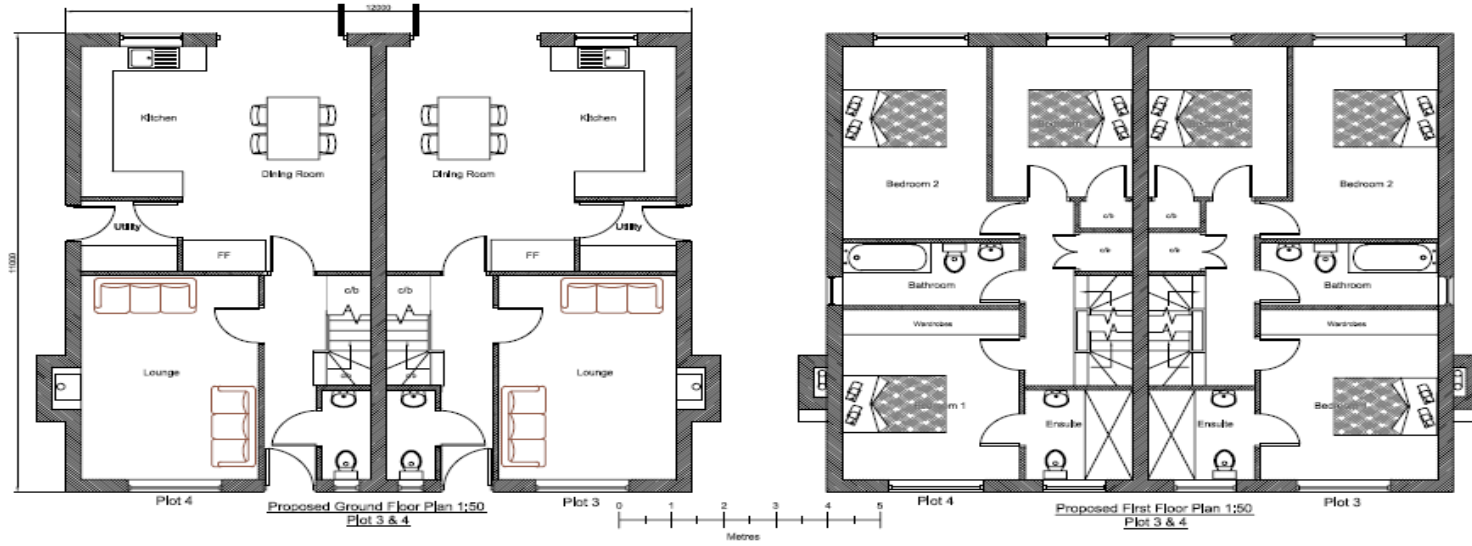
Proposed Front (North) Elevation of Plot 3&4 & No.4 Reeves Piece 1:100



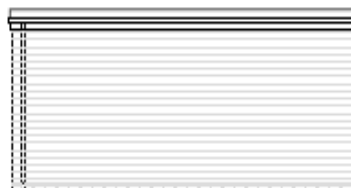
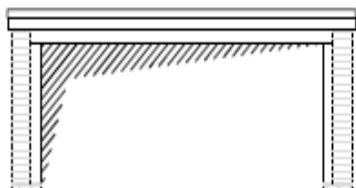
Proposed Street Scene 1:100



Proposed Floor Plans for Plots 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:-

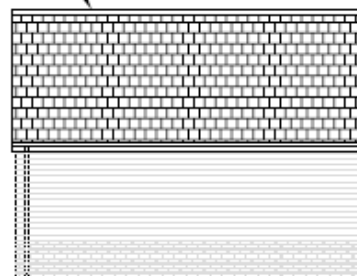
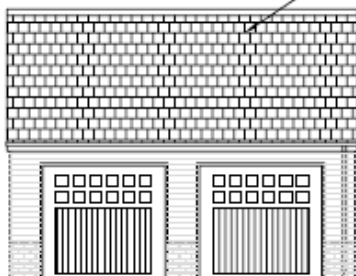
Walls:- Rustic Red brick dwarf course with oak feather edge cladding above.

Roof:- Sedum

Doors:- Composite doors

Proposed Plot 1 Garage

- 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

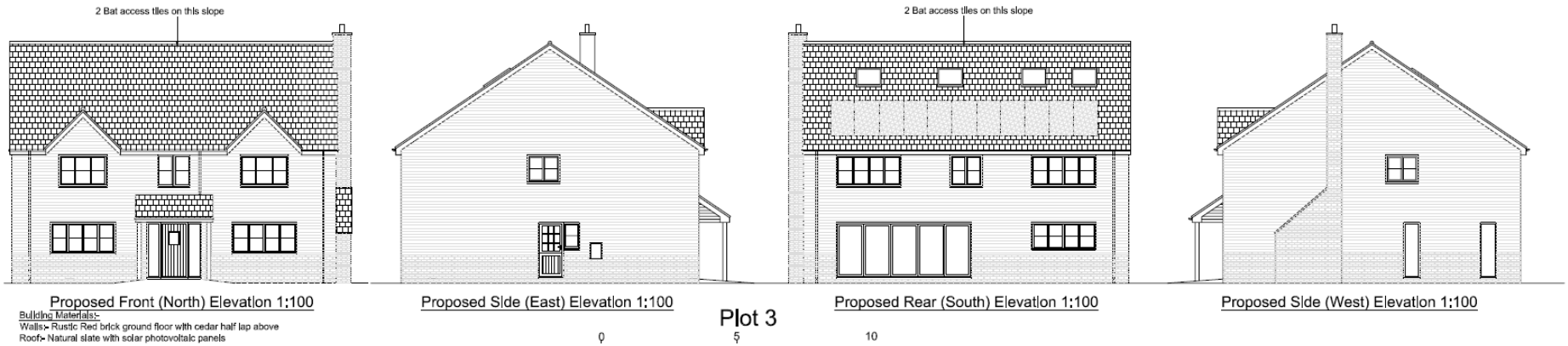
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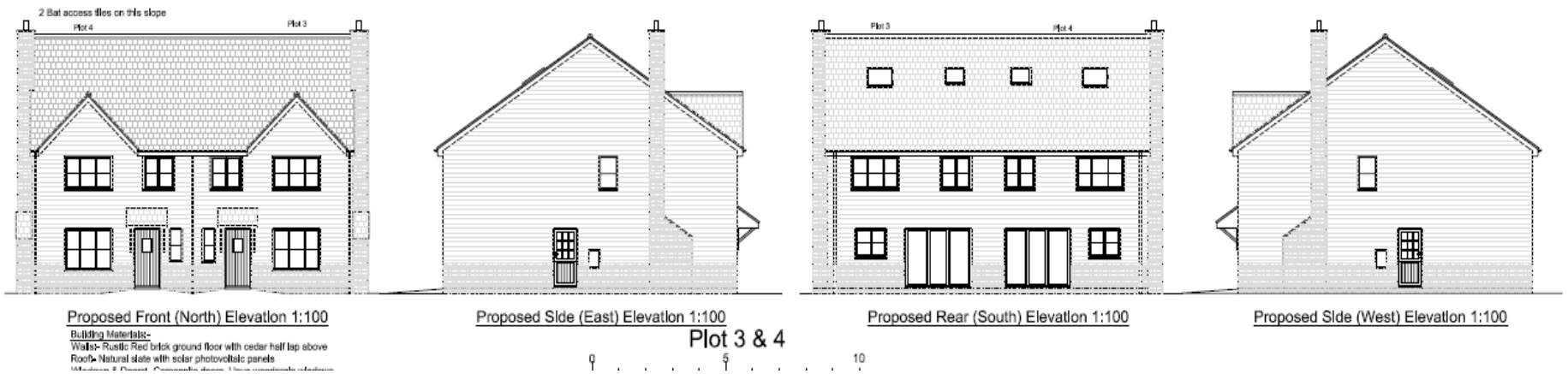
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Consented 3-House Scheme under (implemented) 18/05492/VAR





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



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



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



Refused Application 18/08346/FUL



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



Proposed Front (North) Elevation 1:100

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



Proposed Side (West) Elevation 1:100

Plot 3



Proposed Rear (South) Elevation 1:100



Proposed Side (East) Elevation 1:100



Proposed Front (North) Elevation 1:100

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



Proposed Side (East) Elevation 1:100

Plot 4



Proposed Rear (South) Elevation 1:100



Proposed Side (West) Elevation 1:100

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



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

Western Area Planning Committee

29 June 2016

