

Planning Proposal

for Replacement Dwelling at 72 Mellor Brow Mellor

General

This statement should be read in junction with our application for a replacement dwelling on the above site as set out in drawing numbers

- 13.109.01 OS plan
- 13.109.02 topographical survey
- 13.109.04B floor plans proposed
- 13.109.05B site plan proposed
- 13.109.06A elevations proposed
- 13.109.3D photo montage

The existing property is a true 1950s bungalow sited on the northern side of Mellor Brow. The house is in a poor state of repair and is presently vacant.

Pre App Consultation

We held a meeting on site with Rachel Horton on 24 June 2013 and will respond below to her pre app response dated 14 August 2013 ref RV/3013/ENQ/00109. At the pre app we presented a sketch showing a large modern two storey house as indicated below.



Design Principles

The pre app response states

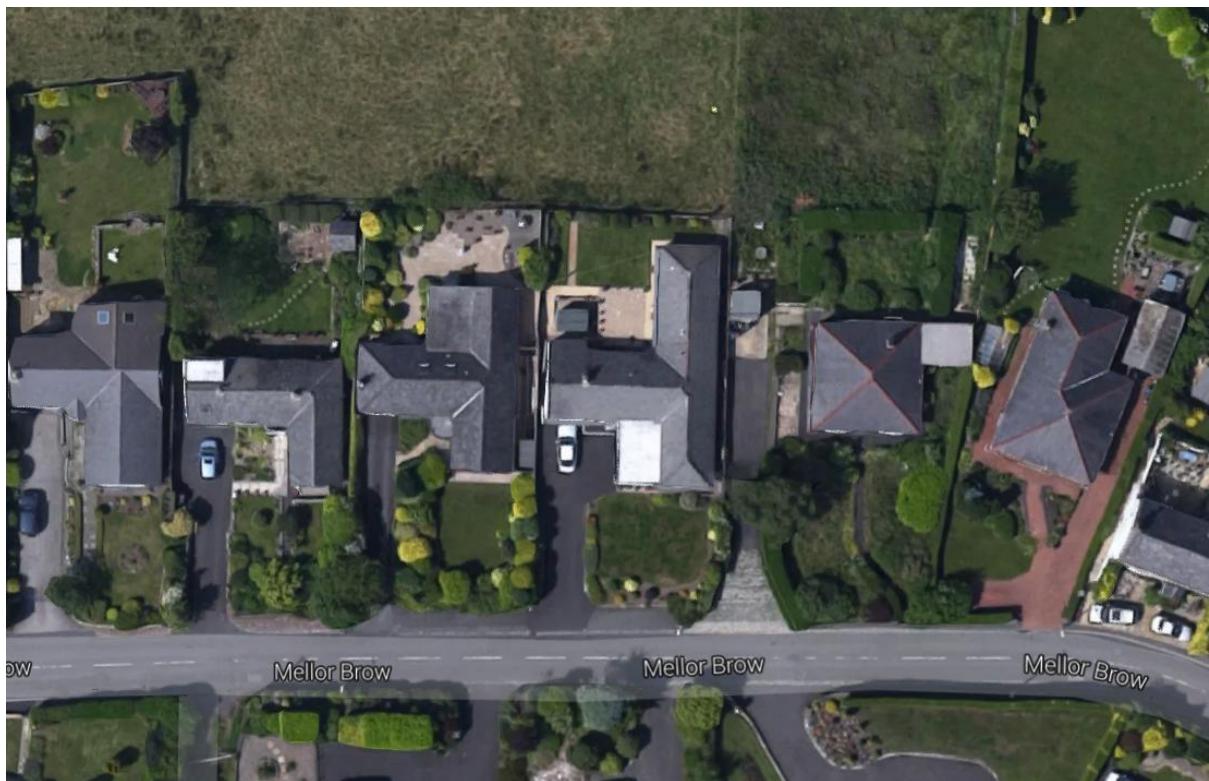
'The principle of a replacement dwelling is acceptable provided the scheme is well considered and responds to its immediate context in terms of massing, use of materials and design as these aspects will influence the potential impact upon the street scene and neighbouring residential amenity.'

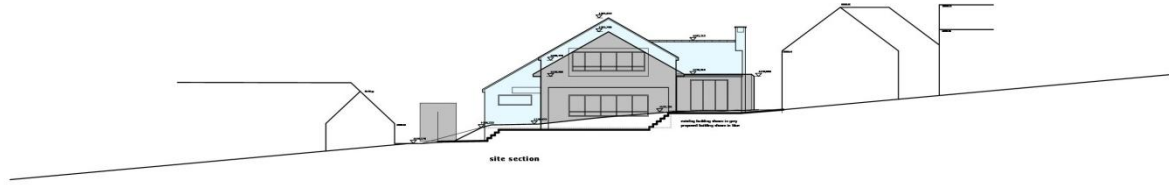
The properties on Mellor Brow are a mix of single and two storey, stone built, brick and render, modern and traditional dwellings and there is no single style or type to set a precedent.

We have addressed the officers concerns however relating to the modern design approach *as inappropriate* and have developed the design in a more traditional context as advised, *'incorporating gabled forms with variances in height and setback'*



The foot print of the proposals has been significantly reduced from the original scheme and although the new dwelling will result in an increase on the existing footprint it is appropriate within the plot and is similar in area to the adjacent properties on Mellor Brow as illustrated on the Google image below.





The scale and massing has been carefully considered with the building taking advantage of the topography of the site. The proposed ridge line will be less than a metre higher than the existing ridge, and is still significantly lower than the ridge of no. 70. The roof slope to the west is set back such that it does not impact on the immediate neighbour at no.74. The building line of the new dwelling remains on the existing building line. The overall impact of the scheme on the visual amenity is minimal as shown from the western approach as below:



Existing View from Mellor Brow



Proposed View form Mellor Brow

We acknowledge the officers' concerns relating to overlooking of no.74 and have removed the bedroom window at first floor. All windows proposed to the west elevation, will be opaque, these being a dressing room, bathroom and a high level kitchen window.

Our clients aspiration is to replace an existing dilapidated property with a new building based on the Passivhaus principles to achieve a wholly energy efficient and sustainable family home within the existing urban settlement of Mellor