

<b>APPLICATION NUMBER:</b>	LW/17/0779	<b>ITEM NUMBER:</b>	<b>10</b>
<b>APPLICANTS NAME(S):</b>	Dalehurst Developments Ltd	<b>PARISH / WARD:</b>	Newick / Newick
<b>PROPOSAL:</b>	Planning Application for Erection of a detached dwelling with new vehicular access to Newick Hill		
<b>SITE ADDRESS:</b>	The Glade 14 Newick Hill Newick East Sussex BN8 4QR		
<b>GRID REF:</b>	TQ4121		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 14 Newick Hill is a large detached dwelling set in a very generous plot on the western side of Newick Hill on the northern edge of the village of Newick. The northern half (approx.) of the land associated with 14 Newick Hill falls outside of the planning boundary of Newick as defined by the Lewes District Local Plan. The southern half of the associated land, and therefore the entire site the subject of this application, falls within the defined planning boundary. Along the eastern edge of the site, alongside Newick Hill is a group tree preservation order (TPO No. 4a 1991) which covers a group of Oak, Sweet Chestnut, Holly, Beech and Scots Pine trees. There are also a couple of Scots Pine trees on the western edge of the site (covered by the same Order). Whilst the site falls just outside the defined Newick Conservation Area it does fall within an Area of Established Character as defined by the Lewes District Local Plan.

1.2 Planning permission is sought for the erection of a single detached five bedroom dwelling to the south of the existing property. It is proposed to subdivide the existing garden some 20 metres to the south of the existing property, with the new dwelling set some 6.5 metres off the newly defined boundary.

1.3 The dwelling would have an L-shaped footprint with the main aspect of the dwelling facing due south, the L-shape return being formed by an attached double car port. Access to the site would be achieved through the creation of a new entrance off Newick Hill towards to the south east corner of the site.

1.4 The dwelling would be a brick built construction with a large roof with low eaves. The front elevation would have a variety of dormer windows serving the first floor accommodation with the rear first floor rooms largely served by rooflights.

1.5 There is quite a notable change of levels from the application site down to Newick Hill to the east, and it is proposed to lower the ground levels on the site slightly toward the western side to lessen the visual impact of the proposed dwelling.

## 2. RELEVANT POLICIES

**LDLP: – ST03 – Design, Form and Setting of Development**

**LDLP: – ST11 – Landscaping of Development**

**LDLP: – H05 – Conservation Areas**

**LDLP: – H12 – Areas of Established Character**

**LDLP: – CP10 – Natural Environment and Landscape**

**LDLP: – CP11 – Built and Historic Environment & Design**

**LDLP: – CP13 – Sustainable Travel**

**LDLP: – NNPEN1 – Local Landscape Character**

**LDLP: – NNPH11 – HO1.1-New Housing Design**

**LDLP: – NNPH15 – HO1.5-New Housing Parking**

**LDLP: – NNPH16 – HO1.6-New Housing in Existing Gardens**

**LDLP: – NNP17 – HO1.7-New Housing SANG**

### **3. PLANNING HISTORY**

**LW/91/0550** - Outline Application for the erection of two dwellinghouses and four garages.  
- **Refused**

**LW/91/1294** - Outline Application for erection of two bungalows and two garages. -  
**Refused**

**LW/12/0596** - Erection of a detached dwelling - **Withdrawn**

**APPEAL/91/1650** - Outline Application for the erection of two dwellinghouses and four garages. - **Dismissed**

**APPEAL/91/0008** - Outline application for erection of two bungalows and two garages -  
**Dismissed**

### **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**4.1 Environmental Health** – I have no objections to the proposal but would recommend the following advisory conditions be attached to any approval.

1. Hours of construction work shall be restricted to 0800 to 1800 Monday to Friday and 0830 to 1300 on Saturdays. No working at any time on Sundays or Bank Holidays.
2. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site.
3. There should be no bonfires on site.

**4.2 Environmental Health** – Proposed development is erection of a detached dwelling with new vehicular access to 14 Newick Hill.

If LPA is minded to grant a planning permission, then this should be subject to the following land contamination conditions:

Condition: Land contamination

If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with National Planning Policy Framework, sections 120 and 121).

**4.3 ESCC Highways** – This application seeks approval for the erection of a detached dwelling with new vehicular access off Newick Hill.

#### Access

I am satisfied that the access arrangements as indicated on the submitted site plan are acceptable. Newick Hill [C321] is a classified road and is currently on the boundary where the 30mph speed limit changes to the national speed restriction of 60mph. It is noted that the applicant has based the visibility splays on a previously accepted speed survey which indicated that sightlines of 2.4m x 45m were required. In addition a development proposed to the North of the site (planning reference LW/14/0924) seeks to extend the existing 30mph speed limit whereby the visibility requirement would be 2.4m x 43m. Although the development has received permission the procedures for altering speed limits involves public consultation which is open to objections and could take time to resolve/may not be possible to implement. It is however noted that the applicant has demonstrated that visibility splays of 2.4m x 45m can be achieved in both directions in accordance with requirements set out in MfS and as such the proposals are not reliant on the change in speed restriction. It is noted that there is a change in levels between the carriageway and the land within the site; the submitted plans indicate that with excavation that gradients of 1 in 15 can be achieved for this single access, although we would usually request 1 in 40 for the first 5m and 1 in 9 thereafter as this is to only serve one dwelling the gradients are considered acceptable. It is however noted that submitted plans show that gravel will be used for the access as this is a loose material is likely to be dragged out onto the carriageway by vehicles leaving the site, this will need to be altered to recommended standards for the first 6 metres.

#### Parking & Layout

Appropriate on-site turning facilities need to be included in this proposal as access is onto the C231. It would appear from the site location plan that there would be adequate space available to provide on-site turning independent of parking within the site, however the position of the car port in relation to the building would make turning difficult as shown.

Approval recommended subject to conditions.

**4.4 Tree & Landscape Officer Comments** – There are no material objections to the proposal in principle or in detail. The arboricultural plans and particulars are sufficiently prescriptive in detail to ensure adequate protection of the vulnerable above and below ground parts of the protected trees which should ensure all trees identified for retention survive post construction operations.

The scheme includes specifications for tree protection fencing, tree arboricultural supervision and a method statement with regards the construction of the driveway.

**4.5 Newick Parish Council** – It was agreed to object to this planning application on the grounds that it was contrary to policy H01.6 of Newick's Neighbourhood Plan (The construction of additional homes in the gardens of Newick's existing homes will not be supported). (Eight votes to object to the application and 1 abstention).

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

None received.

## **6. PLANNING CONSIDERATIONS**

6.1 Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise.

### The National Planning Policy Framework - NPPF

6.2 Paragraph 17 (point 3) of the NPPF supports sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. The development would provide some economic benefit arising from its construction and the spending of its occupiers, and it would add one house to local housing supply in accordance with paragraph 47 of the Framework which anticipates a significant boost to housing supply.

### Lewes District Local Plan

6.3 The site falls within the development boundary of Newick as defined by the Lewes District Local Plan and therefore is compliant with Policy CT1 which seeks to contain development within the defined Planning Boundaries, except in certain circumstances.

### Lewes Joint Core Strategy (JCS)

6.4 The JCS is the pivotal planning document until 2030, forming Part 1 of our Local Plan and sets out the over-arching strategies that all other planning documents need to be in conformity with. Spatial Policy 1 of the JCS sets out the overall housing and employment land targets for the district for the period 2010 - 2030 and states that a minimum of 6,900 net additional dwellings will be provided in the plan area during this period. Spatial Policy 2 outlines the intended distribution of new housing provision across the district and states that a minimum of 100 net additional units will be planned at Newick.

### Newick Neighbourhood plan (NNP)

6.5 On the 16th July 2015, Lewes District Council adopted the Newick Neighbourhood Plan (NNP), which now forms part of the development plan for the district. Policies HO2, HO3, HO4 and HO5 of the NNP seek to plan positively for the provision of housing in the plan area and support the strategic development needs of the district as a whole. These site specific allocations provide sufficient land to meet the JCS's requirement for the delivery of a minimum of 100 net additional dwellings on new site allocations in the village over the period to 2030.

6.6 Newick Parish Council have objected to the application on the ground that it is contrary to Policy H01.6 of the NNP (the construction of additional homes in the gardens of Newick's existing homes will not be supported).

6.7 Whilst it is fully acknowledged that the site has not been allocated for housing within the NNP and would involve the construction of an additional home in the garden of an existing dwelling in conflict with Policy HO1.6 of the NNP, as noted above the site is within the development boundary of Newick where the principle of development is considered acceptable in accordance with Policy CT1 of the Lewes District Local Plan. Consequently, a view should be taken as to whether any material circumstances exist to indicate that at decision can be taken other than in accordance with the Development Plan.

### Design and impact on the character of the area

6.8 Policy H12 of the Lewes District Local Plan relates to Areas of Established Character such as this, and requires special attention to be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping. Core Policy 11 of the JCS seeks to ensure that all new development respects and where appropriate positively contributes to the character and distinctiveness of the district's unique built and natural heritage. Development is also expected to respond sympathetically to the site and its local context and to be well-integrated in terms of access and functionality with the surrounding area. These objectives are reflected in Policy ST3 of the Lewes District Local Plan and also within the aims of the Newick Neighbourhood Plan (Policy EN1).

6.9 The site is surrounded by existing residential properties, therefore the addition of another dwelling of an appropriate size and design could not be considered alien within the existing street scene. The subdivision of the existing plot, due to the very large size of the existing plot, will still retain a generous site area for the new dwelling, comparable with surrounding properties and appropriate to the edge of village location. The position of the dwelling and access drive has been carefully considered to ensure the retention of all of the protected trees along the eastern edge of the site and those on the western edge of the site. Whilst the new dwelling will still be visible when viewed from the south (as is the current dwelling), this will be from the context of the existing built up core of the village and the existing sylvan character of Newick Hill will be retained. The intention to lower some of the ground levels on the site will also ensure that the dwelling will not sit overly high on the site, and will relate comfortably to the immediately neighbouring properties.

6.10 The detailed design of the dwelling is not considered to be objectionable and is appropriate to the wider character of the area where there is already a wide variety in the size and style of the existing dwellings. Overall it is considered that the proposed dwelling in term of its design and impact on the character of the locality is acceptable and in compliance with the objectives of the Development Plan in this respect.

#### Access and parking

6.11 In terms of access arrangements, these have been considered in detail by the highways authority who, as can be seen above, raise no objections to the proposals subject to conditions. Adequate visibility splays can be achieved at the access without significant harm to the protected trees or the character of the wider street scene. In addition sufficient space is available within the site for turning and parking.

#### Neighbour amenity

6.12 In terms of neighbour amenity there are only three properties that are potentially affected by the development of this site. The host property, 14 Newick Hill to the north, 2 Newick Hill to the south and 4 Newick Hill to the west.

6.13 As noted above 14 Newick Hill will be sited some 26 metres from the rear elevation of the proposed dwelling. Whilst a number of first floor windows are proposed in the new dwelling the majority of these will be rooflight openings, with the only two 'true' first floor windows being shown to be obscure glazed as these serve an ensuite and a dressing room. Whilst being sited immediately due south of no. 14 the mutual boundary between the two sites is some 50 metres in length. Consequently the proposed dwelling is not considered to overly dominate the outlook from the neighbouring garden or cause an unacceptable amount of overshadowing to warrant the refusal of consent.

6.14 No. 2 Newick Hill lies to the immediate south of the application site and shares an access drive with no. 4 Newick Hill which lies to the west of the application site. Both of these dwellings were constructed as single storey bungalows. No. 2 would fall some 18 metres from the new dwelling at the very closest and would be set at a slightly lower level. It is proposed to retain the existing close boarded fence that marks the southern boundary of the application site. There is also some well-established planting on this boundary that it is proposed to retain that will help to filter views between the two properties. Even without this planting the proposal to reduce the ground levels on the site slightly will help to lessen the impact of the proposed dwelling when viewed from this adjacent property, and the resulting relationship is considered to be acceptable.

6.15 The change to the ground levels will also assist with the relationship with no. 4 to the west where the intervening distances are at their shortest. Here the proposed dwelling would be sited some 2 metres from the mutual boundary. However the L-shaped footprint of the proposed dwelling means that it is the single storey car port that is the closest element of the dwelling at this point. In the facing elevation of no. 4 there is only one first floor window that will look towards the roofslope of the car port which is sloping away from the mutual boundary. Furthermore the first floor windows in the side (west) facing elevation are also shown to be obscure glazed. The relationship with no. 4 is therefore considered acceptable.

#### Ashdown Forest

6.16 Newick has no European Protected Sites within it, but it is close to the Ashdown Forest. In terms of EU site protection designations, the Ashdown Forest is both a Special Protection Area and a Special Area of Conservation. As a result, a protected zone has been set around it, encompassing all land within 7km of its boundary. Much of Newick lies within that zone and it has been agreed that Sustainable Alternative Natural Green Spaces (SANGS) must be developed before any new housing is permitted in the zone (see Policy CP10 of the JCS).

6.17 Due to the location of the site, (within the 7km zone) there will be no direct habitat loss, or habitat fragmentation, and there would be no isolation of communities or populations from the proposed development. However it is the increased recreational pressure on the Forest specifically from dog walkers that is of concern, and the direct impact on protected bird species. Without a satisfactory means of mitigating the potential impact on the Forest the proposal would be unacceptable. It is the cumulative impact of all developments (not simply this development) that is the concern.

6.18 Authorities around the Forest in association with Natural England are adopting a Strategic Access Management and Monitoring (SAMM) strategy approach, together with the creation of Sites of Alternative Natural Green Space (SANGS) requiring payments from developers to fund or provide such initiatives to mitigate the impact of increased dog walking on the Forest. The SANGS are intended to provide strategic alternative sites where dog walkers will be attracted to as an alternative to the Forest, whilst the SAMMS would help to fund long term management plans for the Forest to help manage impacts.

6.19 The SAMMS tariff has been set at £1,170 per dwelling and any consent for residential development within the 7km zone will be subject to a S106 legal agreement to secure the fee.

6.20 On the 16th November 2016 planning permission was granted for the creation of a SANGS on land south of Jackie's Lane, Newick. Works in relation to this SANGS are practically complete and the SANGS will soon be open to the public. On completion it is expected that the SANGS will be transferred into the ownership of Lewes District Council

and that contributions from additional development within the 7km zone will fund its long term maintenance and management. In time a formalised tariff is to be produced however in the absence of such an agreed tariff applicants are currently being requested to agree to a capped tariff of £5,000, with an agreement that in the event that the amount payable under the first published SANGS tariff is less than this amount, the difference in value will be refunded. This contribution will also need to be secured via a Section 106 agreement.

## CONCLUSION

6.21 Whilst it is accepted that the erection of a dwelling in this location would be in conflict with Policy HO1.6 of the Newick Neighbourhood Plan, in all other respects the proposal is considered to comply with the Development Plan. The site is within the defined planning boundary where in general new development is encouraged in order to protect the wider countryside; the site is well located in terms of access to services and facilities in the village; the design, size and layout of the proposed dwelling is considered appropriate to the existing character of the area and will not appear out of keeping or harmful; the relationship with neighbouring properties is considered acceptable; and appropriate access and parking facilities can be provided. It is therefore considered that sufficient material circumstances exist to allow approval of this application other than in accordance with Policy HO1.6, subject to the applicants first entering into a legal agreement to secure the financial contributions required in relation to the provision of SAMMS and SANGS.

## **7. RECOMMENDATION**

7.1 Recommend that, subject to the following conditions and the applicants first entering into a Section 106 legal agreement to secure financial contributions required in relation to the provision of SAMMS and SANGS, that permission be approved.

### **The application is subject to the following conditions:**

1. No development shall take place until details/samples of all external materials and finishes to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/samples.

Reason: To ensure a satisfactory appearance to the development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012

2. The development hereby permitted shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority. Hard surfaces should be constructed either from porous/permeable materials to allow for natural drainage of surface run-off, or direct run-off water to a suitable soak-away within the site.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012

3. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars;



a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

d) The construction of the access driveway shall be undertaken prior to any further development operations on site to ensure adequate protection of the vulnerable rooting systems of nearby protected trees.

e) The above tree conditions may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012

4. No construction works, deliveries of plant and materials, and construction workers and operatives shall take place or enter the site except between 08:00 hours and 18:00 hours Monday to Friday excluding Bank Holidays and on Saturday between 09:00 and 13:00 hours.

Reason: To protect residential amenity having regard to Policy ST3 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with National Planning Policy Framework, sections 120 and 121).

6. No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

7. No part of the development shall be occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority, to prevent surface water draining onto the public highway.

Reason: In the interests of road safety having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

8. The access shall have maximum gradients of 1 in 15 as detailed with the submitted plan B.038.11.03 B.

Reason: In the interests of road safety having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

9. No part of the development shall be first occupied until visibility splays of 2.4 metres by 45 metres have been provided at the proposed site vehicular access onto Newick Hill in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

10. No part of the development shall be occupied until the car parking spaces have been constructed and provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area(s) shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide car-parking space for the development having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

11. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area(s) shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy CP13 of the Joint Core Strategy.

12. No part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with details submitted to and approved in writing by the Local Planning Authority. This space shall thereafter be retained at all times for this use and shall not be obstructed.

Reason: In the interests of road safety having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

13. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- o the anticipated number, frequency and types of vehicles used during construction,
- o the method of access and egress and routeing of vehicles during construction,
- o the parking of vehicles by site operatives and visitors,
- o the loading and unloading of plant, materials and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- o details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area having regard to Policy ST3 of the Lewes District Local Plan and having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

### **INFORMATIVE(S)**

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. There should be no bonfires on site.

4. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site.

5. The applicant will be required to enter into a Licence with East Sussex Highways, for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.

### **This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Planning Statement/Brief	11 September 2017	
Proposed Layout Plan	11 September 2017	02
Proposed Section(s)	11 September 2017	03 B

Proposed Block Plan	11 September 2017	04
Proposed Floor Plan(s)	11 September 2017	05 GF
Proposed Floor Plan(s)	11 September 2017	06 FF
Proposed Roof Plan	11 September 2017	07
Proposed Elevation(s)	11 September 2017	08 S AND E
Proposed Elevation(s)	11 September 2017	09 N AND W
Location Plan	11 September 2017	1:1250
Proposed Section(s)	11 September 2017	10
Other Plan(s)	11 September 2017	B TREE RETENTION PLAN
Other Plan(s)	11 September 2017	C TREE PROTECTION PLAN
Illustration	11 September 2017	DRIVEWAY AND CROSSOVER
Other Plan(s)	11 September 2017	INITIAL TREE SURVEY