

PLANNING STATEMENT

FOR 4No NEW DWELLINGS – LAND SOUTH OF GALLOWLAW, ALWINTON, MORPETH, NE65 7BQ



Sequential approach

A search has been carried out for other available land or property in Alwinton or previously developed land. There are no properties or land for sale in Alwinton – Right Move, Zoopla, Prime Location, Google general search, On the Market, Rook Matthews Sayer, Sanderson Young, George White, Propology and Patiinsons.

Proposals to provide residential accommodation to maintain sustainability of the village – retain younger members of the village currently residing with parents or those in tied accommodation looking for a more secure property. Properties to be residential and secured through a S106 Agreement,

The developer currently resides in Alwinton and has done since 1972.

Design and Landscape

The proposal has been reduced in number from the original 5 and is now 4 as advised through the pre-planning process. The area of land to the west will form part of the garden to plot no. 1. This plot will also be used as the new permanent residence of the developer who currently resides at 1 Gallowlaw.

The properties have been designed with rooms in the roof space to reduce the massing and to keep the roof lines low so as not to dominate the properties directly opposite – north - which are 2 storey.

The materials used are to be stone walls with a slate roof to be in keeping with the majority of the properties within the village. The plots themselves are adequately sized to suit the houses proposed with amenity space and sufficient parking and turning with the curtilage of the plot boundaries.

The general plot boundaries will be fenced, and a stone wall provided between plots 1 and 2 which would tie the development to its surroundings. The land to the south will be retained as natural grassland for natural wildlife habitat. The roadside boundary wall to the north of the site will be retained with the exception of creating individual plot access.

The southern building line has been determined by using the southern part of the existing dwelling adjacent to the Rose & Thistle pub. This line allows for parking and turning to the front curtilage of the plots, but without encroaching south of the building line.

It is considered that the proposal will not detract from the natural beauty of the National Park. It will continue the linear form of development on what would appear to be the last piece of land within the village suitable for development. Landscaping within the plot will be minimal to reduce the impact of any hard surfaces and the materials used for paving, parking and turning will be natural colours. (Access to the highway – materials to be confirmed by Highways).

Any external lighting will be a low-level form of lighting and shrouded in all instances to minimise the impact of dark skies tranquillity, biodiversity, visual amenity, landscape character and heritage significance.

Design of buildings are individual and where the same these have been mirrored so as not to give a uniform appearance. A street scene elevation drawing has been provided to show the proposal from the roadside.

Michael Rathbone CABE
Architectural & Surveying
5 Church Hill
Chatton
Alwick
Northumberland
NE66 5PY

██████████
██████████

██