

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 6th February 2018

Application	6
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Application Number:	17/01308/FUL	Application Expiry Date:	7th August 2017
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Application Type:	Full Application
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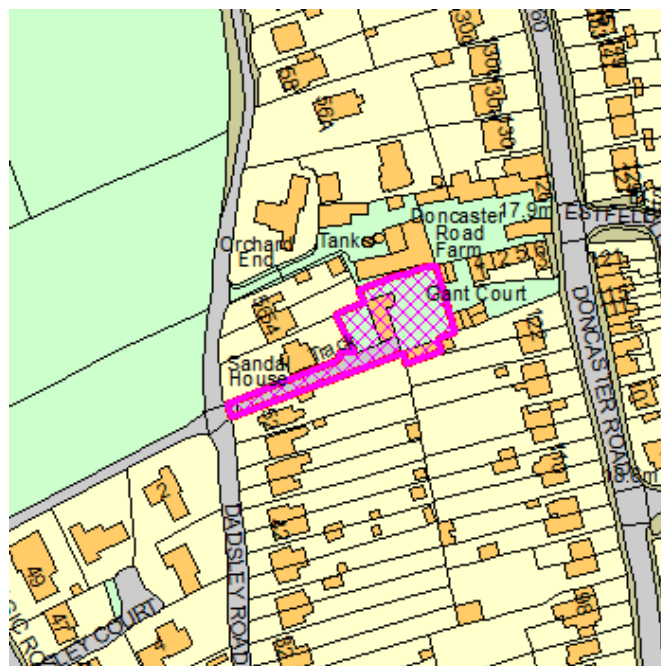
Proposal Description:	Erection of detached dwelling (revised plans received 08.01.2018)
At:	Land To Rear Of Sandall House Dadsley Road Tickhill Doncaster

For:	Mr Johnson
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Third Party Reps:	The proposal received objections from 6 persons. The issues raised in the objections are set out below.	Parish:	Tickhill Parish Council
		Ward:	Tickhill And Wadworth

Author of Report	Tim Goodall
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The report is being presented to members at Planning Committee for consideration and determination due to the level of public interest. Objections have been received, meaning that under Doncaster Council's scheme of delegation for the determination of planning applications it is to be presented to Planning Committee.

2.0 Proposal and Background

2.1 The planning application is for the proposed erection of a five bedroomed detached dwelling to the rear of the existing Sandall House off Dadsley Road, Tickhill. The site lies within the Residential Policy Area and in Flood Zone 1.

2.2 The character of the area is that of a backland plot that formerly contained a barn, demolished several years ago. To the north there is a complex of historic buildings associated with 126 Doncaster Road which was formerly a farmstead. The nearest of these is an L shape range comprised of an imposing grade 2 listed threshing barn with gable to the property boundary and a modern single storey farm building at right angle to this and parallel to the site boundary. The houses to the west on Dadsley Road are predominantly of brick construction with generous front gardens allowing for a set back from the public highway. To the east of the site is the residential street known as Gant Court with garages closest to the application site.

2.3 In the north west corner of the site is a mature Walnut tree that is the subject of a tree preservation order.

2.4 The dwelling would be two storeys in height with a dual pitched roof and a double width gable frontage. The dwelling would be constructed of lime stone with a clay pantile roof. The existing access is off Dadsley Road to the south of Sandall House.

3.0 Relevant Planning History

3.1 14/01572/FUL - Erection of detached dwelling and garage following demolition of existing barn including formation of new vehicular access - Refused for the following three reasons.

- o The proposed dwelling is considered to be harmful to the distinctive character of the surrounding area by means form, scale, massing and detailing, contrary to the provisions of H4 of the Tickhill Neighbourhood Plan and Policy CS14 of the Doncaster Council Core Strategy 2011 - 2028.

- o The proposed site layout would result in a significant negative impact on the protected tree within the site (Doncaster Borough Council Tree Preservation Order (No.367) 2014) and is therefore considered to be contrary to core strategy policy CS16: Valuing our Natural Environment and Tickhill Neighbourhood Plan policy NE3 Tree planting.

- o The proposed access arrangements are considered to be unsatisfactory in terms of highway safety, providing inadequate width to allow two cars to pass safely, resulting in the potential need for vehicles having to wait on the main highway to allow another to leave, contrary to the provisions of Policy CS14 of the Doncaster Council Core Strategy 2011-2028.

4.0 Representations

4.1 The application was advertised via neighbour notification, site notice, press notice and on Public Access on the Council's website. Following submission of revised plans, two further consultations were undertaken. In total objections from six residents were received in response to the application raising the following concerns:

- Highway safety
- Large size of the proposal in relation to the plot and surroundings
- Not in keeping with the surrounding area
- Impact on drains and ecology

5.0 Parish Council

5.1 Tickhill Town Council made the following initial comments:

5.2 "Please ensure the tree roots are protected. The design/specifications must be in keeping with the Neighbourhood Plan."

5.3 There was no objection raised to the revised plans by the Town Council.

6.0 Relevant Consultations

6.1 Design and Conservation Officer - No objection to revised plans

6.2 Tree Officer - The Walnut tree that is located within the proposed development site is currently protected by Doncaster Borough Council Tree Preservation Order (No.367) 2014 Land To Rear Of Sandall House, Dadsley Road, Tickhill and is listed as T1 within the order. From the tree survey provided I'm satisfied that the Walnut has been accommodated within the proposal and is able to be retained on site without any significant harm. No objection, conditions required

6.3 Highways Officer - Having looked into the history of the site, a similar application was submitted in 2014 which did not overcome the highway requirements. I note that this application has sought to address the previous concerns and has widened the access to the minimum 4.5m required for two cars to pass. There is an increased area of hard standing included in the layout with the removal of the previously proposed detached garage which provides adequate space for a fire appliance to turn within the site and sufficient room for two cars plus and visitors to park within the site curtilage.

6.4 Ecology Officer - No objection, condition required.

6.5 Contaminated Land Officer - No objection, conditions required

7.0 Relevant Policy and Strategic Context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 In the case of this application, the Development Plan consists of the Doncaster Core Strategy, the saved policies of the Unitary Development Plan 1998 and the Tickhill Neighbourhood Plan.

Doncaster Core Strategy 2012
Policy CS1: Quality of Life
Policy CS2: Growth and Regeneration Strategy
Policy CS 4: Flooding and Drainage
Policy CS14: Design and Sustainable Construction
Policy CS15: Conserving our Historic Environment
Policy CS16: Conserving our Natural Environment

Doncaster Unitary Development Plan 1998, saved policies
PH 11 Development in Residential Policy Areas
ENV21 Trees and Woodlands
ENV34 Setting of Listed Buildings
ENV59 Protection of Trees

Tickhill Neighbourhood Plan
H4 Remainder of Tickhill
DE 1 New Building
F1 Building Development

Residential Backland and Infill Development Supplementary Planning Document (SPD)

Development Guidance and Requirements SPD

South Yorkshire Residential Design Guide SPD

National Planning Policy Framework

8.0 Planning Issues and Discussion

8.1 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The Doncaster Core Strategy's Growth and Regeneration Policy (CS2) includes Tickhill as a 'Conservation Town' in its settlement hierarchy. The Policy goes on to state that in Conservation Towns the priority will be conservation and enhancement, with only quality infill within existing settlement boundaries being supported.

8.2 As per saved Policy PH11, within residential policy areas development for housing will normally be permitted except where:-

- A) the development would be at a density or of a form which would be detrimental to the character of the surrounding area or would result in an over-intensive development of the site;
- B) the effect of the development on the amenities of occupiers of nearby properties would be unacceptable;
- C) tandem or backland development would result in an unsatisfactory access, overlooking or over-intensive development;

D) the development would result in the loss of social, community and recreational or other local facilities for which there is a demonstrated need.

8.3 As the site lies within the Residential Policy Area, the principle of a dwelling is acceptable provided it meets grounds A to D of saved Policy PH11. These matters are considered in greater detail below.

Design

8.4 In accordance with Policy CS14, all development proposals must be of a high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

8.5 As set out in the Residential Backland and Infill Development SPD, infill development should respect the character of the surrounding area and the amenity of the neighbours. It should re-enforce the uniformity of the street by developing in proportion to its neighbouring properties, where architectural features and building materials should be reflected. This is important in re-enforcing the local context and ensuring that the character of the street-scene is not adversely compromised.

8.6 Policy DE1 of the Tickhill Neighbourhood Plan states that new development should be designed to fit into the character of Tickhill, with proposals demonstrating a thorough understanding of local character as part of the design process.

8.7 Policy H4 of the approved Tickhill Neighbourhood Plan for the remainder of Tickhill (outside the conservation area) states that;

New housing development should satisfy the following characteristics:

1. be constructed of materials in keeping with its immediate environs
2. have a front garden and boundary treatment which respects the surrounding street scene
3. retain existing limestone boundary walls; any new treatment should complement the historical character of the area
4. retain existing trees
5. provide adequate storage space for refuse and recycling bins provided by the local authority
6. be of a size, scale and height appropriate to its location and the size of the plot

8.8 The Council's Design and Conservation Officer stated in their response to the updated plans that "this proposal has been subject to a number of amendments in terms of details and materials with a marginal reduction in massing since submission though it remains a substantial building. However, the simplification of the details to stone quoins and dressings around windows and the use of stone (if this is limestone) for the facades together with clay pantile for the roof gives a more vernacular character to the building which reflects the traditional building materials of the local area on the limestone ridge and contributes to local distinctiveness."

8.9 As is evident from the planning history of the site, there is a previous refusal of planning permission for the erection of a detached dwelling and garage that was determined in 2016. The decision at the time took account of the current planning policy context including the Doncaster Core Strategy, the Tickhill Neighbourhood Plan and the Council's Supplementary Planning Documents. The previous application was refused for three reasons (design, trees and highways) and there was no appeal.

8.10 In design terms, the previously refused dwelling was considered to be harmful to the distinctive character of the surrounding area by means form, scale, massing and detailing, contrary to the provisions of H4 of the Tickhill Neighbourhood Plan and Policy CS14 of the Doncaster Council Core Strategy 2011 - 2028. The refused dwelling was roughly cross shaped and measured 9.4 metres in height, 16.3 metres in width and a maximum to 13.5 metres in depth. The proposal included front and rear gable projections, a set down side projection and a total of twelve rooflights on the main building. A detached double garage with rooflights was also proposed.

8.11 The current proposal is for a dwelling measuring 8.55 metres high (excluding one chimney to the side elevation). The dwelling would be 14.8 metres wide and a maximum of 10.6 metres deep. While, the massing of the proposal is acknowledged within the backland plot is noted, there is a noticeable reduction in height of almost a metre from the previous refusal. The proposed dwelling should also be considered in the context of the large barn directly to the north, and with this in mind the reduced massing and height is considered on balance to be acceptable. Since the validation of the application there have been a number of revisions including altering the proposed materials to limestone and pantile and simplifying the design detail.

8.12 Given the reduction in the dimensions of the proposal, the simplification of the design and the removal of the detached double garage, the proposal is considered to accord with saved Policy PH11 part A. Given the size of the plot, the proposed dwelling would not be of a scale to result in an over intensive use of the site as per saved Policy PH11 part C.

8.13 In design terms, the proposed development is on balance considered to accord with the relevant national, local and neighbourhood policies.

Residential Amenity

8.14 Policy CS1 of the Core Strategy supports development proposals that protect local amenity. Policy CS14 states that new development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. The Design Guidance and Requirements SPD states that habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary. Where a new property overlooks an existing garden these distances may need to be increased. Oblique or obscured outlook from habitable room windows within 10m of the boundary may be allowed at the discretion of the case officer dependent upon site specific considerations. The internal layout of the proposed dwelling should also meet the internal space standards set out in Table 4A.1 (Space Standards) of the South Yorkshire Residential Design Guide 2011 SPD (p130).

8.15 The front elevation of the proposed dwelling would face approximately west and would be meet the required separation distance from Sandall House as set out in the Design Guidance and Requirements SPD. It would be 18 metres from the rear garden and 31 metres from the rear windows of the house. The rear garden of no 54 would be closer than the normal 10 metre minimum distance from the closest first floor window at approximately 8.4 metres, however the proposed dwelling is at a slight angle, reducing overlooking and there is also the existing mature tree further obscuring the view. The rear elevation of the dwelling would be approximately 21 metres from the side elevation of the nearest dwellings on Gant Court. The internal layout of the proposed dwelling would also meet the requirements of the South Yorkshire Residential Guidelines SPD in terms of minimum room sizes, providing an acceptable living standard for future occupiers of the dwelling. On balance, the proposal is considered to be acceptable in amenity terms.

Setting of Listed Building

8.16 Policy CS15 of the Core Strategy states that Doncaster's historic environment will be preserved, protected or enhanced. Saved Policy ENV 34 states that planning permission will not normally be granted for development which would adversely affect the setting of a listed building by virtue of its nature, height, form, scale, materials or design.

8.17 Following initial concerns raised by the Conservation Officer, the proposal has been revised, resulting in a modest reduction in the massing of the building, a simplification in the design and a change in the proposed materials. The Conservation Officer considers that the revised proposal "allows the building to stand more comfortably adjacent to the large listed barn which is of similar materials and eases concerns over the juxtaposition of the two buildings. Despite the massing I do not think I can sustain an objection based on harm to the setting of the adjacent listed buildings."

8.17 In line with the consultation response of the Conservation Officer, the impact on the listed building is considered to accord with policy.

Trees and Landscaping

8.19 Saved Policy ENV21 seeks to protect and conserve existing trees and woodlands by steering development away from trees and woodlands. Saved Policy ENV59 states the Council will attach considerable importance to the need to protect existing trees and hedgerows and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works.

8.20 The Walnut tree that is located within the proposed development site is currently protected by Doncaster Borough Council Tree Preservation Order (No.367) 2014 Land To Rear Of Sandall House, Dadsley Road, Tickhill and is listed as T1 within the order . The potential impact of the previous planning proposal on this tree resulted in a reason for the refusal of that planning application. The revised scheme is further away from the tree and no longer includes a stand-alone detached garage. The planning application was accompanied by a Tree Survey and the Council's Tree Officer has no objection to the revised scheme "as the tree survey report within section 3.2.3 clearly states that the proposed building is 10.1m from the Walnut (T1), which has a RPA/exclusion zone of 6.6m radius.

As a result this should allow for the full rooting area and crown to be retained and protected by fencing to the specification suggested in Appendix 4: tree protection, protective fencing detail and ground protection detail and BS5837:2012 while still allowing approximately 3.5m of working space between the fencing and proposed building. From the tree survey provided I'm satisfied that the Walnut has been accommodated within the proposal and is able to be retained on site without any significant harm."

8.21 It is worth noting that as a result of revisions to the current planning application, the proposed dwelling is now approximately a metre further away from the tree than at the time of the aforementioned survey (approximately 11 metres distant). The Tree Officer has recommended conditions if permission is granted to cover protection during the construction period, ongoing protection of the tree and a landscaping scheme.

Ecology and Wildlife

8.22 Policy CS16 of the Core Strategy states that protected habitats and species will be given the highest levels of protection in accordance with the relevant legislation and policy. The Council's Ecologist has no objection but noted "there was a considerable amount of communication on a previous application on this site in respect of bats. It was finally concluded and we were satisfied by the conclusion that there was little/negligible risk of bats be present in the building that previously occupied the site.

8.23 The bat survey did show however that there was frequent use of the site by commuting and foraging bats (Pg. 12 Table 5). In response to the requirements of policy CS16 to maintain the boroughs ecological networks I believe that this could be delivered through condition by the inclusion of potential bat roost facilities."

8.24 The proposal is therefore considered to accord with policy CS16 in terms of the protection of habitats and species, subject to an ecological enhancement plan condition.

Highways and Parking

8.25 Policy CS14 of the Core Strategy states that the design of new development should make a positive contribution towards quality, stability, safety and security of private property, public areas and the highway.

8.26 Highway safety formed a reason for refusal for the previous planning application at this site and the applicant has sought to address this through the widening of the access and a turning space for the donor property (Sandall House). While the current highway arrangement is acknowledged and is a concern raised by local residents, it is noted that this is an existing vehicular access for Sandall House and also a gated access to the former building on the application site. The Highways Development Control Officer has been consulted on the application and has no objection to the proposal given the parking proposal and the increased width, which meets their requirements. As such, the proposal is considered to be acceptable in terms of highway safety.

Drainage

8.27 Policy F1 of the Tickhill Neighbourhood Plan states that proposals for new development should ensure that there is no increase in the rate of surface water run-off into the existing formal drainage system. Within identified flood risk areas prone to flooding through inadequate capacity of existing drainage infrastructure, a reduction of surface water run-off on brownfield sites will be required. Sustainable Urban Drainage Systems (SUDS) will be used whenever possible.

8.28 Concerns were raised by local residents regarding the impact on the local drainage network. The application site lies in flood zone 1 and no response was received from Severn Trent Water in relation to the planning consultation. A drainage condition will be imposed to ensure full details of the proposed drainage are required prior to the commencement of development on the site, as such the proposal is considered to accord with policy F1 of the Tickhill Neighbourhood Plan, and policy CS 4 of the Doncaster Council Core Strategy.

9.0 Summary and Conclusion

9.1 The proposed development for a dwelling on the site is considered to have overcome the three reasons for refusal on the previous planning application at the site in 2016. The application will ensure the protection of the Walnut Tree in the north west corner of the site and has overcome previous highway concerns. Given the location of the proposed dwelling adjacent to buildings of a similar scale directly to the north, the proposed dwelling with its reduced height is considered to be appropriate for its location. The proposal is considered to comply with national, local and neighbourhood planning policies and is recommended for approval subject to conditions.

10.0 Recommendation

10.1 GRANT Full planning permission subject to the following conditions.

- | | |
|-----------|--|
| 01. STAT1 | The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990. |
| 02. ACC1 | The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved. |

03. U58539 Prior to the commencement of the relevant site works samples or details of the clay pantile and ridge tiles (and of the bay window roof material if different) to be used in the construction of the new building shall be submitted to and approved in writing by the local planning authority. Any verges to the gables and gable projections of the new building shall be mortared verges.
REASON
To preserve the setting of the listed building in accordance with saved policy ENV34 of the Doncaster Unitary Development Plan
04. U58540 (a) Samples or details of the limestone walling material and dressings shall be submitted to and approved in writing by the local planning authority prior to the construction of the external walls of the building.
(b) The construction of the external walls of the new building shall only take place after a one-metre-square sample panel of stonework showing the pointing, coursing and mortar colour to be used in the construction of the building has been constructed on site and the details approved in writing by the local planning authority.
REASON
To preserve the setting of the listed building in accordance with saved policy ENV34 of the Doncaster Unitary Development Plan
05. U58541 Rainwater goods, pipework, and any fascias to be used in the construction of the building shall be black unless otherwise agreed in writing by the local planning authority.
REASON
To preserve the setting of a listed building in accordance with saved policy ENV34 of the Doncaster Unitary Development Plan
06. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
07. V41P During the construction of the development hereby approved the following activities are prohibited:
1) the stockpiling of building materials under the canopies of the trees on the site
2) the parking or operating of machinery under the tree canopies
3) the movement of traffic over root systems
4) fires within the vicinity of trees
5) chemical spillages (including the rinsing out of cement mixers) under the canopy of trees

REASON

To ensure that all trees are protected from damage during construction in accordance with British Standards Institute Specification 5837 (1991) and the Local Planning Authority's Code of Practice in Relation to Trees on Development Sites

08. VU21

The development hereby granted shall not be commenced nor materials or machinery brought onto the site until the trees which it has been agreed shall be retained are fenced off to the satisfaction of the Local Planning Authority. A scheme of fencing shall be submitted to the Local Planning Authority which shall comply with B.S. Specification No. 5837 'Trees in relation to Construction (1991)', with the Council's 'Code of Practice in Relation to Trees on Development Sites' and with the Council's illustrated guidelines 'Protection of Trees on Development Sites'. The satisfactory implementation of the scheme on the site shall be confirmed in writing by the Local Planning Authority before any works are begun.

REASON

To ensure that all trees are protected from damage during construction.

09. VQ17

No development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

10. VP16

No trees, shrubs or hedges existing within or on the boundaries of the site shall be topped, lopped or felled, uprooted or otherwise damaged for five years after the date of consent without the prior written permission of the Local Planning Authority. Any trees removed or becoming damaged or becoming diseased before the end of the period shall be replaced with trees of such size and species as may be agreed by the Local Planning Authority.

REASON

To ensure that all retained trees are in a healthy condition on the completion of the development and for the specified period afterwards.

11. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
11. U58538 Within one month of the commencement of development an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:
-The installation of two integrated bat roost boxes in suitable walls of the new dwelling, using Ibstock bat brick, the Schwegler 1FR or similar. The siting and height of the installations can be detailed by a suitably qualified bat ecologist.
REASON
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.
12. CON2 Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
13. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

14. NOPD1A Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

01. INF1B INFORMATIVE

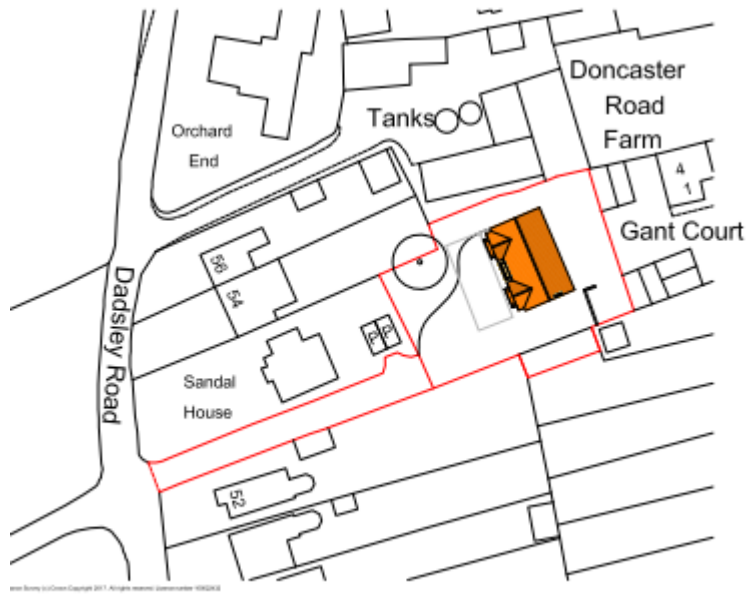
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018

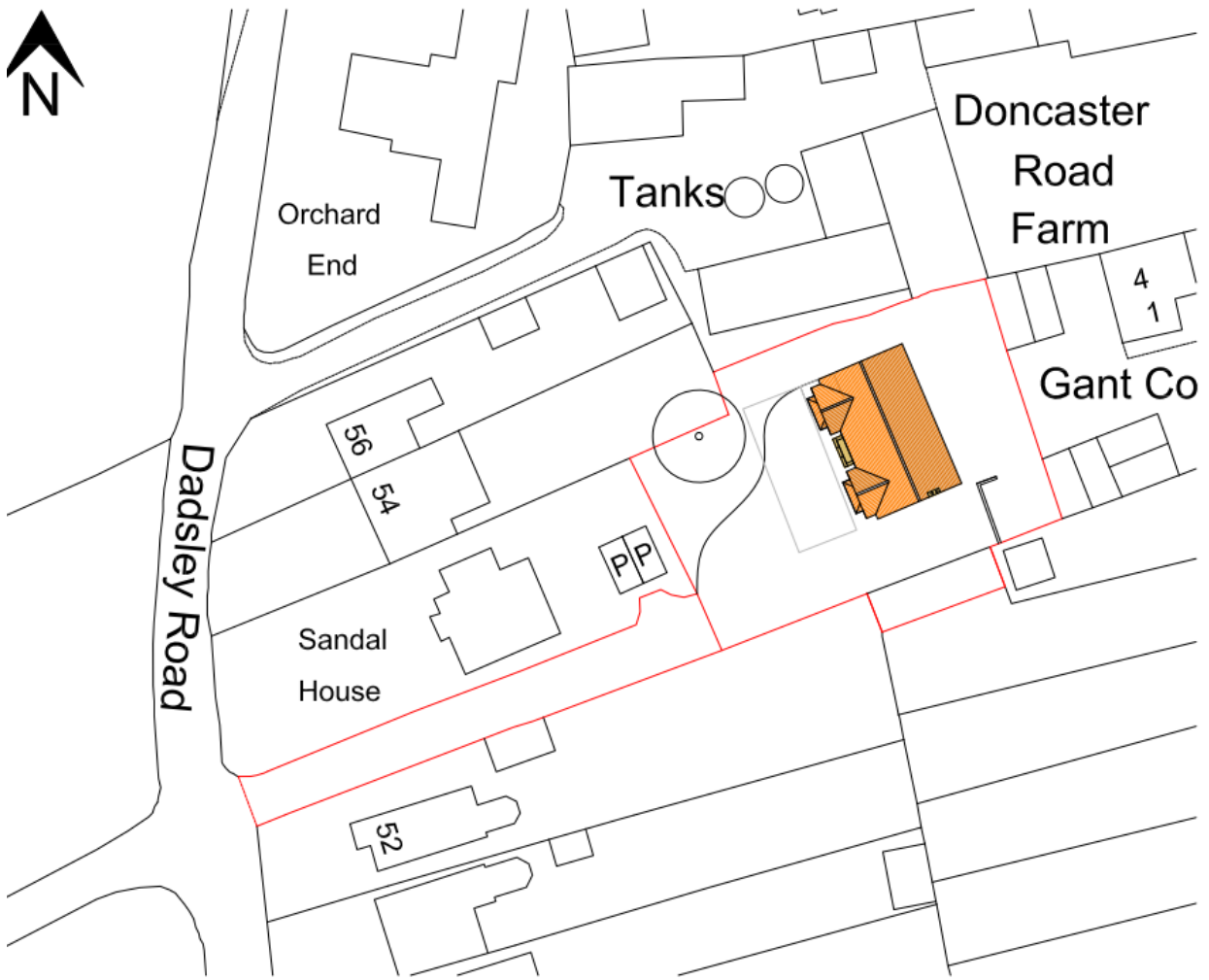
The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1 Proposed Location Plan



Proposed Location Plan 1:1250

Appendix 2 Proposed Site Plan



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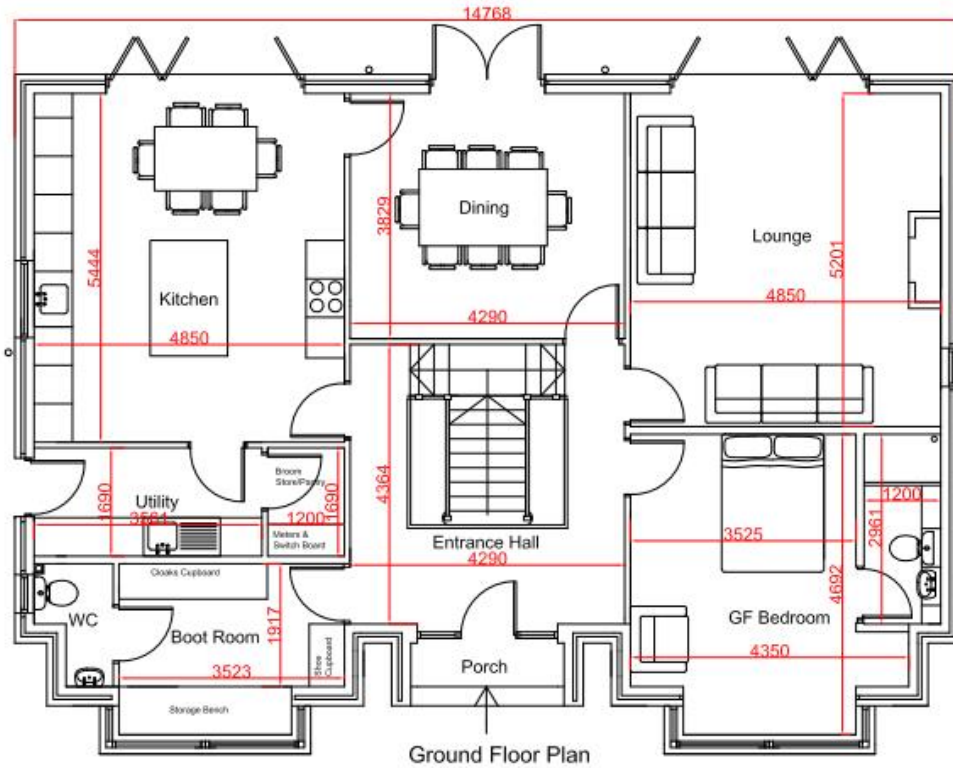
Proposed Site Plan 1:500

Appendix 3 Proposed Front and Side Elevation and Proposed Ground Floor Plan

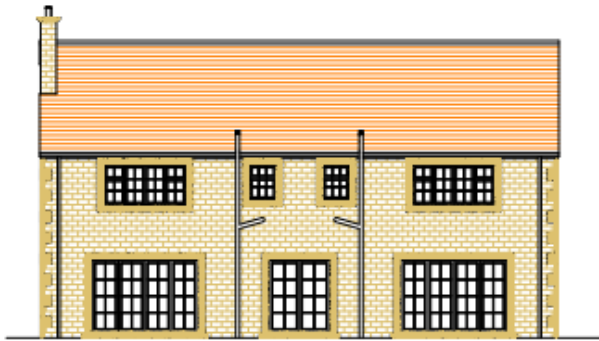


Front Elevation

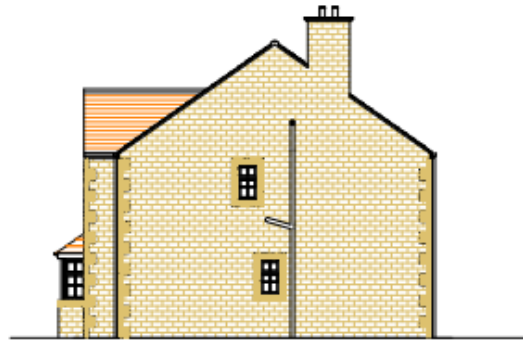
Side Elevation



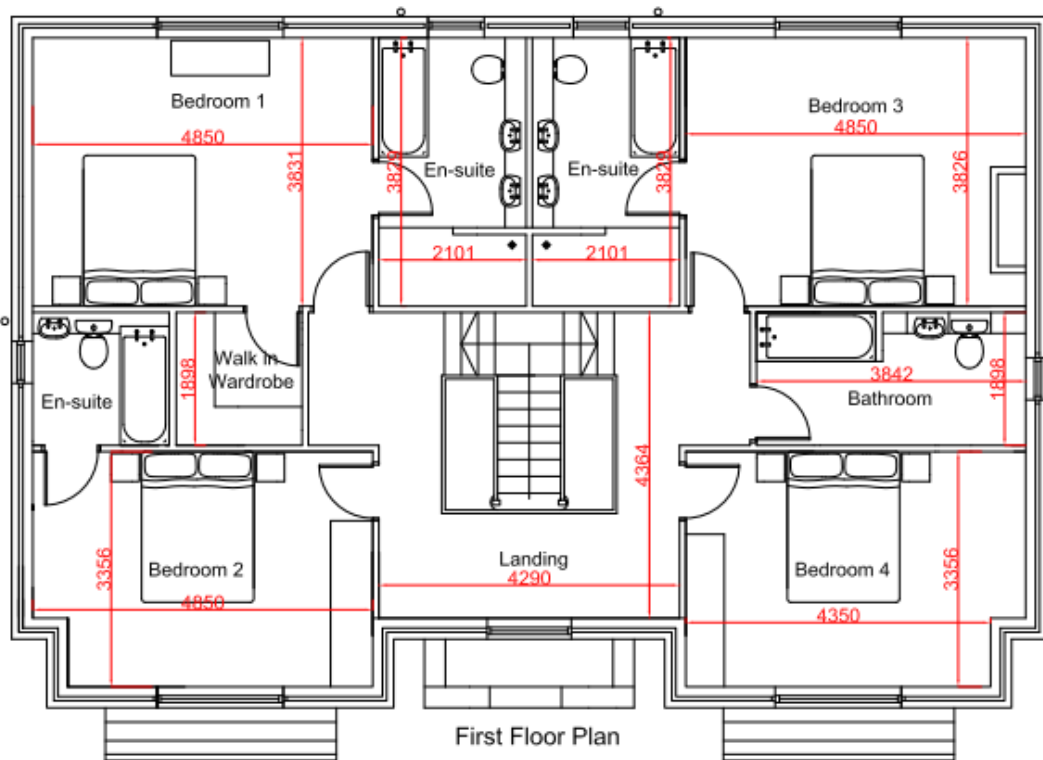
Appendix 4 Proposed Rear and Side Elevation and Proposed First Floor Plan



Rear Elevation



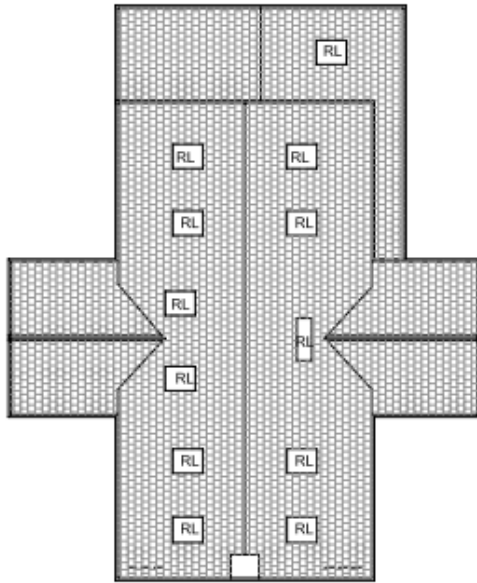
Side Elevation



First Floor Plan

Appendix 6 2016 Refused Elevations and Roof Plan

ROOFING - STEEL CLAY TILES
 GARAGE WALLS - RED BRICK
 ROOF - INTERLOCKING CLAY
 RAINWATER GOODS - DRAW
 POWDER COATED
 MAIN HOUSE AND GARAGE



ROOF PLAN



EAST ELEVATION



WEST ELEVATION

AMENDED PLANS
 04/08/2014



SOUTH ELEVATION

amendments