

APPLICATION NO	PA/2018/1704
APPLICANT	Mr Kettle
DEVELOPMENT	Planning permission to erect a replacement dwelling with detached garage (including demolition of existing dwelling)
LOCATION	Park Lea, Barton Road, Wrawby, DN20 8SH
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion

POLICIES

National Planning Policy Framework: Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states 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.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking this means approving development proposals which accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 124 states that 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.

Paragraph 127 states that decisions should ensure developments: function well and add to the overall quality of the area; are visually attractive as a result of good architecture; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the suite to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

Housing and Employment Land Allocations DPD:

Inset Map for Wrawby

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

H5 (a-m only) (New Housing Development)

H7 (Backland and Tandem Development)

H8 (Housing Design and Housing Mix)

RD2 (Development in the Open Countryside)

RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

LC5 (Species Protection)

LC6 (Habitat Creation)

LC12 (Protection of Trees, Woodland and Hedgerows)

DS1 (General Requirements)

DS5 (Residential Extensions)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: Advises conditions.

Drainage: No objection but advises comments in relation to the potential for a watercourse to exist within the site.

Ecology: No objection subject to conditions to secure a species protection plan and biodiversity plan.

Trees: Clarification is sought in respect of conflicts between the proposed development and the submitted Tree Protection and Tree Impact Plans.

Environmental Health: Advises that further information is required in respect of the potential for land contamination at the site but recommends conditions should the local planning authority be minded to grant planning permission.

PARISH COUNCIL

No objection to the proposal but asks the fact the proposal is outside the Wrawby building line be taken into account.

PUBLICITY

The application has been advertised by site notice for a period of not less than 21 days prior to writing this report. Four letters of objection have been received raising the following issues:

- the site is outside the development limit as shown on Inset Map 47 and would not benefit the village of Wrawby
- reference is made to PA/2018/1400 for outline permission to erect four dwellings outside the development limit, which the council refused
- the proposal is not 'like for like' as the dwelling is much larger and the proposed render finish is not in keeping with other properties
- the proposed dwelling is overpowering and dominant in comparison to the existing dwelling on site and is out of proportion to the site and village
- adding a second storey to the proposed single-storey garage should be prevented
- impact on trees
- the submitted Arboricultural Report is out of date, being from October 2017, and has not been amended following a change in proposals
- the submitted tree protection methods have not been employed whilst ground works have been carried out on site
- surface water drainage issues.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material

considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The application site is Park Lea, Barton Road, Wrawby. The site forms a parcel of 0.3 hectares of land which is set back from its point of access with Barton Road. The land gradually rises from the road and hosts a large detached dwelling. There is heavy vegetation surrounding the site and the trees to the north-eastern boundary are known to be protected by tree preservation orders. The site is primarily bound by properties accessed off Barton Road and Archers Close to the north, east and west and opens to the open countryside to the south-eastern corner. Planning permission is sought for the erection of a replacement dwelling with detached garage (including demolition of the existing dwelling).

Planning permission for the erection of a replacement dwelling with detached garage (including demolition of the existing dwelling) on this site was previously refused on 7 June 2018 for the following reason:

'The proposed dwelling, by virtue of its appearance and scale, is considered to result in a dominant feature that would be detrimental to the character of the surrounding area. Furthermore, there is uncertainty over surface water disposal. The proposal is therefore considered to be contrary to policy CS5 of the North Lincolnshire Core Strategy and policies RD10, H5, H8, DS1 and DS14 of the North Lincolnshire Local Plan.'

The main issues for consideration with regard to the determination of this application are whether the proposed replacement dwelling is acceptable in terms of its scale and appearance and whether the proposed replacement dwelling would harm the residential amenity of neighbouring properties.

Principle

The site is outside the HELA DPD defined development limit for the settlement. For the purposes of planning, the site is considered to be within the open countryside. NLCS policies CS2 and CS3 and NLLP policy RD2 govern development in such a location. The parish council has commented that the site is outside the development limit. Letters of objection have also been received raising the same issue. One letter refers to a decision by the local planning authority to refuse outline planning permission for the erection of four dwellings (PA/2018/1400). Each application must be determined on its own merits but it is highlighted that the application for consideration by this report differs from PA/2018/1400 in that it is for a replacement dwelling.

NLLP policy RD2 specifically states that a replacement dwelling in the open countryside will be supported in principle. As the proposed development is for a replacement dwelling, the notion of residential development of a single dwelling in this location is acceptable in principle.

NLLP policy RD10 is the main policy for consideration with regard to the determination of this proposal. A number of objections have been received in relation to the terminology of a 'like for like replacement' within the Design and Access Statement in relation to pre-application discussions. The policy does not require or use the terminology 'like for like' but does set out the requirements for the replacement dwellings within the open countryside in relation to the existing dwelling on the site.

The first criterion states that the replacement dwelling should not exceed the volume of the original dwelling by more than 20%, exclusive of normal permitted development rights. The applicant, within the design and access statement, has commented on this policy and has provided details of the current volume of the existing dwelling. An important consideration is the latter clause of this policy 'exclusive of permitted development rights'. Permitted development rights are set out within Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015) (as amended). The Regulations are generous in terms of what could theoretically be achieved at the site and could comprise a full width rear extension of between 4 metres and 8 metres in depth; side extensions to either side up to 8 metres in width (subject to boundary limitations), and the provision of full width dormer windows to the rear roof slope. If above permitted extensions were to be applied they would significantly increase the volume of the original dwelling. Policy RD10 is interpreted so that the 20% increase in volume is applied to the original dwelling plus the theoretical extensions that could take place as a result of permitted development. The proposed dwelling is significantly larger than the existing dwelling but is not considered to increase the volume beyond 20% of the original dwelling that it is to replace plus the volume of the extensions that could theoretically be applied under permitted development rights. This first criterion also states that the replacement dwelling should not be substantially higher in elevation. In this case the proposed dwelling is lower, the ridge height being at 27 metres above Ordnance Datum (AOD) compared to 27.9 metres AOD.

As the proposal is within the open countryside, subject to the provisions of NLLP policy RD10, it is appropriate to regulate and control future development at the site. It is clear that the applicant has maximised the opportunities afforded to them under the interpretation of policy RD10 with regard to current permitted development rights in relation to the size of the replacement dwelling. It is considered reasonable and necessary to remove permitted development rights associated with the replacement dwelling in order for the Authority to assess and regulate any further development at the site.

Design and amenity

The issue of appearance and scale of the dwelling formed part of the previous refusal by the local planning authority in terms of the resulting harm it would have on the character of the area through the creation of a dominant feature. Objection has been received in relation to the design and appearance of the dwelling which is considered to be dominant, overpowering and out of proportion with regard to the site. The third criterion states that replacement dwellings should be of a design that reflects the local vernacular. NLCS policy CS5 requires a high standard of design that is appropriate to its context. Chapter 12 of the NPPF promotes the delivery of quality design.

The applicant, following the previous refusal, has amended the proposal to overcome concerns raised. The overall scale of the dwelling has been reduced with the overall footprint of the dwelling being 80 square metres less than previously applied for. The rear balcony has been removed, as has the first floor accommodation from within the roof space of the front detached garage. The proposed dwelling is lesser in width allowing for boundary trees to the southern boundary to be retained. Whilst it is still proposed to render the dwelling, an 'off white' colour is now proposed.

The proposed dwelling, as described within the submitted Design and Access Statement, is to be 'a traditional Georgian House' featuring 'off white rendered walls, tall slim sash style windows with slim mullions and borders' with 'a feature band at first floor level and a

decorative toothed eaves-fascia details'. The majority of the residential properties within the immediate area are not from the Georgian period. The site is not within a conservation area and the site is not readily visible from Barton Road. It is accepted that the dwelling would be visible from the private gardens of numerous residential properties but existing boundary trees provide some screening of the site. The proposed Georgian design and the detailing proposed is not considered to be an unacceptable or harmful design.

In accordance with planning policy, it is essential that assessment is made of the effects of the development upon the residential amenity afforded to neighbouring properties. The fourth criterion of NLLP policy RD10 requires that the replacement dwelling should not result in adverse impact on the amenity of local residents. A number of objections have been raised from neighbouring properties in this regard, particularly relating to light and privacy.

The first matter for consideration relates to privacy. The proposed replacement dwelling will include the provision of side-facing upper floor windows to both side elevations. The window to the first floor in the northern elevation would overlook rear gardens of properties on Archers Close. This window serves a bathroom and it is recommended that its obscuration is secured by condition. Windows to the southern elevation at first floor serve an en-suite bathroom and a bedroom. These windows will introduce a loss of privacy to the rear garden to the property to the south given that the trees are to be removed and the proposed dwelling is to be sited close to this boundary. It is recommended that these windows be obscure glazed which can be secure by condition. The previously refused scheme incorporated a balcony which has been removed in response to concerns raised by neighbouring properties.

Objection has been received from properties on Archers Close that the proposed replacement dwelling would result in a loss of light to property and form a dominant, overbearing feature. The proposed dwelling is a minimum of 6 metres from the boundaries of these properties and a minimum of 22 metres elevation to elevation. The distances are comparable to the existing situation on the site. The depth of the two-storey element of the proposed replacement dwelling, exclusive of the balcony, is comparable to the depth of the existing dwelling on site. It is also noted that the trees along this boundary are to be retained. It is not considered that the proposal, in terms of its impacts, will result in significantly more harm than the existing situation and the separation distances illustrated are considered sufficient in terms of the potential for overshadowing. There is a minimum separation distance of 6 metres to the southern boundary of the site which allows for trees along this boundary to be retained. Accordingly the property as a result of its reduced width is to be sited centrally within the plot with sufficient separation to both side boundaries.

The re-submitted scheme for consideration by this report includes the provision of a single-storey garage structure in place of a garage with first floor office space. The proposed garages measures 10 metres by 7 metres with a maximum height of 4.7 metres, and is to be a minimum of 3.4 metres from the boundary with neighbouring properties on Archers Close. This alteration to the previously refused scheme has been welcomed by objecting properties as the first floor element has been removed reducing the dominance of the development. It has been requested that the installation of a first floor be prevented by insisting on the foundations being capable of bearing only a single-storey structure. The matter of foundations is the subject of Building Regulations which is separate to the planning process. Development will be required by conditions to be in accordance with the approved plans which show the erection of a single-storey garage. The installation of a first floor within the garage would require planning permission in its own right and should be

determined on its own merits at the time of its consideration should the applicant wish to do so at a later date.

Natural environment impacts

The application site features a number of mature trees and other vegetation. The trees to the northern boundary of the site are protected by tree preservation orders. The application was accompanied by an Arboricultural Report. Objection has been received from occupiers of neighbouring properties who consider the report out of date because it was produced in October 2017 and does not reflect the current proposal in terms of its layout. This report has provided an assessment of the trees and vegetation at the site in terms of their amenity value and health. It was previously proposed to remove trees to the southern boundary of the site but these are now proposed to be retained following a narrowing of the proposed replacement dwelling.

The Arboricultural Report shows that the development can be accommodated without significant encroachment into the root protection area of the formally protected trees. The report also suggests that sensitive construction methods can be applied to the construction of the driveway and parking areas. The council's tree officer has commented on the proposal and notes the discrepancies between the layout plan for consideration and the tree protection and tree impacts plans as outlined in the Arboricultural Report. The applicant has confirmed that all boundary trees are to be retained and that the proposed dwelling has been reduced in width so that this can be achieved. No further comments have been received from the tree officer but as trees previously proposed for removal are now to be retained the proposal is more acceptable in planning terms. The tree officer previously considered it essential that the method of construction of the dwelling would not damage, sever or cause compaction of ground within the root protection areas of the formally protected trees. It is considered that details of sensitive construction methods can be secured by a condition requiring a tree protection plan.

Objection has been received in relation to the previously submitted tree protection plan measures not being employed whilst ground works have taken place at the site. Prior to the submission of this application, ground works have been undertaken including vegetation clearance. This issue does not form a matter of consideration by this report where permission is sought for the erection of a replacement dwelling. Whether there has been a breach of planning control at the site with regard to vegetation clearance and other ground works is a matter for investigation by the planning enforcement team.

As this proposal is for a replacement dwelling, the existing dwelling on site is proposed to be demolished. Accordingly the ecologist has been consulted to assess the potential for protected species at the site as the existing dwelling may form suitable habitat. The ecologist has raised no objection to the proposal but notes that there is a low potential for the existing dwelling on the site to be used by bats. Accordingly the ecologist recommends that sensitive construction methods be employed at the site. It is considered that such methods can be secured by condition, as advised by the ecologist, requiring the submission of a species protection plan. The ecologist also advises conditions requiring a biodiversity management plan which will secure biodiversity enhancement at the site.

Other matters

A number of objections have been raised in relation to concerns regarding surface water run-off from the site which is particularly relevant given the increase in the impermeable

area at the site and its sloping nature. The previously submitted application was refused by the local planning authority due to there being uncertainties with regard to surface water disposal. The Drainage Team has advised that it has no objection to the proposed development but notes from its records there may be drainage infrastructure on the site. The applicant has proposed to carry out investigations to determine whether such infrastructure is present on site which can be secured by condition. The applicant also highlights that the driveway, parking and patio areas are to be constructed of permeable materials which would therefore not result in an increase in surface water run-off from these elements of the proposal. Furthermore, the applicant has proposed to install attenuation tanks to reduce the risk of surface water flooding. On this basis it is recommended that a condition be imposed to secure the provision of a surface water drainage scheme.

The Highways team has been consulted on the application and has advised it has no objection to the proposal subject to conditions to prohibit the occupation of the dwelling until the driveway and parking area has been completed. It is considered that the dwelling will be served by sufficient off-road parking with regard to its scale. Although the site is backland development, it is not considered that the development will result in significant additional harm upon neighbouring properties in terms of noise and disturbance caused by vehicular movements. This is because the existing site hosts a large detached dwelling and the same access route to Barton Road will be utilised by this development.

As the proposal includes demolition, the Environmental Health team has been consulted and has raised no comments in relation to the method of demolition but has in respect of contaminated land. The team considers that the applicant should submit a screening assessment prior to determination in order for them to make an assessment of the potential for contamination. They have advised conditions be imposed, should members be minded to approve the application, as, without such, the screening assessment would not be provided. The justification for the conditions proposed by Environmental Health is that the proposed end use of the site is sensitive. However, whilst the end use is sensitive in terms of its use for residential purposes, it is the same use of the site as existing. It is not considered necessary or reasonable to require the applicant to provide the information requested by Environmental Health. It is recommended that a watching condition in respect of land contamination be imposed.

RECOMMENDATION Grant permission subject to the following conditions:

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: DN20 8SH/A/01, DN20 8SH-A-04C, DN20 8SH-A-03D, DN20 8SH-A-05A and DN20 8SH-A-06B.

Reason

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

3.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from 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 off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

No development shall take place until a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include investigation works into a watercourse running through the site and any necessary improvement measures to be taken. The dwelling shall not be occupied until it is connected to the approved drainage system and any drainage improvement works have taken place.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

6.

No development shall take place until a tree protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to protect the trees to be retained during the construction phase and shall identify areas for the storage of materials and plant associated with the construction of the development hereby permitted. The plan shall also include details of sensitive methods/techniques of construction for the dwelling, garages, patio, driveway and parking areas to be employed at the site to protect the roots of trees to be retained. Once approved, the development shall be strictly carried out in accordance with the approved tree protection plan at all times during the construction phase of the development and any permanent root protection measures of construction shall be retained thereafter.

Reason

To ensure the protection of the retained trees at the site in accordance with policy LC12 of the North Lincolnshire Local Plan.

7.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

The proposed first floor side elevation windows serving the bathroom to the northern elevation and serving the en-suite bathroom and bedroom to the southern elevation as shown on drawing number DN20 8SH-A-03C shall be obscure glazed to a minimum of level 3 of the Pilkington Scale of obscuration prior to first occupation of the dwelling and retained in such a condition thereafter.

Reason

To ensure the privacy of neighbouring properties is retained as a result of development in accordance with policies H5 and DS1 of the North Lincolnshire Local Plan.

9.

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no extensions, alterations to the dwellinghouse or garage block hereby approved, or the erection of buildings incidental to the enjoyment of the approved dwelling house within the application site area, shall be permitted without the express consent of the local planning authority.

Reason

To regulate development within the open countryside in accordance with policies RD2 and RD10 of the North Lincolnshire Local Plan.

10.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

11.

Within three months of commencement of the development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- details of bird nesting and bat roosting features to be installed on the new building;

- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- prescriptions for the retention, planting and aftercare of trees and shrubs of high biodiversity value;
- proposed timings for the above works in relation to the completion of the building.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

12.

The Species Protection Plan and Biodiversity Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

Reason: To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

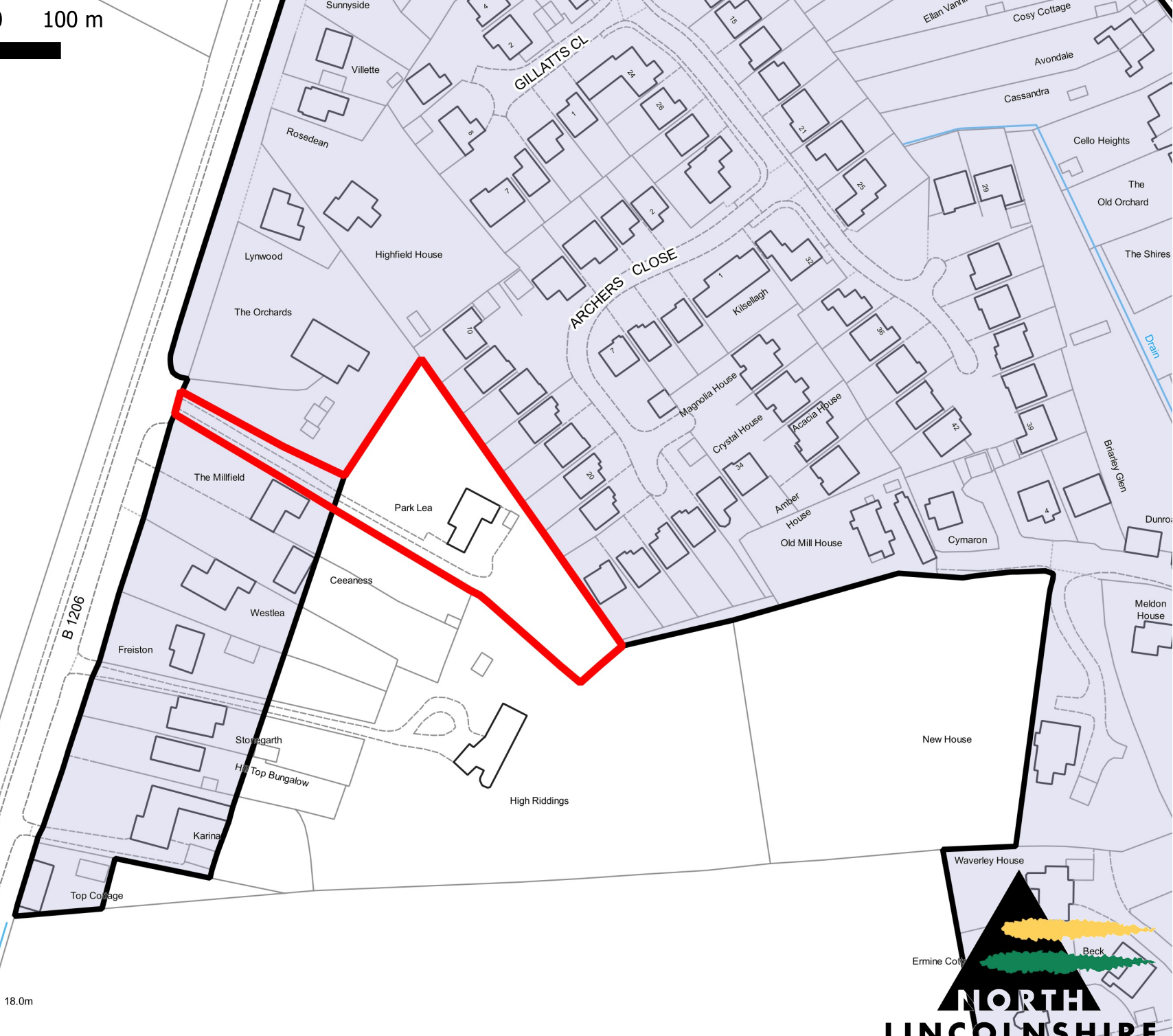
Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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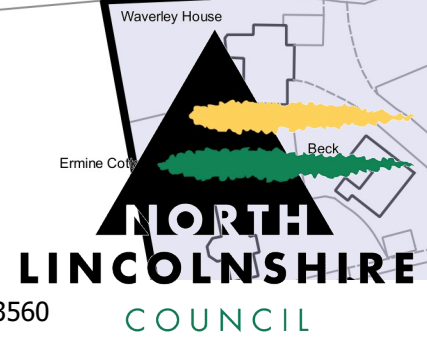


Development Boundary

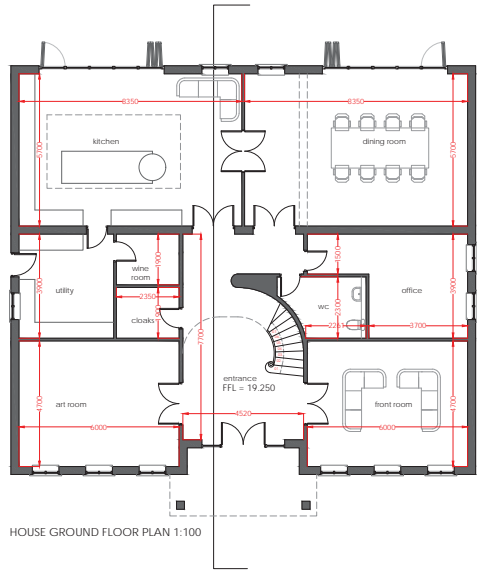


PA/2018/1704

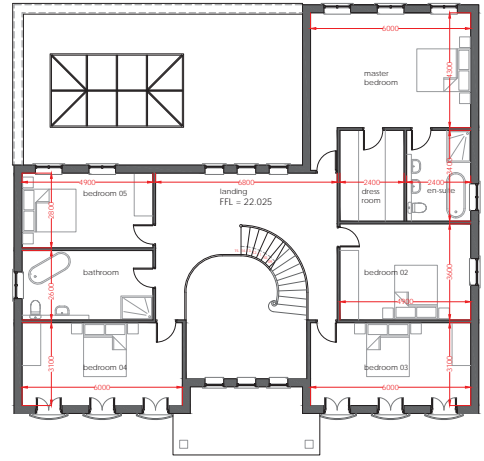
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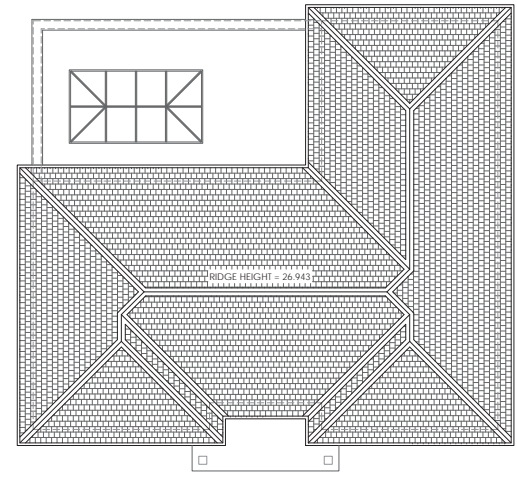
PA/2018/1704 Proposed elevations (not to scale)



HOUSE GROUND FLOOR PLAN 1:100



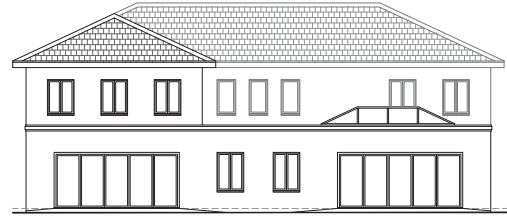
HOUSE FIRST FLOOR PLAN 1:100



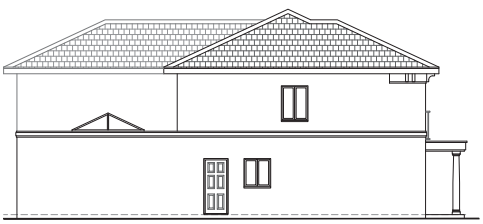
HOUSE ROOF PLAN 1:100



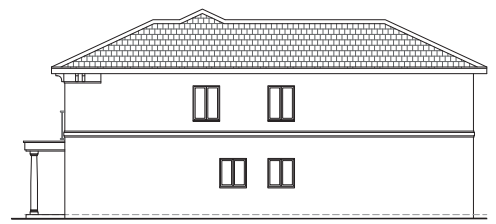
FRONT ELEVATION 1:100



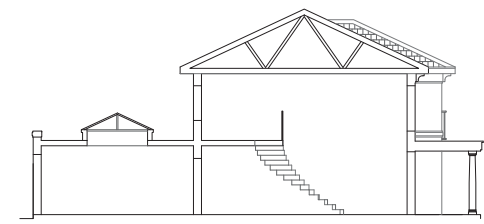
REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION 1:100

PROPOSED PLANS, ELEVATIONS & SECTION

ID	DATE	DESCRIPTION	DRAWN
D	22.08.18	REDUCED IN SIZE FOR NEW APPLICATION	JJM
C	20.02.18	PLANNING AMENDMENTS	JJM
B	25.08.17	CLIENTS AMENDMENTS STAIRS AND ELEVATIONS	JJM
A	14.08.17	ELEVATIONS ADDED GARAGE REMOVED	JJM
REV	DATE	DETAILS OF AMENDMENTS	DRAWN

REVISIONS
ALL MEASUREMENTS IN mm - DO NOT SCALE - IF IN DOUBT ASK

aCentury Architects
CENTURY ARCHITECTS LTD
MELROSE
6 HIGH STREET WEST
SCOTTER, GAINSBOROUGH
LINCOLNSHIRE
DN21 3UP
T: 01724 488455
E: century.architects@gmail.com

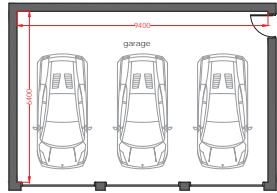
CLIENT: **KETTYLE**
SITE: PARK LEA, BARTON ROAD
WRAWBY, BRIGG, NORTH LINCOLNSHIRE
DN20 8SH

TITLE: PROPOSED NEW HOUSE
PROPOSED PLANS, ELEVATION & SECTION

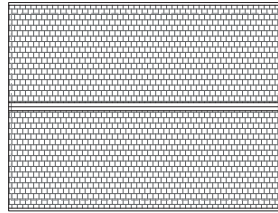
SCALE	1:100 @ A1	DATE	31.07.17
DRAWN	KEMH	DWGS NO.	DN20 8SH-A-03D

DRAWING STATUS	
PLANNING	
CHECKED BY	APPROVED BY
DATE	DATE

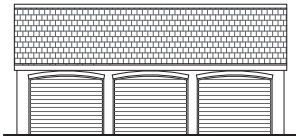
PA/2018/1704 Proposed garage elevations (not to scale)



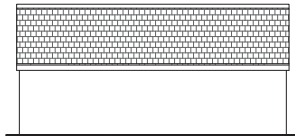
GARAGE GROUND FLOOR PLAN 1:100



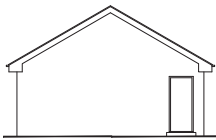
GARAGE ROOF PLAN 1:100



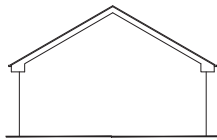
FRONT ELEVATION 1:100



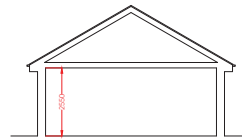
REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION 1:100

PROPOSED
GARAGE PLANS,
ELEVATIONS &
SECTION

A	22.08.18	REDUCED IN SIZE FOR NEW APPLICATION	JJM
REV	DATE	DETAILS OF AMENDMENTS	DRAWN

REVISIONS

ALL MEASUREMENTS IN mm - DO NOT SCALE - IF IN DOUBT ASK



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CLIENT
KETTYLE

SITE
PARK LEA, BARTON ROAD
WRAWBY, BRIGG, NORTH LINCOLNSHIRE
DN20 8SH

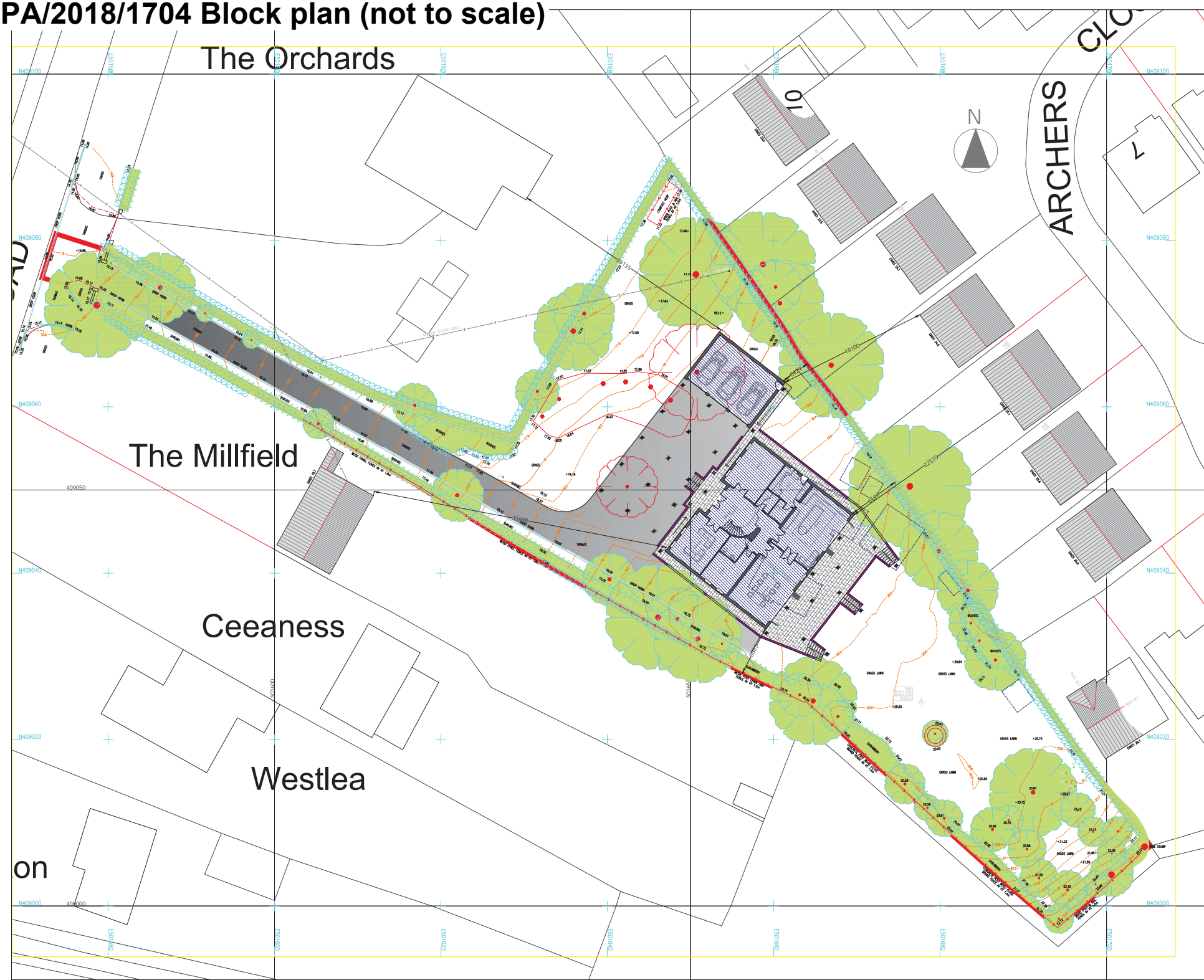
TITLE
PROPOSED NEW HOUSE
PROPOSED GARAGE PLANS,
ELEVATIONS & SECTION

SCALE	1:100 @ A1	DATE	31.07.17
DRAWN	JJM	DWGS NO.	DN20 8SH-A-05A

DRAWING STATUS
PLANNING

CHECKED BY	APPROVED BY
DATE	DATE

PA/2018/1704 Block plan (not to scale)



PROPOSED SITE PLAN

SITE AREA = 3051m²

- Existing House and buildings to be demolished
- Proposed house and detached garage
- Positions of existing trees to be retained
- Trees to be removed to allow for drive and garage
- retaining walls
- planting areas
- drive and parking to be permeable
- patio to be permeable

All permeable paving and driveways to be SuDS and drained to an attenuation tank. Butts to be used for rainwater collection for watering the garden.

C	22.08.18	REDUCED IN SIZE FOR NEW APPLICATION	JJM
B	27.03.18	HOUSE MOVED BACK 2m AND RAISED 200mm	JJM
A	20.02.18	PLANNERS CHANGES	REMH
REV	DATE	DETAILS OF AMENDMENTS	DRAWN

REVISIONS

ALL MEASUREMENTS IN mm - DO NOT SCALE - IF IN DOUBT ASK


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SITE	PARK LEA, BARTON ROAD WRAWBY, BRIGG, NORTH LINCOLNSHIRE DN20 8SH		
TITLE	PROPOSED NEW HOUSE PROPOSED SITE PLAN		

SCALE	1:200 @ A1	DATE	06.10.17
DRAWN	JJM	DNVS NO.	DN20 BSH-A-04C

PLANNING

CHECKED BY	APPROVED BY
DATE	DATE