

By email only to: info@msaarchitects.co.uk

Our Ref: 22/00767/PREAPP

Date: 01.06.2023

Dear Mr. Summers,

Re: Pre app advice reference: 22/00767/PREAPP – Consideration of revised proposals

Please find my advice relating to your recent enquiry regarding the development of land at Wheathill House, Naylors lane.

The proposals have been revised since their original submission and have reduced the number of units on site from 5no. dwellings to 4no. dwellings.

General Arrangement

The revised site plan illustrates plots 1- 3 will be a staggered arrangement located at the rear of school development currently under construction. Plot 4 will sit perpendicular to plot 3.

The Local Planning Authority would not support the staggered arrangement as currently proposed particularly in relation to plots 2 and 3. Plot 3 is significantly set back from Plot 2. it would result in a blank gable of 7.2m adjacent to the common law boundary with plot 2 which would likely affect residential amenity of future occupiers. Accordingly, it is recommended that plots 3 is brought forward towards the northern site boundary to allow for a more uniform arrangement and to increase private residential amenity space of plot 3.

Plot 4 is perpendicular to plots 1-3. Out of the 4 dwellings proposed it is the only two storey dwelling. Due to its positioning and height it will appear more prominent in the wider landscape in terms of views visible from the M62 and the public right of way located to the east of the site boundary. It is recommended that the height of this dwelling is reduced to preserve the openness of the Green Belt. It would be preferred if this dwelling house was instead a bungalow which would sit more sympathetically in the wider landscape and would allow retention of the informal 'court yard' area which would be in keeping with the design concept for a rural farmstead.

The site plan indicates a turning point with visitor parking. Given that each property now benefits from 3no. car spaces within the curtilage of the properties it would be preferred if the vehicle turning area/visitor parking arrangement is removed and incorporated into the wider landscape scheme.

Materials

In principle, the changes to the overall design of the proposals are welcomed in comparison to the design concept originally put forward for consideration which was more suburban in design. However, further consideration should be given to the use of materials particularly in regard to Plot 1.

Plot 1 includes a pressed metal roof with aluminium fascia, trim and black vertical cladding with black brick below the DPC. Plots 2 and 3 would be natural slate roof tiles, aluminium fascia in black, facing brick in red stock multi facing and.

The material arrangement of plot 1 would be out of keeping with remaining plots located on site given the stark contrast in terms of materials used. It is recommended that a more sympathetic approach is taken towards materials to be consistent with plots 2 – 4. Instead of a black facing structure accents of these materials in terms of cladding/fascia etc should be sympathetically included as part of the overall concept to the wider dwelling plots. In addition, rather than the use of black cladding alone it is recommended that traditional cedar is also incorporated into the design to reduce the stark black appearance.

Plot 4 would measure 4.6m at the eaves and 6.6m at the ridge. It would be larger in terms of height than the existing outbuilding. The Local Planning Authority reiterate that this plot should be altered to a bungalow to reduce the harm on the wider landscape setting and openness of the Green Belt. Notwithstanding this, on the basis of the plans as submitted, more consideration should be given to the window arrangement on the east elevation particularly the larger window serving the media room as this arrangement is not in keeping with the 3 smaller windows located on the front elevation.

Yours sincerely

J Fleming

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APPENDIX 1