

Proposal:

Due to the East to West decline and South to North decline on the front half of the site coupled with a restricted space the rear is more suitable for dwellings.

Whilst maintaining a balance between garden size, parking and floor space the internal dimensions can be maximised to facilitate more living space which lends itself to detached properties. The gradient on the back half is such that does not need groundwork levelling. It can be worked with as is.

Due to the awkward shape and surrounding existing properties to maintain optimum privacy coupled with maximising development two detached Bungalows have been selected.

Dwellings:

Dwelling #1:

Single storey bungalow.

Internal Floor Space:

Approx. 62m²+

Dwelling #2:

Single storey bungalow.

Internal Floor Space:

Approx. 62m²+

Footprints:

Dwelling #1:

House: 72m² (Taking in to account 30cm external wall thickness including insulation)

Parking, 2 vehicles with public turning space, hard standing area: 67m²

Garden areas, including allocated bin storage section: 201m²

Grant Total: 340m²

Dwelling #2:

House: 72m² (Taking in to account 30cm external wall thickness including insulation)

Parking, 2 vehicles with public turning space, hard standing area: 73m²

Grass area, including allocated bin storage section: 138m²

Grant Total: 283m²

Rooftops:

Optional: Due to the design layout Solar PV is suitable with each dwelling supporting a South, South East facing roof of 24m²+ in surface area suitable for a 4kW array.

Unallocated:

From the original land as a whole which is approx. 1309 sqm, 334 sqm is left undeveloped and not counted within this application. It is not utilised and therefore can not be used as part of this application taking the development area to less than 1000 (0.25 Acres / 0.1 Hectares) at 975 sqm. This third could be designated as green space.



