

Further information regarding Planning Application for Plot 5, The Loudon, Gosforth

**BUILDING DESIGN PARAMETER**

**DESCRIPTION in Design Code**

**Proposal for Plot 5**

Land use and house types	Residential: Detached.	Residential: Detached.
Permissible footprint	A maximum of 50% of the plot	
Height	Maximum of 2 storeys in height but with use of roof space for additional accommodation. No dwelling should have a roof pitch exceeding 45 degrees.	2 storeys in height but with use of roof space for additional accommodation. Roof pitch is 35 degrees.
Side/rear elevations and spaces	To protect privacy of adjoining properties there shall be no living, dining, study or bedroom windows on side elevations above ground floor level. Any such windows on the ground floor should respect the privacy of the adjoining property.	There are no windows to the side elevations which will impact neighbouring properties. The windows to the bay windows will be approximately
Recycling/waste management storage	Waste and recycling storage bins shall be retained within an enclosed structure behind the front elevation of each dwelling.	Waste and recycling storage bins will be retained within an enclosed structure behind the front elevation of each dwelling.
Landscaping- hard and soft	Strategic landscaping will be carried out by the Applicants in accordance with the approved Landscaping Plan and Planting Schedule to be submitted as a reserved matters	
Side and rear boundary treatment	Side and rear boundary structures shall be erected prior to the occupation of each dwelling and shall be in the form of a 1.8m high vertical close boarded fence. No side boundary fence should be erected forward of the front elevation of the dwelling. Responsibility for particular boundaries will be defined on the contract documents.	Side boundary fencing will be erected prior to the occupation of the dwelling.
Parking/garages	Provision of garages is not a mandatory requirement. However, each plot must provide a minimum of 2 off street parking spaces in accordance with the adopted Cumbria County Council parking standards.	Parking has been provided for up to three vehicles as well as a garage.
Roof extensions/ accommodation	All roof extensions and dormer windows shall be constructed with pitched roofs in materials to match the principal roof.	Bay windows are to have a pitched roof finished in dark grey tiles or slate to match the principal roof.
Fenestration	Windows and doors will be either white or grey upvc or painted timber	Windows and doors to be grey anthracite Upvc.
Roofing	All roofs will will be dark grey tiles or slate with matching ridge tiles.	Roof to be dark grey tiles or slate.
External walls	Walls will be either facing brick, natural or high quality artificial stone. Any rendered walls shall be White K-rend. Cills, heads and window surrounds will be matching brick or yellow/buff stone effect .	Walls to be self coloured render, scraped texture in white with buff coloured art stone to bay windows and natural sandstone window cills.
Front gardens and drives	Front gardens shall be grassed and not used for car parking. Drives will be constructed in permeable paviers or tarmacadam.	Area of grass shown as well as driveway which will be Marshalls tegular cobble set (permeable paviers)
Ground levels and finished floor levels	Ground levels and finished floor levels must conform to the levels shown on drawing reference 17128/01 rev F.	The finished floor level will be 57.00 as indicated on drawing number 17128/01 rev F

Prepared by Sarah Gerrish at JCA Ltd on 28/05/21