

Report to: **Planning Applications Committee**
Date: **1 July 2020**
By: **Director of Planning**
Local Authority: **Lewes District Council**
Application Number: **SDNP/19/05763/HOUS**
Applicant: **Mr & Mrs Sheffield**
Application: **Demolition of existing single dwelling and replaced with a four bedroom detached house.**

Address: **Astley
5 Ashcombe Lane
Kingston
Lewes
East Sussex
BN7 3JZ**

Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

The proposed development is considered acceptable in principle and demonstrates a high standard of architectural and energy-efficient design that would neither be harmful to visual amenity or neighbour amenity. Accordingly approval is recommended.

1 Site Description

1.1 The application site is occupied by a detached family dwelling situated on the western side of Ashcombe Lane, to the north of the village centre. The property is traditional with pitched roofs and is not listed or situated in a conservation area. The site lies within the planning boundary of the village and is located in the South Downs National Park.

2 Proposal

2.1 The application seeks planning permission for demolition of the existing house and construction of a replacement dwelling in a contemporary style that would be highly energy efficient and eco friendly.

3 Relevant Planning History

3.1 There is no relevant planning history for the site. There is a property behind the application site, known as The Garden Cottage, which has the following planning history:

LW/99/1279 - Front porch extension. Approved 22 September 1999.

E/67/0302 - Planning and Building Regulations Applications for one bungalow with garage at rear of Astley. Building Regulations Approved. Completed. Approved 28 March 1967.

E/66/0559 - Outline Application for one detached bungalow or pair of semi-detached bungalows. Refused 22 August 1966.

4 Consultations

Parish Council Consultee

Objection

Kingston Parish Council would like to submit the following points in regard to the amended application.

The proposed building occupies a very prominent position that is clearly visible from the road when entering the village along Ashcombe Lane from the east. KPC is not opposed to the development but due to the position of the building it does have the following reservations:

KPC considers the development proposals will have a negative / adverse visual impact on the character of the village at its eastern entrance. KPC is particularly concerned that the appearance of the building, due largely to the proposed wholesale use of light-coloured brickwork as a facing material, will have a detrimental impact on the character of the local area. The proposed finish is neither in keeping nor complementary to both its location within a Sussex village and the immediately surrounding buildings that are predominantly tile roofed, with tile hung elevations above either rendered or brick faced walls.

KPC would prefer to see the incorporation of traditional tiles into the elevations, including the reuse of the existing roof tiles if possible, rather than the singular use of light coloured brick, which is not in keeping with any of the surrounding buildings. It is noted that the use of traditional materials does not preclude the design and construction of an environmentally sound building.

KPC notes that neighbours to the rear are concerned that the 'bulk' of the new building, due to the vertical elevations in place of the sloping roof of the original building, will have an overbearing effect on the enjoyment of their property.

KPC requests that a construction management plan is developed to deal with the issue of builders vehicles, parking and deliveries, which could cause disruption and obstruction to nearby residents.

5 Representations

A representation has been received from St Ronan's, Ashcombe Lane, in support of the application for the following reasons:

The proposed house seems well-designed, aesthetically pleasing, and eco-friendly. The current house is in a poor state of repair and not particularly well-suited to the growing family. A house this well designed is likely to add value to the neighbouring properties.

A representation has been received from Garden Cottage, Lockitt Way, objecting to the application for the following reasons:

- o The house is bigger and will give a sense of overbearing on the plot in which the bungalow behind the application site is situated.
- o The increased first floor area and height of the rear outline along with the closer proximity is contributing to this effect.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD19 - Transport and Accessibility

- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD30 - Replacement Dwellings
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Development Management Policy SD50 - Sustainable Drainage Systems

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 50

8 Planning Assessment

Principle of Development

8.1 The application site lies inside the Planning Boundary of Kingston village. Policy SD25 "Development Strategy" states that:

The principle of development within the following settlements, as defined on the Policies Map, will be supported, provided that development:

- Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- Makes best use of suitable and available previously developed land in the settlement; and
- Makes efficient and appropriate use of land.

Kingston near Lewes is one of the settlements listed.

8.2 Policy SD30 of the South Downs Local Plan "Replacement Dwelling" is relevant to the application and states that:

1. Development proposals for replacement residential dwellings outside settlement boundaries, as defined on the Policies Map, will be permitted where:

- The structure, constituting all new and existing development, does not result in a net increase of more than approximately 30% compared with the gross internal area of the existing dwelling; and
- The replacement dwelling is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

8.3 The proposed dwelling would have a floor area of some 265 square metres whereas the existing house has a floor area of approximately 152 square metres. This is an increase of around 74%. Whilst this exceeds the floor area of the existing house, the proposed dwelling would occupy a similar footprint and position within the site, and the majority of the increased floor area would be a first floor level due to the upper floor rooms in the existing house being

accommodated within the roof space. The existing house is 4/5 bedroom and the proposed dwelling would be 4 bedrooms, so there would be no loss of a small/medium sized property as a result of the development, and would create a dwelling with the same number of bedrooms as the existing.

8.4 In view of the above, the proposed development is considered to be acceptable in principle.

Design and Appearance

8.5 Policy SD4 of the South Downs Local Plan states at paragraph 1 that:

Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;
- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;
- c) They will safeguard the experiential and amenity qualities of the landscape; and
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.

8.6 The parts of Policy SD5 relevant to this planning application state that:

1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principle should be adopted as appropriate:

- a. Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context....
- c. Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement patterns....
- f. Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing....
- i. Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users....
- k. Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

8.7 Rather than a traditional rectilinear footprint the proposed dwelling would have off-set front and rear elevations, these elevations being composed of walls on three planes, giving a zig-zag effect. The front and rear corners would follow the alignment and building line of both neighbouring properties and the foremost part of the principal elevation of the new dwelling would not breach the building line along Ashcombe Lane.

8.8 The design is highly sustainable and environmental whilst also being contemporary and innovative. This is considered to be an appropriate location for such a unique development and the scheme demonstrates a high level of architectural quality that is considered to enhance the street scene and, due to the position and scale, would not appear unduly dominant.

8.9 In response to the comments made by Kingston Parish Council, the applicant has amended the external materials to a light-coloured brickwork as opposed to the wholesale use of timber cladding. Options whereby the ground floor is finished in different materials, for example brick, and the upper floor finished in timber, have been discussed the design concept is stated as being about the holistic idea. In respect of the bulk, massing and height the applicant has responded as follows:

"Regarding the flank wall heights of the proposal we have reduced them in height since our pre-planning meeting, as per page 5 of the proposed drawing elevations. Reducing the height any further will make for very cramped internal living environments in two of the bedrooms. The height and mass of the building does not overshadow, or loose amenity or take light from either neighbour. The reason the family of five have decided on designing and building this ecological home is because the current house rooms are small and falling apart. The proposed house as shown in the elevations is located well against a large massed house and a slighter lower massed house giving its proposed form and mass."

8.10 The eaves height and overall roof height is shown on the plans to be at the same level or below the ridge height of the existing property to be demolished and the applicant has demonstrated by way of drawings submitted that the relationship of the new dwelling when viewed against the height and eaves level of neighbouring properties would be sympathetic.

8.11 The applicant has also submitted a Landscape Appraisal stating that there would be no harmful landscape of visual impact on the wider area and the proposed may benefit existing views. From a distance, for example from the hilltops surrounding Kingston, the proposed development is not likely to appear incongruous or unduly dominant owing to its scale and size and its position amongst a variety of existing dwellings.

8.12 Accordingly the proposed development is considered to meet the aims and objectives of policies SD4 and SD5.

8.13 In terms of the impact on dark night skies (policy SD8 of the South Downs Local Plan) the seven roof lights proposed are noted, and a condition is recommended in order to ensure measures to mitigate any additional light spilling out when it is dark, for example some form of tinting or electric blinds could be installed to mitigate this impact.

Amenity

8.14 The ground floor would comprise living accommodation totalling 118 square metres whilst the upper floor would comprise four bedrooms (two with en-suites) and a family bathroom, totalling 147 square metres. This is considered sufficient size for a 4-bedroom dwelling and it is noted that future residents would benefit from well landscaped front and rear gardens, in a style that is in keeping with the character of the replacement dwelling. At first floor level it is noted that the position and angles of the front and rear windows have taken into account the requirement to safeguard neighbour privacy, and the only windows proposed on the side elevations would be either secondary bedroom windows or en-suite/bathroom windows. A condition may be imposed to ensure that these are obscure glazed and non-opening in order to prevent overlooking of neighbouring properties.

8.15 The comments from the occupier of Garden House to the rear of the application site have been noted. This property is approximately 25m from the rear elevation of the existing house and would be 23m from the rear wall of the replacement dwelling. The back garden of the neighbouring property is some 12m in length, as would be the back garden of the proposed replacement dwelling. This would normally be considered adequate separation between the properties, then general guidance being that opposing properties should be at least 21m apart. It is noted also, that due to the angle of the wells to the rear elevation of the new dwelling, they would generally not be facing directly towards the neighbouring property to the rear. This would certainly mitigate any sense of overlooking and due to the gap between the properties and the fact that the height of the new dwelling would not exceed that of the dwelling to be demolished, it is unlikely that the development would cast a shadow across the neighbouring property. In view of this, whilst the additional accommodation at first floor level would no doubt add bulk and massing to the outline of the development, a refusal based on harm to neighbour amenity alone would be difficult to sustain.

Landscaping

8.16 The submitted plans indicate appropriate landscaping for the proposed development. However, a condition is recommended in order to secure the precise details of the species, planting density, age and height of all new tree and hedge planting in order to ensure that native and appropriate species are used to maximise biodiversity within the site.

Parking and Access

8.17 Although the highway authority has not provided any consultation comments on this proposal, it is known that the speed limit along this length of Ashcombe Lane is 30 mph and the plans submitted by the applicant indicate a good distance of visibility from the proposed new access to the development.

8.18 The new dwelling would benefit from a single garage, two surface car parking spaces, and a turning area. There is also adequate space within the site, or indeed the garage, to provide secure and sheltered cycle storage facilities.

Ecosystems Services

8.19 Policy SD2 of the South Downs Local Plan states that:

I. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;
- b) Protect and provide more, better and joined up natural habitats;
- c) Conserve water resources and improve water quality;
- d) Manage and mitigate the risk of flooding;
- e) Improve the National Park's resilience to, and mitigation of, climate change;
- f) Increase the ability to store carbon through new planting or other means;
- g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;

- h) Support the sustainable production and use of food, forestry and raw materials;
- i) Reduce levels of pollution;
- j) Improve opportunities for peoples' health and wellbeing; and
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

8.20 The applicant has submitted an Ecoservices Statement, the specific details include:

Solar panels to the roof
Rainwater harvesting
Landscaping
High U values and energy efficient construction

8.21 These details are acceptable, however a condition is recommended in order to secure further enhancements, which may include bird/bat boxes, composting within the site and details of species selection in respect of the proposed landscaping. The development should then meet in full the requirements of policy SD2 as well as policy SD9 "Biodiversity and Geodiversity".

8.22 In terms of energy efficiency and conservation of resources, the application proposes:

High energy efficiency construction with composite windows and doors, high U-values and heat retention to improve the thermal performance of the house.
Using locally sourced materials to reduce embodied energy in the materials, that would be higher if the materials were to be imported from elsewhere.
Rainwater harvesting ground tanks for garden use and toilet flushing, reducing mains water consumption.
Extract heat recovery to reduce heating demand and electricity use.
Solar panels installed to the south-west roof pitch.

8.23 In addition to this a condition is recommended in order to ensure that the dwelling is fitted with an electric vehicle charging point.

Ecology and Biodiversity

8.24 Policy SD9 "Biodiversity and Geodiversity" of the South Downs Local Plan states that:

1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

- a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
- b) Identify and incorporate opportunities for net gains in biodiversity;
- c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;

- d) Protect and support recovery of rare, notable and priority species;
- e) Seek to eradicate or control any invasive non-native species present on site;
- f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and
- g) Comply with the mitigation hierarchy as set out in national policy.

8.25 Some considerable gain in biodiversity is created from new development proposals and the measures set out in the Ecosystem Service statement are considered sufficient to meet the requirements of policy SD9, as per the paragraphs above.

9 Conclusion

9.1 The proposed development is considered acceptable in principle and demonstrates a high standard of architectural and energy-efficient design that would neither be harmful to visual amenity or neighbour amenity. Accordingly approval is recommended.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be implemented in accordance with the Ecosystems Services statement submitted, together with the provision of an electric vehicle charging point, and shall be maintained as such thereafter.

Reason: In order to ensure the development mitigates for the increased resources used in its construction and operation, and to mitigate local contributors towards climate change and in accordance with policies SD2, SD9 and SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

4. Notwithstanding the Ecosystems Services statement submitted, the precise details of the location and number of items including bird and bat boxes, hedgehog domes, composting and fruit trees, for example, shall be submitted to the local planning authority by way of plans and written statements, for approval, and shall be put in place prior to the first residential occupation of the new dwelling hereby permitted.

Reason: In order to ensure that the development mitigates for the increased resources used in its construction and operation; to mitigate local contributors towards climate change; and to enhance the biodiversity of the site, in accordance with policies SD2, SD9 and SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

5. Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include appropriate planting to reinforce as well as boundary details such as fencing, boundary walls, and hedge planting reinforcement. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with policies SD4 and SD5 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

6. Prior to the first residential occupation of the new dwelling hereby permitted, an electric vehicle charging point shall be provided either within or on the side of the garage, adjacent to the parking area, and made ready for use by the new residents.

Reason: In order to reduce consumption of resources and mitigate local contributors to climate change in accordance with policy SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

7. The windows proposed at first floor level on the side elevations of the dwelling hereby permitted (secondary bedroom, bathroom, and en-suite windows) shall be obscure glazed and non-opening to a height of at least 1.7m above internal finished floor level, and maintained as such thereafter.

Reason: In order to safeguard the privacy and amenity of neighbouring residents in accordance with policy SD5 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

8. Prior to the first occupation of the dwelling hereby permitted, full details of the proposed rooflights shall be submitted to and approved in writing by the local planning authority, and the details shall include measures or technologies to reduce the impact of light pollution from these rooflights when the sky is dark.

Reason: In the interests of amenity and light pollution mitigation in accordance with policy SD8 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

9. No development shall take place above ground floor slab level until details and samples as appropriate, for the external materials and finishes of the development, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and ensuring an acceptable appearance to the development in accordance with policy SD5 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

10. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policies SD5 and SD7 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring residents and highway users during construction and in accordance with policies SD5 and SD7 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes B or C of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to maintain control over new roof openings and alterations that may otherwise contribute to light pollution and potentially compromise the dark night sky reserve designation of the National Park as well as safeguarding the architectural character and form of the development in accordance with policies SD5, SD8 and SD30 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

13. The development hereby permitted shall not be occupied until the secure and sheltered cycle storage facility indicated on the approved plans has been constructed and made ready for use. The cycle storage facility shall be retained as such thereafter.

Reason: In order to encourage sustainable travel by means other than private car in the interests of reducing congestion, emissions and tackling local contributors to climate change, in accordance with policies SD19 and SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

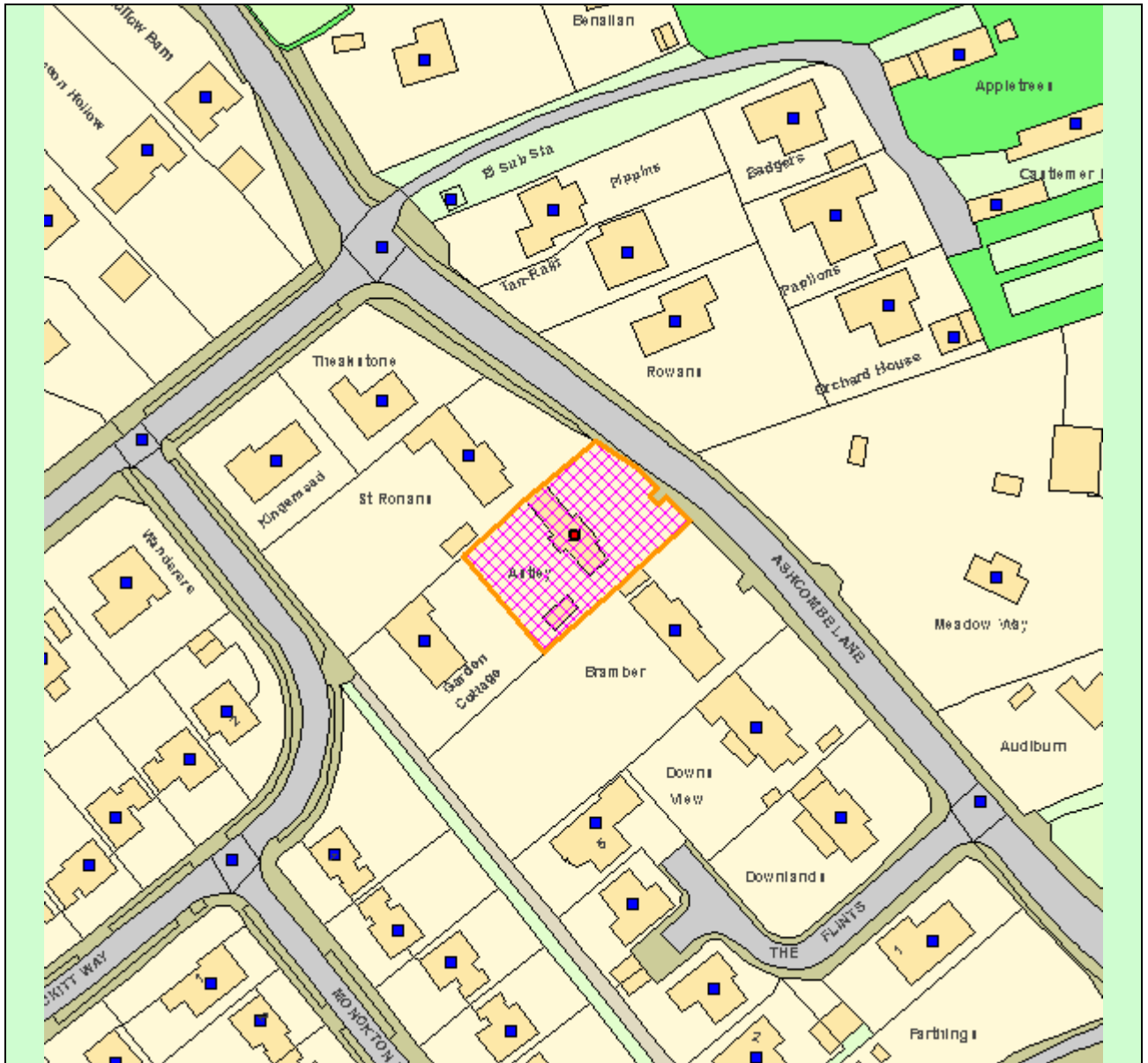
13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Appendices

Appendix 1 – Site Location Map

Appendix 2 – Plans Referred to in Consideration of this Application

Appendix I – Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	001	Rev A	24.04.2020	Approved
Plans -	002	Rev A	24.04.2020	Approved
Plans -	003	Rev A	24.04.2020	Approved
Plans -	004	Rev A	24.04.2020	Approved
Plans -	005	Rev A	24.04.2020	Approved
Plans -	006	Rev A	24.04.2020	Approved
Plans -	007	Rev A	24.04.2020	Approved
Plans -	008	Rev A	24.04.2020	Approved
Plans -	009	Rev A	24.04.2020	Approved
Plans -	010	Rev A	24.04.2020	Approved
Plans -	011	Rev A	24.04.2020	Approved
Plans -	012	Rev A	24.04.2020	Approved
Plans -	013	Rev A	24.04.2020	Approved
Plans -	014	Rev A	24.04.2020	Approved
Application Documents -	LANDSCAPE APPRAISAL		10.01.2020	Approved
Application Documents -	ECOSYSTEM SERVICES STATEMENT		10.01.2020	Approved
Application Documents -	PLANNING AND DESIGN STATEMENT		09.01.2020	Approved
Plans - Existing Roof Plan	004		03.12.2019	Submitted
Plans - Existing Site Location, Block and Landscape Plan	001		03.12.2019	Submitted

Plans - Existing Ground Floor Plan	002		03.12.2019	Submitted
Plans - Existing First Floor Plan	003		03.12.2019	Submitted
Plans - Existing Front and Rear Elevations	005		03.12.2019	Submitted
Plans - Existing North West and South East Side Elevations	006		03.12.2019	Submitted
Plans - Existing Section 01 and 02	007		03.12.2019	Submitted
Plans - Proposed Site Location, Block and Landscape Plan	008		03.12.2019	Submitted
Plans - Proposed Ground Floor Plan	009		03.12.2019	Submitted
Plans - Proposed First Floor Plan	010		03.12.2019	Submitted
Plans - Proposed Roof Plan	011		03.12.2019	Submitted
Plans - Proposed Front and Rear Elevations	012		03.12.2019	Submitted
Plans - Proposed North West and South East Side Elevations	013		03.12.2019	Submitted
Plans - Proposed Front Street Elevaton and Cross Section 01	014		03.12.2019	Submitted

Reasons: For the avoidance of doubt and in the interests of proper planning.