

4.0 PROPOSED SITE PLAN

The planning application will seek detailed planning permission for 21 dwellings. The proposed site plan illustrates mostly 2-storey dwellings, both detached and semi-detached. All properties face onto either the main access road or private courtyards providing natural surveillance and a strong, varied street scene.

Provision of resident and visitor parking have been included in line with the Council’s adopted standards. All properties feature direct access to the rear for easy cycle parking and short term cycle parking will be provided to local authority standards.

0.2 Hectares (18%) of the site would be provided as Public Open Space (excludes public roads, paths, ect), retaining all significant trees and boundary landscaping.

The development will provide the following house types in accordance with current policy:

Market Dwellings: (76%)	
2 Bedroom	5
3 Bedroom	6
4 Bedroom	3
4 Bedroom	2
Total:	16
Affordable Dwellings: (24%)	
1 Bedroom	2
2 Bedroom	3
Total:	5

Other features of the scheme include:

Access via A413 to the north-west corner of the site, which will also provide pedestrian access via a new footpath connection to enhance connectivity.

An appropriate density within the Conservation Area. The proposed gross density is **20 Dwellings Per Hectare (DPH)**.

Retention and enhancement of existing boundary landscaping and planting, including trees.

