

PLANNING APPRAISAL

DESIGN & ACCESS

The Former Grove Hotel is now demolished Planning approval was granted 29/July 2022 ref 4/22/2277/0F1 for the demolition of the hotel with indicative proposals to redevelop the site for housing. Subsequent outline permission has also been granted 4/23/2106/001. A reserved matter application was intended follow, but difficulties arose with title/ownership, and therefore the site boundary had to be amended hence the Full application. In principle housing has been granted. A new layout has been provided and should be taken upon its own merit in terms of layout. The site retains access to rear existing properties

There is also an annex building which is retained but previously approved for conversion to a residential property. The proposal is to seek Full planning approval to allow the site to be redeveloped for residential development of 6 houses. The annex is not to be considered in this application. .

LAYOUT

The proposals seek to follow existing village pattern. The layout of the houses utilises and follows the existing service road.

SCALE & APPEARANCE

It is intended the proposed design will reflect that of the recent completed developments in the village and generally 2 storey in height comprising of 4 bedrooms. Gable Elevation frontage will mimic the existing Annex retained, with Modernistic styling of K Rend, cladding and natural stone to pay homage to the existing hotel.

LANDSCAPING

The proposed landscape design will be in keeping with the village ie Hedgerow planting/ low level stone boundary walls, block paving to drives and lawned gardens to the rear of the property. All matters relating to landscape will be designed in accordance Bio Diversity Report

ACCESS

Vehicular access is available from the A5086 with plots 1,2 &3 accessed direct off an existing layby area and plots 1,2 & 3 together with the bungalows with access off an existing service road. A further off shoot lane will be provided from the service road to access the three rear properties 3,4 & 5. Existing access to existing rear will be maintained as existing.

Bin collection area has been provided at the entrance to properties 3,4 &

All dwellings will Part M Compliant

DRAINAGE STRATEGY

It is intended the development will control rain water run-off by using attenuation or soakaway subject to ground conditions and permeable paving to vehicle hardstanding and road

Foul water from the dwellings will be discharged to the existing foul drain on the site.

Full drainage will be provided by a suitably qualified drainage engineers under a condition