Richard Wright

From: Richard Wright
Sent: 25 November 2008 12:27
To: 'Jim Toothill'
Subject: 08/00965/FUL - Substitution of House Types, Breach Lane, Earl Shilton

Good morning Jim,

I intend to report this application to Decembers Planning Committee (16th). My report deadline is Tuesday 2nd. I have raised some issues below that need to be addressed and would be pleased to discuss them further with you once you have had an opportunity to look at them.

T/C 27/11/08 - 1.30pm Ricky Smith DWM.

- Application Form - all down as Market Housing - none identified as Social rented.
- ✓ A further legal agreement (unilateral?) will be required to link this application to the previously approved outline/rem applicatiions TO BE SUBMITTED
- ✓ As some plots have changed layout could you at least provide a materials schedule for each plot for clarity. TO BE SUBMITTED
- The relocation of the affordable housing/2 storey units around the public open space and the replacement of the previously approved 3 storey dwellings of better detail and design (T364) has severely weakened the scheme in this area. This also serves to overconcentrate the affordable housing which would frame the open space to three sides. Plots 57 - 61 should be at least proper 2 1/2 storey in height, i.e. not just 2 storey with dormer windows in the roof.
- ✓ Separation distance of only 9.5 metres from the rear elevation of Plot 25 to the side of Plot 21. This needs to be increased to 14 metres, perhaps this could be achieved with some parking areas in this space as previously approved. MOVE PLOT 18 WITH DRIVEWAY TO THIS LOCATION
- ✓ Plot 47 has landing/staircase windows on the side elevation immediately overlooking the gardens of plots 48/49 etc, these need to be obscurely glazed. ANNOTATION AS OBSCURE
- TBC ? House Type SH34 - the design/fenestration is not considered to enhance the scheme - could this be replaced. AMEND FENESTRATION TO IMPROVE — TO SUBMIT PLAN FOR COMMENT
- TBC ? House Type T334 appears to be out of keeping with the rest of the scheme in terms of design and detail. AMEND DESIGN/FENESTRATION TO BE IN KEEPING WITH OTHERS — IT IS A NEW HOUSETYPE BEING INTRODUCED
- ✓ Apartments SB19 - previously approved scheme had an additional bay window to the ground floor on Elevation A facing the open space to provide some interest. Could this be put back into the scheme. — WILL BE INCLUDED

I look forward to hearing from you on the above. I will be looking at The Common, Barwell this week and hopefully will be able to raise any issues on this scheme shortly. A further legal agreement will be required in this case as well.

ALSO SUGGESTED DORMERS BEING FULLY WITHIN ROOF RATHER THAN OFF FRONT ELEVATION WALL

Kind regards

Richard Wright
Area Planning Officer

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Richard Wright

From: Richard Wright
Sent: 20 November 2008 11:31
To: Tracy Miller
Subject: 08-00965-FUL - DWH - Breach Lane, Earl Shilton
Attachments: 08-00965-FUL - DWH - Breach Lane.doc

Hi Tracy,

I attach some notes regarding the above application and would welcome your views on them and any others comments that you may have.

Many thanks

Richard

Richard Wright
Area Planning Officer

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08/00965/FUL

LAND REAR OF OAKLANDS, BREACH LANE, EARL SHILTON

No increase in numbers. No change to overall layout/orientation.

Affordable Housing relocated and frames public open space to three sides – new legal agreement – unilateral? — YES NEW AGREEMENT REQ'D.

3 storey open market dwellings framing public open space replaced by 2 storey affordable dwellings (design – not as good). Does this weaken the street scene around the public open space? YES — DRASTICALLY.

X Reduction of private amenity space to rear of plots 57-61 from 261 square metres (Average 52 square metres) to 238 square metres (Average 47 square metres) to accommodate more parking to rear. — NOT SIGNIFICANT ISSUE

X Increase in frontage parking between plots 16 to 21 inclusive, although broken up. ✓ OK.

Separation distance from rear of plot 25 to side of plot 21 only 9.5 metres (14 metres) → NEEDS TO BE INCREASED

X Separation distance from rear of plot 14 to side of plot 16 only 13 metres (14 metres) OK AS OFFSET

Plot 47 landing windows on side elevation overlook gardens to plots 48/49 etc → OBSCURE GLAZING.

X Relationship of rear of plots 47 and 48? → BETTER THAN BEFORE

House Types

SH21 – not as good as previously approved three storey houses to frame the open space — NEED TO BE AT LEAST PROPER 2½ STOREY HERE IE NOT JUST 2 STOREY + DORMERS IN ROOF.

SH34 – Urgh! — REPLACE

T334 – poor design and eaves detail does not appear to be in keeping with other houses on the site. — REPLACE

X P406 – OK

X P408 – OK

X H411 – Balcony windows to front elevation but approved elsewhere on site and not in prominent locations. OK

SB19 – Similar footprint and design but amendments to window numbers and styles.

DISCUSSED WITH URBAN DESIGN OFFICER. 25/11/08