

9 The Ridgway

BH2023/00839

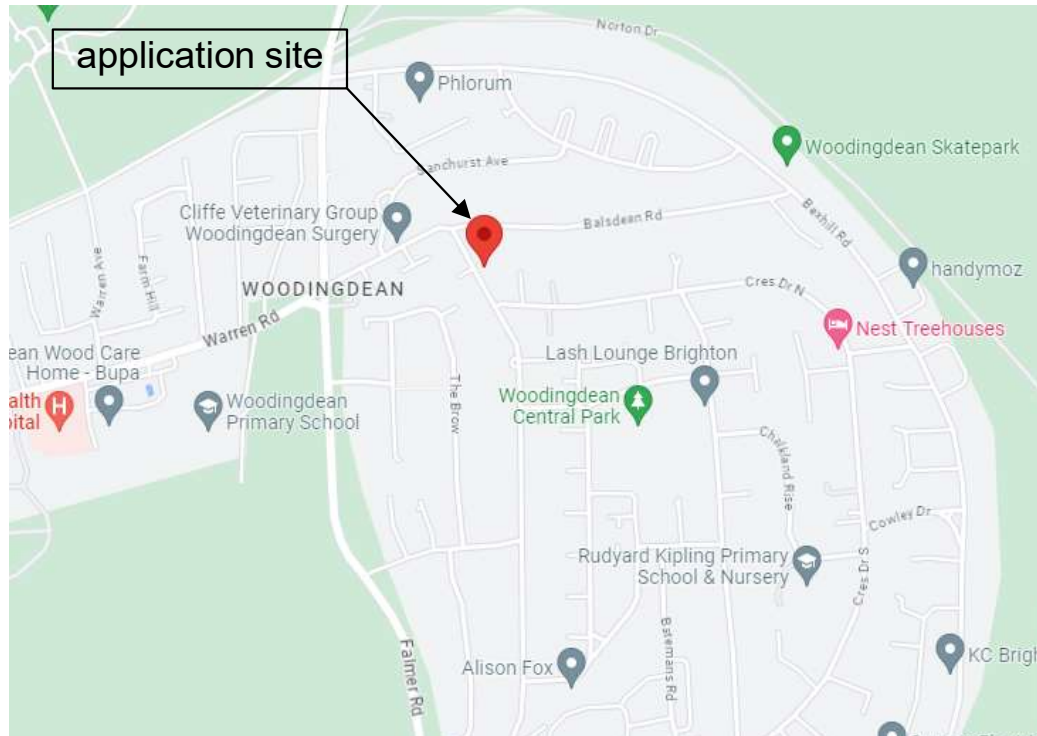


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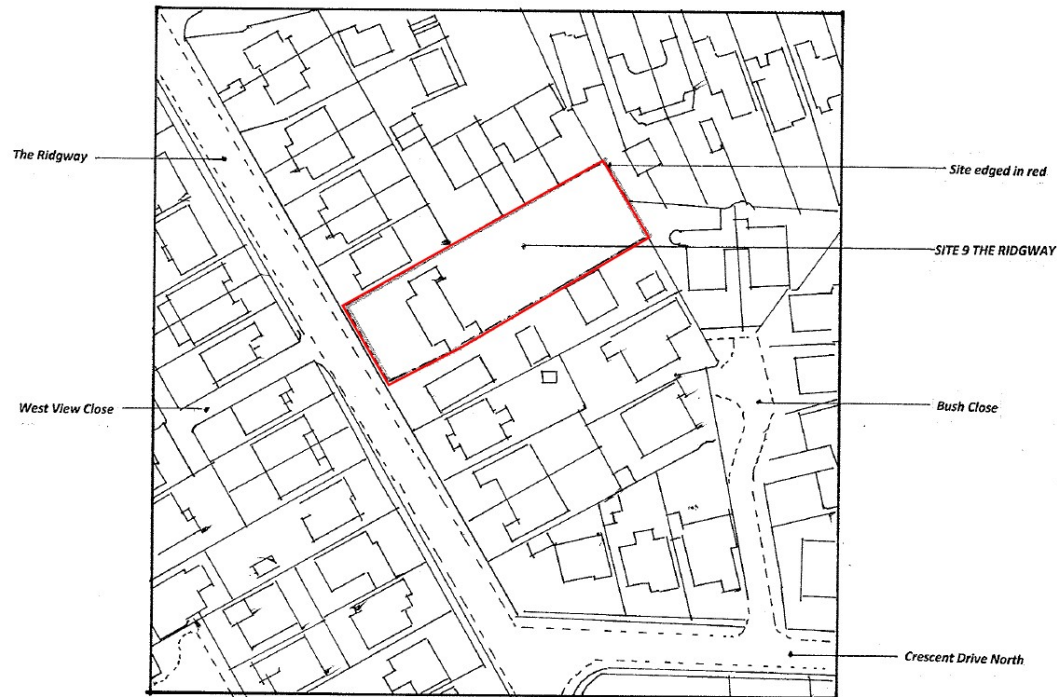
Application Description

Demolition of existing bungalow and erection of 1no. three bedroom bungalow (C3) to rear and 2no. three bedroom dwellings (C3) to front with associated works (part-retrospective).

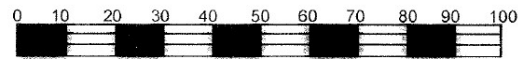
Map of application site



Existing Location Plan



Location plan (scale 1:1250)



Aerial photo of site



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3D Aerial photo of site



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Street photo of site (prior to the demolition)



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Other photo of site



Existing rear garden



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Other photo of site



Rear of pre-existing bungalow

Other photo of site



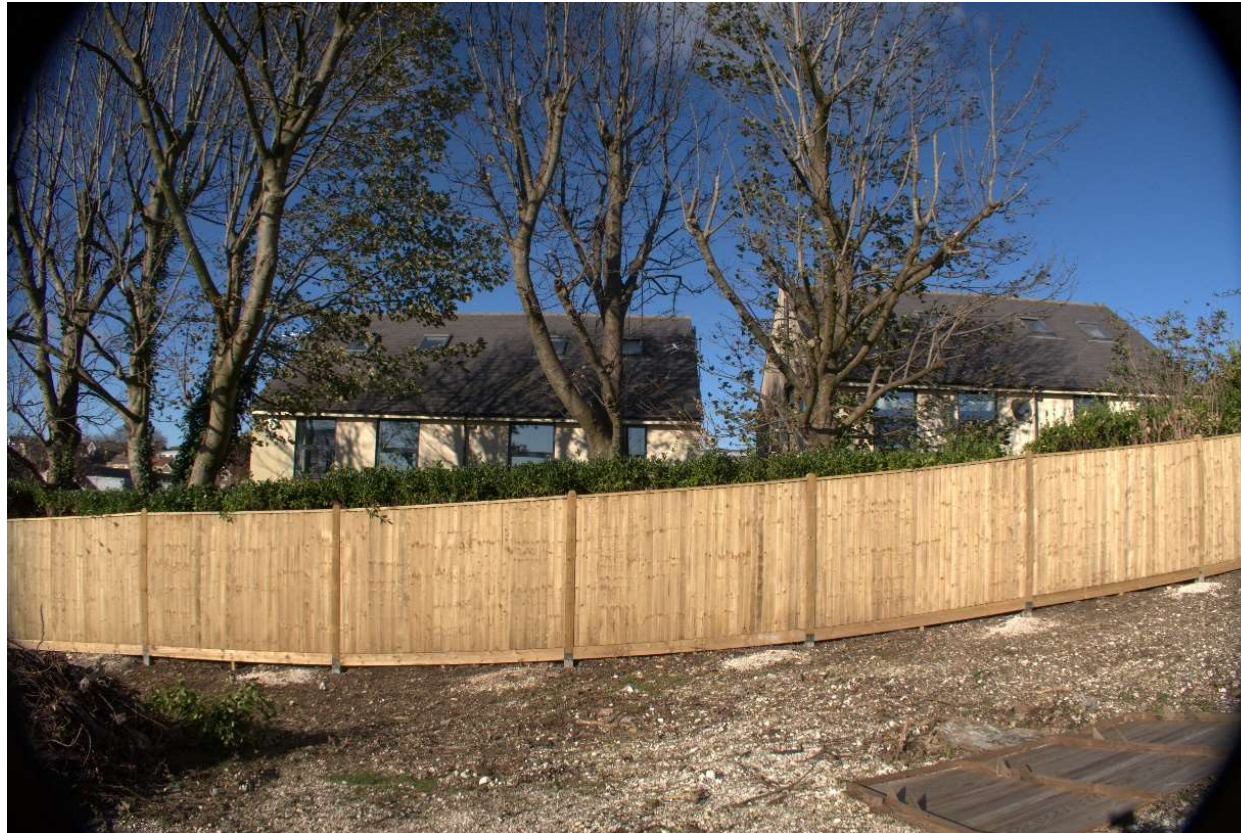
View from the northern rear corner of the site, looking towards rear of pre-existing bungalow and southern side boundary

Other photo(s) of site



Northern side boundary and view of the TPO Trees

Other photo(s) of site



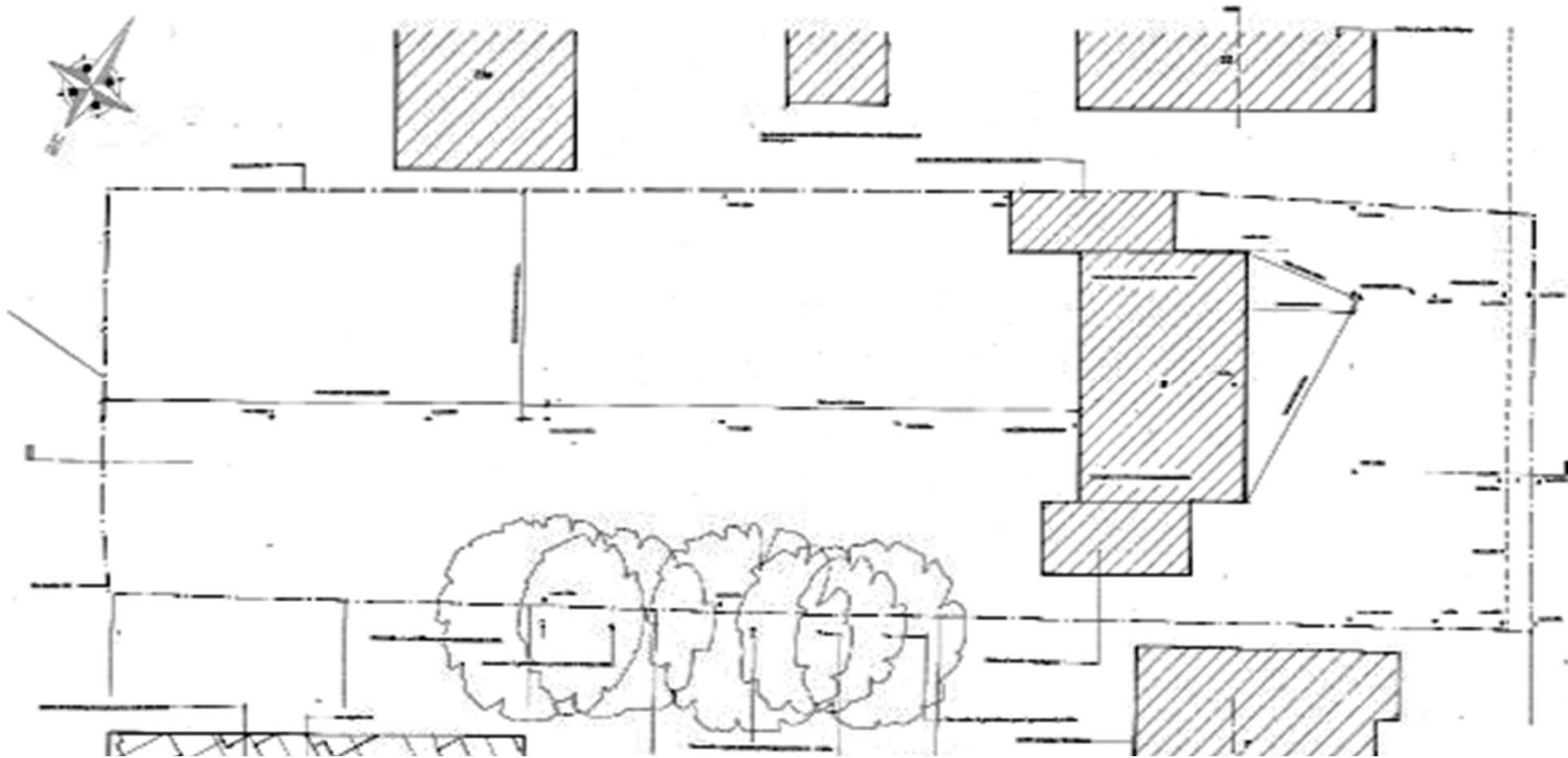
Northern side boundary and view of neighbouring TPO Trees

Other photos of site



Side boundary between 7 and 9 The Ridgway.
Location of the new side access way to proposed Plot 1

Existing Block Plan

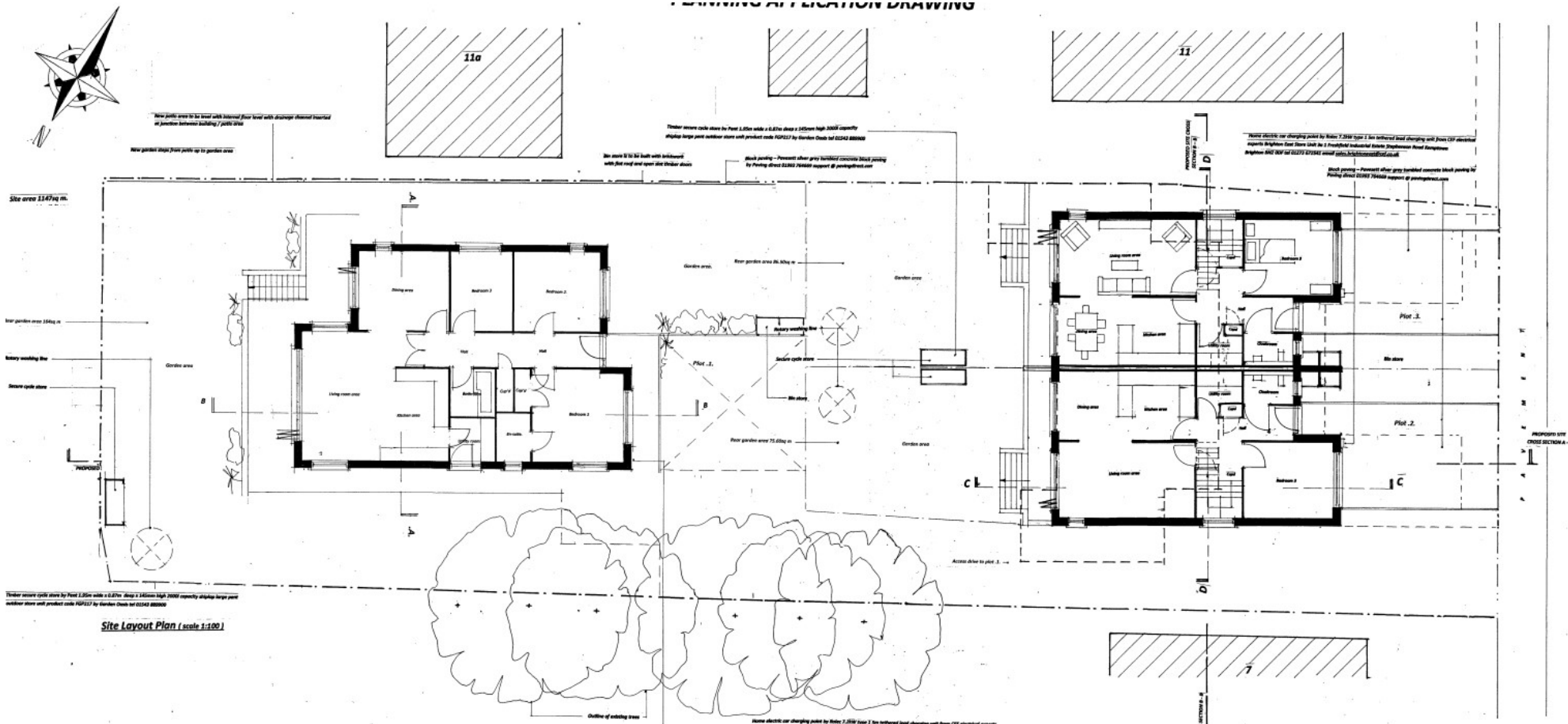


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Proposed Block Plan

PLANNING APPLICATION DRAWING



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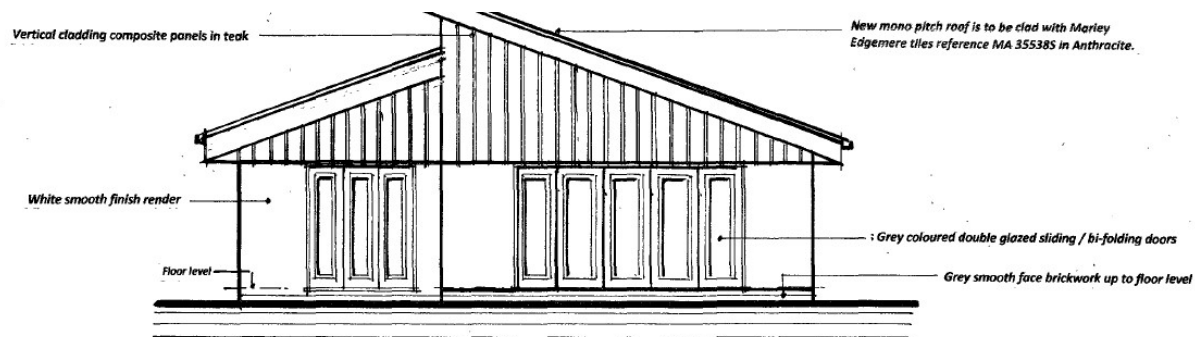
Existing Front Elevation



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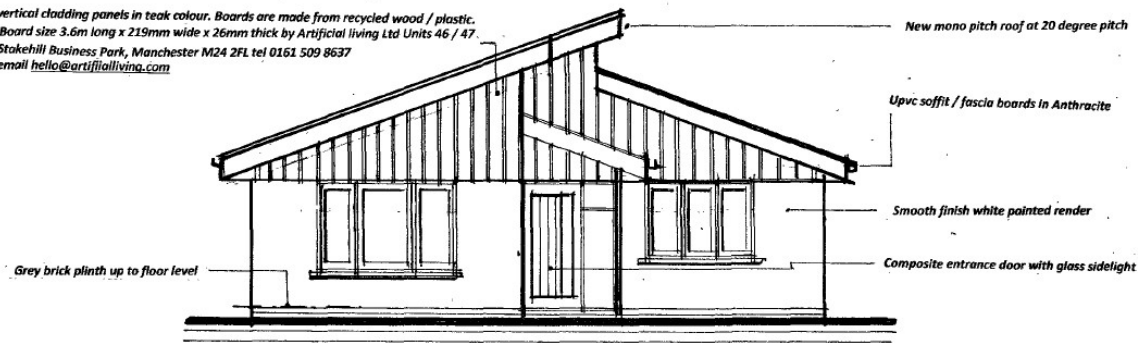
04

Proposed Elevations (Plot 1)



Proposed rear elevation of plot 1 (north - east)

vertical cladding panels in teak colour. Boards are made from recycled wood / plastic.
 Board size 3.6m long x 219mm wide x 26mm thick by Artificial living Ltd Units 46 / 47.
 Stakehill Business Park, Manchester M24 2FL tel 0161 509 8637
 email hello@artificialliving.com

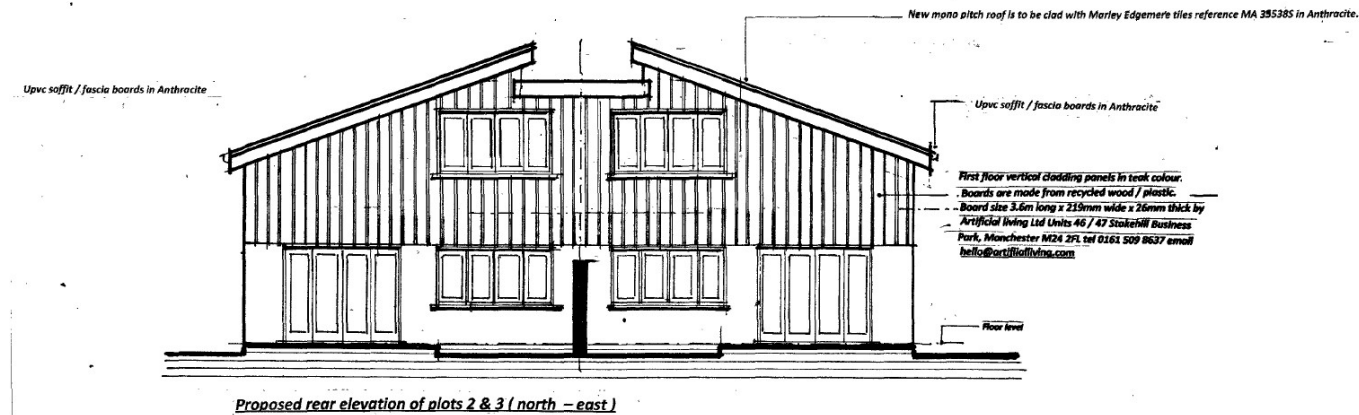


Proposed front elevation of plot 1 (south - west)



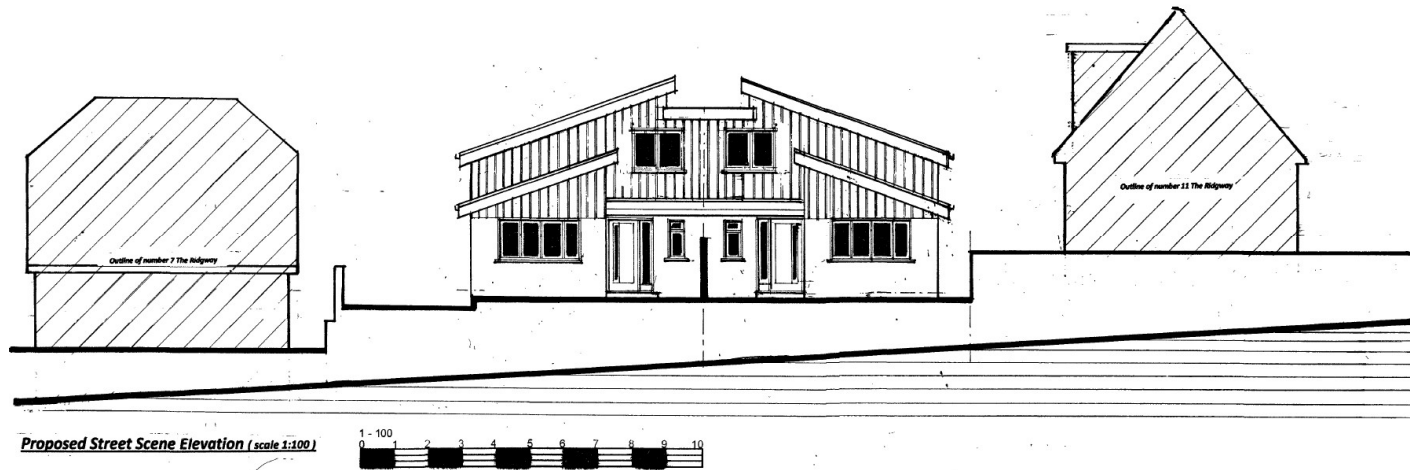
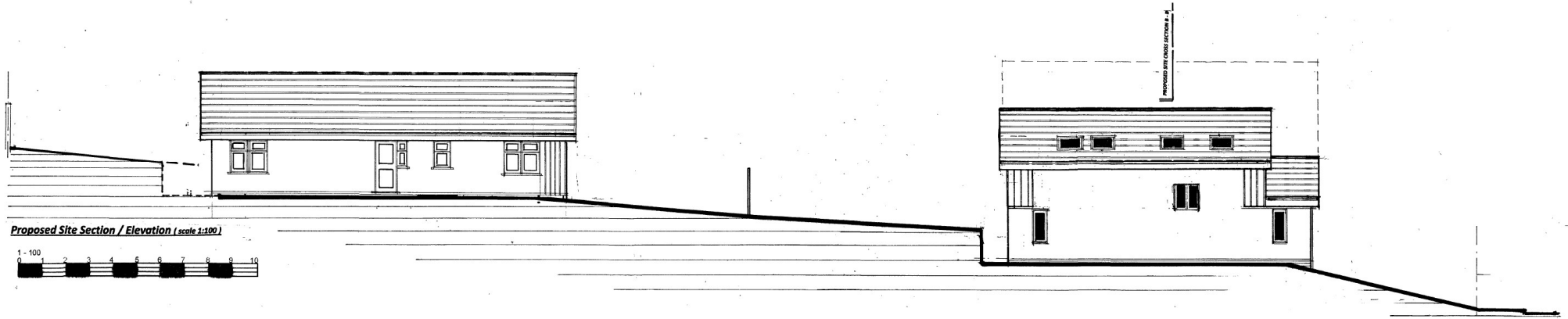
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Proposed Elevations (Plots 2&3)



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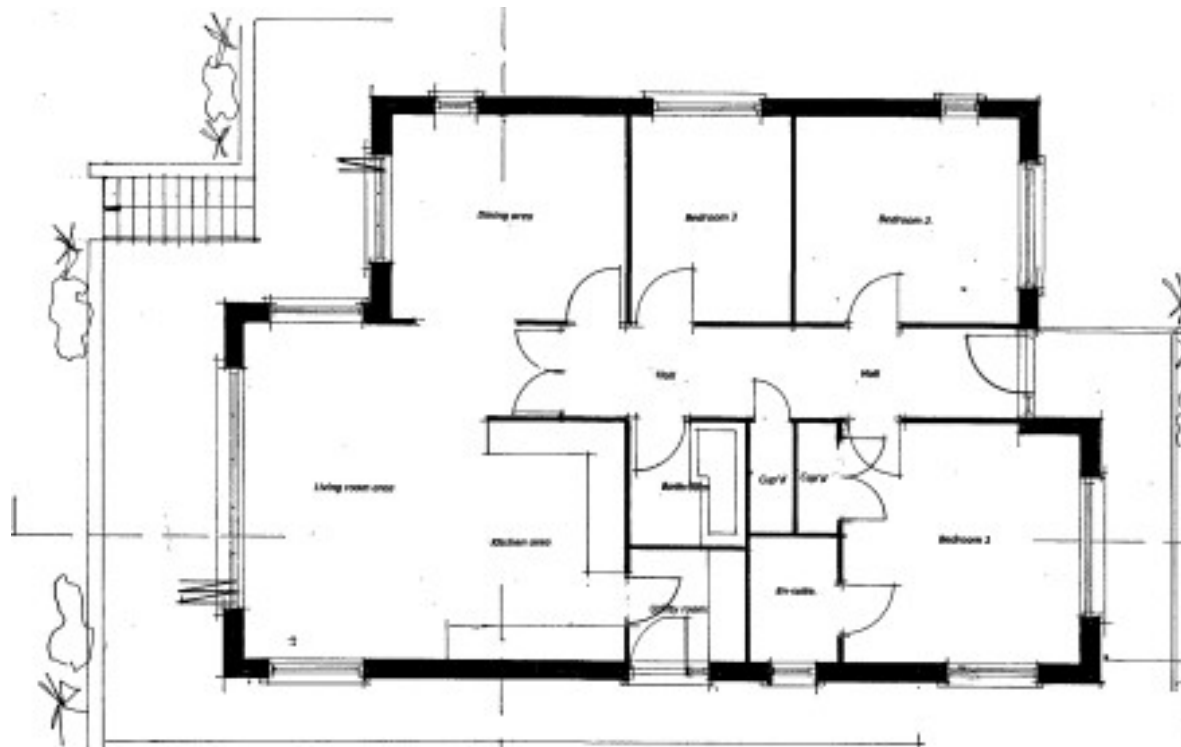
Contextual Front Elevations



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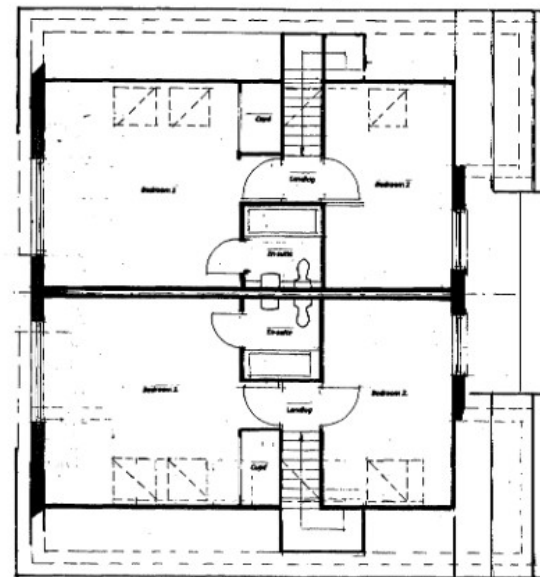
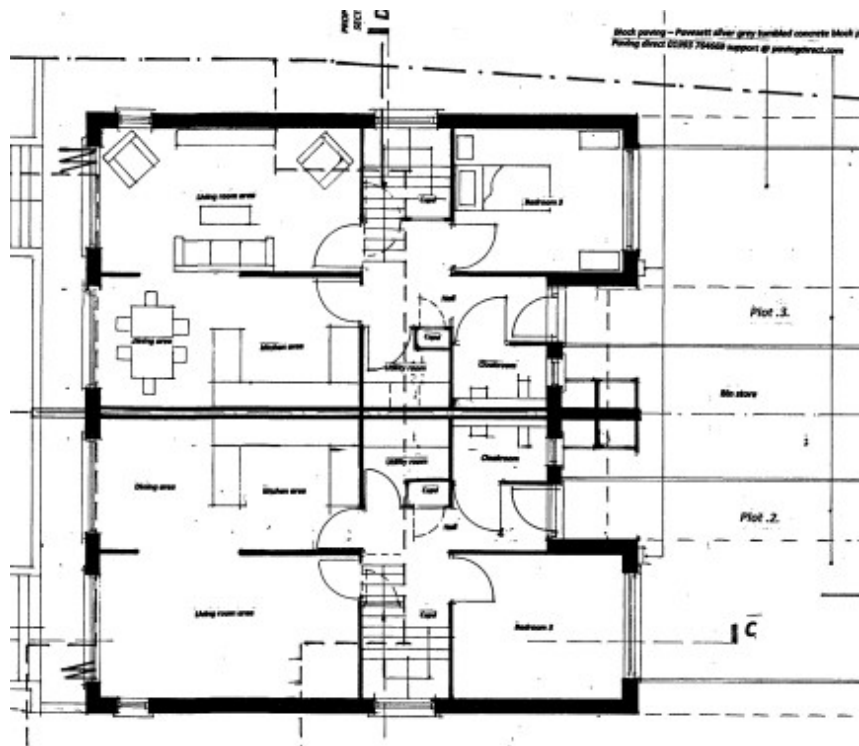
Proposed Floor Plans Plot 1



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Proposed Floor Plans Plots 2 & 3

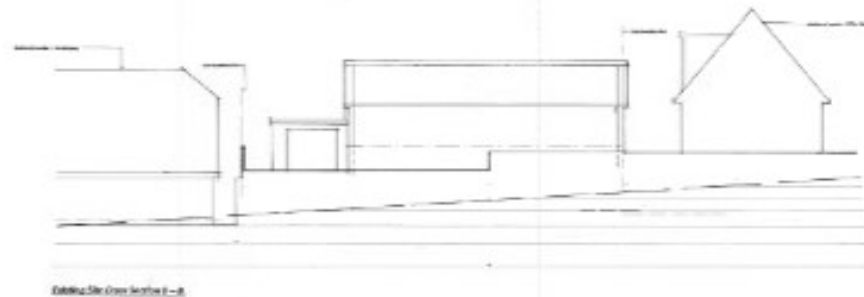
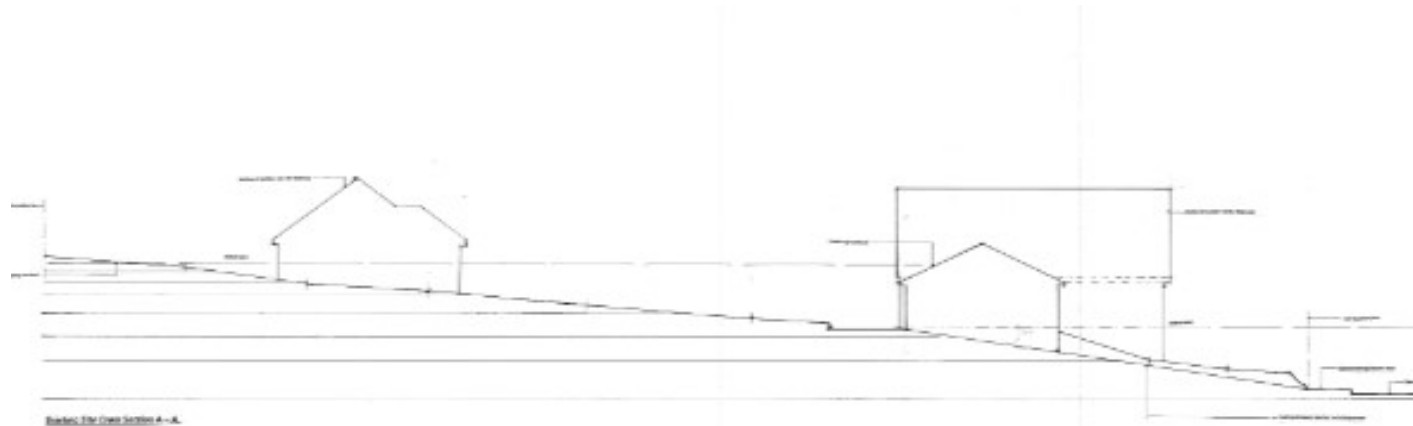


Proposed first floor plans plots 2 & 3 (scale 1:100)



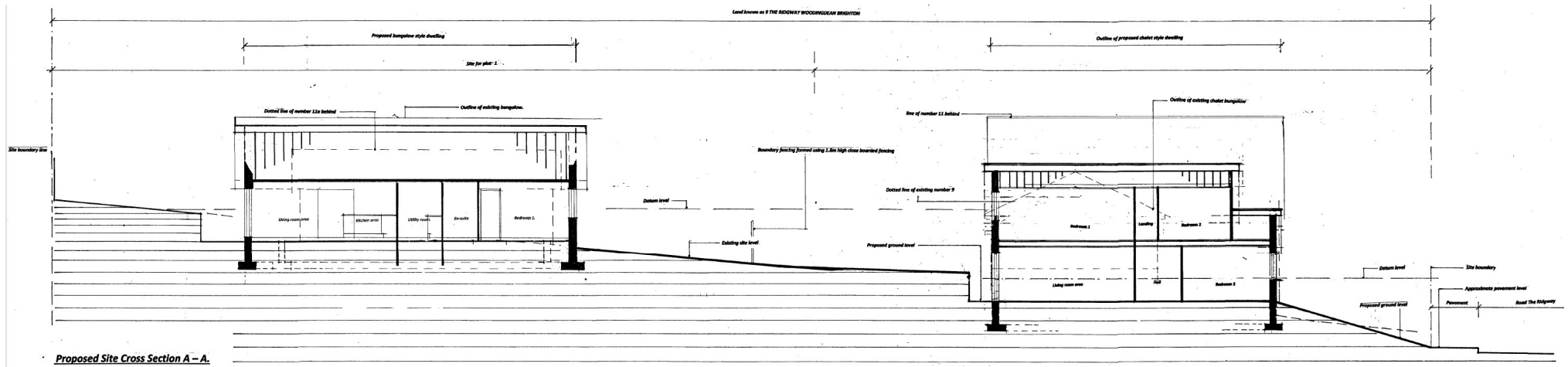
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Existing Site Section



Proposed Sections

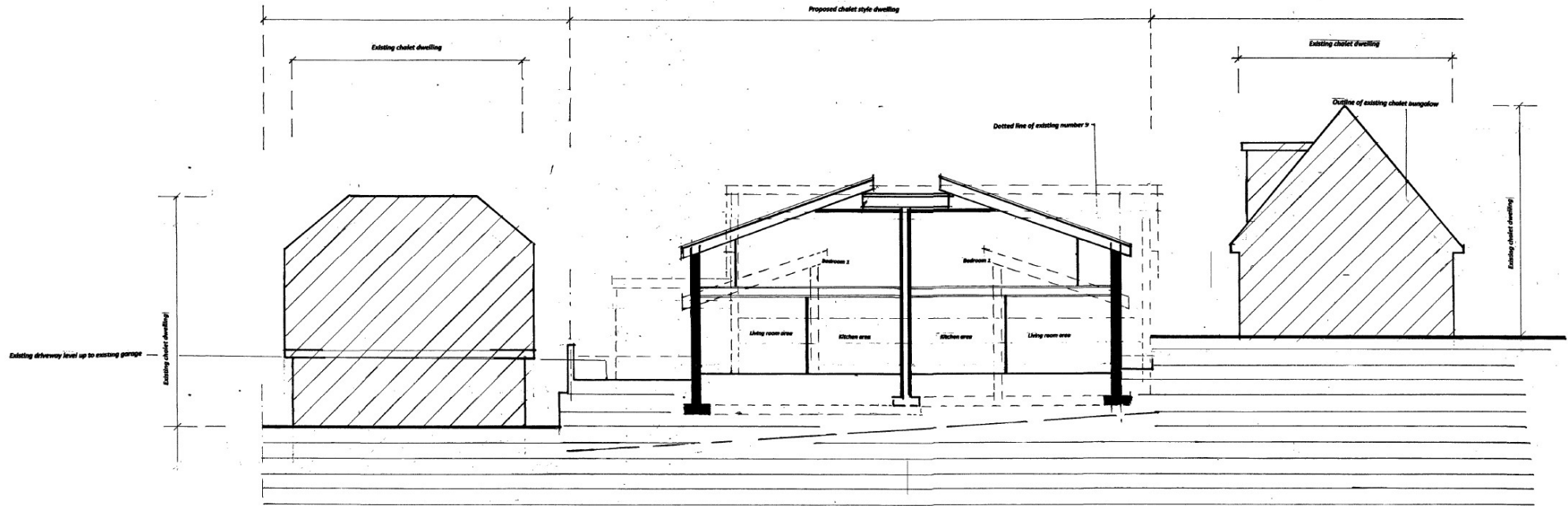
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Proposed Site Cross Section A - A.

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Proposed Sections



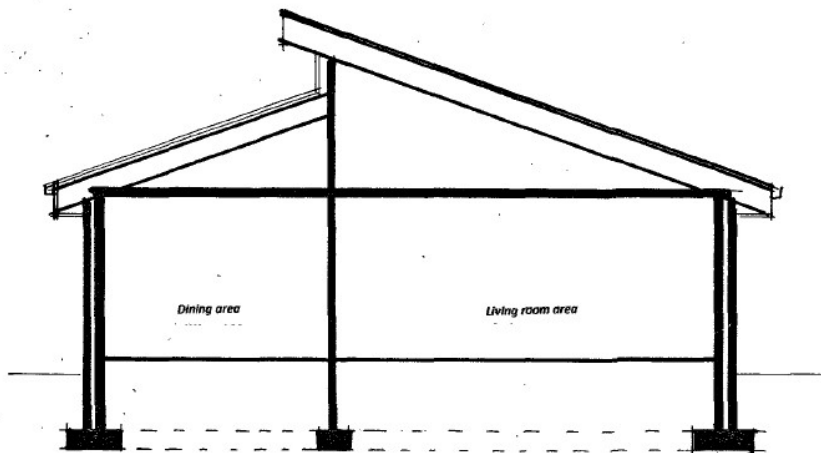
Proposed Site Cross Section B – B.

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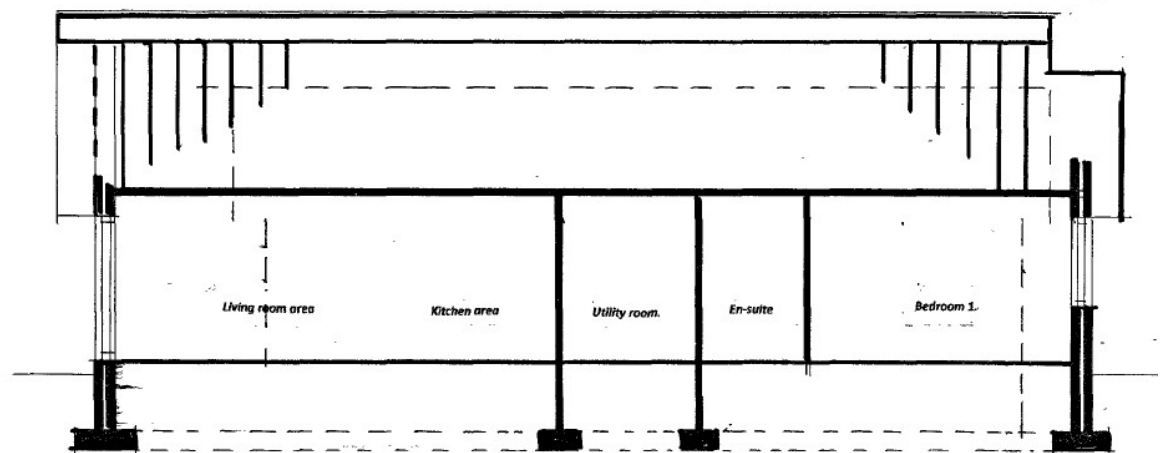
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Proposed Sections (Plot 1)

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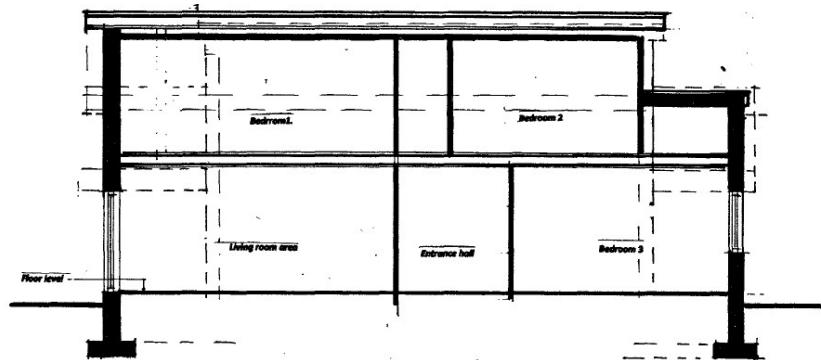


Proposed building cross section of A - A (plot 1)

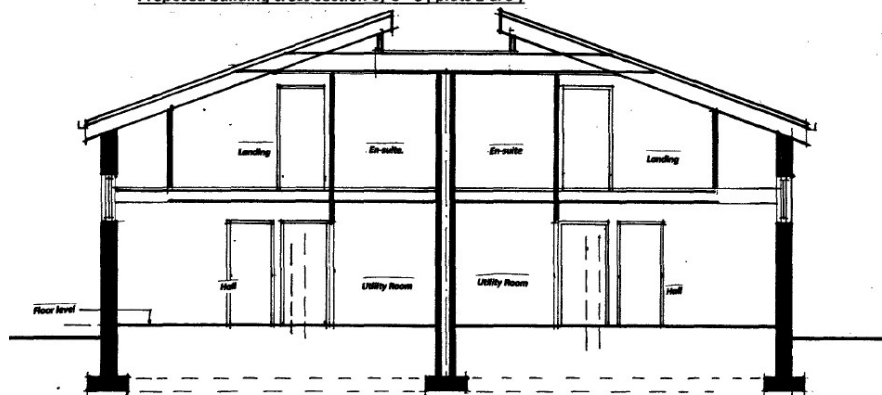


Proposed building cross section of B - B (plot 1)

Proposed Sections (Plots 2&3)



Proposed building cross section of C - C (plots 2 & 3)



Proposed building cross section of D - D (plots 2 & 3)

Representations

Nine (9) letters received objecting to the proposed development for the following reasons:

- The impact on trees
- Loss of privacy
- Increase in noise
- Increase in pollution
- Increase in traffic/road accidents
- Access for emergency vehicles would be restricted
- Overdevelopment
- Increase in parking
- Inaccessible access
- Overlooking from the balconies
- Unattractive design

Five (5) letters received following re-consultation - one additional concern;

- The reduction in dwellings has not addressed concerns.

Councillor Simson objects to the application

Key Considerations in the Application

- Principle of the development
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Impact on Trees
- Transport

Conclusion and Planning Balance

- Principle of development considered acceptable. Existing plot of appropriate size for further subdivision, two additional dwellings on site is given increased weight.
- Design and appearance on balance considered acceptable. Front plots would be of an appropriate scale and design - not unduly dominant in the streetscene.
- No significant concerns regarding impact on neighbouring amenity. Siting and setting down of the proposed dwellings ensure would not be overbearing for adjoining residents.
- Standard of accommodation acceptable. Meet floorspace standards and would provide a good standard of accommodation.
- Conditions recommended to secure protection of adjacent protected trees.
- No significant impact on the highways network.

Recommend: Approval

