

18/01216/FUL

Erection of detached dwelling with garage and associated parking.

Land South Of 1 To 7 Old School Lane Upware Cambridgeshire

Supporting Materials for Planning Committee

This proposal is for a single, detached dwelling, replacing the proposed two smaller detached dwellings that have outline approval (ref 15/00482/OUT).

When compared to those two approved dwellings (see enclosed), this proposed dwelling:

- Is set further back from the road
- Appears shorter from the road
- Has a smaller frontage
- Is less bulky, with significantly more open space at the boundaries
- Has a smaller footprint

We therefore believe that the proposed dwelling should be considered smaller with less impact on the street scene than those already granted outline approval, a view that was shared by the planning officer at pre-application.

We also believe that there is no specific design precedent within Upware, with the existing properties a varied mix of sizes and styles. Furthermore, one of the closest buildings to the site shares many design features with the proposal.

We therefore submit to the committee that there should be no grounds for refusal on the basis of scale or style and we trust that they will share our view.

Matt & Martha Cannon
Applicants

Enc:

- Design Precedent (2 pages)
- Apparent Height (1 page)
- Frontage & Bulk (1 page)
- Footprint (1 page)

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Design Precedent

There appears to be no specific design precedent set in Upware as the following photographs show.

Upware is a small village; every property could be considered to be within the immediate vicinity of the proposed dwelling. Within 200 metres you have detached and semi-detached, one, two and three storey dwellings, all of varying styles.



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Design Precedent

One of the closest properties to the proposed dwelling, 1 Old School Lane, shares many design features with the proposed dwelling, as shown below.

This is a large, detached, 2.5 storey house.



2.5 storey

Parapet gables

Natural slates

Black guttering/downpipes

Red brick

Attached single storey garage



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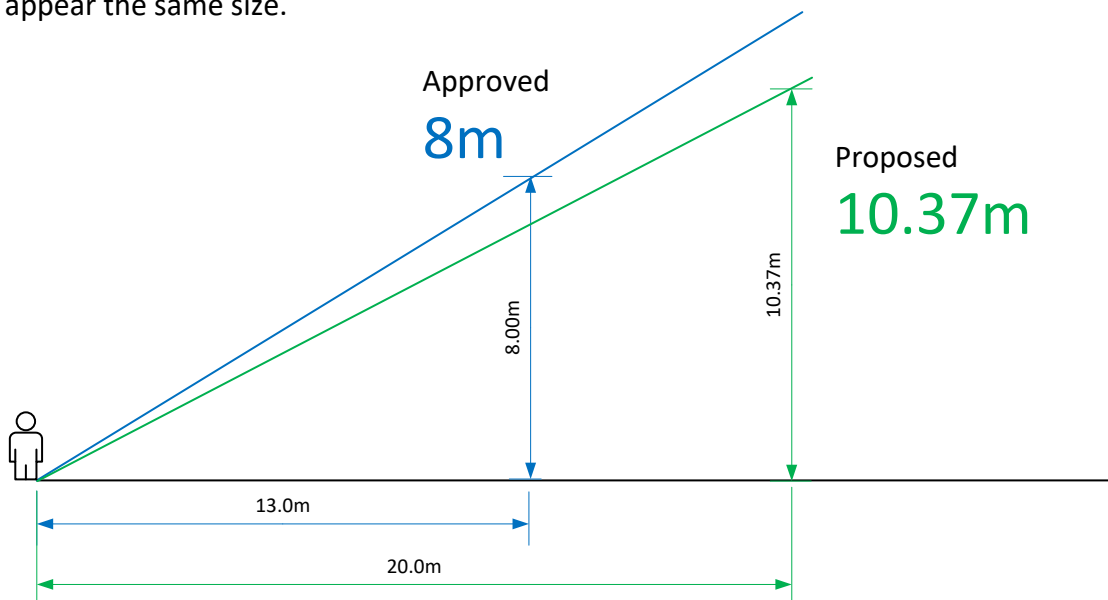
Apparent Height

Comparison of the proposed dwelling to the dwellings already approved at outline planning (15/00482/OUT)

The proposed dwelling **will not appear to be any higher from the road than those already approved in the outline permission.**

Assuming the dwellings approved at outline planning would have a ridge height of 8m, the diagram below shows how this compares to the perceived ridge height of the proposed dwelling given that this is set further back from the road. As illustrated, the proposed dwelling will **appear shorter** from the road side.

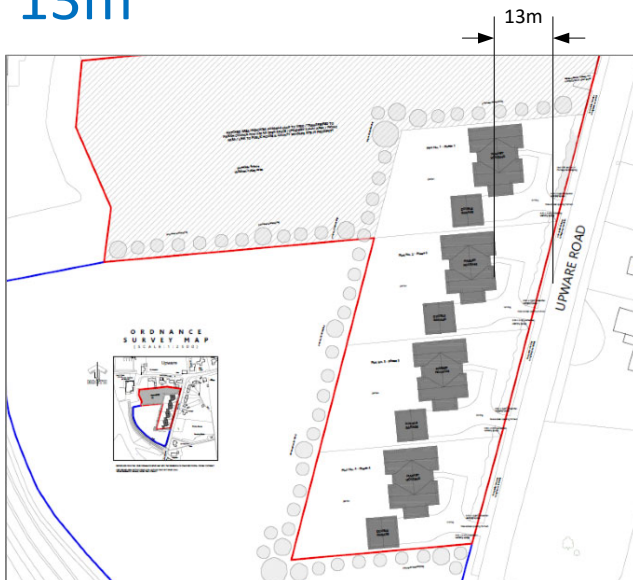
If the central ridge line is used from the outline plans rather than the closer gable end the dwellings would appear the same size.



Minimum distance from ridge line to road:

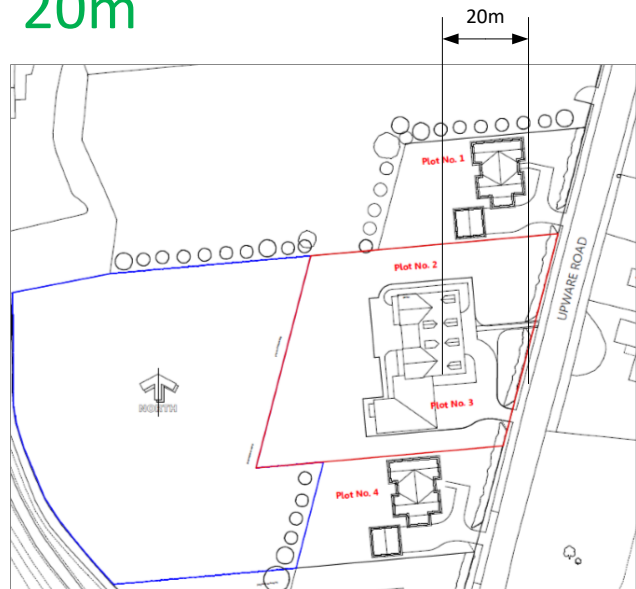
Approved, plot 2

13m



Proposed

20m



Note: Above images are for demonstration purposes. Actual dimensions taken from correctly scaled plans as submitted.

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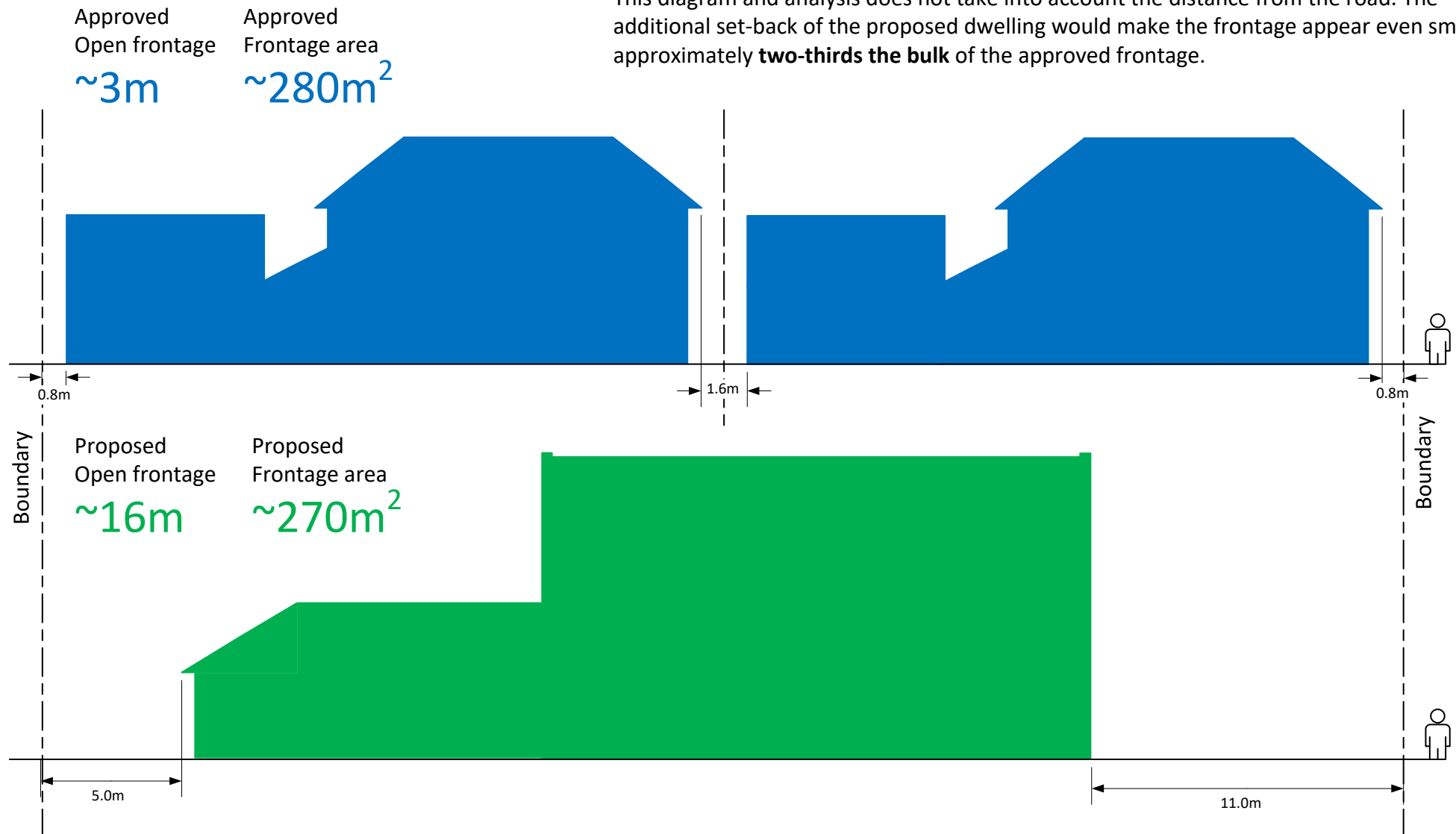
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Comparison of the proposed dwelling to the dwellings already approved at outline planning (15/00482/OUT)

Frontage & Bulk

The diagram below shows that although the proposed dwelling is bigger, it presents a **smaller frontage with more open space than the two approved dwellings it replaces.**

This diagram and analysis does not take into account the distance from the road. The additional set-back of the proposed dwelling would make the frontage appear even smaller; approximately **two-thirds the bulk** of the approved frontage.



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Footprint

Comparison of the proposed dwelling to the dwellings already approved at outline planning (15/00482/OUT)

The diagram below shows that although the proposed dwelling is bigger, it has a **smaller footprint on the plot** than the two approved dwellings it replaces.

