

Item 8:

Case Number DC/22/2515/FUL

Internal alterations and ground floor and first floor extension to rear of the property. 1st floor extension over garage.

Badgers Bank, Priory Road, Snape



Reason for Committee

The application has come before Members following consideration by the referral panel on 23 January 2023. The application was presented to the referral panel as Snape Parish Council objects, which is contrary to the officer's recommendation of approval. The panel decided that the application should be referred to Planning Committee South for determination

Parish Town Council comments:

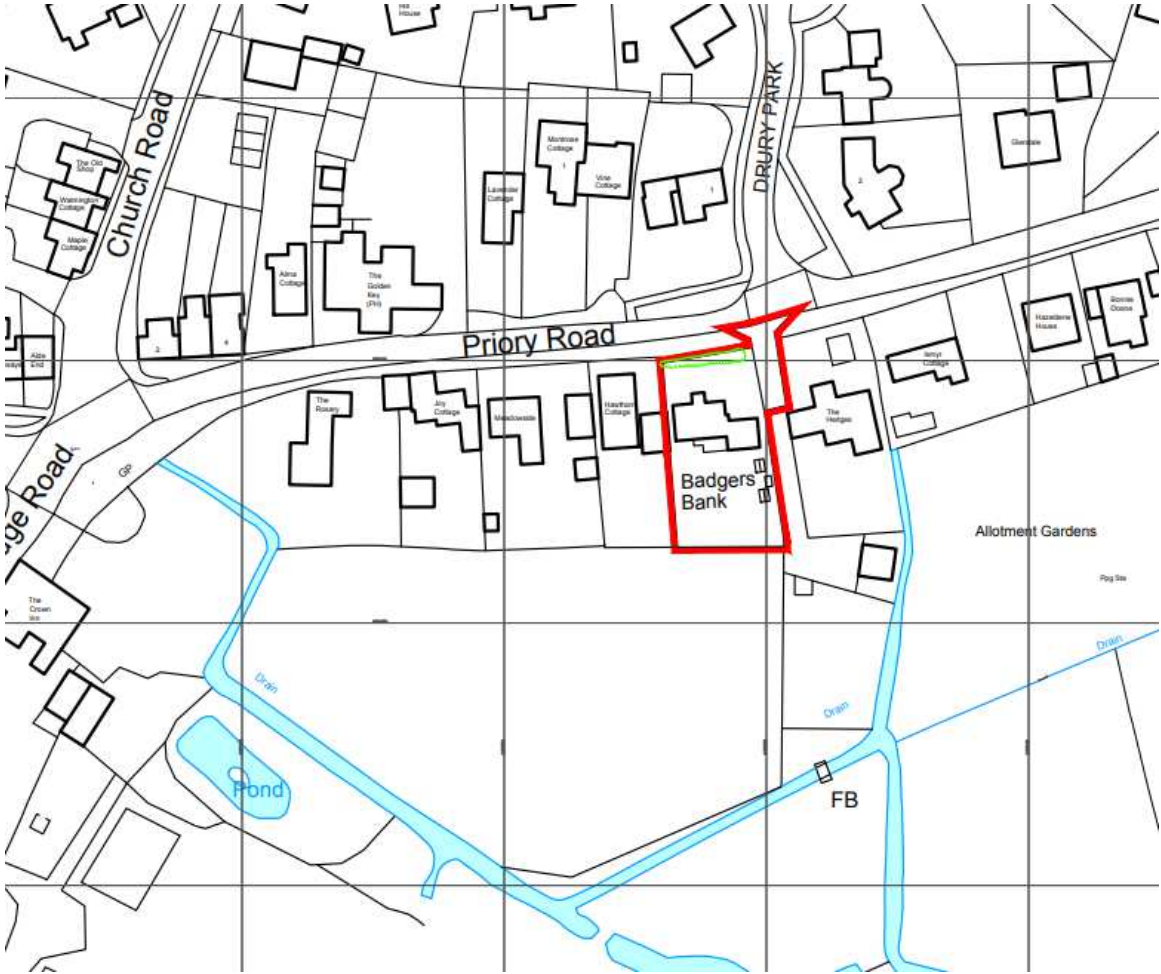
“Snape Parish Council objects to this application as is currently stands.

Whilst the Parish Council has no objections to changes being made to Badger’s Bank, we would concur with the views of both the resident of 1, Drury Park and the Planning Officer in the pre-application advice that the proposal as set out would be out of character for the area, both locally and wider. Not only would it be detrimental to the existing street scene but would be inappropriate considering it is in the Area of Outstanding Natural Beauty.

As part of the Design and Access statement, the applicant points to other properties in the wider vicinity that are of a more modern design. We would point out, although these other properties are more modern in appearance, all are fully or partly clad in wood, which is more appropriate to the area.

For the above reasons, we would ask that the application in its current form, be denied”

Site Location Plan



Photographs



Photographs



Photographs



View East from Priory Road

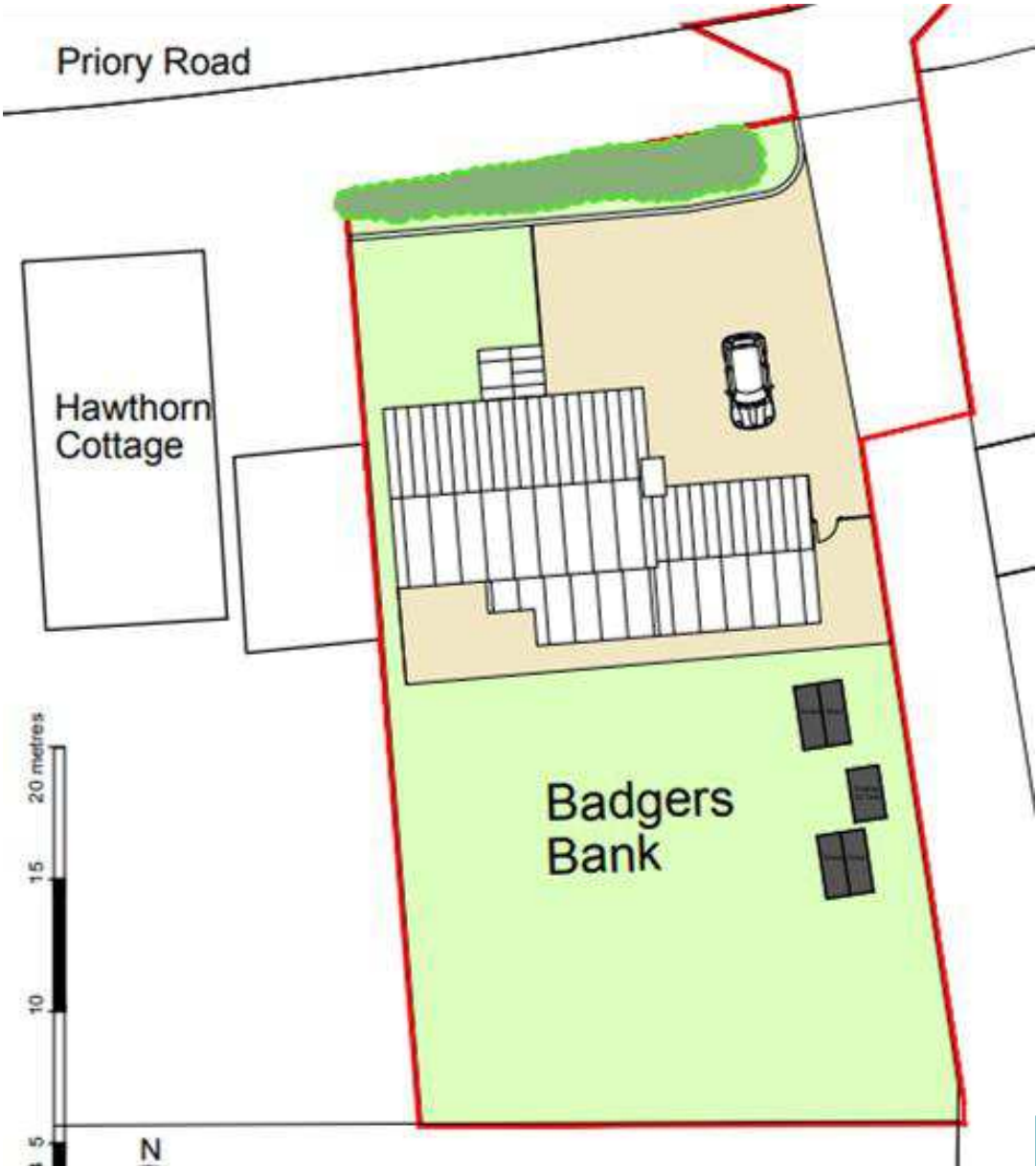


View West from Priory Road





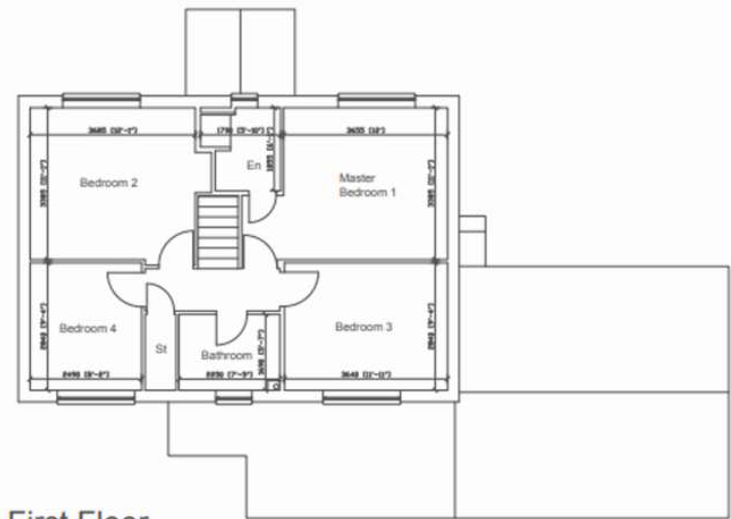
Existing Block Plan



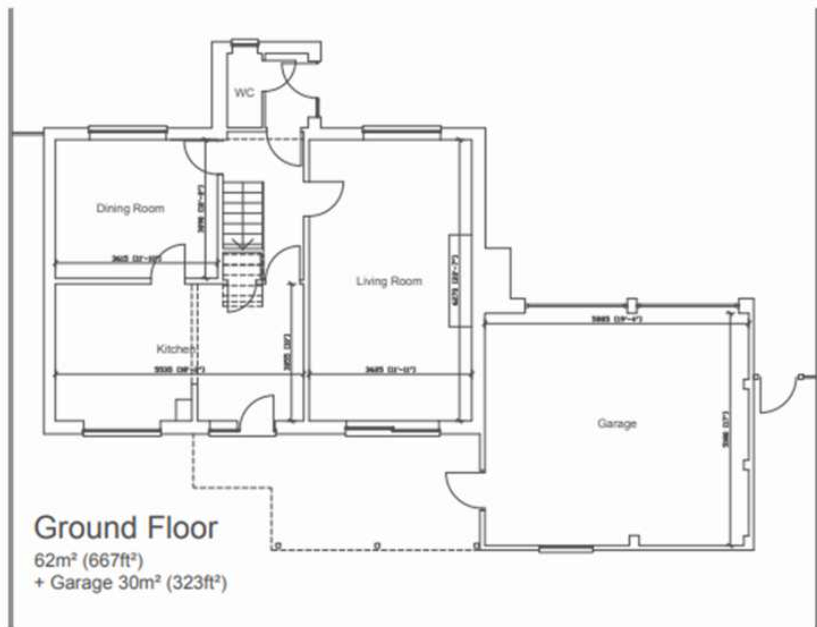
Proposed Block Plan



Existing Floor Plans

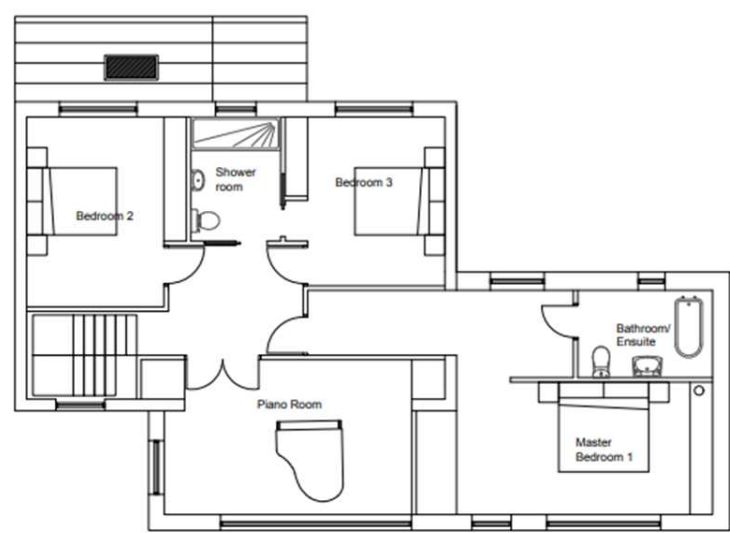


First Floor
59m² (635ft²)

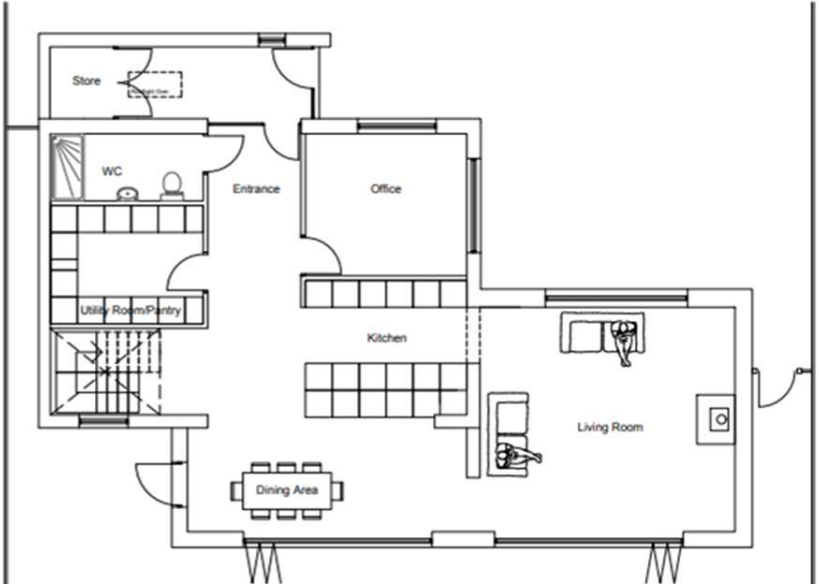


Ground Floor
62m² (667ft²)
+ Garage 30m² (323ft²)

Proposed Floor Plans



First Floor

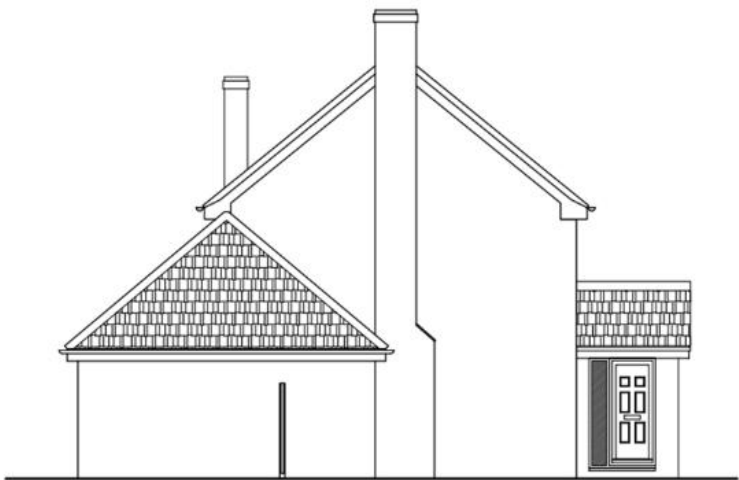


Ground Floor
114m² (1227ft²)

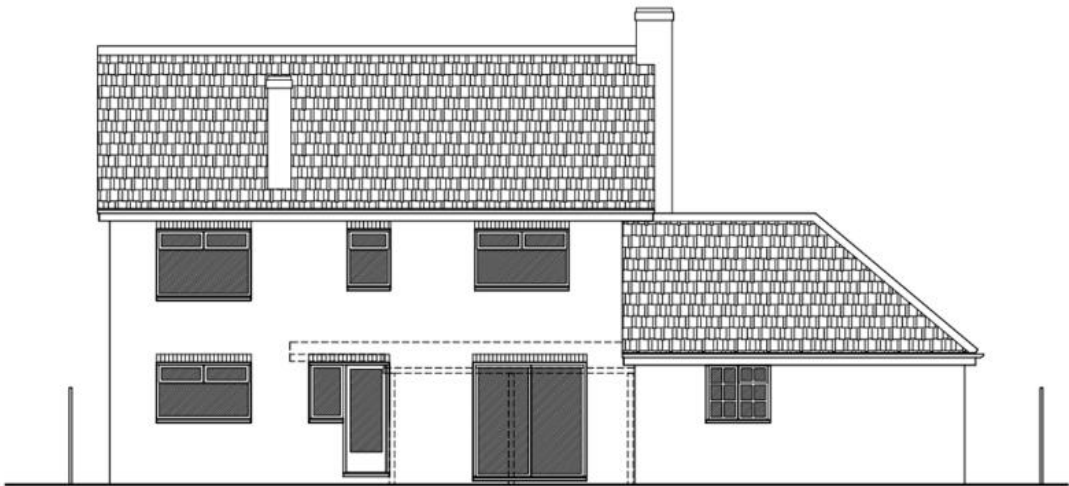
Existing Elevations



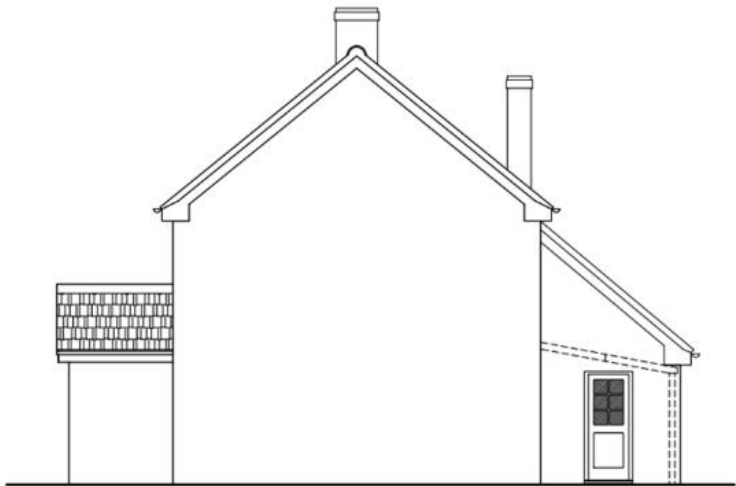
North Elevation



East Elevation

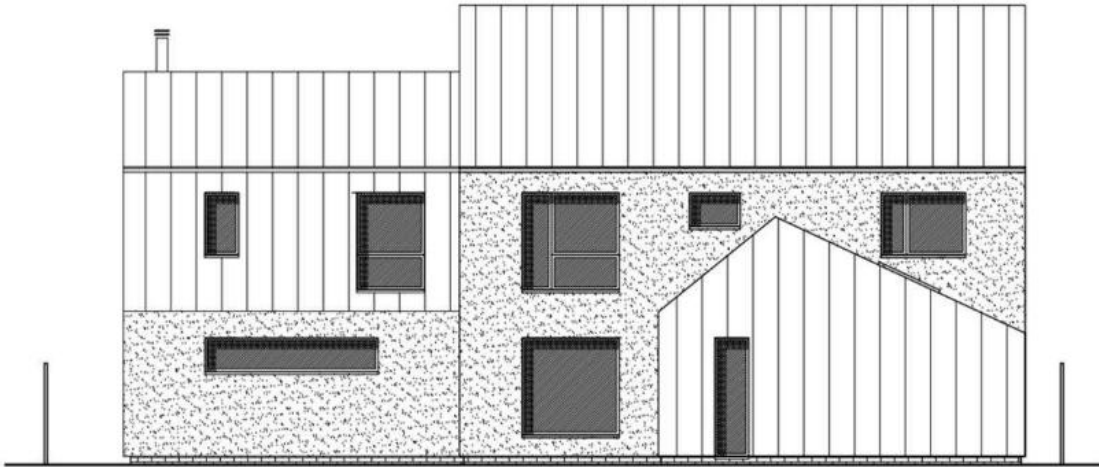


South Elevation

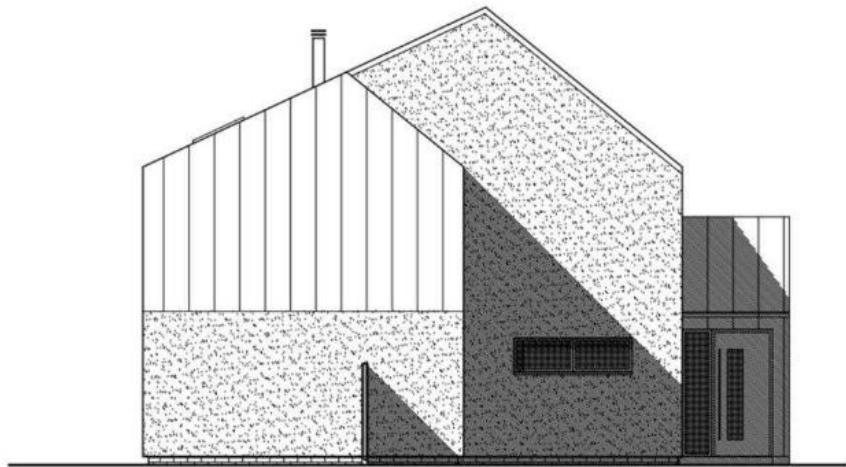


West Elevation

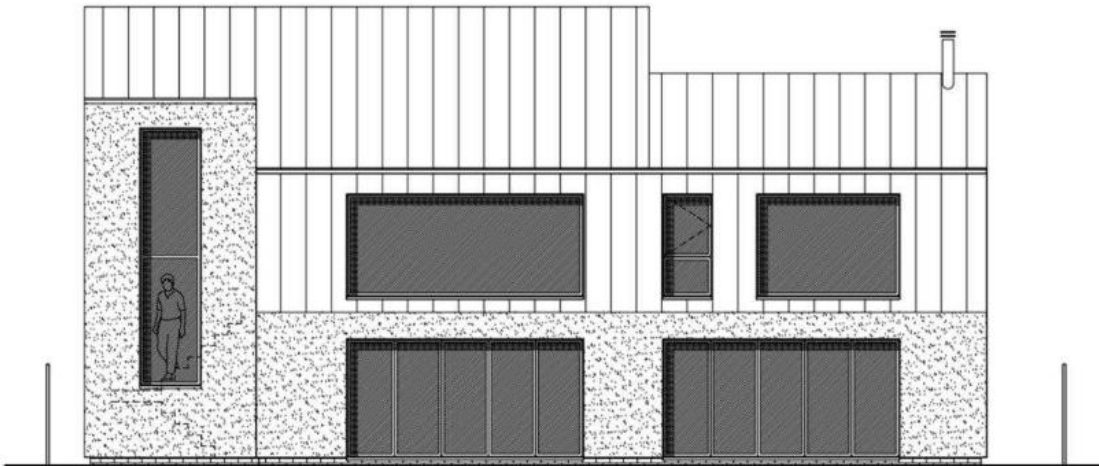
Proposed Elevations



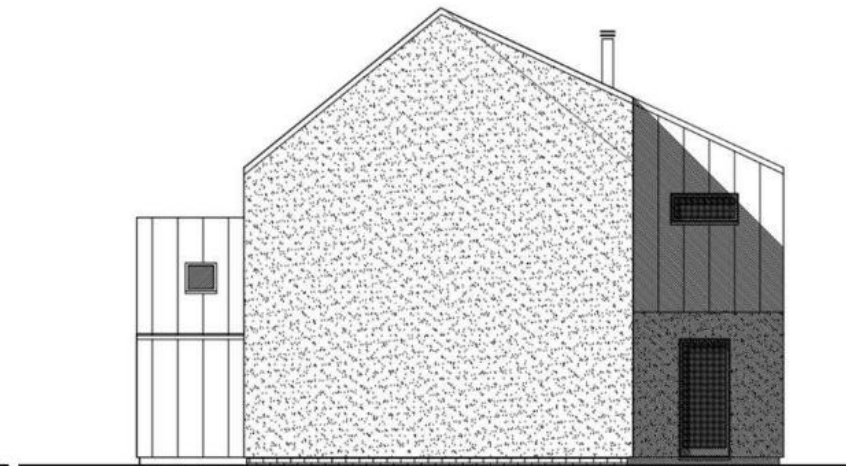
North Elevation



East Elevation



South Elevation



West Elevation

Proposed Elevations



East Elevation



West Elevation




North Elevation



South Elevation

Recommendation

Approval subject to the following conditions:

1. Standard time limit
 2. Compliance with approved drawings
 3. Materials as submitted
 4. Obscure Glazing for first-floor window on West Elevation
 5. Compliance with Flood Risk Assessment
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- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.









East Elevation



West Elevation



