

Western Area Planning Committee

17th February 2021

7a) 20/10572/FUL - Land Adjoining 39 Craybourne Road, Melksham, SN12 7DJ

Proposed erection of a 4 bed new dwelling and associated works

Recommendation: Approved subject to conditions

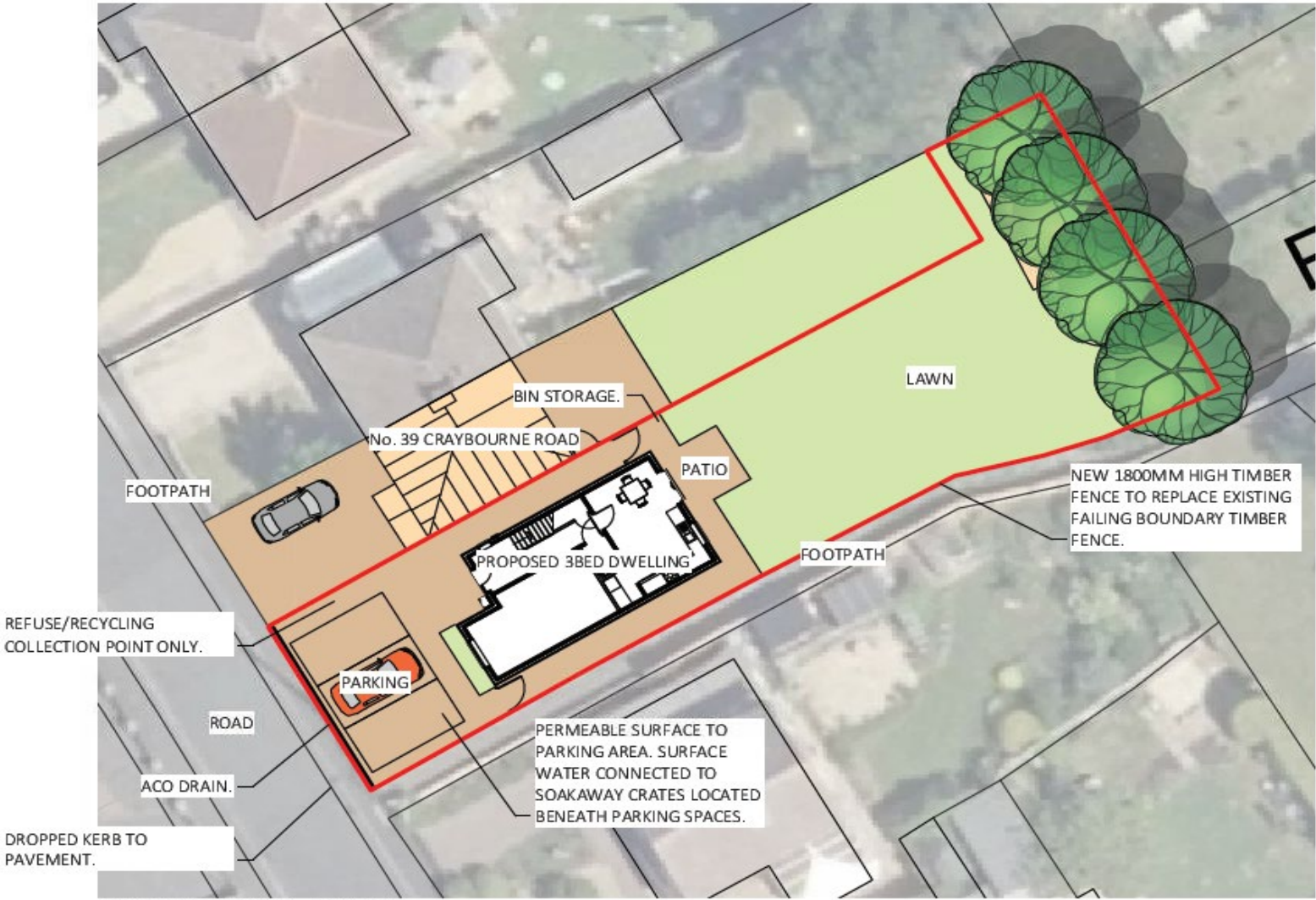


Site Location Plan



Aerial Photography

Proposed Block Plan

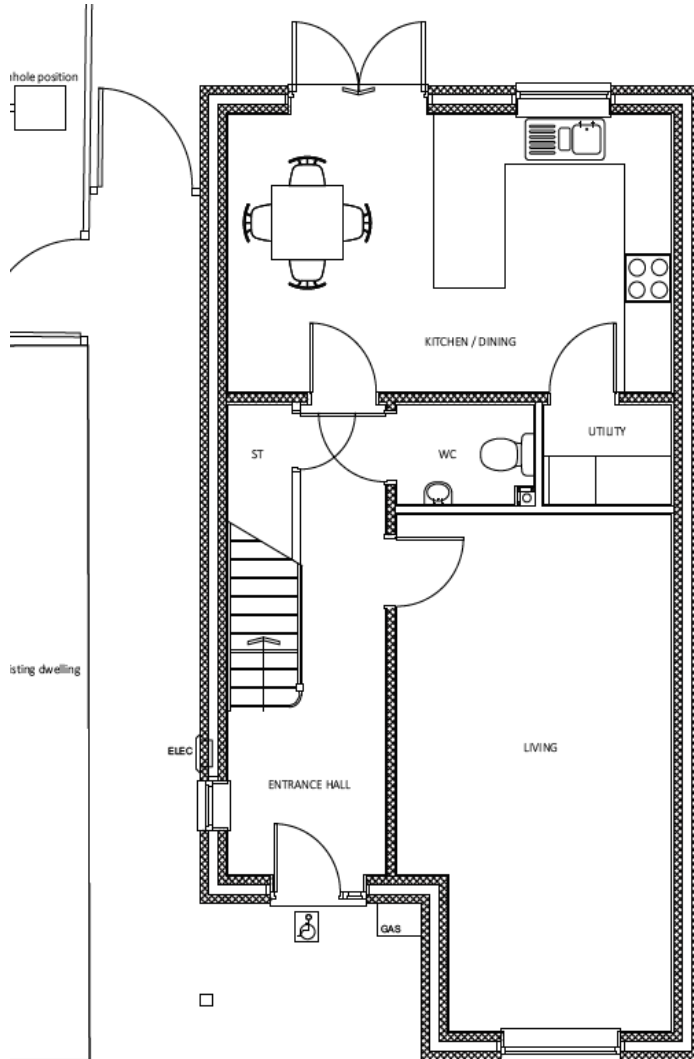


Proposed Block/Roof Plan - Scale 1:200

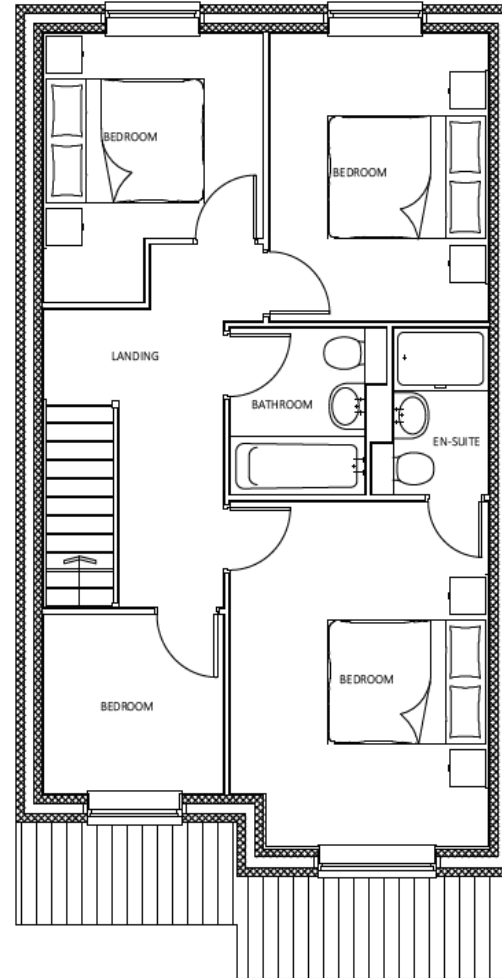
Proposed Elevations



Proposed Floor Plans



Proposed Ground Floor Plan - Scale 1:50



Proposed First Floor Plan - Scale 1:50

* All construction projects large and small are subject to the CDM Regulations. A competent person will be for a domestic Client or less than 30 days in duration the responsibility for Health and Safety (where passed on to the Main Contractor). Client may delegate the responsibility to a CDM Planning Supervisor, who will a Client to be a CDM Planning Supervisor for advice.

* Before starting work you need to check if any asbestos is present. In Commercial premises should be a registered - [Asbestos](#). You need to check that the plan area of the building that you will be working in and if you are doing refurbishment it is not under a survey that tells you what types of asbestos is present and if it is not in a register or survey or the report is clear - do not start work.

Proposed materials

Walls



Cream render



Red facing brick plinth

Doors & windows



White double glazed uPVC

Roof



Brown Double Roman roof tiles. Black uPVC guttering and white fascia/soffit boards

Front of the application site as seen from Craybourne Road



Closer view of site looking north-east from Craybourne Road



View from along PRow and across the site



Photo of host property prior to the demolition of the double garage (approved under W/87/00542/FUL)



Street View image of host house (when it had its double garage) and the neighbour at 22 St Margaret's Gardens



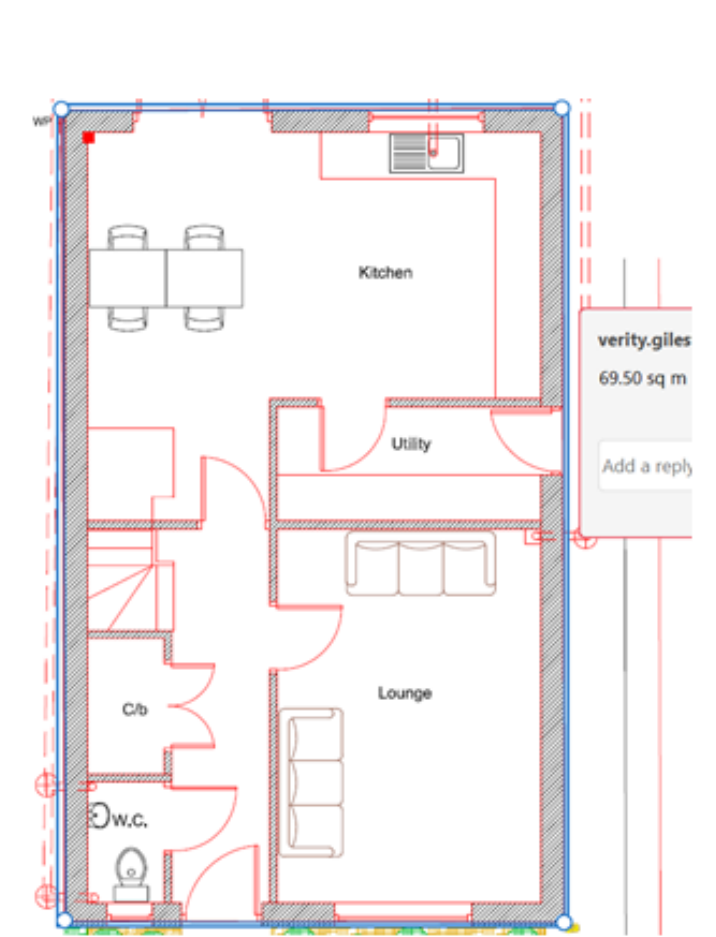
Consented Block Plan for new dwelling 16/11318/FUL



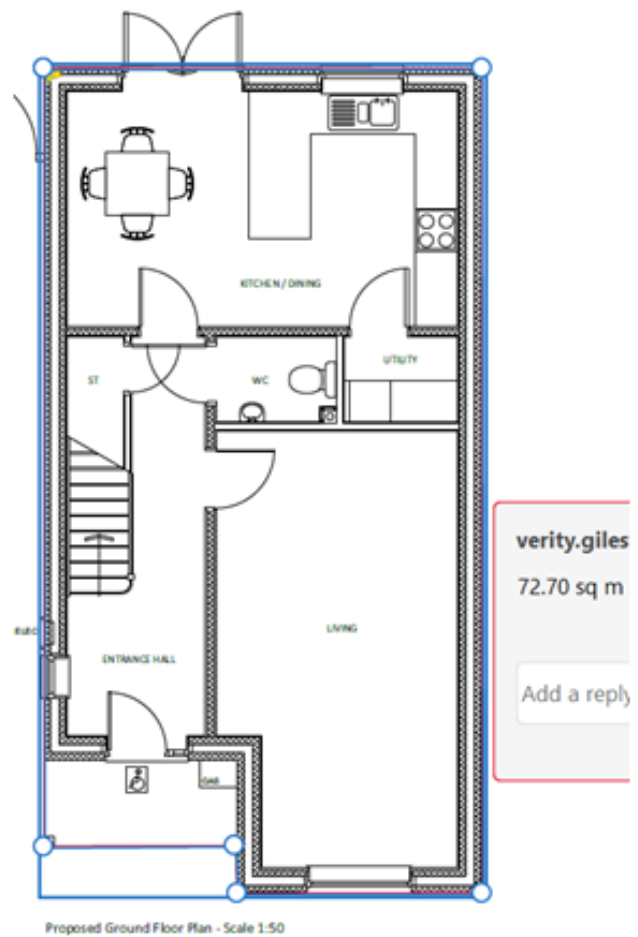
Consented 16/11318/FUL site plan for one detached dwelling



Comparison slide showing previously consented floor plan for one dwelling (16/11318/FUL) on left and proposed block plan for 20/10572/FUL on right



Footprint of consented dwelling - 16/11318/FUL



Footprint of proposed dwelling - 20/10572/FUL

Consented Elevations for application 16/11318/FUL

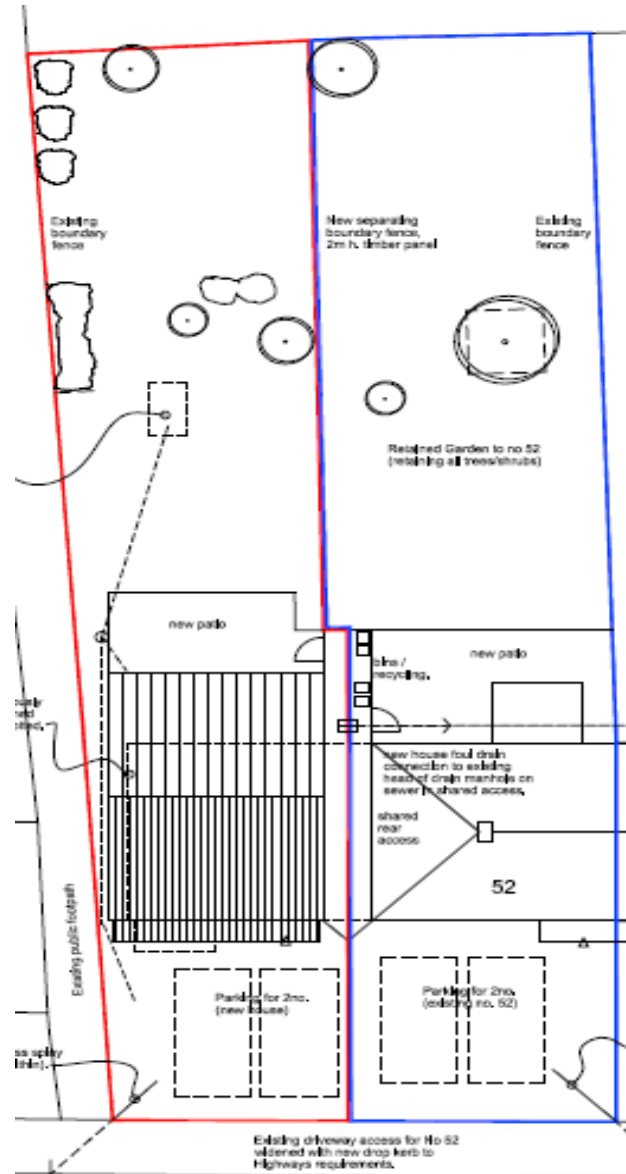


New dwelling approved and constructed opposite application site at No.54 Craybourne Road

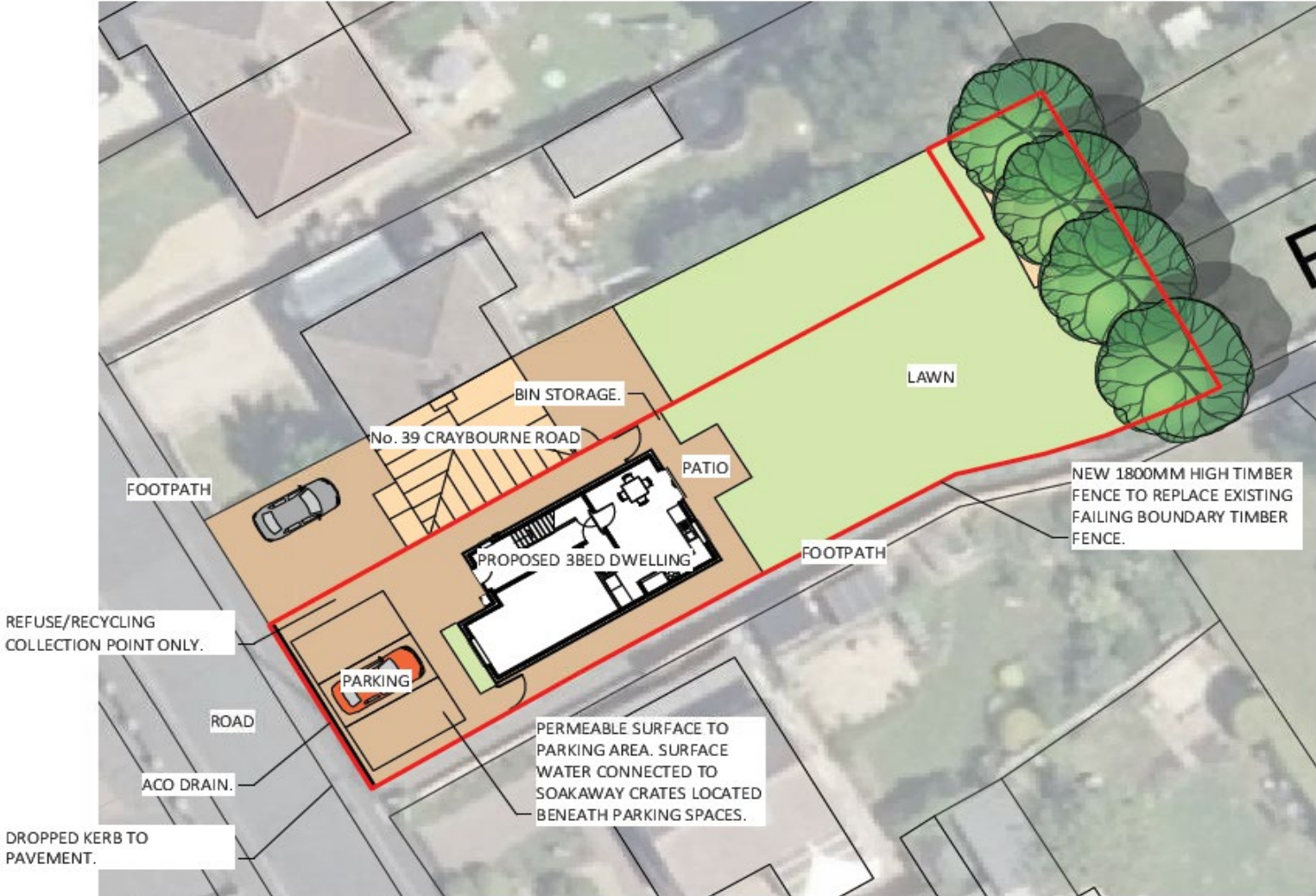


54 Craybourne Road

Consented site plan pursuant to 18/02770/FUL at 54 Craybourne Road



Proposed Block Plan



Proposed Block/Roof Plan - Scale 1:200

7b) 20/04400/FUL – 16 Conway Crescent, Melksham SN12 6BD

Retrospective application for erection of an annex to be used as ancillary accommodation

Recommendation: Approve with Conditions



Site Location Plan

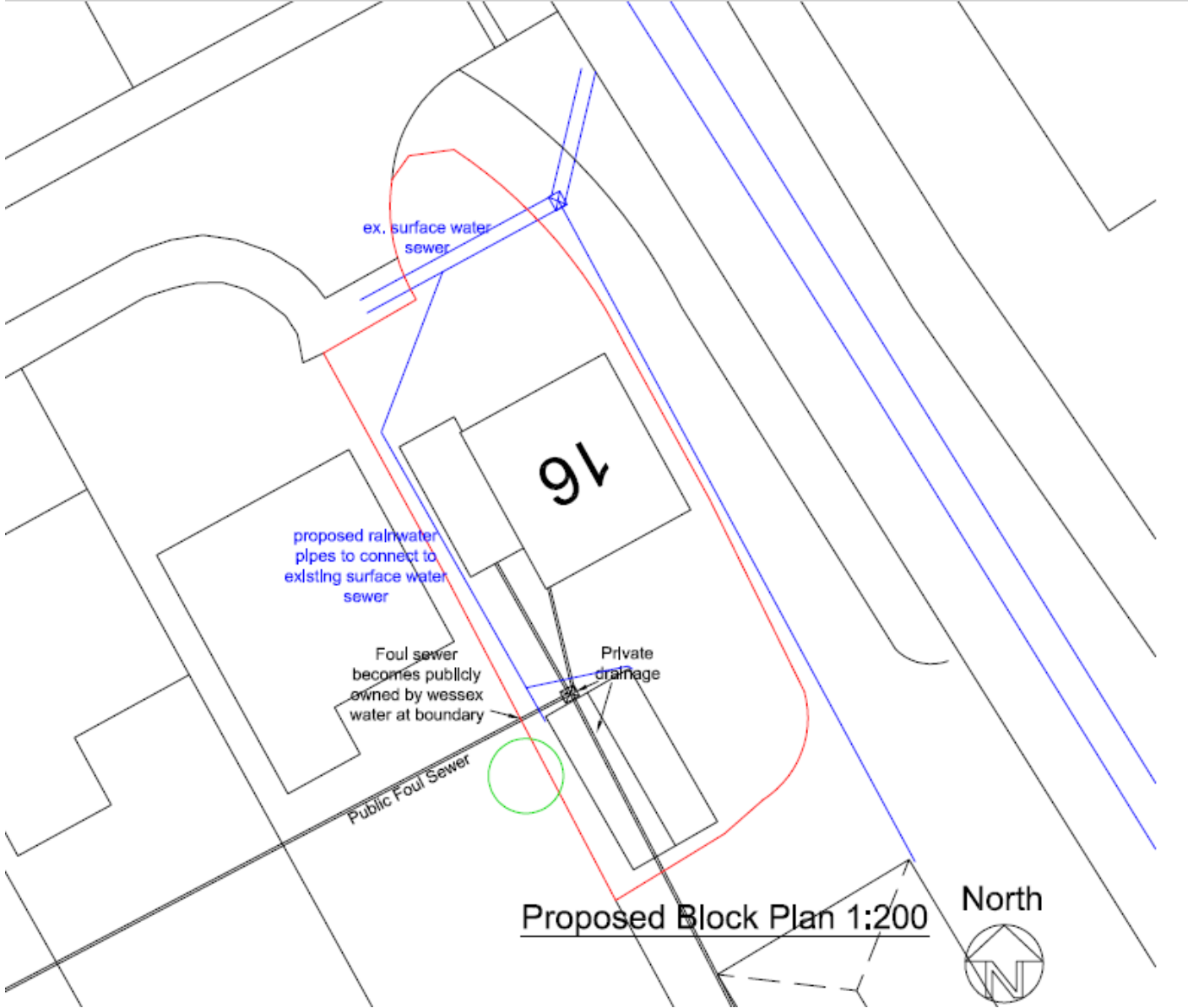


Aerial Photography

PROPOSED 'AS BUILT' BLOCK PAN

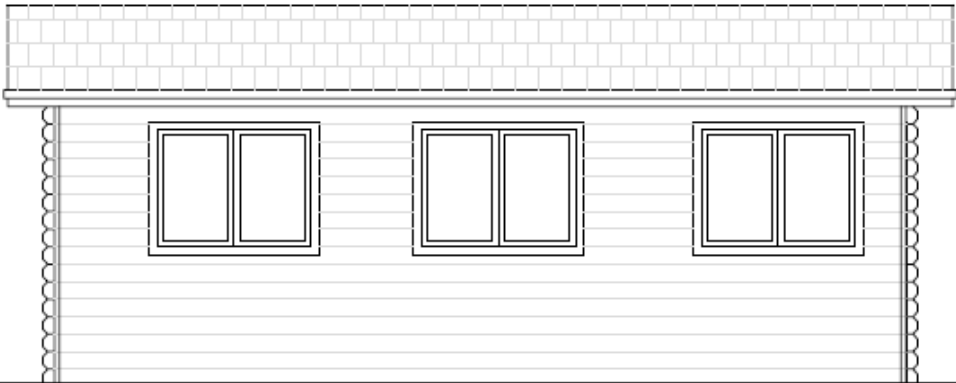


PROPOSED BLOCK PLAN WITH SEWER CONNECTIONS

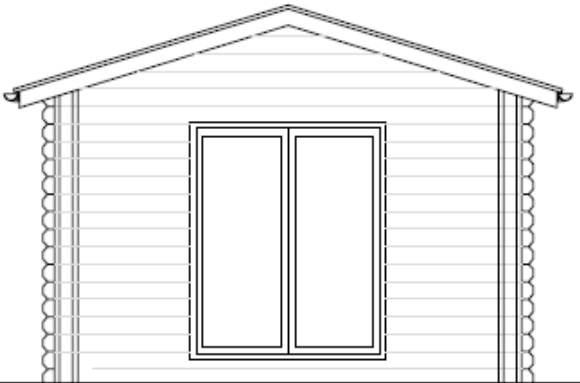


Proposed Block Plan 1:200

PROPOSED 'AS BUILT' EAST AND NORTH ELEVATIONS

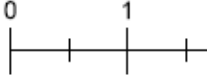


Existing East Elevation 1:50

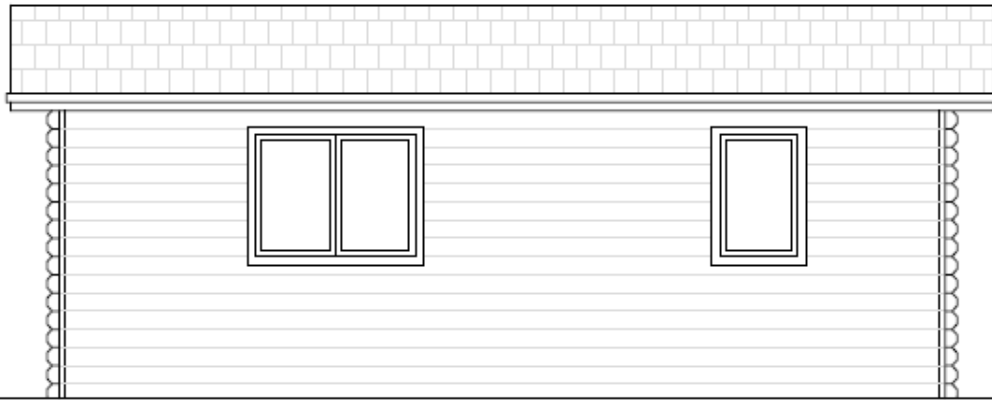


Existing North Elevation 1:100

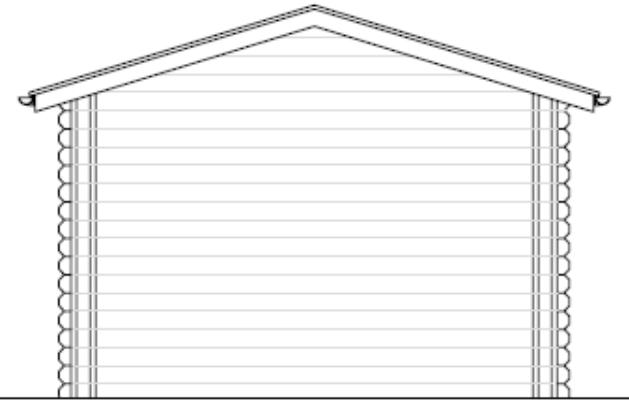
Building Materials:-
Walls:- Painted Timber
Roof:- Felt
Windows & Doors:- Timber



PROPOSED 'AS BUILT' WESTERN AND SOUTHERN ELEVATIONS



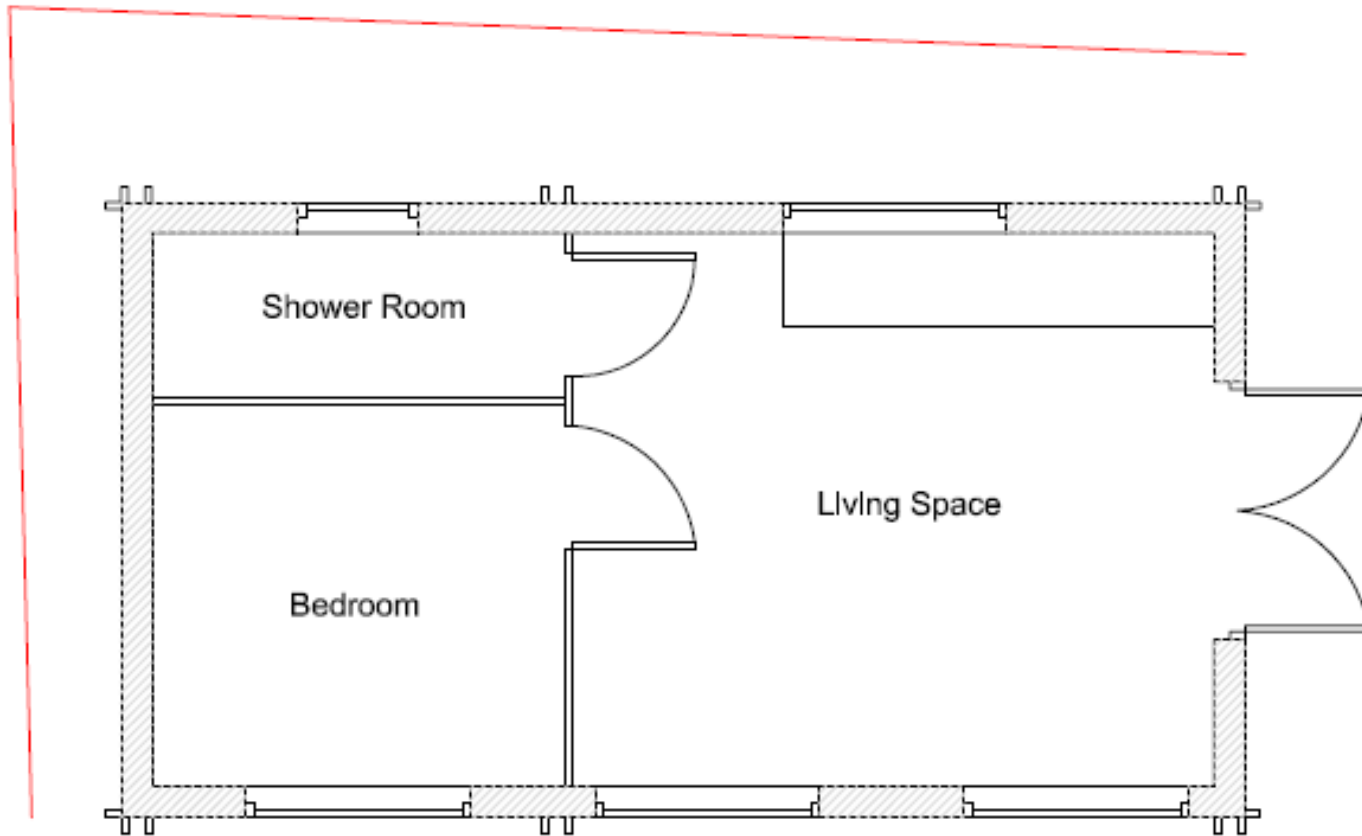
Existing West Elevation 1:100



Existing South Elevation 1:100

3 4 5

PROPOSED 'AS BUILT' FLOOR PLAN OF ANNEX



Existing Floor Plan 1:50

Views of the Annex in the rear of No. 16s rear garden with No. 18 the bungalow below left in the distance and No.14s garden below right beyond the fence.



View of annex looking westwards and the private sewer connection.



Views of the Annex and the immediate siting context – host property (below left) and the neighbour at No.14 (below right)



Sun cast shadow diagrams at the winter solstice



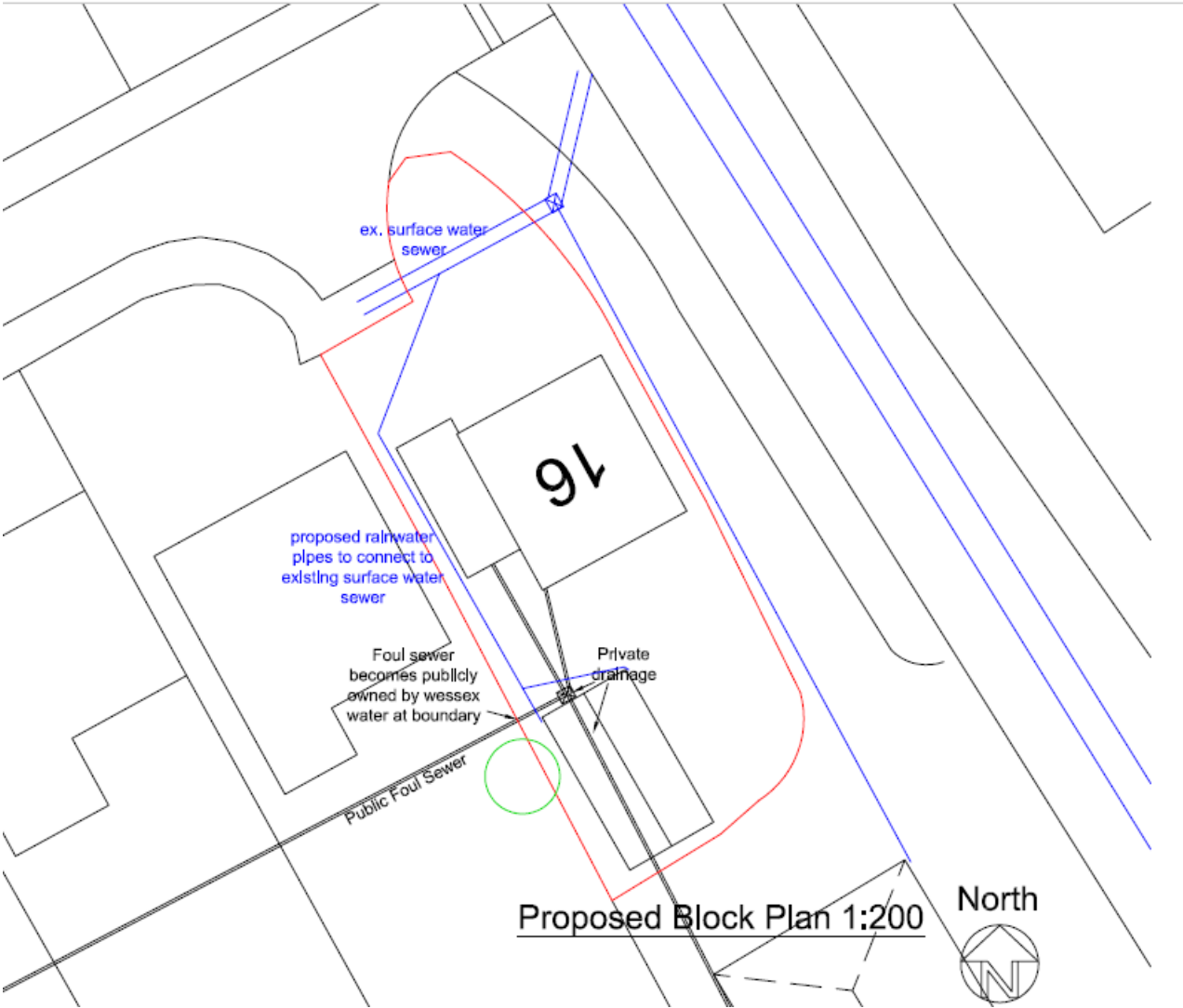
Views from No.14s garden



View from window of No.14 looking out towards the annex (below left) and the existing property at No. 18 (below right)



PROPOSED 'AS BUILT' BLOCK PLAN WITH SEWER CONNECTIONS



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