

## Item: 12

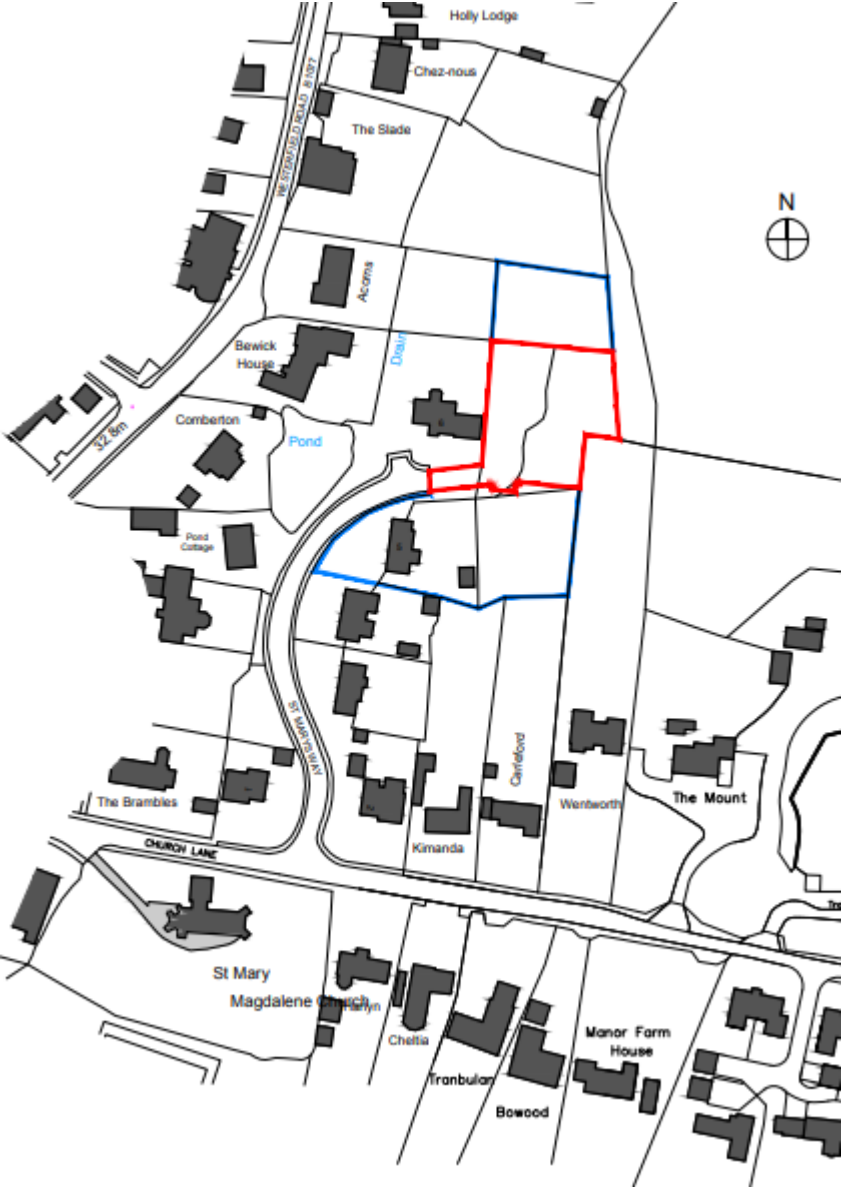
DC/21/0311/FUL

Erection of 1no. new dwelling, with detached double garage, and extension of vehicular access driveway.

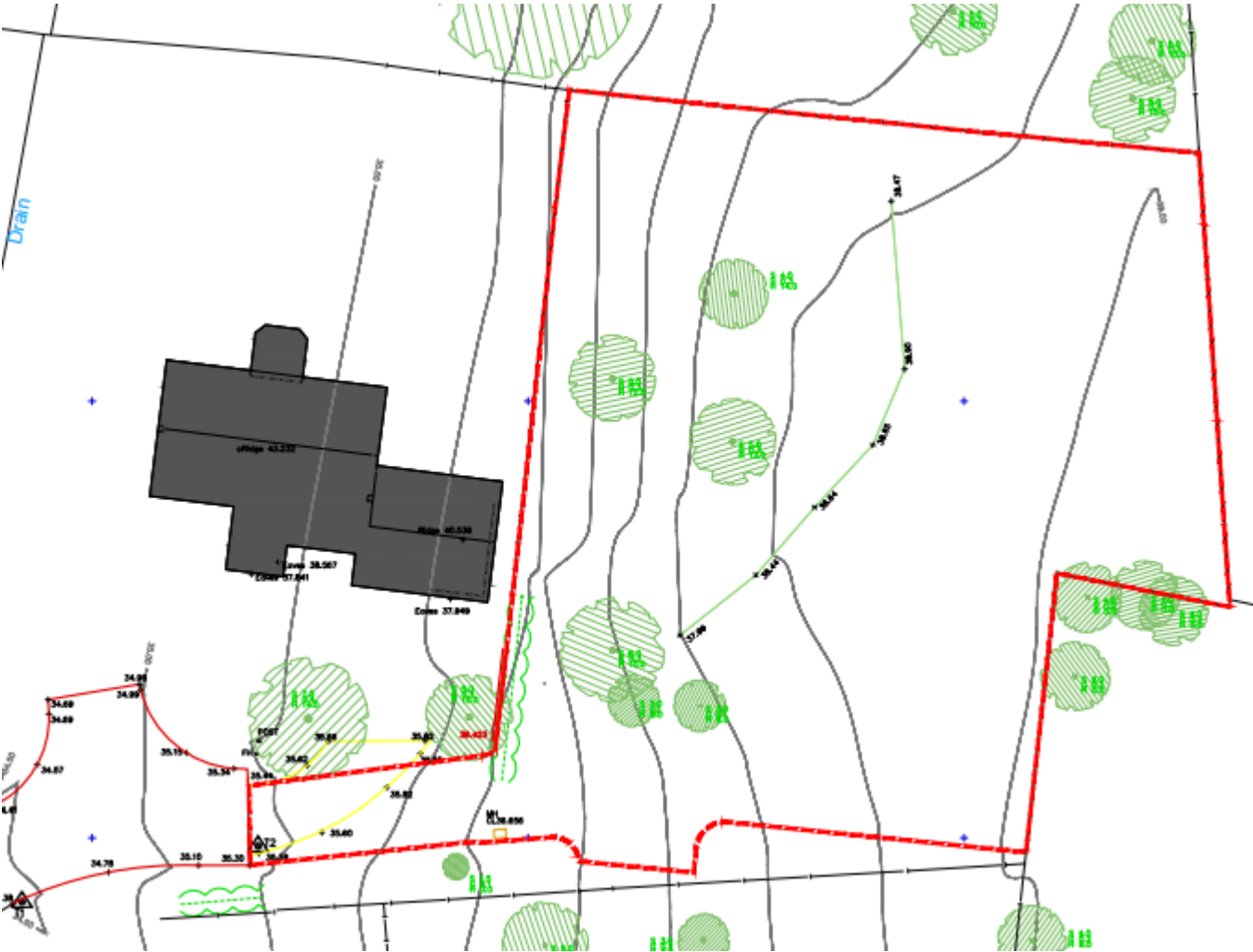
Land east of 5 and 6 St Marys Way, Westerfield,  
IP6 9BQ



# Site Location Plan



## Existing Block Plan





# Block Plan DC/19/3662/FUL:

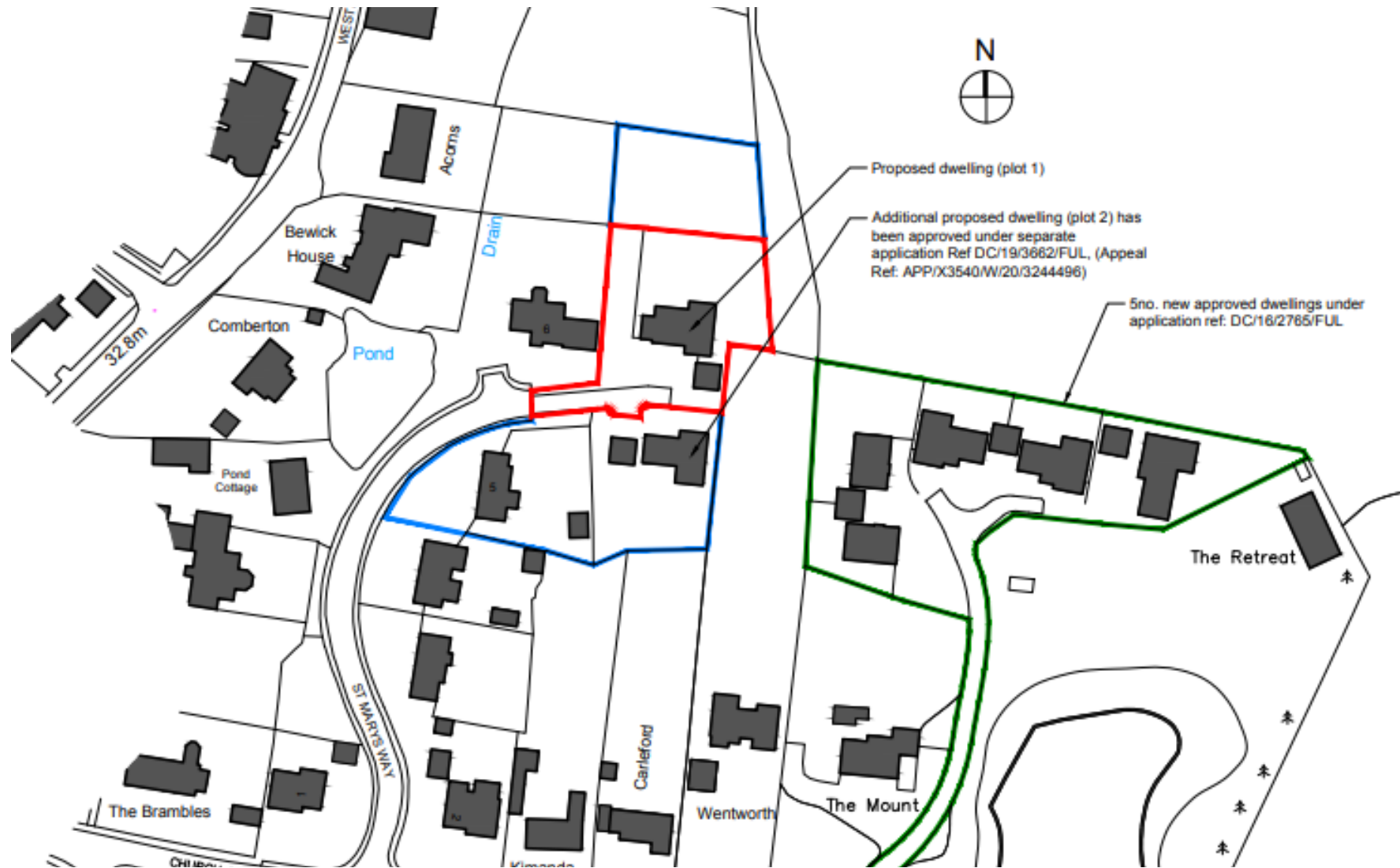


# Proposed Block Plan:





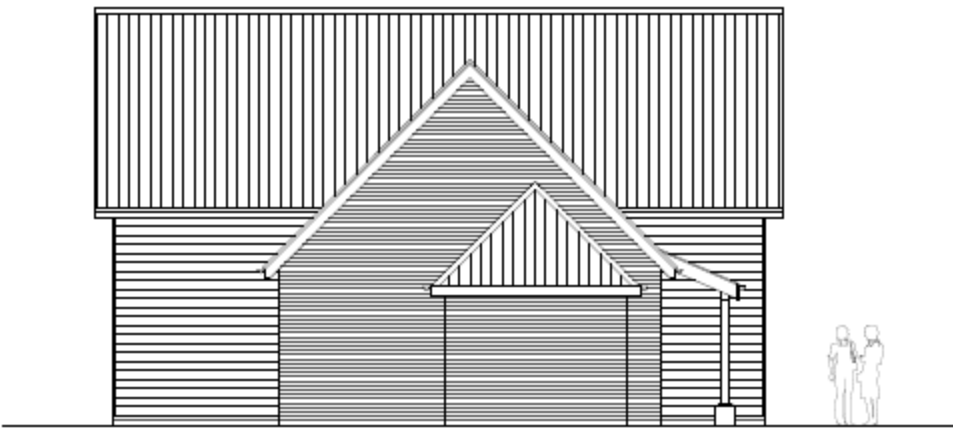
# Site Context Plan – Showing 5 no. dwellings allowed on appeal (DC/16/2765/FUL)



# Elevations as permitted by DC/19/3662/FUL:



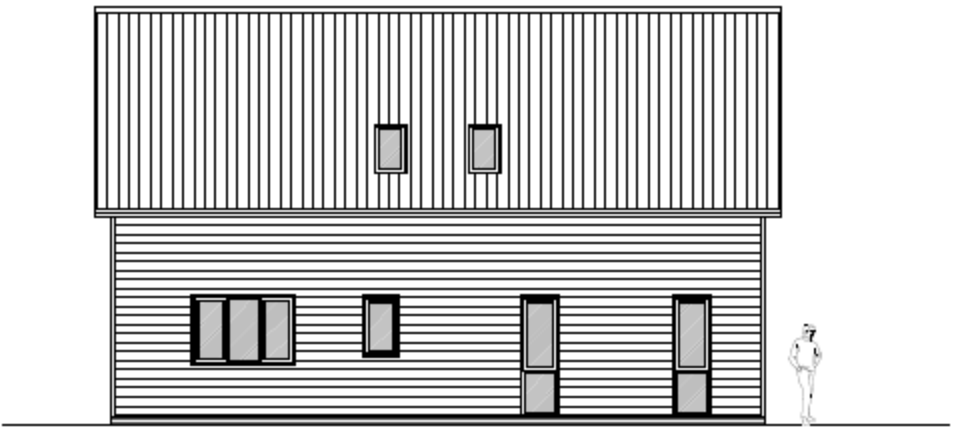
Plot 1 - Proposed Front (South) Elevation



Plot 1 - Proposed Side (West) Elevation



Plot 1 - Proposed Rear (North) Elevation

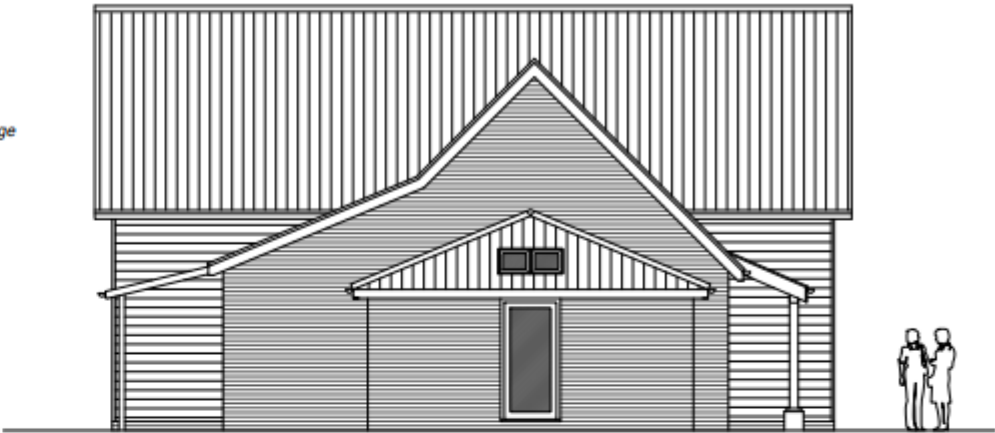


Plot 1 - Proposed Side (East) Elevation

# Proposed Elevations:



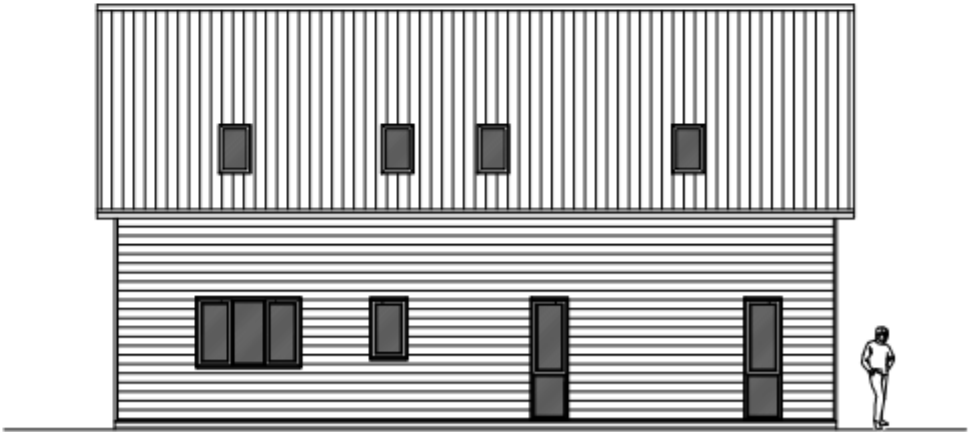
Plot 1 - Proposed Front (South) Elevation



Plot 1 - Proposed Side (West) Elevation



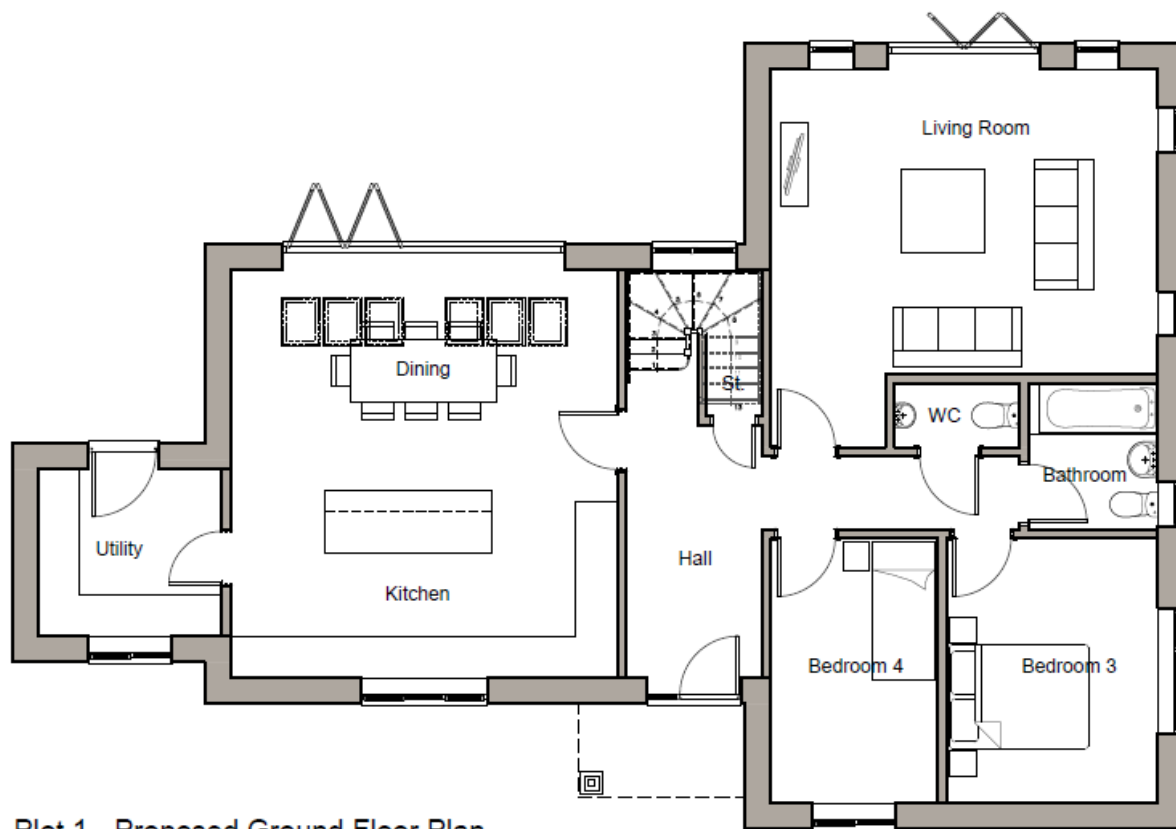
Plot 1 - Proposed Rear (North) Elevation



Plot 1 - Proposed Side (East) Elevation

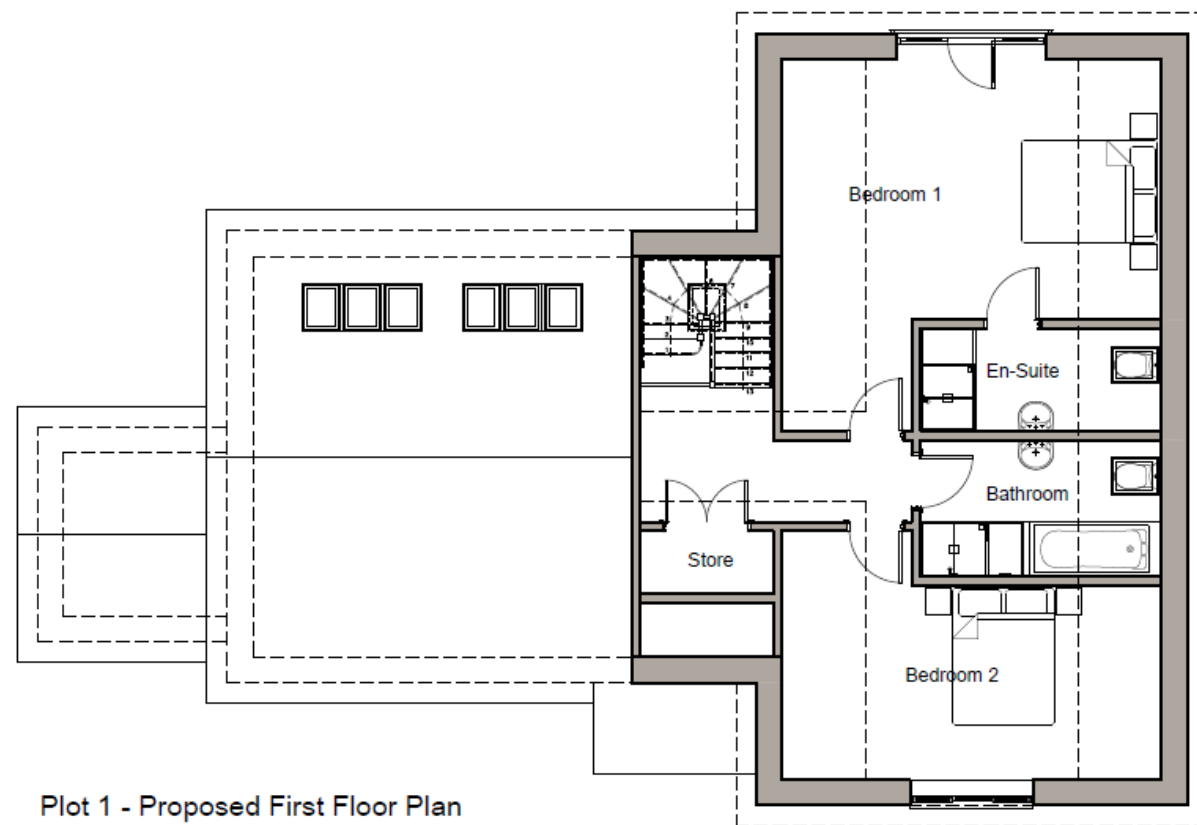


# Floor plans as permitted by DC/19/3662/FUL:



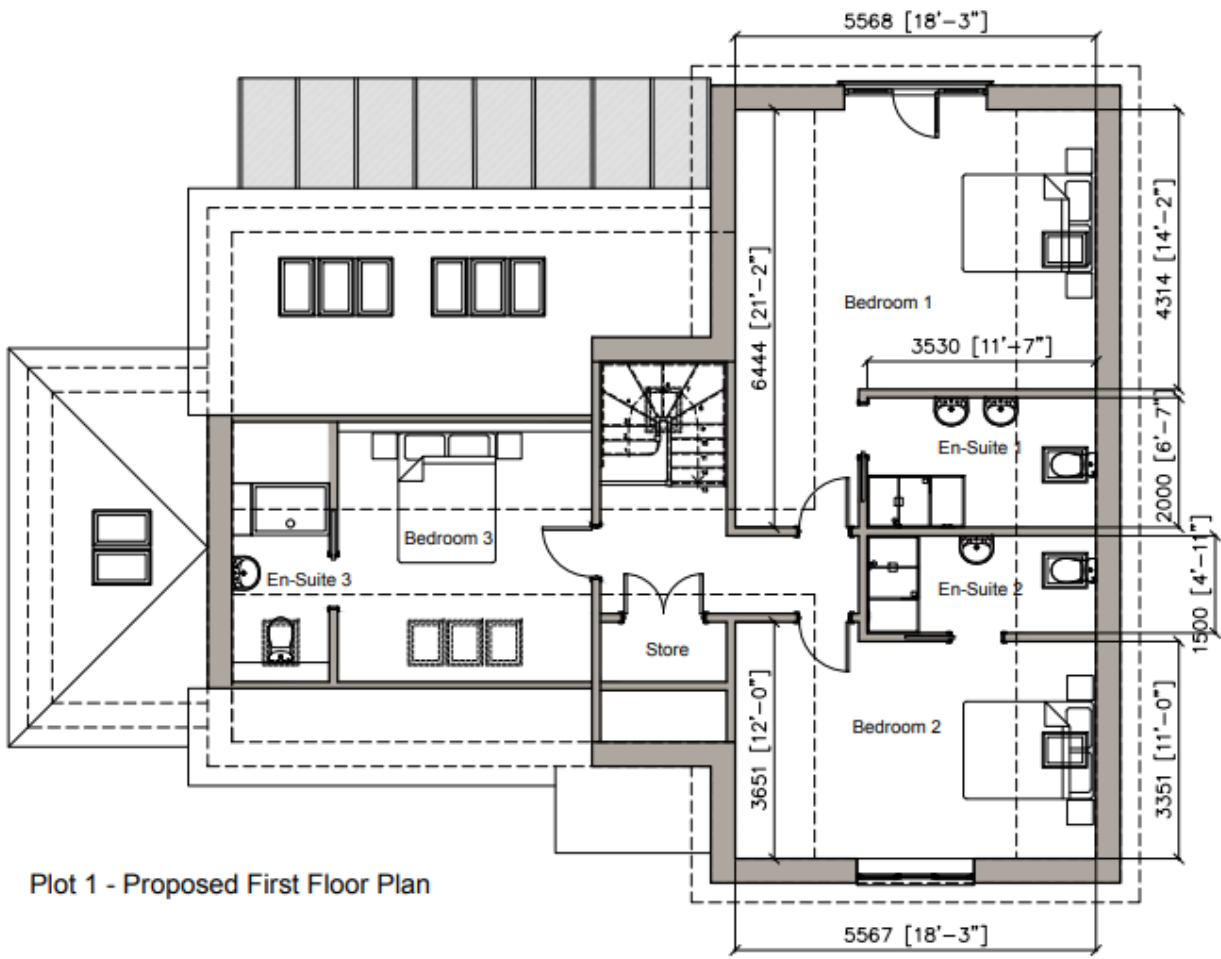
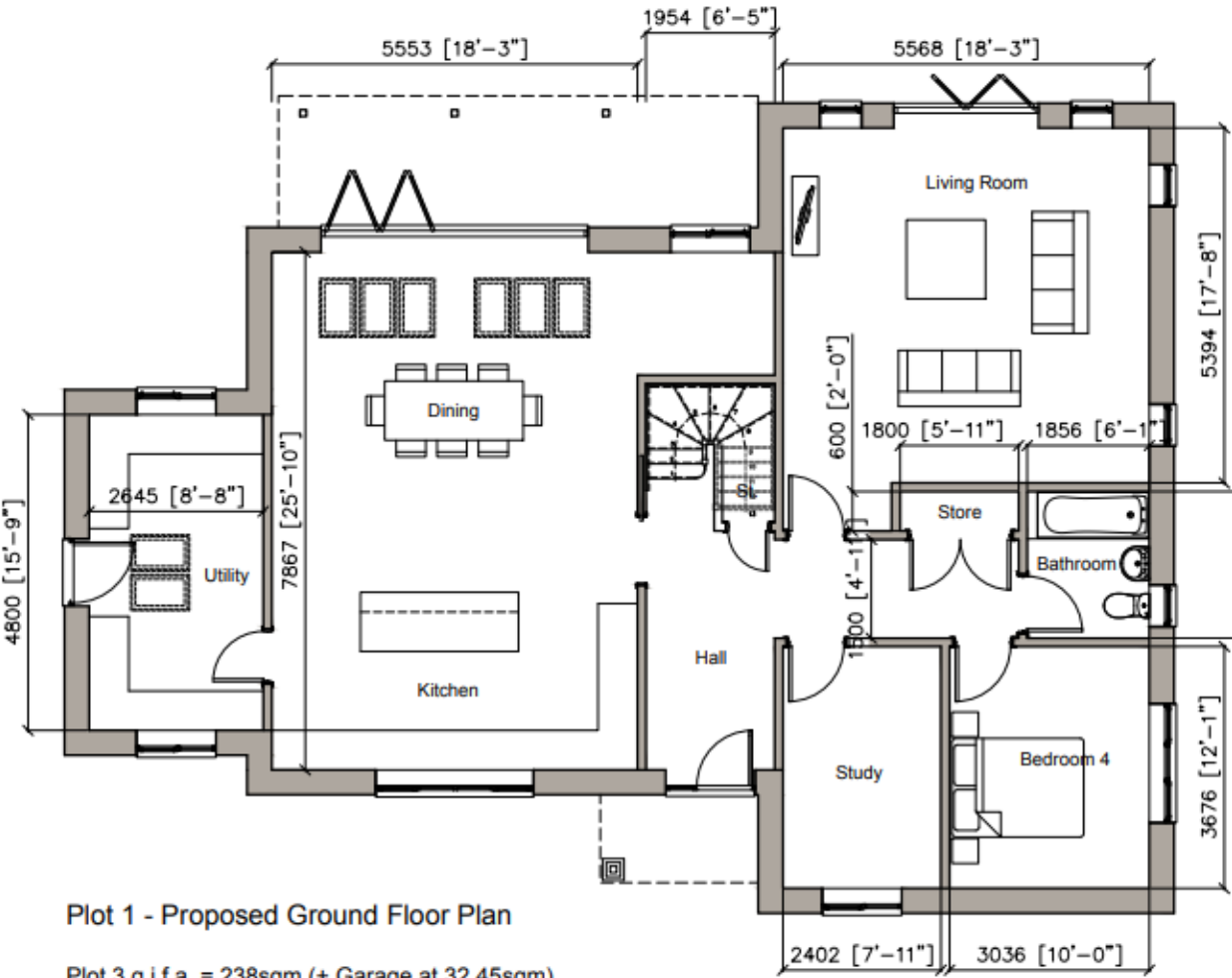
Plot 1 - Proposed Ground Floor Plan

Plot 3 g.i.f.a. = 181.93sqm (+ Garage at 32.45sqm)

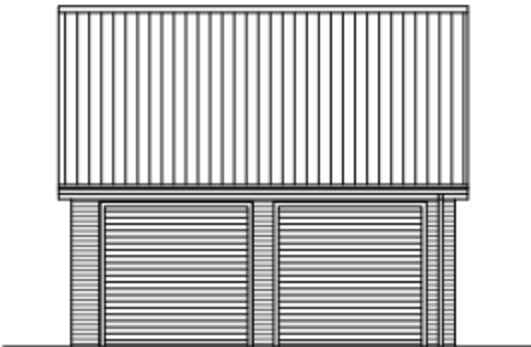


Plot 1 - Proposed First Floor Plan

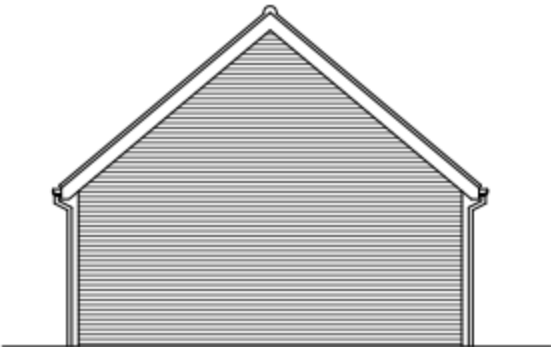
# Proposed Floor Plans:



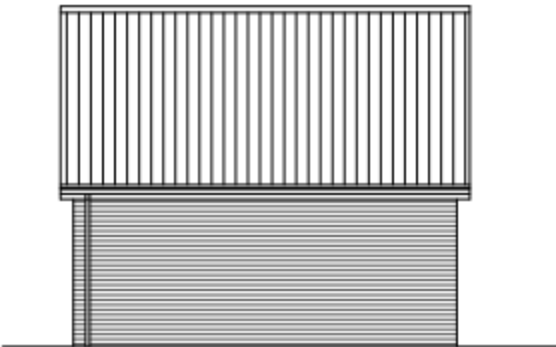
# Proposed Garage:



Plot 1 - Garage Front Elevation



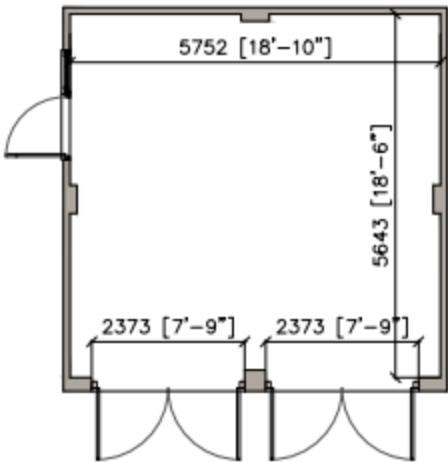
Plot 1 - Garage Side Elevation



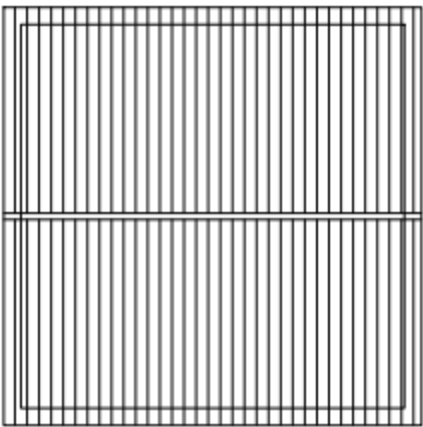
Plot 1 - Garage Rear Elevation



Plot 1 - Garage Side Elevation



Plot 1 - Detached Garage Plan



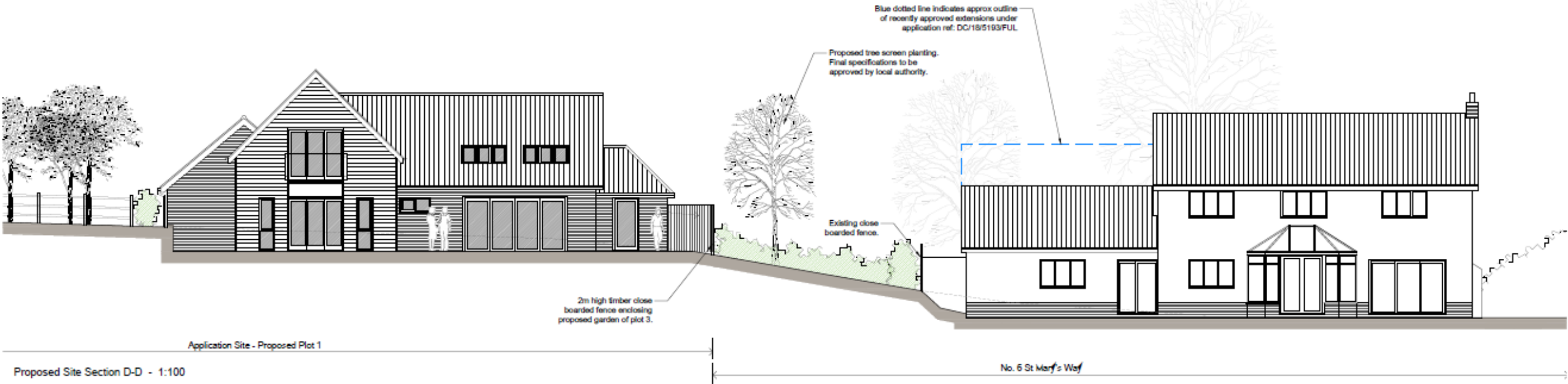
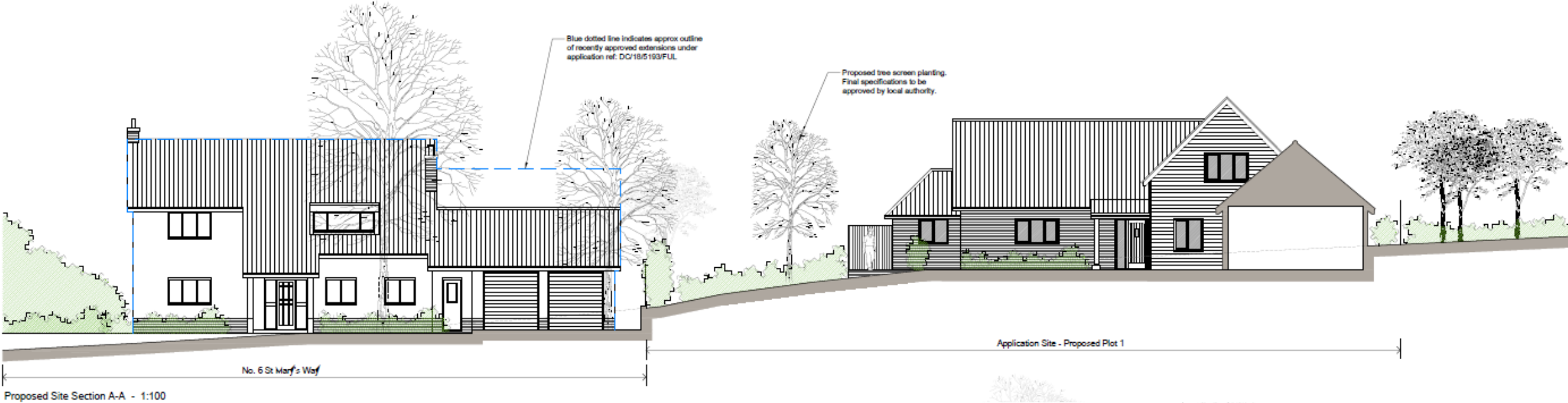
Plot 1 - Detached Garage Roof Plan

**NOTES ON MATERIALS FOR GARAGE:**

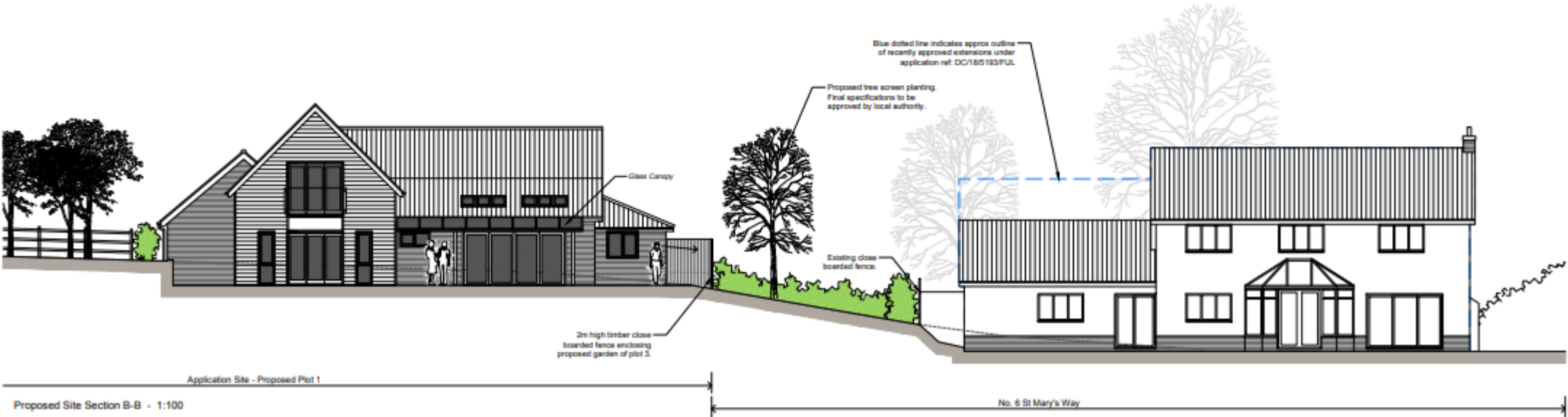
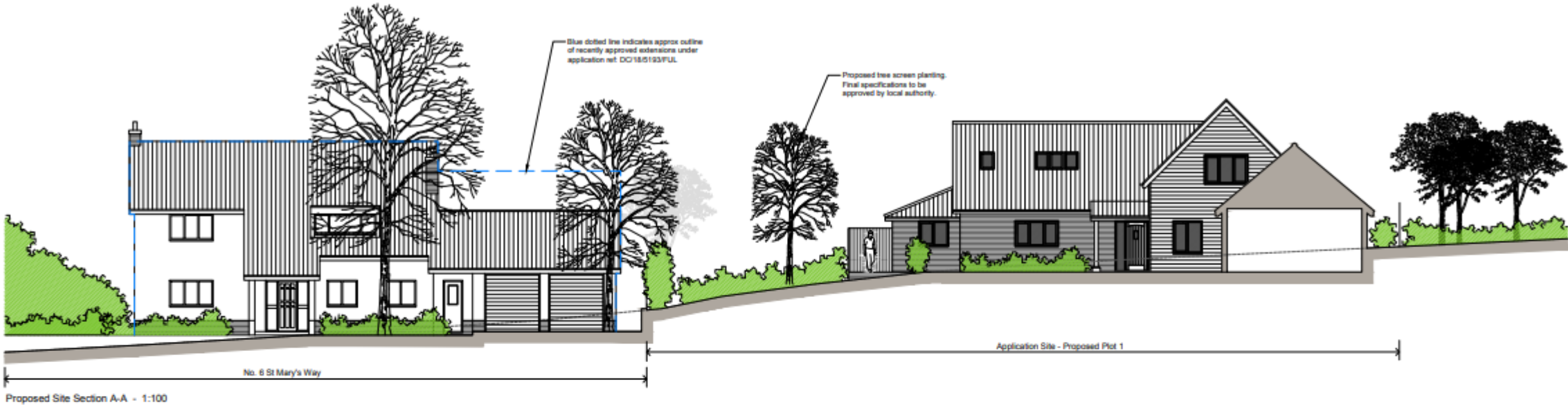
- Roof Pitch 40 deg
- Natural Slate tiles to roof
- Timber Fascias, Soffits, Bargeboards - stained black
- Brickwork - Multi Red brick
- Gutters and Downpipes - Black Upvc



# Streetscenes as permitted by DC/19/3662/FUL:

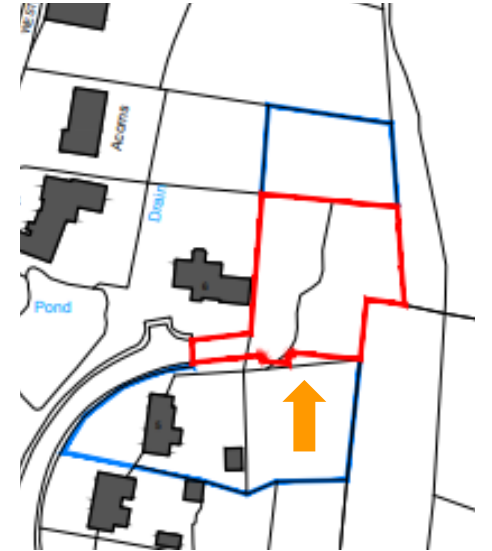


# Proposed Streetscenes:



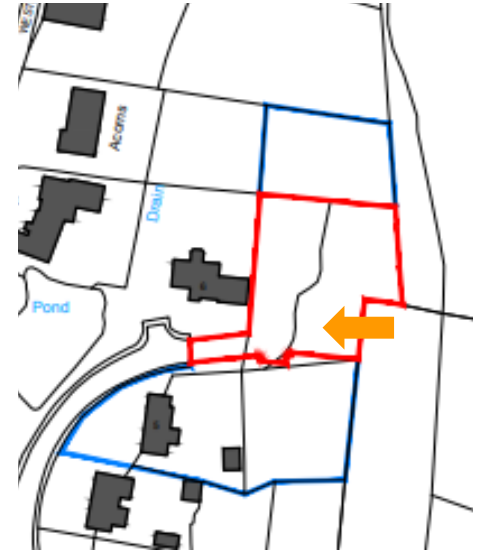


# Photographs



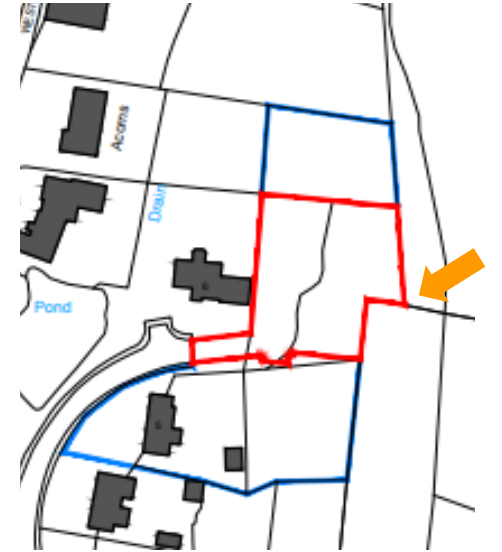


# Photographs



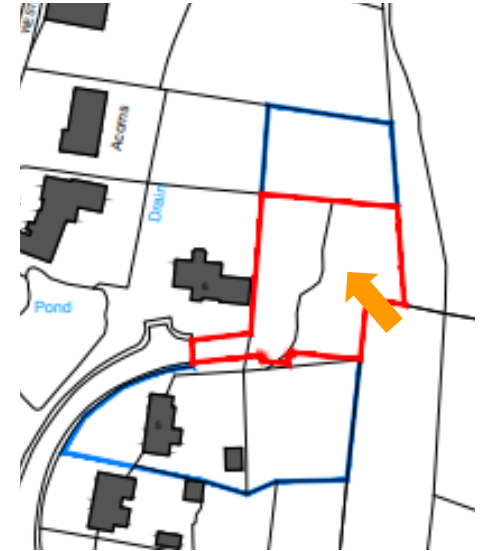


# Photographs



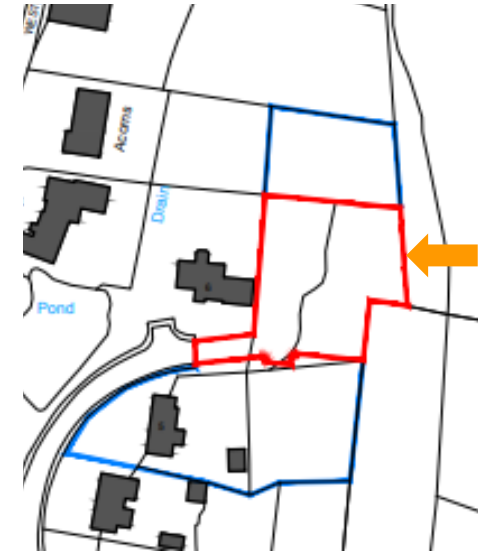


# Photographs



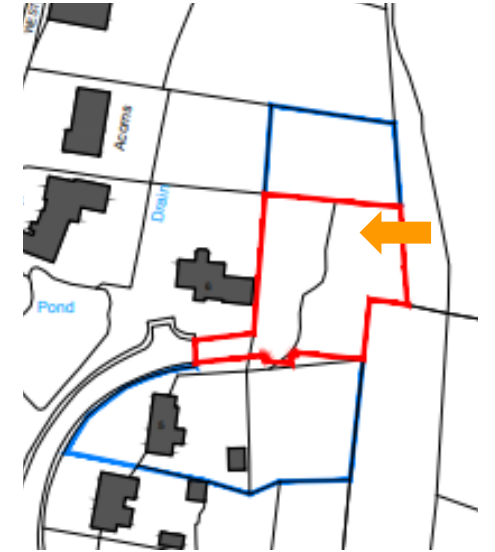


# Photographs



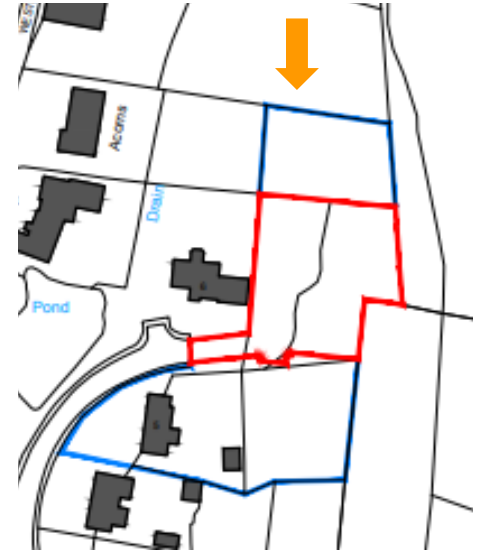


# Photographs



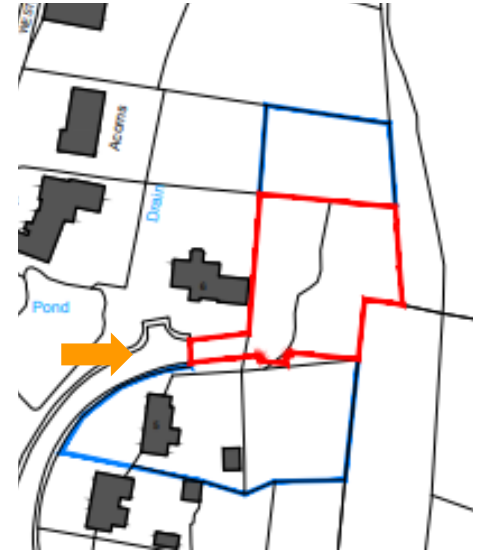


# Photographs






# Photographs




# Material Planning Considerations and Key Issues

- Whether the amendments to the previously permitted scheme are acceptable in respect of:
    - Design;
    - Highways safety; and
    - Residential amenity.
  - A RAMS payment of £321.22 per dwelling was paid on 4th November 2019. This has been transferred to the current application.
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is located in the bottom right corner of the slide.



# Recommendation

**Approve** subject to the conditions summarised below:

- Standard Time Limit
  - Approved Plans
  - Materials as submitted
  - Details to be submitted for recycling/refuse storage and presentation areas
  - Details of access layout, gradients and parking provision
  - Details for land contamination site investigation and any required remediation
  - Landscaping Scheme to be submitted within 3 months of commencement
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.