

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. The front portion has the option of being used as private guest parking for up to four vehicles. Levelling will be required, elevating the West side the depth of the parking spaces only, which in this case is 6m.

Due to the awkward shape and surrounding existing properties with regards to privacy two detached houses rather than a pair of semi-detached houses suits the land better as they can be orientated so as the windows in living spaces does not point towards other such windows within 21m. 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.

Dwellings:

2x Detached, 3 double sized bedrooms, each 10m2+, plus optional en-suite loft studio space.

Internal Floor Space:

92m2 Total Ground & First Floor + Optional 38m2 Studio Loft Space. Grand Total: 130m2.

Footprints:

Dwelling #1:

House: 55m2

Parking, 2 vehicles with private turning space, hard standing area: 118m2

Grass area, including allocated bin storage section: 152m2

Grant Total: 325m2 (Similar to surrounding properties)

Dwelling #2:

House: 55m2

Parking, 2 vehicles with public turning space, hard standing area: 88m2

Grass area, including allocated bin storage section: 138m2

Grant Total: 278m2 (Similar to surrounding properties)

Rooftops:

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

Unallocated:

From the original land as a whole which is 1309 sqm, 370 sqm maximum is left undeveloped and not counted within this application. It is of little to no use, possibly as extra garden space for existing houses on the left, west side. But for this proposal it is not utilised and therefore can not be used as part of this application taking the development area to less than 1000 sq/m (0.25 Acres / 0.1 Hectares)

Footnote:

Houses need some character putting back in to them like those on Mount Vernon Avenue etc:

https://www.google.co.uk/maps/@53.5416651,-1.4761124,3a,75y,27.71h,71.28t/data=!3m6!1e1!3m4!1sTN_zmLYaVUQVA4T_AIQgqQ!2e0!7i13312!8i6656

Not only do they not look like existing surrounding houses, each of them is slightly different to each other, attached or otherwise. Kudos to the planning department for giving approval as too many are too strict stifling character, innovation and progress.

939 sqm development area outlined in red

