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APPLICATION STATEMENT

Minor material amendments to application no. 3/2015/0167
Construction of 3no houses off Mill Lane Griburn, for Griburn Park Estate

This application seeks to make minor material amendments to the approved scheme, with the aims of improving the house design and siting to better complement the locality and adjacent existing building groupings and to conceal the driveway and parking from wider public view.

The approved house floor areas totals 535m², plus garages. There is no need for three differing house plans and elevations. The proposals are for one house type to be repeated twice, with one house 'handed' in plan. Each house is 178.3m², making a total of 535m², plus garages - no increase.

The houses are 'double fronted' to face Mill Lane and the access drive as the principal access elevation, with stepped plan and roof form to the rear as elevations seen from a greater distance outside the site.

The approved scheme did not conceal the common driveway and vehicles from public view, and hence had more visual impact on the landscape than is necessary.

(Reason - condition 10 was to lessen such visual aspect)

The common driveway is now proposed to be sited to the eastern side of the site from the approved access point off Mill Lane. This enables private rear gardens to be west/south west facing, running into the adjacent landscape. Smaller, walled front gardens face the driveway.

Building materials have been refined to local limestone walling with gritstone surrounds and quoins. Window frames are painted timber and natural oak.

Chimney stacks are now internal, and discharge at ridge level.
Roofs remain in blue slate, with no fascias and no bargeboards.

This application seeks to: modify condition 2 to cover the new scheme drawings

- : modify condition 3 to cover all materials notes on the drawings and supporting documents.
- : modify/omit condition 4 - detail elevation section now included.
- : modify/omit condition 5 - boundary treatment details now included.
- : modify/omit condition 6 - landscaping details now included.
- : modify/omit condition 7 - construction method statement now included.
- : modify/omit condition 8 - lighting details now included.
- : modify/omit condition 11 - bat roost + bird roost boxes now included.
- : omit condition 12 - site access details now included.
- : omit condition 13 - Contamination desk study now included.

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