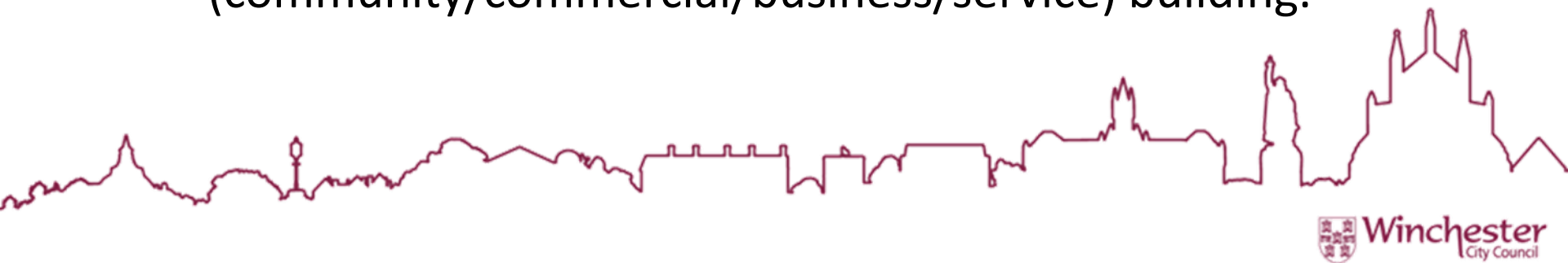
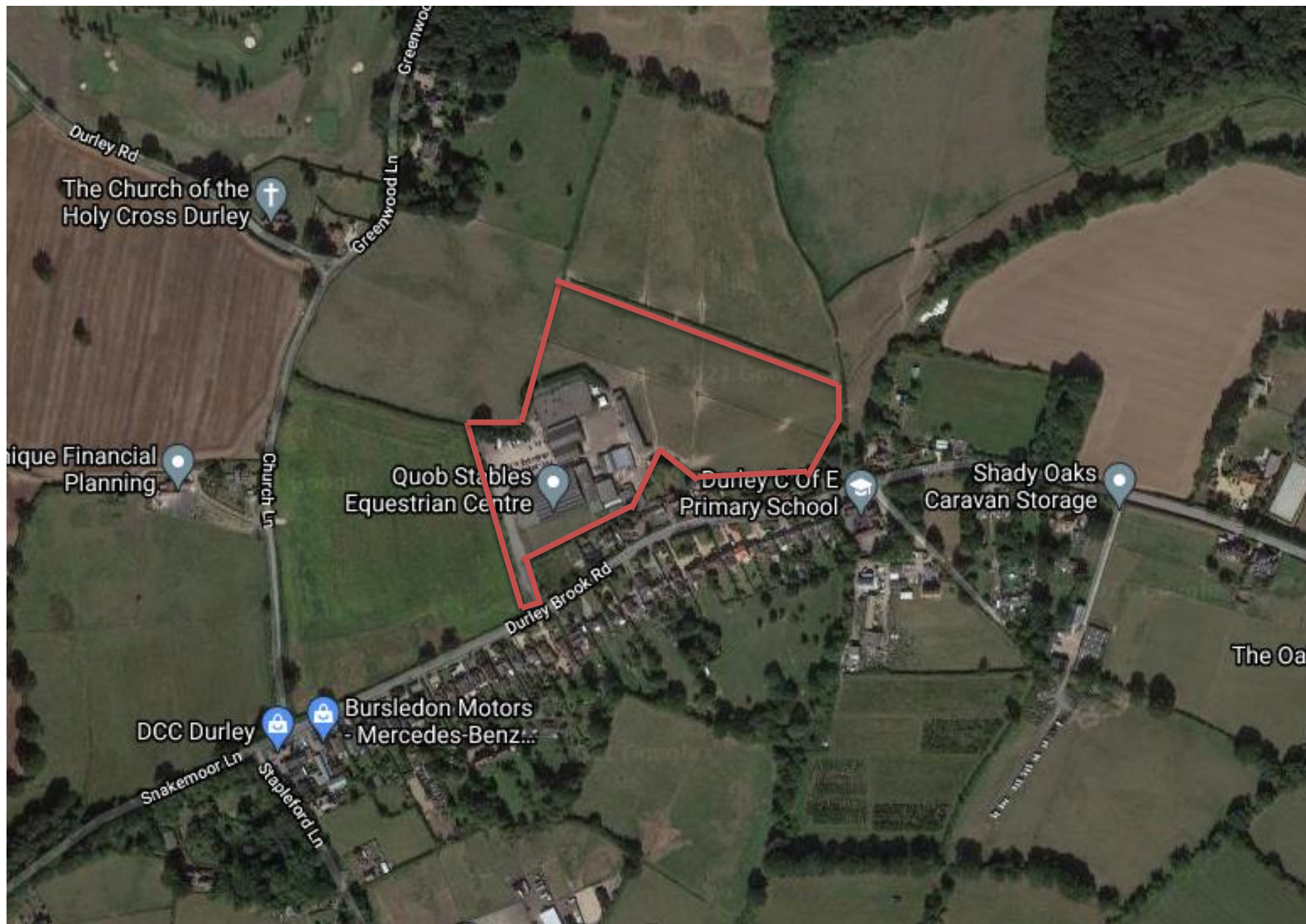


21/00910/OUT- Quob Stables Equestrian Centre,  
Durley Brook Road, Durley, Southampton,  
Hampshire, SO32 2AR

Hybrid Application: Outline application for the demolition of existing buildings and construction of 23 custom build plots together with open space, parking facility for Durley primary school and Holy Cross Church including upgrades to Footpath No 12 and a new crossing point at school entrance to provide an offroad 'park and stride' route to the school. (reserved matters of access, landscaping and layout included). Full application for Class E/F (community/commercial/business/service) building.









Proposed site plan



West Elevation  
1/160



East Elevation  
1/160

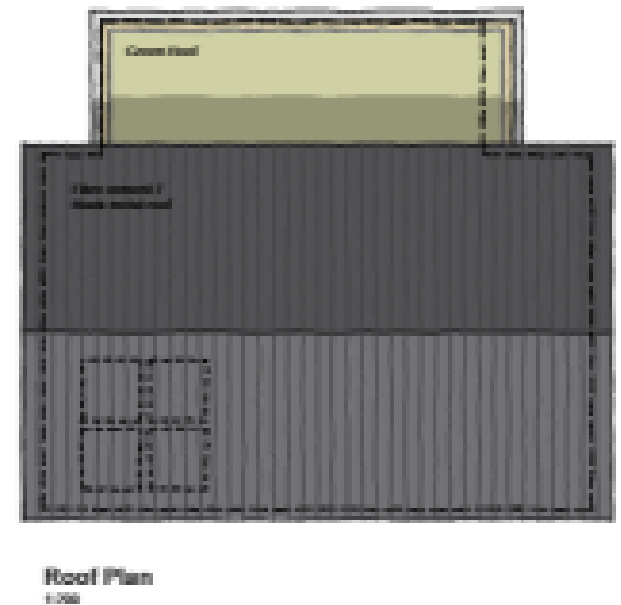
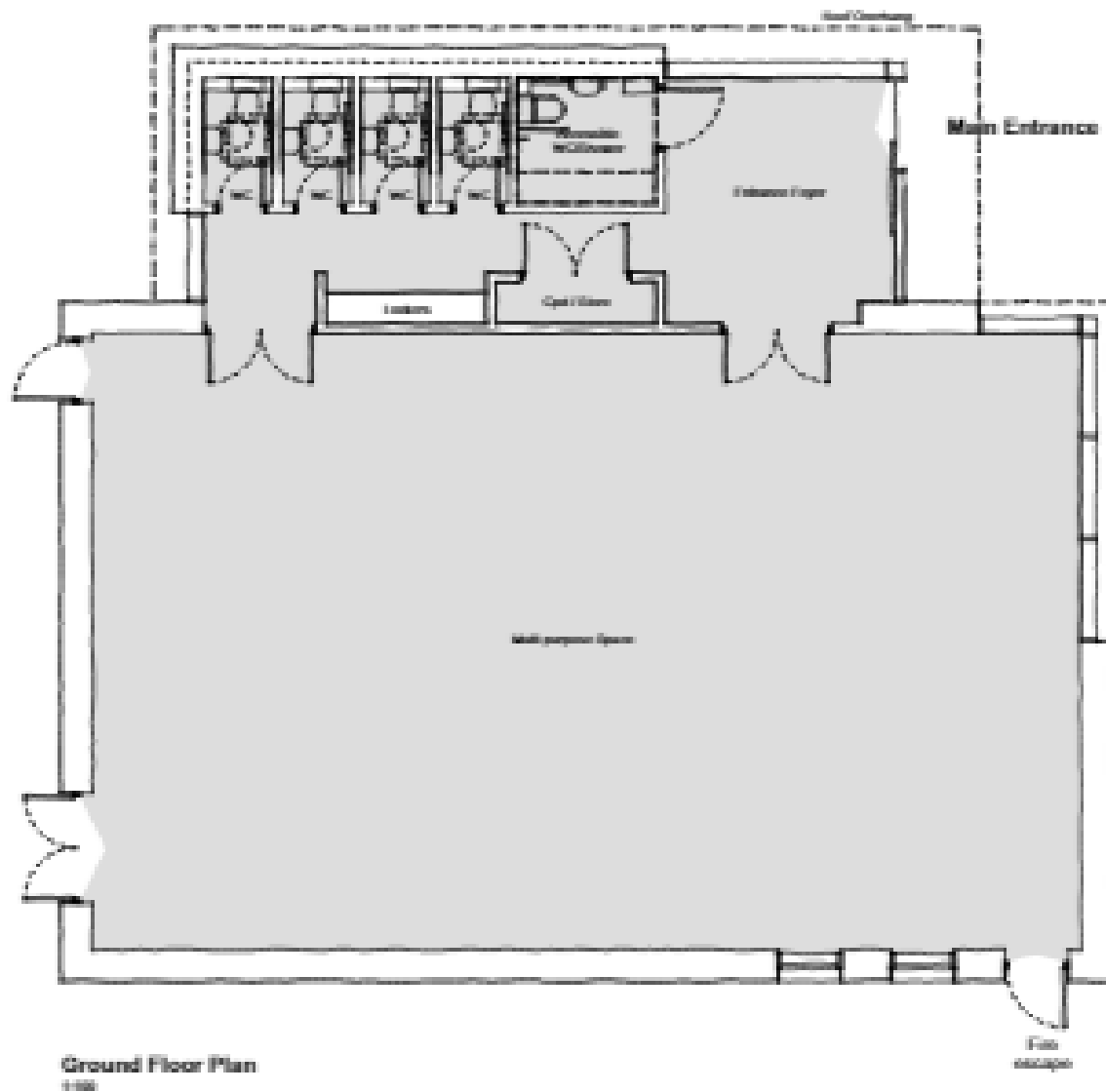


North Elevation  
1/160




South Elevation  
1/160

Proposed elevations – business building



Proposed floor and roof plans – business building



Proposed layout and landscaping



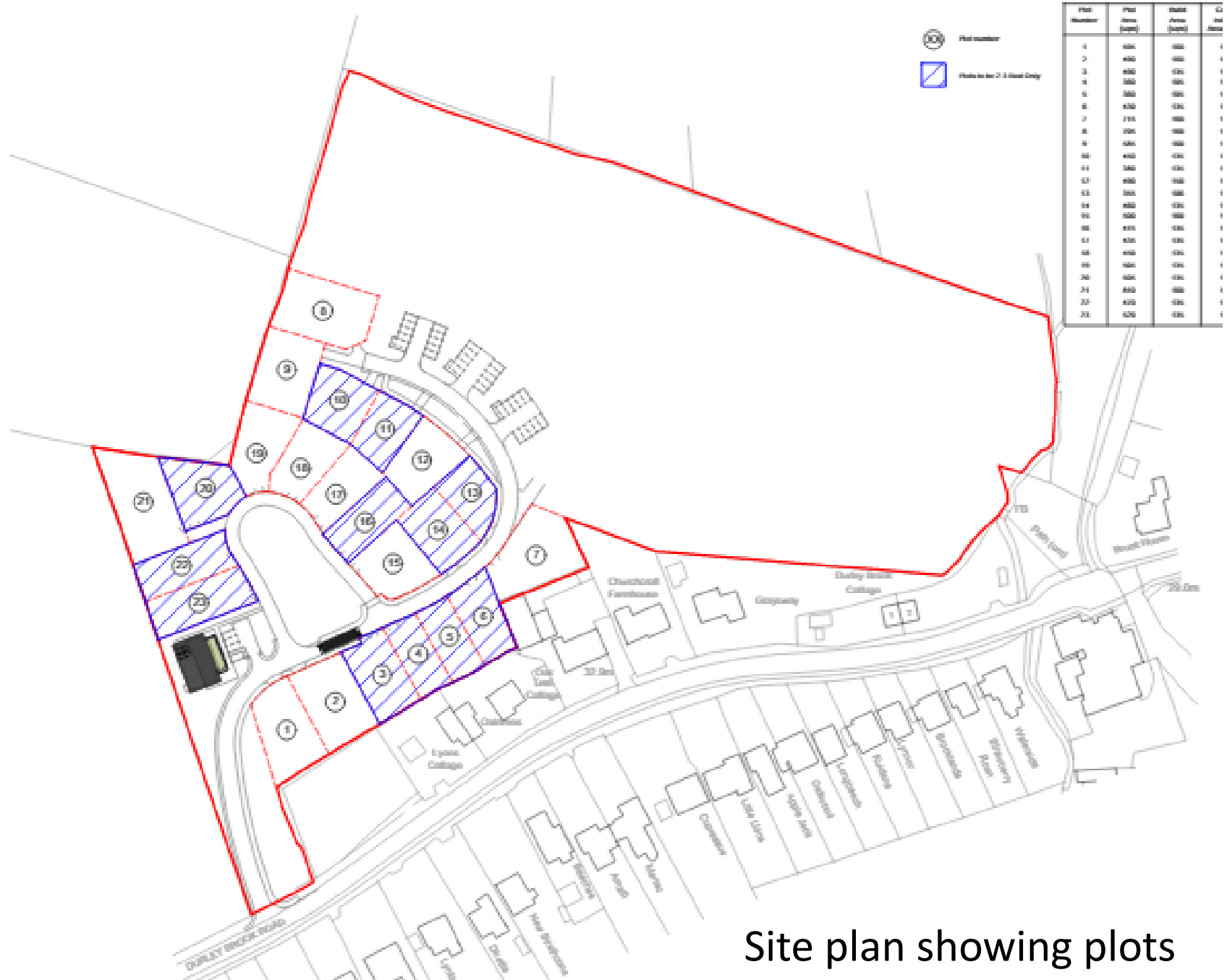


Proposed highways changes  
and park and stride route







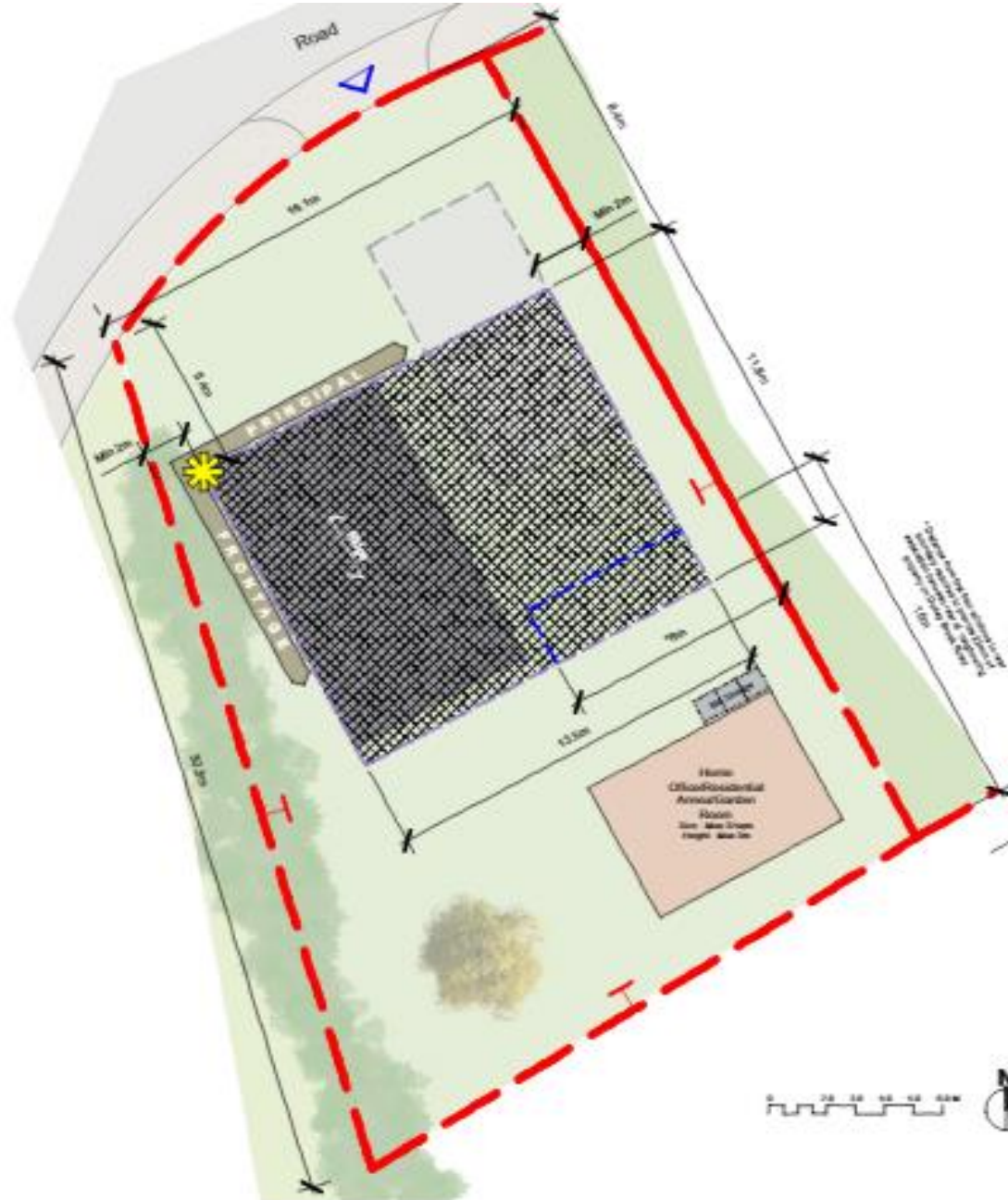


Site plan showing plots



Plot Area: 595sqm  
Build Area: 160sqm  
Gross Internal Area\*: 154sqm

An aerial photograph of a residential neighborhood. A red rectangle is drawn on the image, highlighting a specific lot located near the bottom left corner. The lot is situated between a street and a larger green area. The surrounding area includes other residential lots, some with houses, and a larger green field with scattered trees.

[illegible]

Year	Value	Unit	Year	Value	Unit
2001	10,000,000	USD	2002	10,000,000	USD
2003	10,000,000	USD	2004	10,000,000	USD
2005	10,000,000	USD	2006	10,000,000	USD

---

Fully Developed:  
 Custom Build, Daring

---

Partly Planned  
 (Part 2)

1.160	48.82
2818 APPLI XX XX 128 A 3001	1003

## 3.1 PLANNING APPLICATION

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## Plot passport – plot 1 standard example



Only 2 or 3  
bed dwellings  
are permitted  
on this plot

Plot Area: 430sqm  
Build Area: 135sqm  
Gross Internal Area\*: 127sqm

\* This is the maximum gross national area of your building or structure in place. It includes ground and 10% base of your property, plus any porches, and not yards. † All details of your reasonable gross national area can be found within the design code.

This plot is for your personal use only. The copying & redistribution of this plot is not permitted.

The 1 hour, classes on the 3rd Floor include the foundation in your plot for which you have the responsibility to maintain.

The position of pins should be such that the built-up steel will not exceed the maximum permissible stress, based on AISC design stress for compression stress-parallel

He says: "But even having windows that look directly into another pilot's cockpit, as Thomson gliding is operated, is the result of a rare line. This way from the pilot's boundary."

Within the build area, height restrictions apply. One-story parts of the build will have a maximum height of 15', when measured from the approved ground level of the plot immediately adjacent to your house, to the top of the highest part of the roof including any external chimneys, flues, roof vent pipes or other structures. For reasonable energy generation, any single-story structure shall have a maximum height of 10' when adjusted to a boundary.

Each plot paragonizes situation to (Principal) location and self-governs the rules on the building envelopes, its Principal situation and location of its group(s) and how the edge(s). Any additional needs and built forms should be subordinated to the Principal location. The property envelope must have (mainly) south. Refer to the Group(s) Code in all instances.

Car Parking must be in accordance with Middlesbrough City Council Parking Standards Supplementary Guidance document. Parking may be provided within gardens on our plots, however these must be within the boundary and are excluded within the green informal area. Unless otherwise stated on the plot prospectus, no parking is to be formed on the Proposed Footpaths. Refer to the Green Guide.

A minimum of 7 cases or 1000 patients must be provided.

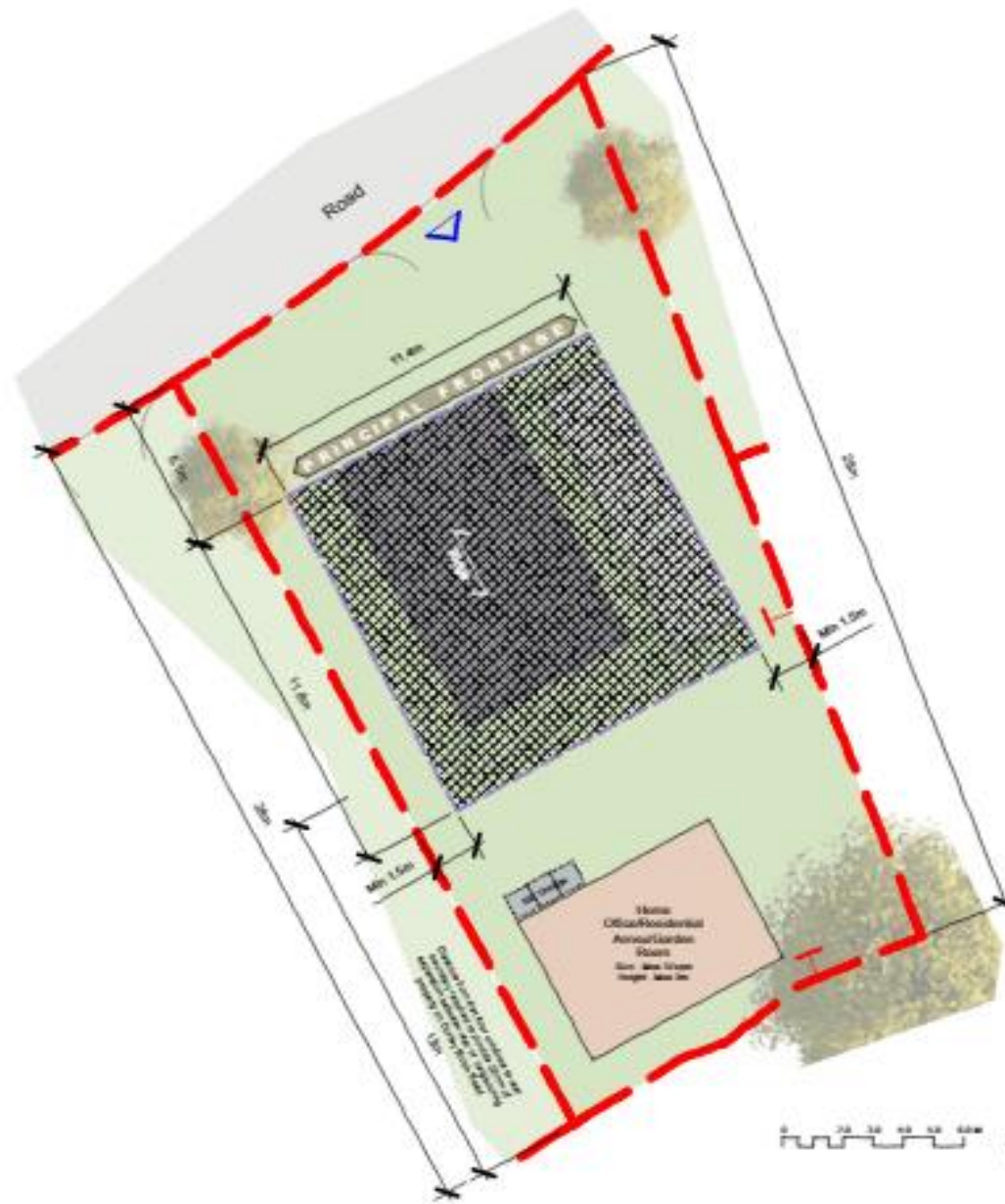
Storage for 7 to 742 lbs. of debris like a 150's a 3rd hand to recycling, garden and residual waste should also be shown and must not be visible from road. Below shown must not be in front of any structure that faces into the public realm.

Labels should only be located in the case of properties and cannot be positioned higher for the building edge. Utility equipment like air ducts should not be positioned on the roof elevation unless necessary.

Each plot will have the option for an additional garden structure that may be used as a Flower Office / Seedling House or Garden Store. The size and position of the structure shall comply with the plot group's plan.

Reading Bridge will be the responsibility of the architectural team

All bridges will be a nature bridge. The length is to be kept below 7.2m, because of the general situation and will be maintained by the owner.



Project  
Rarity Developments  
Combiner Build: Dierley

Project Manager  
(Phil M)

1.100 44.83

2018 AP11 J2 JX 131 A 2020 P02

21 PLANNING APPLICATIONS

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## Plot passport – plot 6 restricted example

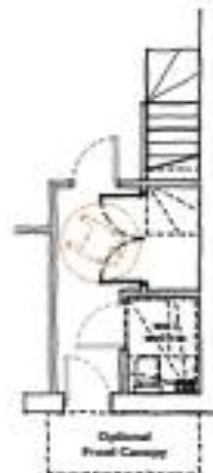
Entrance Option 02  
downward storage



First floor  
1:100 @ A2

Indicative floor  
plans bed room  
restricted plots

Entrance Option 02  
downward storage



Entrance Option 03  
downward / entrance



Optional Extended  
Living Area



Optional  
Car  
Parking

Ground Floor  
1:100 @ A2

Optional  
Front Canopy

Optional  
Front Canopy

Optional  
Rearward  
Entrance

## Garage



Choose between open air sitting car port, attached or detached garage. All built features will use materials

## Entrance



A choice of entrance designs will be available to potential purchasers. Choose from either a recessed entrance, simple canopy or projecting entrance. It is recommended that a form of cover is provided at the entrance to shelter you and visitors from the weather whilst waiting at the front door.

## Chimney



Adding a chimney to the side of the property will add a traditional building feature that will give purchasers additional internal living space options. Chimneys will be constructed using either a matching brick or stainless steel/black metal flues.

## Bay



Projecting bays may be added to provide an architectural feature. The detail design of these features will be developed to ensure that all plots which are eligible for a bay will have a similar aesthetic.

## Facade



The choice of facade material will have the biggest impact on the appearance of each plot development. Purchasers will have the ability to select the roof material and cladding material used. In all instances, the ground floor walls will be constructed from brick. Refer to section 6.6 for more details on material choices.

## Extend



Where plot permits, ground floor living spaces may be extended up to the maximum developable area permitted on the plot.

## Scale



Plots may be developed as longlow, single bayhouses or two story dwellings up to the maximum developable area permitted on the plot.

Indicative design features

## 6.07 Material Palettes

Materials have been carefully chosen to ensure freedom for the home builder, to provide variation along the street scape, yet ensure the dwellings settle into their context.

### WALLS AND ROOFS

#### Bricks:

A range of brick colours and textures are available for plot purchasers to choose from, giving opportunity for variation in the street scene and reflecting local characteristics.

#### Timber Boarding:

Natural reds and weathered greys are acceptable as well as traditional black boarding techniques. There is no restriction of boarding style or dimensional treatment.

#### Standing Seam Metal:

Materials that mimic standing seam are to be avoided on all elevations and roofs. Dark grays, natural firs and pine-painted coppers (dark red/brown) is allowed. Primary colours and imitation green copper is not permitted on any external elevation or roof.

#### Roof Materials:

Standing seam materials as previously outlined are acceptable along with the following:

- Black Tiles
- Slate
- Sarnafil Green roof

### SECONDARY BUILDING FINISHES

#### Doors:

Imitation wood finish doors are to be avoided.

#### Windows:

Low U Value, composite windows are encouraged and can range from dark grays, through to whites and coppers.

Timber (painted or natural finish) and aluminum external insulation is acceptable however low grade plastic white UPVC windows are discouraged. Where white UPVC windows are proposed, they must be approved by the management company.

#### Metalwork:

Colours are permitted, however they must be light in visual impact and where used on iron balustrades, not exceed 15m in height.

#### Rainwater Goods:

White UPVC are to be avoided.

### Facade Options



Brick Option 01  
Deep red  
range to match  
traditional local  
buildings



Brick Option 02  
Antique dark  
with rough texture



Brick Option 03  
Cream multi-tone  
with white glazes



Brick Option 04  
White painted  
bricks of any type



Timber Cladding  
Option 01  
Slate/black  
weather boarding



Timber Cladding  
Option 02  
Natural oak  
cladding



Tile  
Thin clay or  
smooth red/grey  
clay tile

### Roof Options



Metal  
Dark grey or black  
metal standing  
seam



Slate  
Any variety of  
light grey standing  
seam roofing



Tile  
Thin clay or  
smooth red/grey  
clay tile



Flat Roof  
Any variety of  
green roof, felt,  
TPO etc.

### Coloured Accessories

These colours generally apply to window and door frames, rainwater goods, gutters and down pipes, and capping and other fittings. Access colours should be consistent across plot developments.



RVA 1001



RVA 1024



RVA 1004



RVA 0000

### Hard Landscape Materials



Regular Black  
Paving  
Grey



Regular Black  
Paving  
Natural



Rustic Natural  
Gravel  
Grey



Rustic Natural  
Gravel  
Coloured



Gravel  
Dark grey/black  
through to grey

## Materials options





Indicative street scene



View of site from  
footpath by the  
Church



View from Durley Road





View of site between  
houses along Durley  
Street



View of the site from  
Church Lane



View of the site from  
footpath by school





Location of new  
pedestrian crossing to  
village school





View of the access to the site



Existing building and car parking area





Existing buildings





Existing buildings







Existing hedge along  
northern boundary



Location of proposed open  
space



Location of proposed open space







View of properties facing  
Durley street from within  
the site.



# Recommendation Refuse

The proposal fails to accord with Development Plan policies MTRA4, CP15, CP16 of the Local Plan Part 1 and policies DM16 and DM23 of the Local Plan Part 2, in that it would result in additional dwellings in the countryside without justification, encroachment into the countryside resulting in physical and visual harm and, would result in harm to the Solent SPAs.