

<b>APPLICATION NO</b>	<b>PA/2022/897</b>
<b>APPLICANT</b>	Mr & Mrs Fillingham
<b>DEVELOPMENT</b>	Planning permission to erect a dwelling
<b>LOCATION</b>	Land west of Sherwood House, The Hill, Worlaby, DN20 0NP
<b>PARISH</b>	Worlaby
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Deborah Oikeh
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan Member 'call in' (Cllr Carl Sherwood – significant public interest)

## **POLICIES**

**National Planning Policy Framework: 78**

**North Lincolnshire Local Plan: DS1, DS7, DS14, DS16, H5, H8, T2, T19**

**North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS19**

**Housing and Employment Land Allocations DPD: Policy PS1 (Presumption in Favour of Sustainable Development)**

**Worlaby Parish Neighbourhood Plan: WNP2 (Small Scale Housing Sites) and WNP4 (Design)**

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Drainage (Lead Local Flood Authority):** No objection subject to conditions and informatives.

**Environmental Protection:** No objection subject to a pre-commencement condition.

**Conservation:** No objection subject to conditions.

## **PARISH COUNCIL**

Councillors feel that the design of the proposed development has been carefully chosen to be sympathetic within its surroundings, and meets the requirements of the Worlaby Neighbourhood Plan, however the parish council would like to highlight that the proposed development sits outside the development boundary for the village of Worlaby.

## **PUBLICITY**

Advertised by site notice. One comment has been received regarding land contamination and pollution.

## **ASSESSMENT**

### **Planning history**

PA/1998/0190: Planning permission to erect an extension to existing dwelling to provide garage – approved 19/03/1998.

### **Proposal and site characteristics**

Permission is sought to erect a detached bungalow. The application site is within the village of Worlabby on the northern side of The Hill. The site is bordered by existing residential properties to the northeast and south, and by Worlabby Hall (a grade II listed building) to the northwest. The land is immediately outside the development limit of Worlabby and can be accessed via an existing driveway.

### **Site constraints**

- The site is outside the development boundary of Worlabby according to the HELADPD 2016.
- The site is within SFRA Flood Zone 1.
- The site lies within the setting of some listed buildings.

### **Main considerations**

- Principle of development
- Impact upon residential amenity
- Impact upon the character of heritage asset
- Impact upon highway safety
- Flood risk and drainage
- Land contamination.

### **Principle of development**

The council is required to determine planning applications in accordance with its adopted development plan unless material considerations indicate otherwise. The NPPF sets out the 'presumption in favour of sustainable development' and states that development that accords with the development plan should be approved without delay. Having specific regard to residential developments, the NPPF requires local planning authorities to 'boost significantly the supply of housing'.

Policy CS1 states, 'Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility.

Policy CS6 relates to the historic environment. It states, 'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Policy CS2: Delivering more Sustainable Development states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. The adopted sequential approach focuses on the following:

- (a) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions
- (b) previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs
- (c) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Policy CS3 of the Core Strategy provides that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or will contribute to the sustainable development of the tourist industry. In local planning terms, the site is outside the development boundary of Worlaby within the open countryside. Accordingly, it is not within a sustainable location and residential development on the site is contrary to policy.

Policy RD2 of the local plan restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is:

- essential to the efficient operation of agriculture or forestry;
- employment-related development appropriate to the open countryside;
- affordable housing to meet a proven local need;
- essential for the provision of outdoor sport, countryside recreation, or local community facilities;
- for the re-use and adaptation of existing rural buildings;
- for diversification of an established agricultural business;

- for the replacement, alteration or extension of an existing dwelling; and
- essential for the provision of an appropriate level of roadside services or the provision of utility services.

Having considered policy RD2, the development is not essential for agriculture or forestry and it is not for employment-related development appropriate to the open countryside. The development is not intended for affordable housing and is not for the diversification of an established agricultural business. Furthermore, the proposal is for a new dwelling, not re-use and adaptation of existing buildings. Therefore, the proposal does not meet the terms of policy RD2.

Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (policies CS2 and CS3 of the Core Strategy), to which the proposal is also contrary.

Policy CS7 states, 'Housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities'. The policy allows a net density of 30 to 35 dwellings per hectare within a residential development site of rural settlements and the countryside.

Policy CS8 relates to spatial distribution of housing sites and states, 'The first priority is to re-use previously developed land and buildings within North Lincolnshire's built-up areas. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built-up areas. Flood risk will be taken into account, as this will be a determining factor in the distribution and location of housing.' Policies CS2 and CS8 also state, 'In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.'

Policy WNP2 of the Worlaby Parish Neighbourhood Plan relates to small-scale housing sites. It states that infill housing developments within the development limit will be supported where the proposal is for a total of no more than three houses at a density of 30–35 per hectare; is in keeping with the character of its surroundings; takes account of the significance of any heritage asset and does not lead to substantial harm to a designated asset; does not impact unacceptably upon the amenity of nearby properties and references the requirements of policy WNP4: Design.

In this case, the proposal would be at the edge of the development boundary, and is for a single dwelling with a design drawn to respect the heritage asset adjacent to it and in accordance with the Worlaby Parish Neighbourhood Plan. However, the proposal would not meet any of the needs highlighted in Core Strategy policies CS2, CS3 and CS8. As a consequence, the proposal is considered to conflict with the aforementioned.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 10 of the NPPF states, 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.' Paragraph 11(d) of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority

cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which were most important to determining the application should not be considered up-to-date.

A recent appeal decision dated 20 July 2022 (planning reference PA/2020/554) has been issued where the Inspector has concluded that the council does not currently have a five-year housing land supply of deliverable sites. The council's Five Year Housing Land Supply Position Statement is awaiting an update and as such any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. The current local policies which are most important for determining the application will carry reduced weight during this period.

National Planning Practice Guidance paragraph 008 states that, in decision-taking, if an authority cannot demonstrate a five-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

Given the current five-year land supply deficit, it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

The North Lincolnshire Sustainable Settlement Survey 2019 states Worlaby is ranked 36 out of 76 settlements, with three out of seven key facilities. Worlaby is therefore considered to be a relatively sustainable settlement that is capable of accommodating an allocation either within or adjoining the settlement.

The site is within distance of key local facilities and services, including Worlaby Academy, the church hall and other facilities adjacent the development boundary. It is therefore considered that the site is in a sustainable location.

In economic terms it would provide much needed housing, job creation benefits during the construction phase, and money spent in the local economy by future residents.

The applicant stated in their design and access statement that the land has been underutilised in that it has been used merely for storage over the years. The NPPF thus encourages the effective use of land. Allowing additional dwellings at the edge of a settlement would bring social benefits by way of encouraging new social interactions, leading to growing local communities and supporting local services.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to

address the need for housing. In determining the sustainability of the proposed development, an assessment not only relies upon planning principle but also whether the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or if any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

### **Impact on residential amenity**

Policy CS5 of the North Lincolnshire Core Strategy is relevant. It states, ‘...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place’ and ‘Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable’.

Policy DS1 aims to ensure that development does not unduly impact neighbouring amenity in terms of noise, smell, fumes, dust or other nuisance. Policy H8 is concerned with housing design and housing mix. The policy permits new housing development where it respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment. The development should incorporate a high standard of layout and protect existing natural and built features amongst others.

Among other criteria, policy H5 requires all new housing development to not result in the loss of important open space, and to be in keeping with the scale and character of the settlement. The scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment and with the settlement. Any development must have an adequate and appropriately designed access which will not create any traffic or road safety hazard, and adequate parking within the curtilage of the site must be provided to ensure that no on-street parking occurs which would be to the detriment of the free and safe flow of vehicles using the public highway.

Policy WNP4 of the Worlaby Parish Neighbourhood Plan also states, ‘The scale, density, massing, height, landscape design, layout and materials of all development proposals will be required to reflect the character and scale of the village and be appropriate to the size of the plot.’

This proposal is for a bungalow, considerably set back from surrounding dwellings and well screened by hedgerows and shrubs all around. The openings in the bungalow are positioned to respect surrounding dwellings. Given the height and scale of the bungalow, and the separation distance between it and the surrounding dwellings, it is considered that there would be no unacceptable overbearing, overshadowing or domineering impact upon neighbouring properties.

In terms of noise, it is considered that an additional dwelling would not create an unacceptable impact upon the amenity of current residents given the sparse housing density in the area.

The site also benefits from existing soft and hard landscaping such as trees, shrubs and hardstanding; therefore, the landscape would not be unacceptably altered as a result of the proposed development

## **Impact upon the character of the heritage asset**

Policy HE5 is partly concerned with proposals that affect the setting of a listed building. It states, 'proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.'

Although the site is immediately outside the development boundary, it can be viewed as an infill development given the existing surrounding built form, including the Almshouses and Sherwood House, both of which are set beyond the site and noticeably outside the development boundary. The proposed dwelling would be a three-bedroom bungalow. The dwelling takes the form of a traditional 'Gatehouse' style with pitched roof, narrow gables and oversized chimney. The property sits gable end on to the street scene, which is a common theme, to reduce the physical mass of the property. Also, the proposed location within the north-eastern corner does not obscure views through to the heritage asset to the rear of the site. This orientation also ensures that future occupiers benefit from a pleasant south-westerly private amenity space.

The council's conservation officer has been consulted and has no objections to the proposal. It is considered that the materials, scale and design respect and reflect the historic character and landscape of the area.

## **Impact upon highway safety**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general safety. Both are considered relevant.

Access to the site will be facilitated via the existing vehicular access from The Hill. The site benefits from two off-street car parking spaces with enough hard standing area to the front to conveniently allow turning and parking. The site is set back from the highway to retain views through to the Almshouses to the north-east from The Hill. The Highways team have assessed the proposal and have no objection but recommend some conditions which shall be attached to any permission granted.

## **Drainage and flood risk**

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water. Policy CS19 in particular states, 'The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere'.

The proposed site is situated within SFRA Flood Zone 1 and is therefore a suitable location for development. The LLFA drainage team has been consulted and have raised no concerns subject to some conditions being met. It is therefore assessed that the proposal accords with policies DS14 and DS16 of the local plan and CS19 of the Core Strategy.

## **Land contamination**

Policy DS7 of the local plan relates to contaminated land. Historic mapping shows former quarrying and infilling approximately 100m north-east of the site. There is, therefore, the potential for the site to have been impacted upon by contamination. This can include ground gas, which is harmful to human health. Therefore a pre-commencement condition

on land contamination has been recommended by the Environmental Protection department. The condition will be attached to any permission granted. No development shall commence until there is satisfactory evidence that there is no land contamination on site, or if present, that it can be mitigated.

## **Conclusion**

Whilst the proposal is outside the development limits, it would not potentially harm the existing site context, and it is considered that the benefit of the proposal does outweigh the harm, subject to conditions. On balance, the proposal is a justified departure from the development plan and is considered to comply with the overarching paragraph 11(d) of the NPPF. The principle of the development is acceptable, and the proposed dwellings will provide an opportunity for residential accommodation in this location. The site has the potential to accommodate one dwelling and is unlikely to be detrimental to neighbouring amenities. It would have safe and visually acceptable access.

The application site, although immediately outside the development boundary, could be viewed as an infill development given the existing dwellings beyond the site. The site has been under-utilised previously as storage. Allowing a well-designed dwelling at the edge of the settlement will not only allow the effective use of the land but would yield some social and economic benefit. The proposal is therefore recommended for approval subject to planning conditions.

## **Pre-commencement conditions**

The pre-commencement conditions included in the recommendation have been agreed with the applicant/agent.

## **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:

- Location plan 1334/001
- Proposed site plan 1334/003
- Existing and proposed block plan 1334/002
- Proposed floor and elevation plan 1334/004
- Design and Access Statement and Heritage Statement.

Reason

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



3.

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

In the interests of visual amenity and to ensure that the building is in keeping with its surroundings, in particular, the 'Almshouses', in accordance with policies DS1, HE2 and CS6 of the North Lincolnshire Local Plan.

4.

Scale drawings of the proposed windows and doors, including material specifications, shall be submitted to and approved in writing by the local planning authority before installation.

Reason

In the interests of visual amenity and to ensure that the building is in keeping with its surroundings, in particular, the 'Almshouses', in accordance with policies DS1, HE2 and CS6 of the North Lincolnshire Local Plan.

5.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

6.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

7.

No development shall take place until a method statement for excavation within the vicinity of a chalk cutting and springs, and possible mitigation works, has been submitted to and approved in writing by the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable

drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

8.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

9.

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.

10.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health;
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems, archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s). This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

#### Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.

#### Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

## Reason

To ensure the site is safe for future users and construction workers in accordance with policy DS1

### **Informative 1**

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.

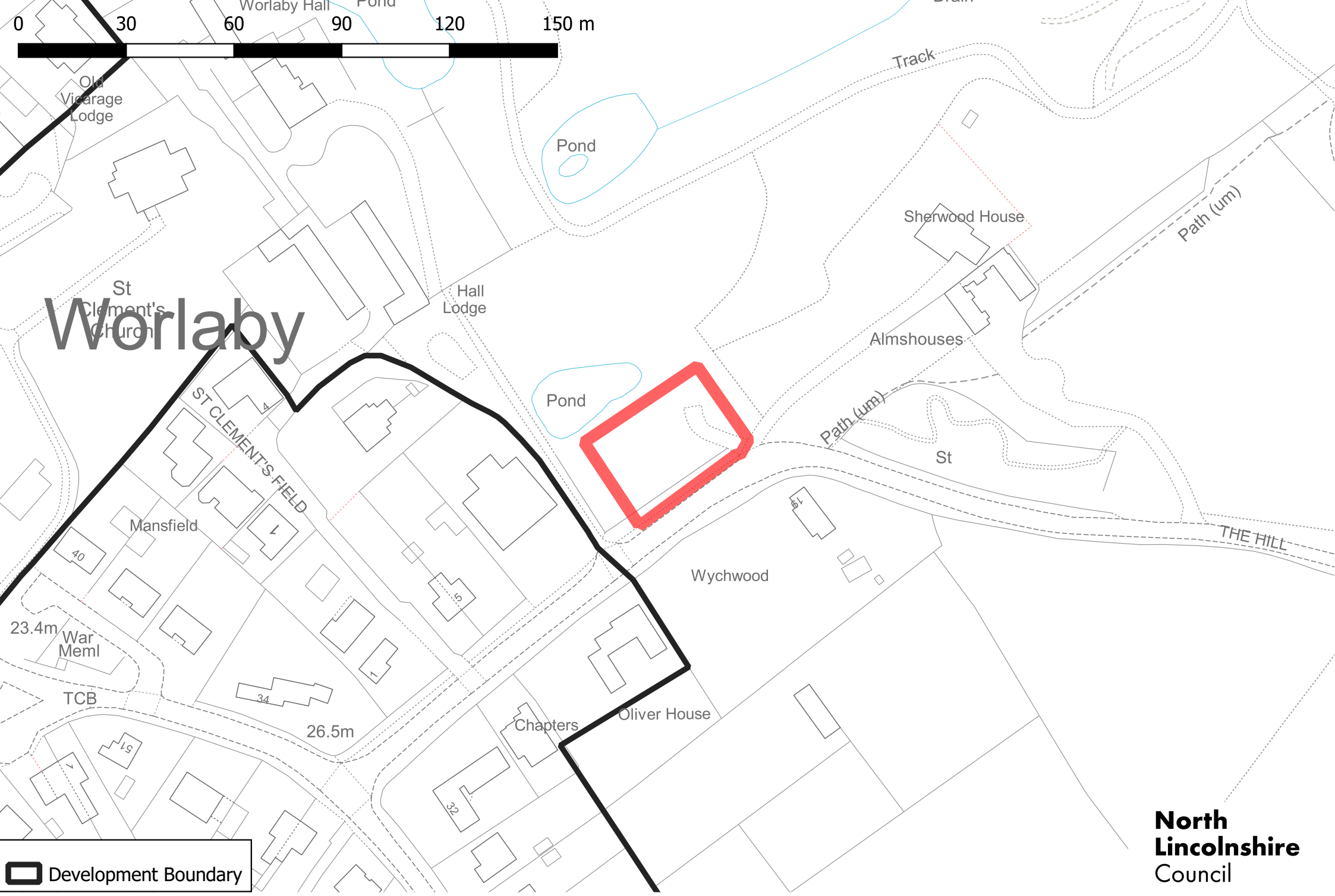
### **Informative 2**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

### **Informative 3**

We would also suggest you consider upsizing the pipe network, increasing storage around your development, to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers.



# Worlaby

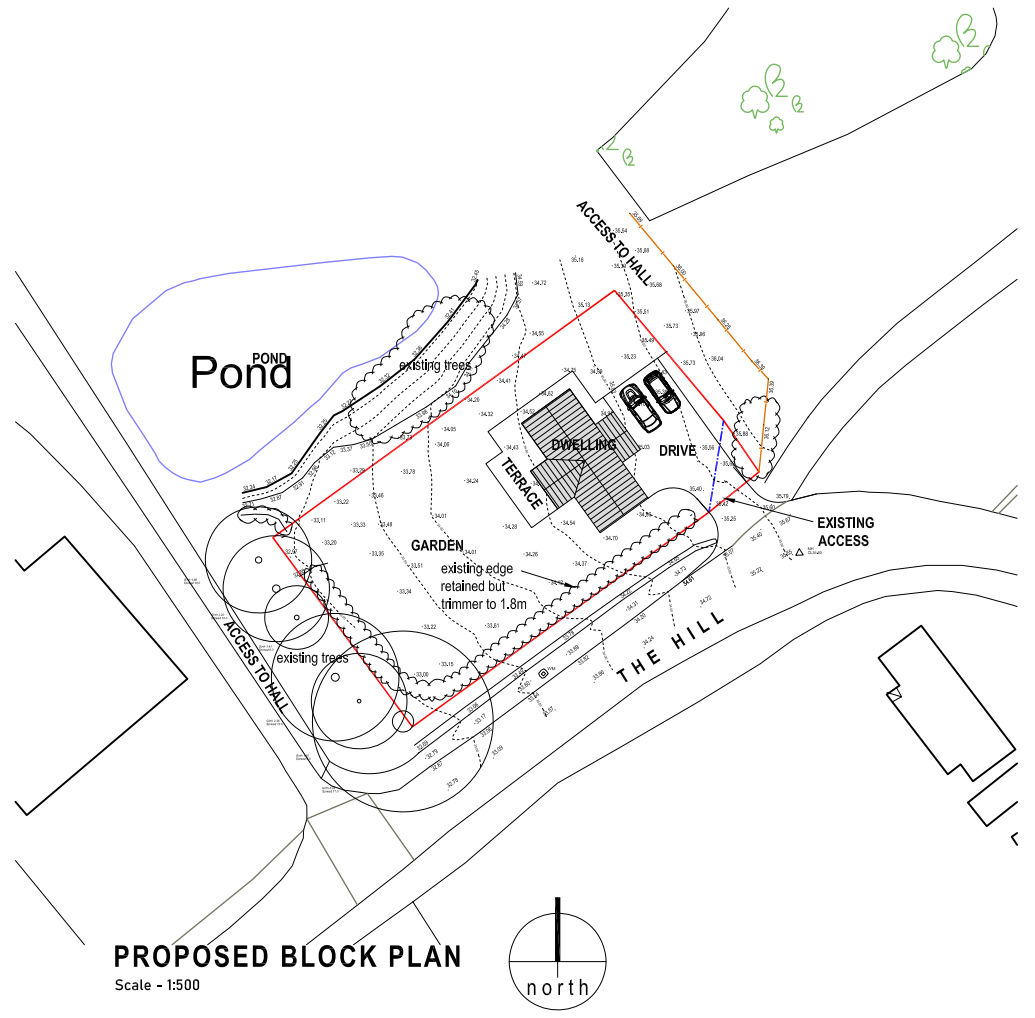
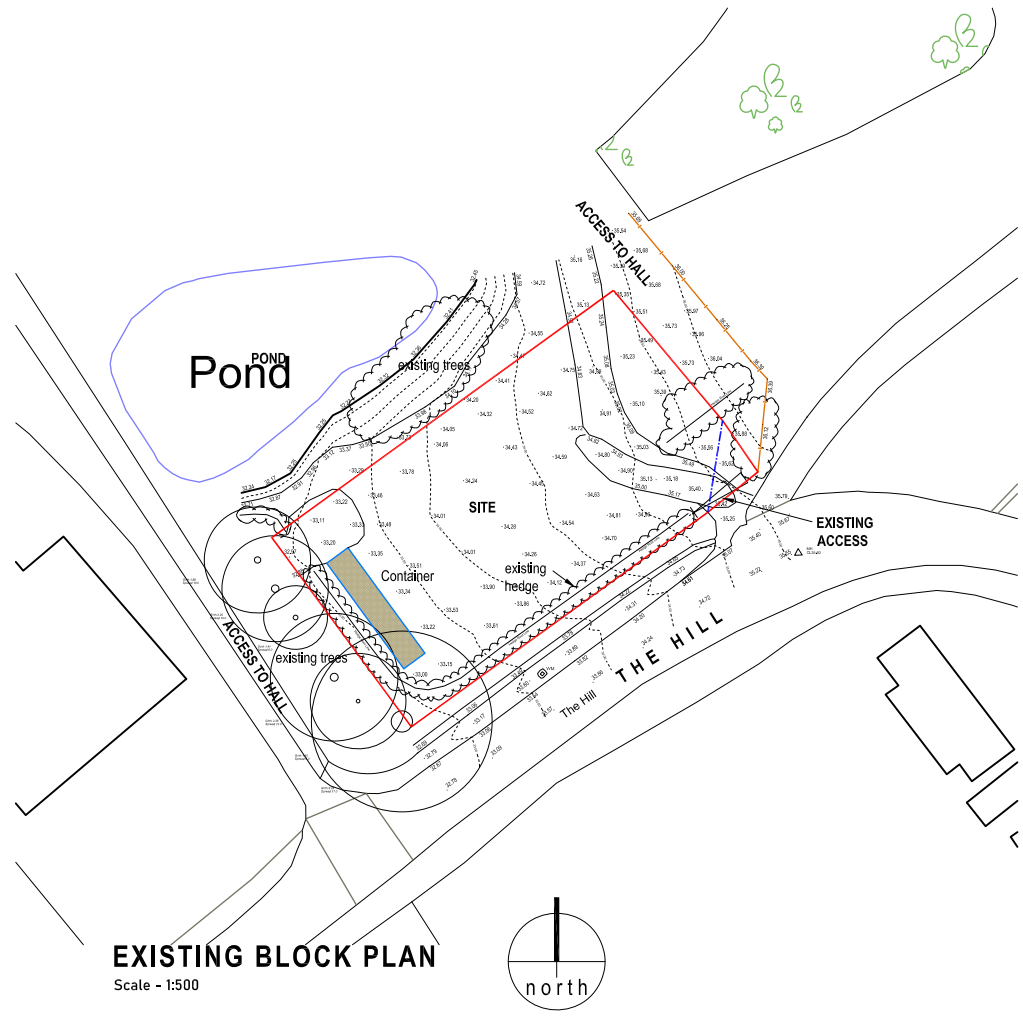
 Development Boundary

**PA/2022/897**

**North  
Lincolnshire  
Council**

# PA/2022/897 Existing and proposed layout (not to scale)

Rev:	Drawn By:	Description:	Date:
-	-	-	-



**EXISTING BLOCK PLAN**  
Scale - 1:500

**PROPOSED BLOCK PLAN**  
Scale - 1:500

**KEY :**

**SITE BOUNDARY:** ———

**LEGAL BOUNDARY:** - - - - -

**NOTES :**

1. Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
2. The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
3. The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owner(s)" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by a Party Wall Surveyor.
4. All drawings are to be read in conjunction with the specification document provided, structural, mechanical, electrical and drainage drawings. If in doubt contractors must ask before proceeding.
5. This drawing must not be reproduced in whole or part without written consent. Do not scale this drawing unless printed at the correct paper size specified. All dimensions in millimeters. Written dimensions to be checked on site.
6. Drawings subject to Planning Approval & Building Control Approval.

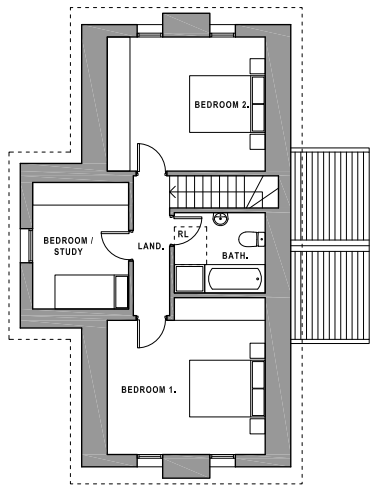
Drawing Title:	<b>BLOCK PLANS</b>		
Project:	<b>NEW DWELLING</b>		
Location:	<b>LAND OF THE HILL, WORLABY</b>		
Drawing Number:	Revision:	Scale / Size:	
<b>1334/002</b>	-	<b>1:500 / A3</b>	

Project Stage:	Drawn By:	Checked By:	Date:
Planning	DH	/	24/09/2022

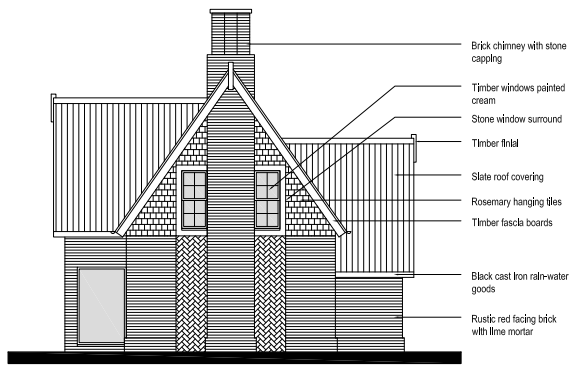
web: <a href="http://hydearchitecture.com">hydearchitecture.com</a> tel: 01472 869061 email: <a href="mailto:info@hydearchitecture.com">info@hydearchitecture.com</a>	<h1>Hyde Architecture</h1>
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# PA/2022/897 Plans and elevations (not to scale)

Rev:	Drawn By:	Description:	Date:



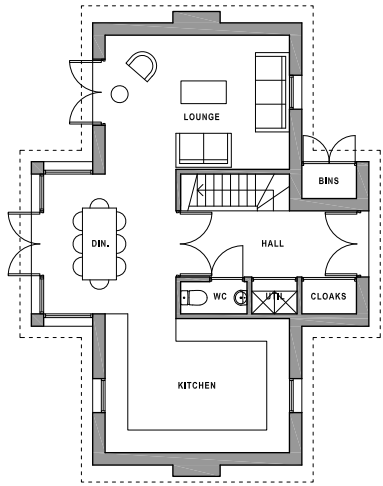
**FIRST FLOOR PLAN**  
Scale - 1:100



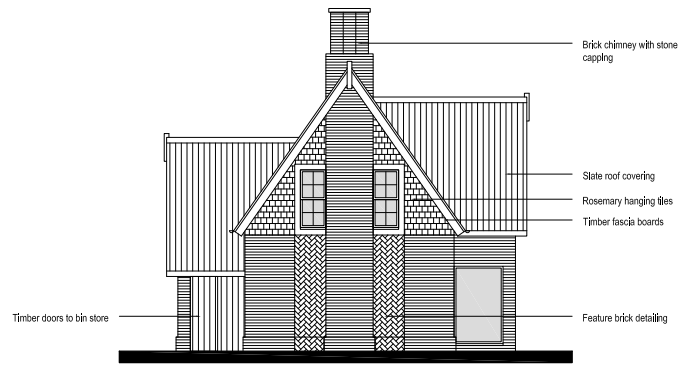
**SOUTH ELEVATION**  
Scale - 1:100



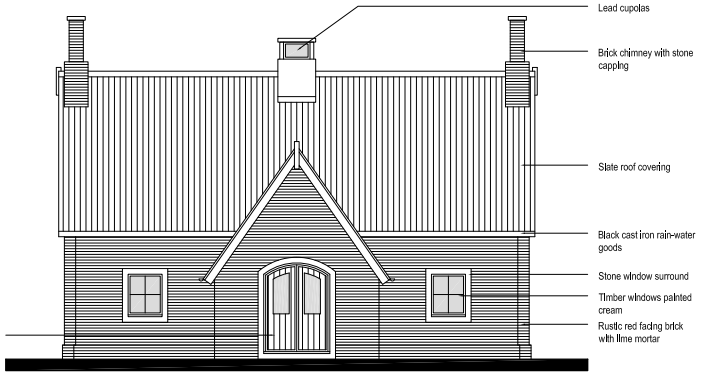
**WEST ELEVATION**  
Scale - 1:100



**GROUND FLOOR PLAN**  
Scale - 1:100



**NORTH ELEVATION**  
Scale - 1:100



**EAST ELEVATION**  
Scale - 1:100

Drawing Title:	<b>PROPOSED PLANS &amp; ELEVATIONS</b>		
Project:	<b>NEW DWELLING</b>		
Location:	<b>LAND OF THE HILL, WORLABY</b>		
Drawing Number:	Revisior:	Scale / Size:	
<b>1334/004</b>	-	1:100 / A2	
Project Stage:	Drawn By:	Checked By:	Date:
Planning	DH	J	08.11.2021

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tel: 01472 868661  
email: [info@hydearchitecture.com](mailto:info@hydearchitecture.com)

**Hyde**  
Architecture