

Application	3
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Application Number:	20/03003/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of single storey detached gym to rear garden plus erection of first floor front extension atop flat roof attached garage (amended proposal)
At:	152 Bawtry Road, Bessacarr, Doncaster, DN4 7BT

For:	Mr D Simcock
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Third Party Reps:	5 objectors 0 supporters	Parish:	N/A
		Ward:	Bessacarr

Author of Report:	Laura Williams
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SUMMARY

The application seeks permission for the erection of a single storey detached gym to the rear garden and the erection of a first floor front extension above the existing attached garage. The application is presented to Planning Committee at the request of ward member Councillor Neil Gethin and owing to significant public interest.

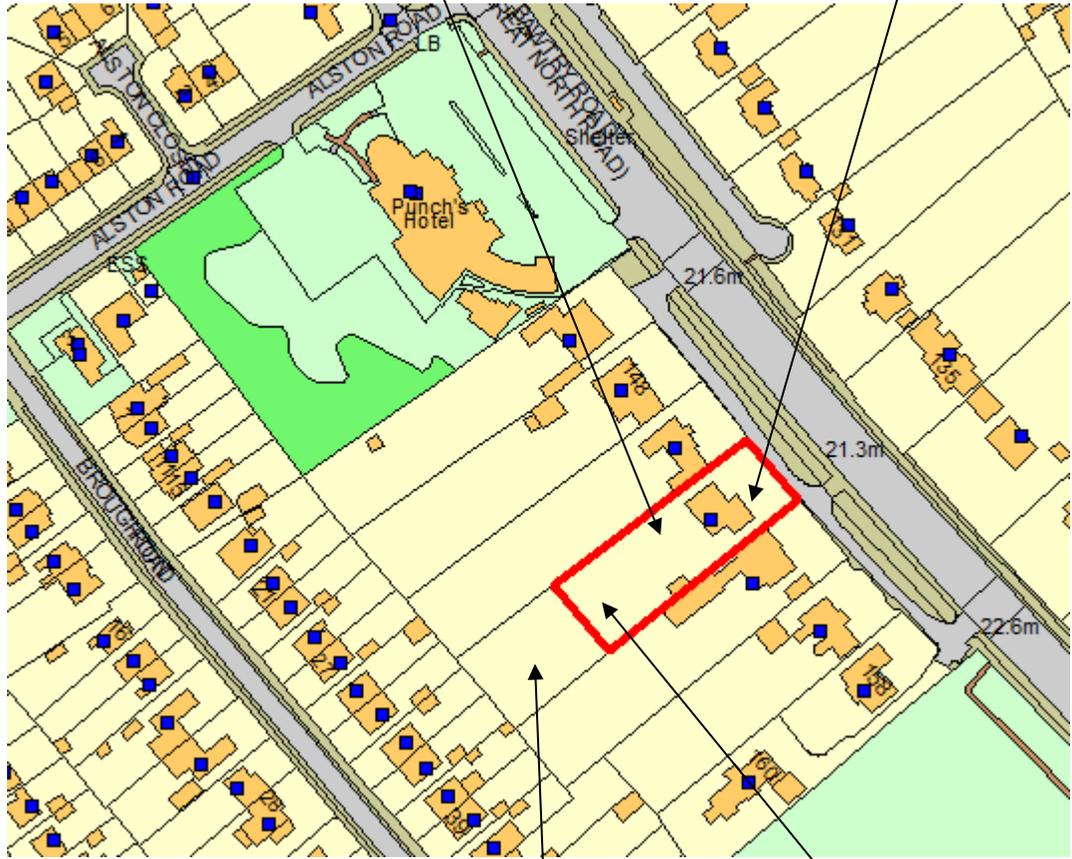
The proposed scheme has been amended to overcome issues raised by the Planning Officer and Conservation Officer. The scale of the proposal has been reduced and the design has been improved to better tie in with the character of the host dwelling, and it is now considered an appropriate form of development. The proposal would not harm the character of the Conservation Area or the locality, there would be no harm to neighbour amenity and the proposal is considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

This report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal. The development would not cause undue harm to neighbouring properties or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions.

Application Site

First floor front extension on this part of the site



Planning application 20/02415/FUL, running concurrently with this application

Detached gym on this part of the site

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee at the request of Councillor Neil Gethin, ward member for Bessacarr, and because of the level of public interest in this application.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of a single storey detached gym to the rear garden and the erection of a first floor front extension above the existing attached garage.
- 2.2 This current application has been amended in order to overcome issues raised by the Planning Officer with regards to harm to the character of the street scene and the Conservation Area, and was re-advertised due to significant amendments to the scheme. The amendments include a reduction to the length of the detached gym and a reduction of the extension from a front and side extension to a front extension only.
- 2.3 It is also worthy to note that there is a current application for development to the rear of the site, which historically formed part of the rear garden of No.152, for 3 detached properties, under application reference 20/02415/FUL.

3.0 Site Description

- 3.1 This is a two storey detached dwelling on the south side of Bawtry Road within the Bessacarr Conservation Area. The building is constructed of brick and render with a concrete tile pitched gable roof. A stone and brick wall encloses the front of the property. There is a driveway and mature shrubs the front and a large garden to the rear, which is bound by a hedge to the north and west, and a brick wall to the south.
- 3.2 The application site is a rectangular shaped piece of land located on a residential street. No.152 is one of a grouping of buildings (from 146 to 158) set back from the main Bawtry Road on a private drive and its long thin plot has been truncated at the rear. The street scene is characterised by detached two storey dwellings with front driveways. Brick walls form the front boundary of these properties with some mature hedges and shrubs softening the landscape.

4.0 Relevant Planning History

- 4.1 Application site:

Application Reference	Proposal	Decision
19/02084/FUL	Erection of two storey and single storey rear extensions to detached dwelling	Granted 31.10.2019

5.0 Site Allocation

- 5.1 The site is designated as Residential Policy Area and the Bessacarr Conservation Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). This is not in a high risk flood zone being allocated as Flood Risk Zone 1 (FZ 1)
- 5.2 National Planning Policy Framework (NPPF 2019)
- 5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.5 Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise
- 5.6 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.7 Paragraphs 54-56 state local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Imposing conditions should only be used where; they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they meet all of the following tests:
- a) Necessary to make the development acceptable in terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 5.8 Paragraph 117 states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

- 5.9 Paragraph 124 of the NPPF states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.10 Paragraph 127 states that good design criteria should ensure that developments function well and add to the overall quality of the area, are sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future occupiers. Planning decisions should ensure are visually attractive and optimise the potential of the site.
- 5.11 Paragraph 184 states that Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.12 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.13 Core Strategy 2011 - 2028
- 5.14 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 (as amended) and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended)).
- 5.15 In May of 2012 the Local Development Framework Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan (UDP); some UDP policies remain in force (for example those relating to the non-residential use in a Residential Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:
- 5.16 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives and which in particular provide opportunities for people to get jobs, protect local amenity and are well designed.
- 5.17 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.18 Policy CS15 of the Core Strategy seeks to preserve, protect or enhance Doncaster's historic Environment.

- 5.19 Policy CS16 of the Core Strategy states that Doncaster's natural environment will be protected and enhanced.
- 5.20 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.21 ENV25 states that within conservation areas, as defined on the proposals map, new development including alterations and extensions to, and changes of use of, existing buildings will be expected to preserve or enhance the character or appearance of the area. Development will not be permitted if it would detract from the character or appearance of the area by virtue of its nature, height, density, form, scale, materials or design or by the removal of trees or other important landscape features. The desirability of preserving or enhancing the character or appearance of a conservation area will be a material consideration when dealing with proposals for new development outside a conservation area which would affect its setting or views into or out of the area.
- 5.22 ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. All features which contribute to the character of the building or surrounding area should be retained.
- 5.23 ENV59 States that in considering proposals for new development the Borough Council will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features and will require that new developments do not cause unnecessary loss of trees nor imperil trees by building works.
- 5.24 Local Plan
- 5.25 The Local Plan has been formally submitted for examination on 4th March and an Inspector has been appointed therefore the Local Plan is now under examination. Paragraph 48 of the NPPF states that the LPA may give weight depending on the stage of the Local Plan and the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). When the local plan was published under Regulation 19 in August 2019, all of the policies were identified as carrying 'limited weight' for the purposes of determining planning applications. Taking into account the remaining stages of the local plan process, it is considered the following levels of weight are appropriate between now and adoption dependant on the level of unresolved objections:
- Substantial
 - Moderate
 - Limited
- 5.26 The Local Plan has been through Examination in Public, and consultation on proposed main modifications to the Plan is ongoing until Sunday 21 March 2021. The Council is aiming to adopt the Local Plan by Summer/Autumn 2021. The following policies are considered appropriate in assessing this proposal and consideration has been given to the level of outstanding objections resulting in appropriate weight attributed to each policy:

- 5.27 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is afforded limited weight as there are outstanding unresolved objections.
- 5.28 Policy 33 deals with Woodland, Trees and Hedgerows. Significant weight can be afforded to this Policy.
- 5.29 Policy 35 deals with Valuing our Historic Environment (Strategic Policy). No objections have been received so this policy can be afforded 'substantial weight'.
- 5.30 Policy 38 (Conservation Areas) states that proposal should take into account the identified significance contained in the Conservation Area Appraisal for the relevant designated area where published. Moderate weight is afforded to Policy 38 as there are outstanding unresolved objections however they are not considered to be significant.
- 5.31 Policy 42 (Character and Local Distinctiveness) is afforded limited weight. This policy states that development proposals will be supported where they:
1. recognise and reinforce the character of local landscapes and building traditions;
 2. are of a high quality design that contributes to local distinctiveness;
 3. respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality; and
 4. integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.

In all cases, applications and design proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, adjacent neighbourhood and the wider area, to inform the appropriate design approach.

- 5.32 Policy 45 (Residential Design) has moderate weight in decision-making. New housing, extensions, alterations and changes of use to housing will be supported where they respond positively to the context and character of existing areas (refer to Policy 42), or the host property, and create high quality residential environments through good design. Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.
- 5.33 Other material planning considerations

Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) by means of site notice, council website, press advertisement and neighbour notification.

6.2 21 public representations have been received from 5 objectors. All the representations are objections to the scheme, 15 of the representations are additional comments from previous objectors.

6.3 The letters of objection are in regard to the following summarised points:

- Piecemeal overdevelopment in this part of the Bessacarr Conservation Area due to ongoing and previously granted applications
- Compounded impact of ongoing and previously granted applications on habitat loss and biodiversity
- Compounded impact of light pollution
- Compounded impact of development on drainage system

6.4 The issues raised are not material planning considerations and so cannot be considered under this application. The following points are material planning considerations to be discussed later in the report:

- Contamination of the area from landfill gases as a result of this and other applications and overall responsibility for potential consequences of development
- Potential use of the gym building as a health club / apartments / independent dwelling and potential for increased traffic - this proposal is for the erection of a detached gym and there is no evidence to suggest that the building would be used in any other such way. As such the proposal is determined regarding the erection of the detached gym for private use, and not on the speculative potential of it becoming anything else
- Reduction of privacy and security of houses on Broughton Road as a result of the gym building
- Loss of green space as a result of the gym and reduction in built footprint to plot ratio as a result of the 11 ongoing planning applications in the area
- Unclear end use; gym or garden room – the end use has been confirmed as a private use gym for the property
- Non-compliance of the development in accordance with the emerging Local Plan (policies 45, 31, 38, 55)
- Noise pollution from gym and contravention with Human Rights Act
- Maintenance of trees
- Scale of the detached gym
- Status of the large established tree and implications of proposal for said tree
- Harm to character of the area – through the reduction green and open spaces because of additional buildings, hard landscaping and the potential of removal of trees
- Concerns that the proposal would conflict with the condition of a previously approved planning application which removed permitted development rights on the site (condition 9 of application 18/02962/FUL)

7.0 Parish Council

7.1 There is no Parish Council for this site.

8.0 Relevant Consultations

8.1 Tree Officer

There are no trees on the site as these have been previously removed by the owners of the site. The site is not subject to any TPOs. There is an existing conifer hedge on the site which is to be retained as part of the scheme, which is welcomed by the local authority. The Tree Officer raised no objections to the scheme and requested no conditions.

8.2 Ecology

The site is primarily a garden with typical garden features. In respect of this application as there are no buildings, which are to be demolished or modified, then no emergence surveys for bats would be required. It is considered that the erection of a gym building is not likely to have any significant effect on bats.

8.3 Conservation Officer

No objections to the amended proposal; a matching materials condition is sufficient and no post approval conservation details are required.

8.4 Pollution Control

Historic maps indicate that the application site is located within 250m of a sand pit. Early on in the consultation process, Pollution Control had no objections to the proposal subject to an informative regarding the potential hazards associated with sand pits. Following a number of public representations concerning the matter, Pollution Control was re-consulted with a screening assessment form that contained more information about the proposal. There are no objections from Pollution Control subject to the informative regarding the potential hazards associated with sand pits.

9.0 Assessment

9.1 The principle issues for consideration under this application are as follows:

- Principle of the development;
- Impact on neighbouring amenity of existing and future residents;
- Impact on the character and appearance of the area;
- Trees and Landscaping;
- Overall planning balance

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of the Development

9.3 The site is located within a Residential Policy Area as designated in the UDP. As such, residential use of the site is acceptable in principle, subject to compliance with other policies and consideration of the scheme's design and its impact on residential amenity, the conservation area and other issues.

9.4 **Sustainability**

9.5 The National Planning Policy Framework (NPPF 2019) sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

9.6 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

9.7 **SOCIAL SUSTAINABILITY**

Impact on Neighbouring Amenity

9.8 Policies CS1 and CS14 (A) of the Core Strategy states that 'new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment' and paragraph 127 (f) of the National Planning Policy Framework states that planning decision should create places that have a high standards of amenity for existing and future users .

Detached gym

9.9 There have been several objections to the proposal, however it is not considered that the proposed detached gym as amended would result in harm being caused to the residential amenity through overlooking or overshadowing. The length of the outbuilding no longer spans the width of the plot, and has been reduced from 19.1m to 15.1m. The detached gym would measure 3.7m in height and be located to the very rear of the garden to be screened by a mature conifer hedge. As such it would impact the least usable part of a large garden and would have no overshadowing impact on neighbouring properties. The detached gym would not be harmful to the amenity of neighbours therefore complies with Policy CS14.

9.10 Doncaster's Supplementary Planning Document (SPD) makes clear that development of this nature should be of a scale and proportion that is subservient to the host dwelling, in relation to the height, massing, roof pitch, and remaining curtilage space. The reduced length of the detached gym would not compete with the host dwelling and would be subservient to it. The proposal is set within a large plot; the proposal preserves adequate private amenity space and does not dominate the rear garden. The detached gym is therefore compliant with the SPD and policy CS14.

9.11 The use of the detached gym will be for private use only that is ancillary to the residential use of the main dwelling; a condition preventing its use for purposes other than ancillary use will form part of this consent.

- 9.12 It is therefore considered the application is in accordance with Policy CS1 and CS14 thus carries significant weight.

First floor front extension

- 9.13 There have been several objections to the proposal, however it is not considered that the proposed first floor front extension as amended would result in harm being caused to the residential amenity through overlooking or overshadowing. The extension has been amended and reduced from a front and side extension which would have enveloped the side elevation of the host dwelling. The extension would be atop the existing flat roof garage and not within the main circulation space of neighbouring properties. There would be no increase to the footprint of the dwelling as a result of this proposal. The extension would not be harmful to the amenity of neighbours therefore complies with Policy CS14.
- 9.14 It is therefore considered the application is in accordance with Policy CS1 and CS14 thus carries significant weight.

9.15 Conclusion on Social Impacts

- 9.16 The proposed development as amended would not detract from the residential amenity of neighbouring properties and would not significantly detract from the social sustainability of the locality. Although the application has received a number of neighbour representations, the concerns raised are considered to be satisfied and addressed by the amended proposal. Therefore the proposal weighs positively in terms of the social impact and carries significant weight.

9.17 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and Heritage assets

- 9.18 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Regulations Act 1990 require that in the exercise of planning functions special regard is had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 9.19 The site is within the Bessacarr Conservation Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998).

Detached gym

- 9.20 Given the positioning of the detached gym to the very rear of the garden, it would be out of clear public view and have a minimal impact on the character of the street scene and the conservation area. The length of the building has been reduced to prevent it from being visible from Bawtry Road between No.152 and No.54. A conifer hedge would screen the gym to the rear of the site. The proposal therefore complies with policies CS14, CS15, ENV25 and ENV54.

First floor front extension

- 9.21 The amendments to the first floor front extension have made the proposal subservient, and the design sympathetic to, the character of the host dwelling. The front extension would have a gable roof to match the host dwelling, and it would be set down from the ridge of the dwelling to minimise the impact of its positioning on the principal elevation. Materials would match the host dwelling. As such, there would be no harmful impact upon the character of the street scene and the conservation area. The proposal therefore complies with policies CS14, CS15, ENV25 and ENV54.

Impact on Trees

- 9.22 The site is not subject to any TPOs. The Tree Officer has no objections to the application as the proposal includes the retention of a mature conifer hedge, and the tree that was subject to a neighbour objection has been confirmed as already removed by the owners.

Pollution and Noise issues

- 9.23 Several concerns have been raised in relation to the potential for subsidence and the contamination of the area from landfill gases as a result of the detached gym development. Pollution Control has been consulted on the proposal and there are no objections to the proposal subject to an informative.
- 9.24 The detached gym and extension would be for private use by the homeowner and it is not considered that there would be excessive or harmful noise generated by this residential development.

9.25 Conclusion on Environmental Issues

- 9.26 In summary, it is not considered the proposal would significantly harm the character of the conservation area or the street scene, therefore the environmental impact of the proposed development is acceptable.

9.27 ECONOMIC SUSTAINABILITY

- 9.28 This application is a householder application for a minor development whilst providing employment for a number of people during the period of the works this is the extent of its economic impact.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the NPPF taken as a whole. Subject to the recommended conditions, the proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

Conditions / Reasons

01. 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. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
Proposed plans including site and location plan (Front extension); Drawing No. 3226-02H; Revision H; Received 16/02/2021
Proposed plans including site and location plan (Detached gym); Drawing No. 3226-05K; Revision K; Received 16/02/2021
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. The detached gym hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.
REASON
To ensure that the detached gym does not become a separate unit and thereby harming the amenity of the main dwelling and the surrounding area.

Informatives

01. **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

Standing Advice valid from 1st January 2021 until 31st December 2022

02.

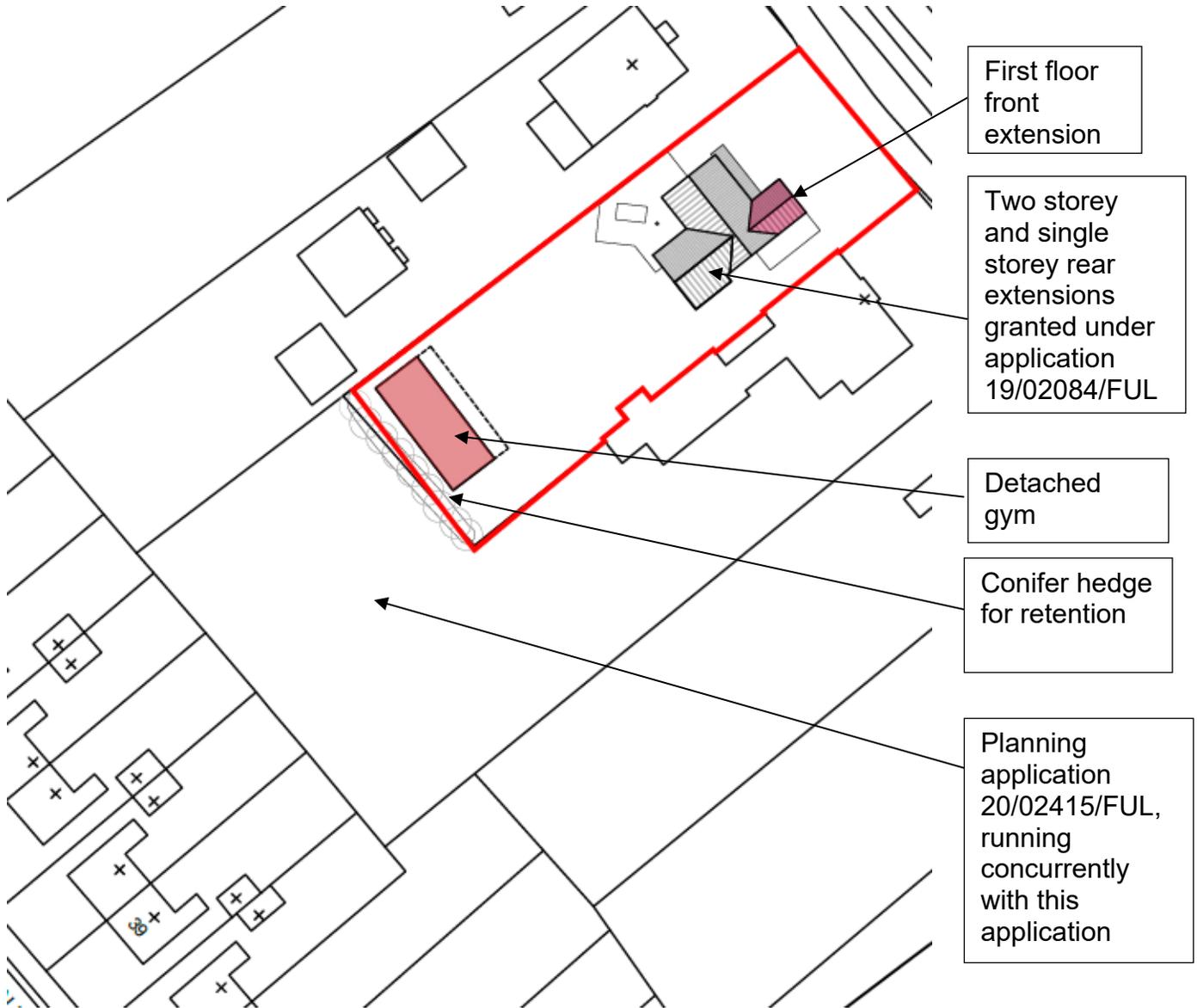
INFORMATIVE
DEVELOPMENTS NEAR LANDFILLS

The proposed development is within 250 meters of a landfill site about which insufficient information is known to permit an adequate response to be made on the extent to which landfill gas may be present on or off site.

Planning permission has been granted on the basis that there is no sound and clear-cut reason to refuse. The applicant is, however, reminded that the responsibility for safe development and secure occupancy of the site rests with the developer and accordingly is advised to consider the possibility of the presence or future presence of landfill gas and satisfy himself of any gas precaution which may be necessary.

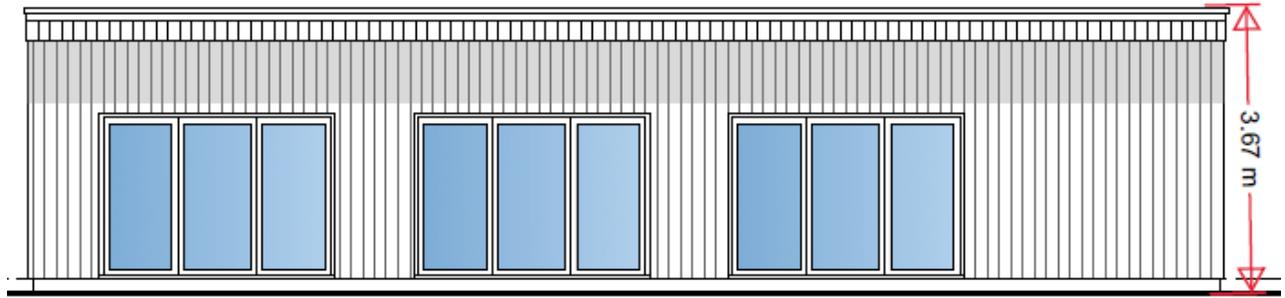
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family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

APPENDIX 1: Amended Site Plan

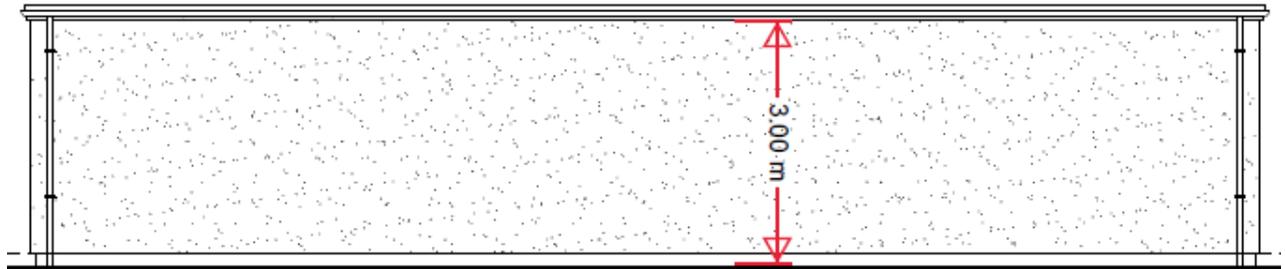


APPENDIX 2: Detached Gym Plans

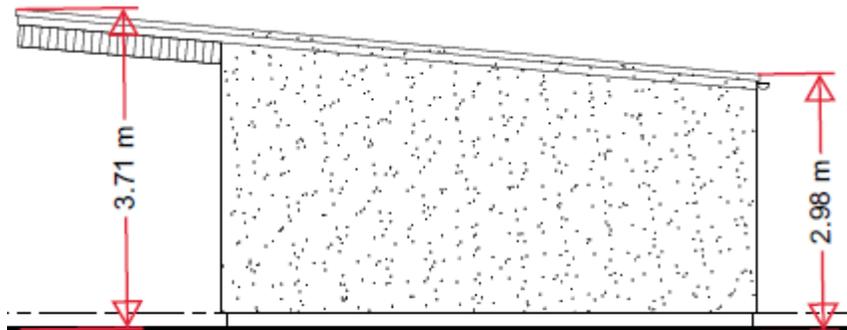
Amended Proposed Elevations



Proposed Front Elevation
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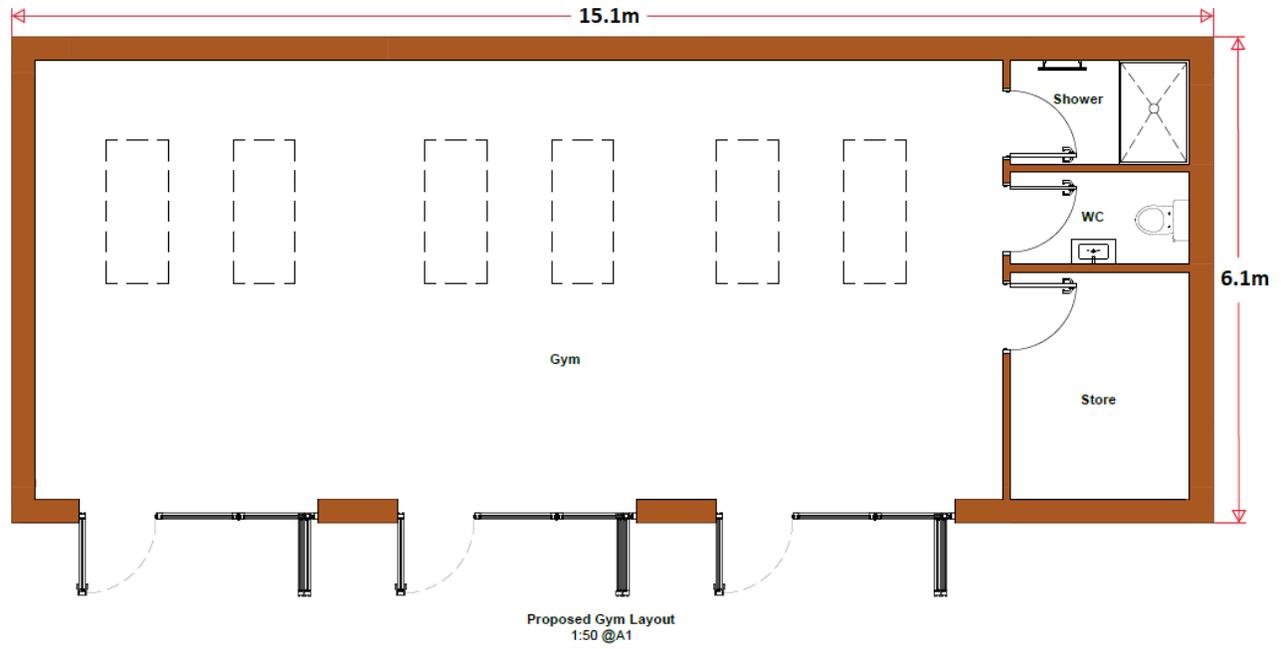


Proposed Rear Elevation
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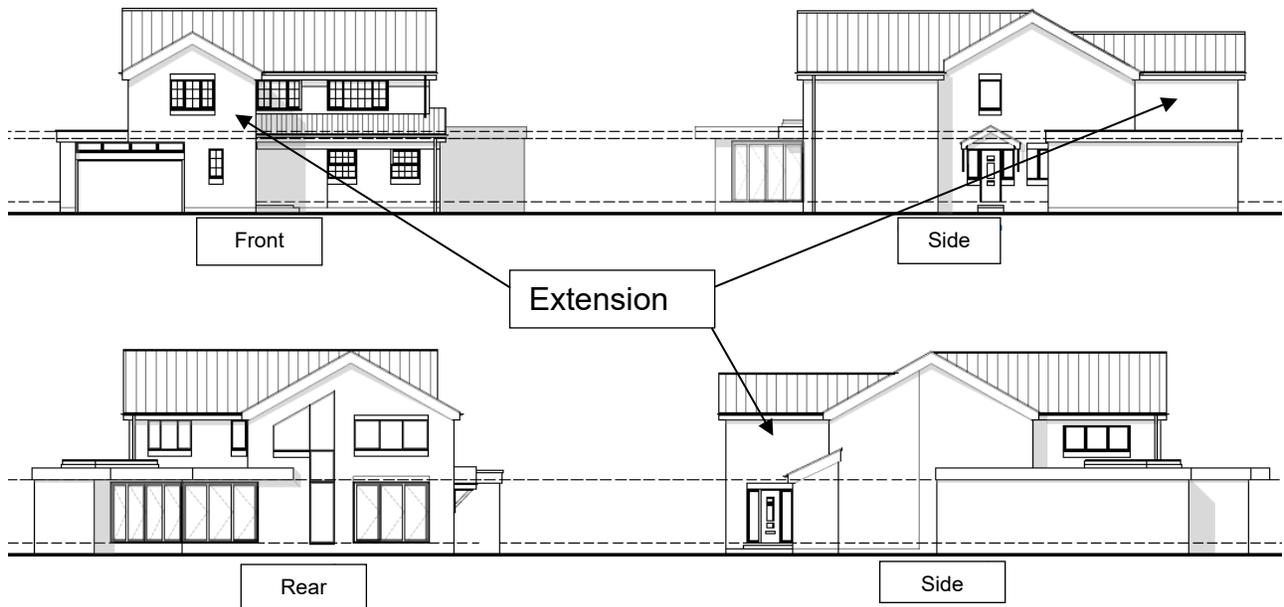
Proposed Side Elevation
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Amended Proposed Floor Plans

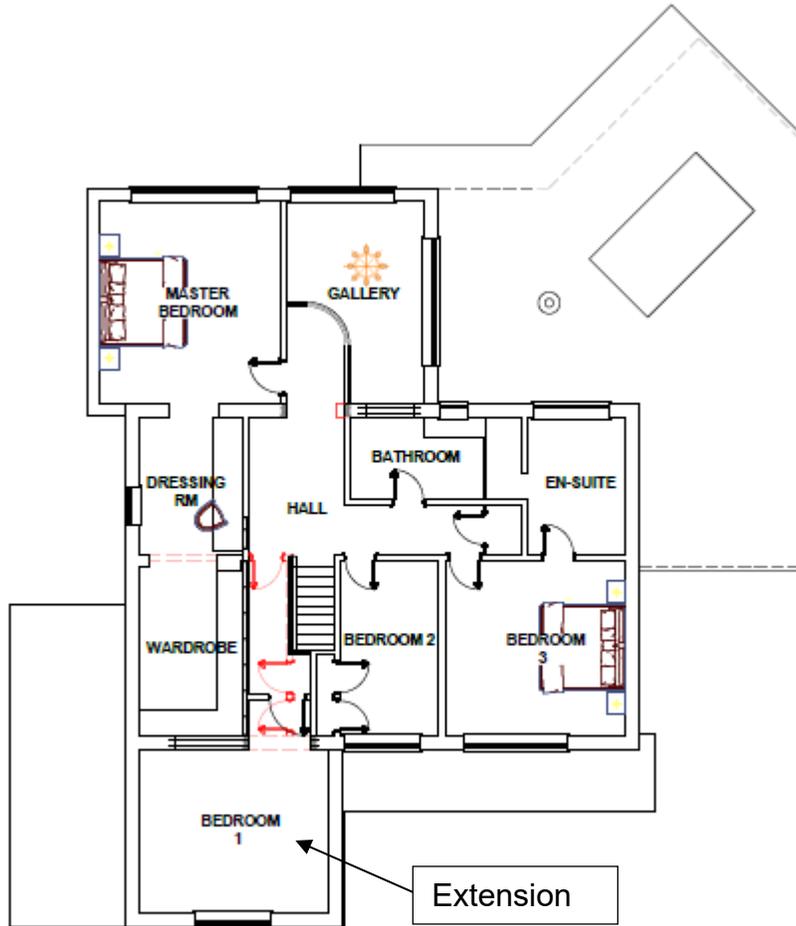


APPENDIX 3: First Floor Front Extension Plans

Amended Proposed Elevations



Amended Proposed Floor Plans

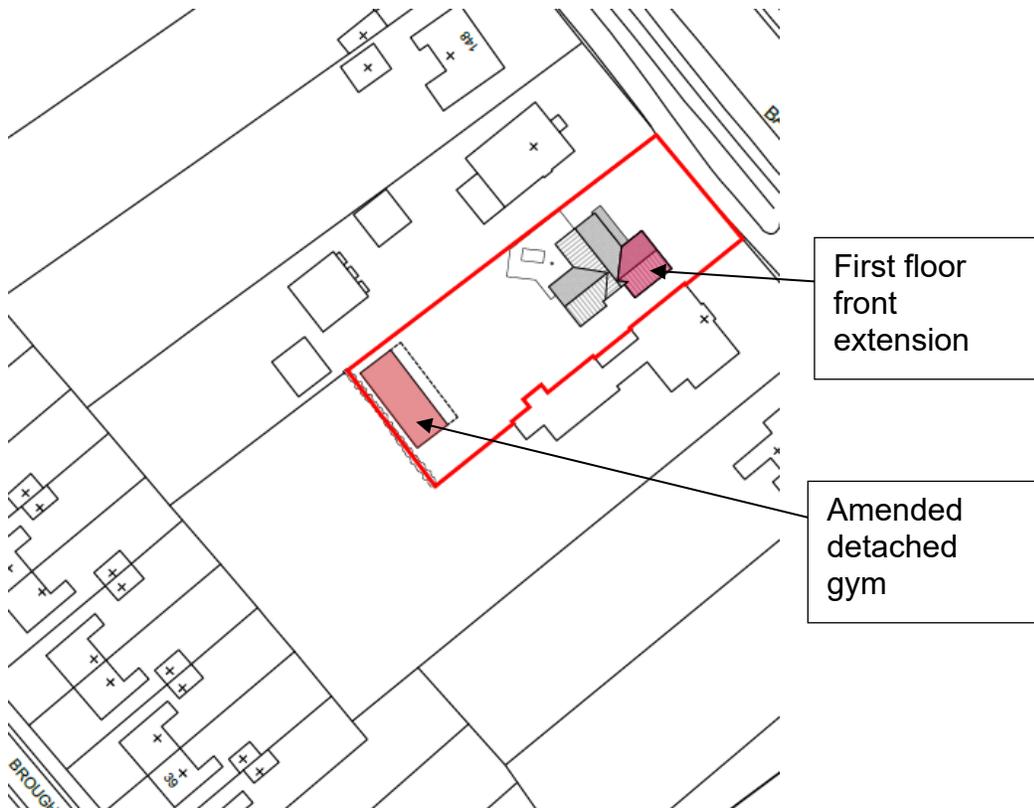


Proposed First Floor Layout
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APPENDIX 4: Original Site Plan (Detached Gym)

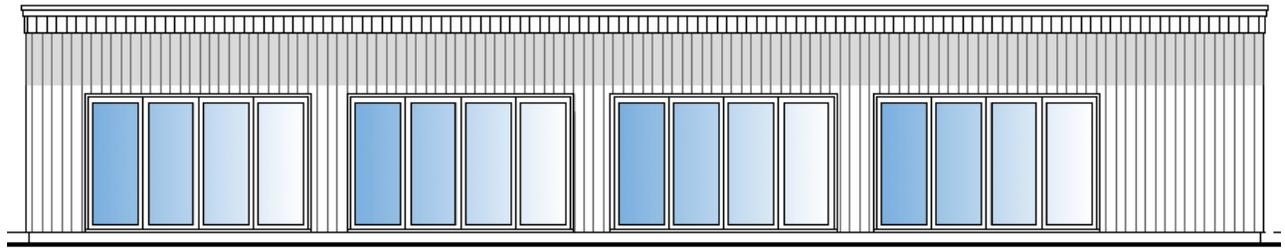


APPENDIX 5: Original Site Plan (First Floor Front Extension)

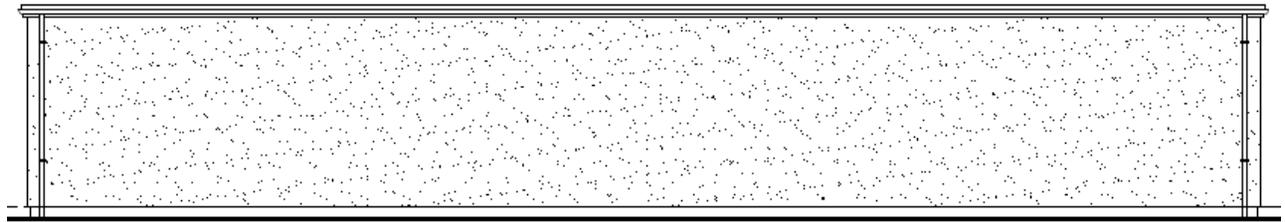


APPENDIX 6: Original Plans (Detached Gym)

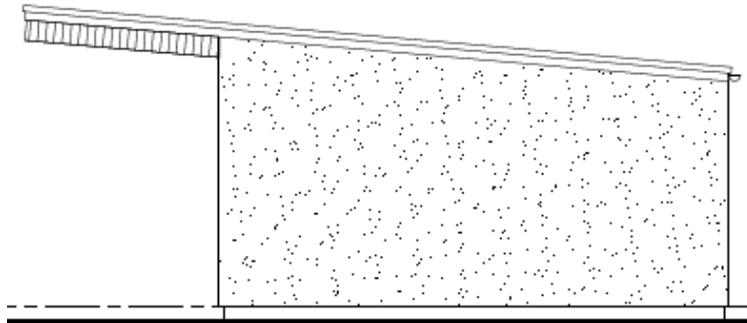
Original Proposed Elevations



Proposed Front Elevation
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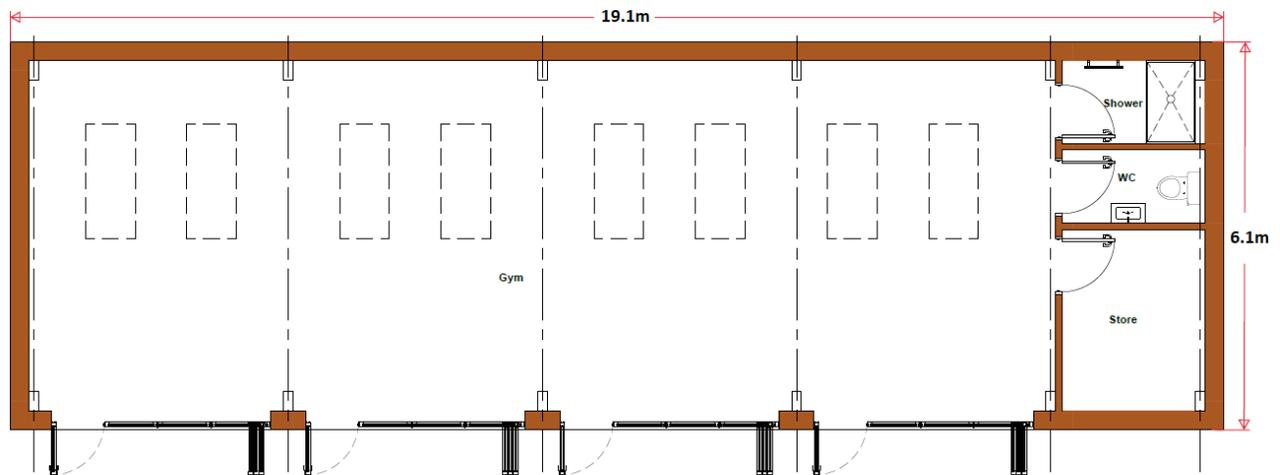


Proposed Rear Elevation
1:100 @A1



Proposed Side Elevation
1:100 @A1

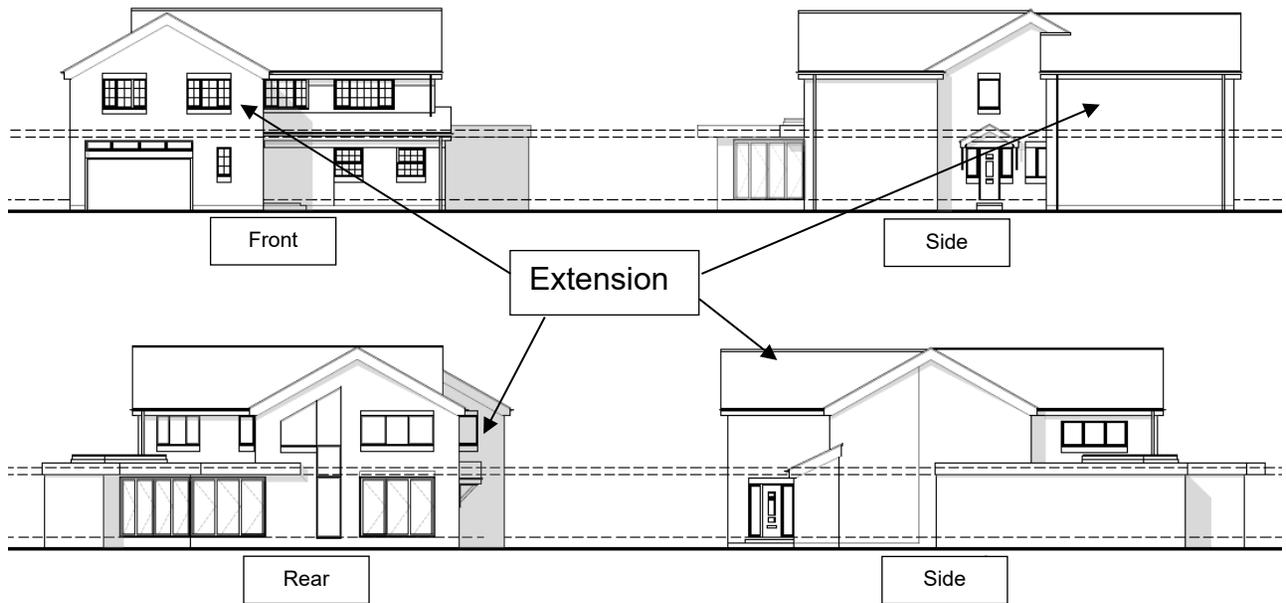
Original Proposed Floor Plans



Proposed Gym Layout
1:50 @A1

APPENDIX 7: Original Plans (First Floor Front Extension)

Original Proposed Elevations



Original Proposed Floor Plans

