

Revision 5

Site area: 980 sqm

Previous outline Planning approval: 14/00212/O

Previous reserved matters: 17/01529/RM

Address: Land west of 49 Coronation Avenue, West Winch, Norfolk.

This planning submission is for a new scheme for the above site comprising two new, three-bed semi-detached dwellings with associated car parking.

The existing land is currently unoccupied other than three garages in the centre of the site, one single garage in the south-west corner, and concrete hard standing areas. The garages will be demolished and ground remediated.

Constraints

The previously approved planning submission 17/01529/RM (approved plan 17/L46/PL002 D) identified a root protection area for the existing trees, this new submission uses the same constraint and is shown on the Existing Site Plan drawing. (extract below).

The new scheme is located within the root-free zone to the south of the site.

The house and garden of number 49 & 48 Coronation Avenue are adjacent to the site. The orientation of the new building gives main elevations to the north and south.

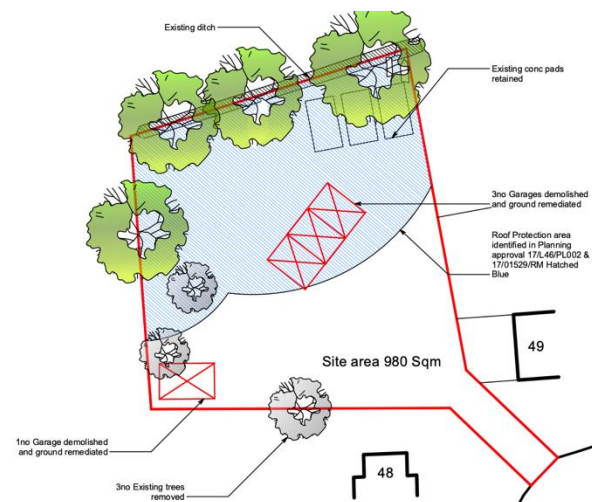
Potential overlooking of number 48 will be mitigated by obscuring the first floor windows on the south elevation. The lower sash will be fixed with only the top sash opening for purge ventilation. Rooms with obscured glass are either bathrooms or secondary windows to bedrooms which have another clear glazed window. At ground floor the windows will be clear glazed and privacy will be provided by a 2.1m fence.

Orientation

The scheme is aligned parallel to the southern boundary and access 2.2m wide will provide access to the new front doors.

Car parking and ancillary outside space

The car parking configuration mirrors that shown in the previously approved scheme & 17/01529/RM (approved plan 17/L46/PL002 D) and provides for 4 parking bays, two per dwelling.



Bin stores will be accommodated at the end of the driveway. Residents will take wheelie bins to the junction with Coronation Avenue on refuse collection day.

The client has advised that the 3no concrete pads in the north east corner of the site may be retained to reduce disturbance around the existing trees.

4no cycle bays are provided at the end of unit 1 for both properties additional cycle storage will be provided in back garden storage.

A new 2.1m timber fence will be erected between the site and number 48 for privacy.

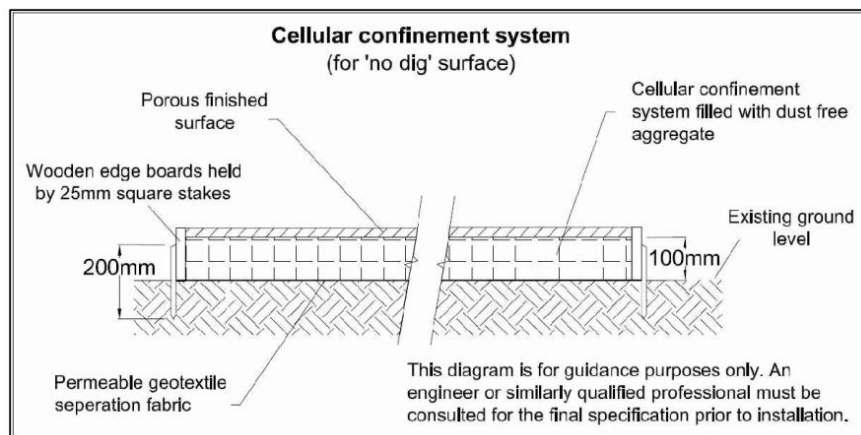
Building design

The dwellings are designed as mirrored plans of one another. Upstairs they provide for two doubles and one single bedroom. Downstairs, a central hallway separates a double aspect lounge to one side and a modern open-plan dining kitchen with bi-fold doors to the garden to the other.

Materials

The building will be red multi stock brick with grey interlocking fibre cement tile roof. Windows and doors will be white PVC. Gutters and other rain-water goods black PVC.

Outside, the driveway will be permeable block paving and fencing, feather edge board. The driveway will be constructed using a no-dig cellular confinement system, to protect tree roots.



Drainage

A new treatment plant will be installed for foul water drainage with new soakaways for surface water. A percolation test will be undertaken to determine size and suitability of the existing ground.

Trees

During building works existing trees will be protected in line with BS5837 (2012).

Site Levels

The existing site is generally level with just a 0.5m fall from south to north in 30 metres. There is also a slight incline of 0.4 metres along the 10 metre access drive rising to the public highways.

The new proposal maintains the original levels across the site and gives a new ground floor slab level 150mm above natural ground level.