

Supporting Statement

Supporting document for BR/

“Minor enlargement to accommodate double garage in place of single garage for plot 1 (i.e. phase 2 of this development) BR/71/12 (and succeeding amendments) Conditions(s) Condition 2 (Plans)”

1. Background

This application is a revision to BR/71/12, which was approved on Appeal, and was modified by various Minor Material Amendments and Non Material Amendments.

2-4 Castle Close have been constructed as Phase 1, and plot 1 is now to be built as Phase 2, as approved.

1.1 Relevant Planning history

BR/71/12 – Full application for 4 detached houses. Officer recommendation to approve but refusal at Committee, subsequently allowed at Appeal.

BR/58/13/MMA – Minor material amendment for changes to access road.

BR/25/13/NMA – Non-material amendment for changes to ground floor fenestration, and 1m extension to ground floor rear extension on 3 of the 4 houses.

BR/295/14 – Re-discharge of Conditions, to add a phased build note.

BR/46/15/NMA – moved turning head, to be incorporated in phase 1 (off Holyrood land).

BR/325/16/PL – Minor material amendment, returned because the further drawings that had been requested could not be supplied in time.

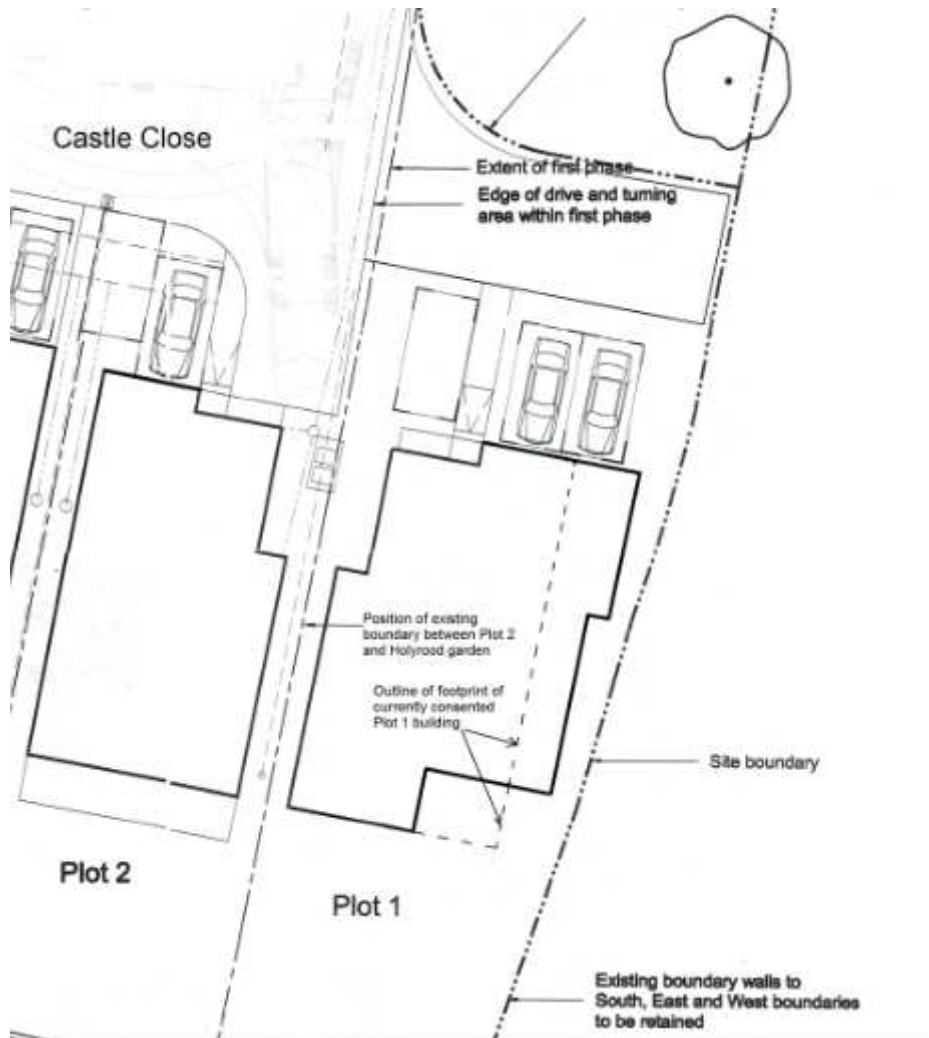
1.2 The Application Proposal - summary

Plot 1 lies on a larger width plot (13.6m at front) than the other houses (10m wide), and it is intended to take advantage of this, by making the house up to 3m wider to incorporate a double garage (instead of single garage)

2. Design

2.1 Layout

The layout of plot 1 remains essentially the same. In this scrap from the new Site Plan dotted lines show outline of current consent. The side of the building is now a similar 1m distance from the boundary with 29 Victoria Drive as was the case in the first approved layout of BR/71/12.



2.1 Parking

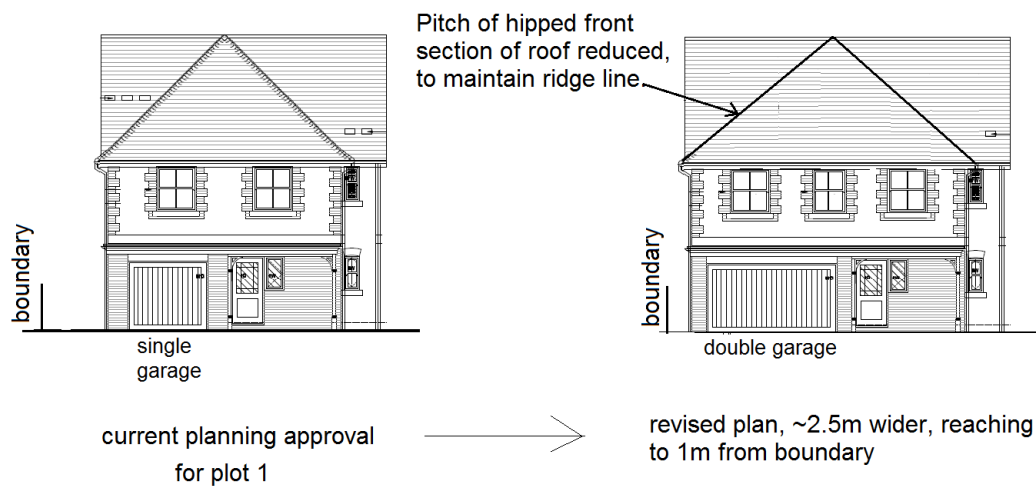
Two garage spaces plus driveway spaces in front of each, plus a further space at the front, see sketch (i.e. a net increase of two spaces).

2.3 Landscaping

Planting is to be provided as per the existing landscape plan.

2.4 Appearance

There is very little sight of plot 1 from outside Castle Close, and the proposed change would be unnoticed to a casual observer from within Castle Close. The only actual changes in appearance are of a double garage in a wider frontage.



There is no obvious change to roofline, which we have achieved by lessening the pitch on the front section to maintain the same height as the rear roofline. Plot 1 is the mirror of plot 4, both being hipped at front; the reduced pitch is not as apparent as it would be for gabled fronts of plots 2 & 3.

This following mock-up for illustration only is created from a photo of plots 3 & 4, on the right, which is mirrored and added on the left, with plot 1's garage being stretched into a double.



Peter Champion

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