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Written Statement

A) Planning History

- | | | |
|-------------------|--|----------|
| 1. W/88/00084 | Land South of Church Farm demolition of farm Buildings erect 6 new buildings | Approved |
| 2. W/88/00692 | Replacement Garage | Approved |
| 3. W/92/01146/ADV | | Refused |

B) Proposal

Construction of 2 x 3 Bedroom Semi-Detached Houses with Garage Off-Street Parking and turning area to facilitate access to and exit from the site in a forward motion.

C) Location

The development is adjacent to 16 Main Street within the Keevil Conservation Area, the host building is not Listed nor are buildings to the rear.

Listed buildings in the immediate vicinity are:
9,11,12 to 13,14,15,18,19 and the Manor House.

D) Policies

CP 1 CP 2 CP3
CP 57 CP 58 CP 61 CP67
Ua1 Retained NPPF

E) Main Issues

Impact on the Conservation Area
Impact on the Street Scene
Impact on Residential Amenity

Written Statement

F) Policies addressed

CP1 CP2 CP3

The development compliments the Keevil Local Development Scheme assisting it to attain its target whilst respecting the Conservation Area by siting and use of appropriate building materials.

CP57

The village of Keevil is diverse in its character of buildings. The design of this development attempts to continue this theme whilst respecting the character of the surrounding buildings.

Nothing in the siting/location of the development will cause nuisance to the surrounding properties occupants.

CP 58

1. This site does not constitute an open space for amenity and therefore the amenities of the neighbouring properties are not compromised.
2. The design and use of appropriate materials ensures the no harm is done to the integrity of the Conservation Area.
3. The character of the Street Scene is retained because:
 - A. The original front wall is largely retained.
 - B, The buildings are set back in the plot and are not visible until they viewed when immediately opposite.
 - C. All trees on the site have been preserved.

NPPF

Section 12

Paras 126 to 141

By siting, design and use of appropriate materials the development is complicit with the guidance and spirit of this Section.

Written Statement

Main Issues

This development by appropriate design, materials and siting does not have a detrimental impact upon the surrounding Conservation Area nor Residential Amenity and does not have effect upon the Street Scene.

Highways

Both garages on the development have an internal measurement of;

3m width

6m length

2.3m height

allowing them to be classified as a parking space.

Externally one standard parking space has been allocated with a turning area to facilitate access and exit to the highway in a forward motion.