

APPLICATION NO	PA/2023/1478
APPLICANT	Mr and Mrs M Duncan
DEVELOPMENT	Planning permission to demolish stable block and erect an annexe
LOCATION	One Acre Cottage, Sandbeds Lane, Westwoodside, DN9 2DW
PARISH	HAXEY
WARD	Axholme South
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- RD2 Development in the open countryside
- R8 Commercial horse-riding establishment
- DS1 General requirements
- DS5 Residential extensions
- 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

DS14 Foul sewage and surface water drainage

LC14 Area of special historic landscape interest

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

CS6 Historic environment

CS17 Biodiversity

Housing and Employment Land Allocations DPD (2016): The host property is within the development limits of Westwoodside. The area proposed for the stable is outside the development limits, within the open countryside and land allocated as LC14. The site is within the residential curtilage of the host property.

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until late 2024.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 Presumption in favour of sustainable development

SS2 A spatial strategy for North Lincolnshire

SS3 Development principles

SS11 Development limits

DM1 General requirements

DM3 Environmental protection

RD1 Supporting sustainable development in the countryside

HE1 Conserving and enhancing the historic environment

HE2 Area of special landscape interest

CONSULTATIONS

Environmental Protection: The proposed development for a residential annexe is a sensitive end use. The existing site is used for the stabling of horses and there is therefore the potential for the site to be impacted by contamination, including asbestos-containing materials. A full condition is recommended.

Highways: No comments or objections.

LLFA Drainage: No comments or objections.

PARISH COUNCIL

The Parish Council originally commented that they believed the annexe is not an annexe as it is not connected to the main house. They are also concerned that the site is within LC14 and that the development fails policy RD9:

- (i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration – it is constructed of concrete blocks
- (ii) the development will not create a need for new buildings to house activities displaced by conversion – PA 1463 is for a new stable block and therefore they are being replaced. The proposed annexe would be described as a separate dwelling not an annexe and will in effect be backland development and policy H7 applies.

Revised proposals were submitted and comments are as follows:

- (a) The annexe is a separate dwelling to house, of a size equal to the original dwelling and disagree with the statement modest size.
- (b) It is for a family member to occupy, any permissions should apply a condition which should be explicit it cannot be used as an independent dwelling.
- (c) In planning terms it is not connected, such elements as service can be easily changed and are not a planning consideration.
- (d) It is in the open countryside LC14 Isle of Axholme Historic Environment, within the curtilage of the property and is not consummate with CS3. "Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages - built form will also be excluded."
- (e) It is not related to an agricultural or forestry business and is for private use and therefore does not meet the needs of RD1 or RD2.
- (f) It requires a new stable block (PA/2023/1463) and therefore fails the principles of RD6 ii, and in particular RD9 iii.
- (g) It would set a dangerous precedence and allow such development elsewhere in the IAHE and further damage the IAHE.

- (h) It does not meet the high standards of design for development in the open countryside and would impact on the character of the area.
- (i) Does not conform to policies CS1 CS2.

The applicant had been advised to take out the welfare facilities out of the annexe and replace with just a toilet. This committee is deeply concerned by this advice by the planning officer.

PUBLICITY

The proposal has been advertised by means of site notice, both initially and following the receipt of an amended plans package.

One response has been received objecting to the proposals on the following grounds:

- The application for a further dwelling on the site will impact on the noise levels – the vehicles on site at this point is five, of which two are normally parked on the street overnight. The two-storey dwelling will overlook my property but could have a greater impact on the neighbours on the other side as it may cause a light issue.
- The application for this annexe has changed from a two-storey to a single-storey. But this does not change the fact there are five people living on site with up to six vehicles. Although there is plenty of parking on site, the residents still park up to two vehicles on the lane; these are parked on the corner which restricts view, or on the pavement that becomes a hazard for pedestrians as they have to use the lane.

ASSESSMENT

Planning history

Application site:

PA/2009/0111: Planning permission to retain the change of use of domestic premises to a mixed use of domestic premises and the keeping of family horses, including the retention of an additional stable block – approved with conditions 24/06/2009

2/1990/0089: Erection of a detached bungalow and car port – approved with conditions 20/03/1990

Wider site:

PA/2023/1463: Planning permission for stable block/barn – approved with conditions 13/03/2024

Condition included: Within three months of the development being completed, the existing horses/ponies on site shall be re-stabled and the existing block-built stables and two timber stables (as shown on the following plans: CWX1047 - 104 - ALTERATIONS TO EXISTING TIMBER STABLES, CWX1047-105-EXISTING BLOCK BUILT STABLES and CWX1047 101B EXISTING AND PROPOSED SITE PLAN) shall be

demolished and removed from the site to the satisfaction of the local planning authority.'

Reason: To prevent the over-intensification of the equestrian use on site and to protect residential amenity in accordance with policies RD2, R8 and DS1 of the local plan.

PA/2023/680: Planning permission to erect a stable block – refused 07/07/2023

Reasons for refusal:

1. Insufficient evidence has been submitted to fully assess whether the stables are essential in the context of policy RD2 iv) and to assess the impact that the proposed stables would have on residential amenity due to the high number of horses potentially stabled on site and the potential for commercial livery and stabling use. The proposal would lead to an over-intensification of the equestrian use and fails to accord with policies RD2 and DS1 of the North Lincolnshire Local Plan.
2. The provision of an additional six stables on the site could lead to insufficient provision of grazing land for the horses/ponies housed on site. The existing stables on the site plus the proposed stable block could result in around 13 horses being stabled at the site. The area of available grazing land would be contrary to policy R8 of the North Lincolnshire Local Plan and the principles of good pasture management and the well-being of the animals.

Designations/constraints

The site is within LC14.

The site is not within a conservation area, and there are no listed buildings or tree preservation orders on the site or in close proximity.

Site description/proposal

The application site is to the rear of One Acre Cottage, a two-storey residential property within a good-sized plot. To the rear and encompassed within the residential curtilage are existing block-built and timber stables and stores, and paddock land. The application seeks the demolition of the existing block-built stables and to replace these with the annexe.

The site is in a countryside location within the residential curtilage of the existing property. The application is for a single-storey one-bedroom annexe. The application is made on a householder application form and the development is therefore ancillary to the main house. The parish council notes that the proposed development is for a family member to occupy, and therefore any permissions should apply a condition which should be explicit that it cannot be used as an independent dwelling. A condition can be included to address this matter.

Planning permission has recently been granted (PA/2023/1463) for the erection of a new stable block/barn. This includes a condition which will include the demolition of two of the existing timber stables and the concrete block stables to be demolished within three months of completion of the new stables. This ensures no more than eight stables remain on site.

The footprint of the existing concrete block-built stables is 77m² and the proposed footprint of the annexe is 84m². The existing block stables are approximately 2.5m to eaves height and approximately 3.8m to ridge height, whilst the proposed single-storey annexe is proposed at approximately 2.75m to eaves height and approximately 5.1 to ridge height.

The annexe includes a hall, W/C, open plan kitchenette, dining and lounge area and a separate bedroom.

The applicant has provided evidence in the form of a letter from North Lincolnshire Council which confirms that the existing stables constitute permitted development as defined by Class E, Part 1, Schedule 2 of the Town and Country Planning (GPDO) Order 1997. Class E relates to buildings incidental to the enjoyment of a dwelling house and confirms permitted development as "The provision within the curtilage of the dwellinghouse of..." This confirms the land as being within the curtilage of the existing dwellings house.

The land is currently used by the owners of One Acre Cottage for private use. The existing concrete block-built stables are unsuitable to house horses and as such are to be demolished. The applicant seeks to replace them with an annexe for ancillary use by the family.

Neighbouring properties are a mixture of large single- and two-storey detached dwellings. The development will sit along the western boundary with the neighbouring property, and an existing fence, hedge and trees form a defined boundary with that property. The neighbouring property also includes a brick-built building to the rear of the proposed annexe. This is of similar height to the proposed annexe. The annexe will be on the site of the existing stables.

The site currently has permission for the land to be used as a mixed residential and equestrian use. The applicant has confirmed that the existing block-built stables are only suitable for ponies and not large enough to accommodate horses; they are therefore not fit for purpose for the applicant's requirements to house the family horses. Planning application PA/2024/1463 was approved for a new stable block which addresses this matter. A Grampian condition ensures the same number of stables as existing will be present on the site.

The following considerations are relevant to this proposal:

- **principle of development**
- **the impact upon the character of the area**
- **the impact upon the residential amenity**
- **highways**
- **flood risk and drainage.**

Principle of development

The site is outside the development limits of Westwoodside, within the residential curtilage of the property. As it is outside the development limits of the settlement, open countryside policies apply. Policy RD2 strictly controls development within the open countryside,

allowing development which is for the replacement, alteration or extension of an existing dwelling.

Whilst it is noted that the parish council refers to policy RD9 and this policy has some relevance in that the building should be considered for conversion first, the local planning authority understands that the building is not suitable for conversion, and as a replacement stable block has already been approved under PA/2023/1463, there is no displacement of activities.

This policy relates to the re-use and/or adaptation of rural buildings for residential use in the open countryside. The building is not considered to be of architectural or historic importance. The existing stable block comprises an existing concrete stable block. The applicant is not seeking the reuse of the existing building – the existing stables are to be demolished as they are no longer fit for purpose. The development, if brought forward, will remove a building that is no longer fit for purpose off the site and makes use of the land for an alternative use which is needed by the applicant. It is considered that the resultant effect is a betterment in this countryside location.

As mentioned, planning permission has already been granted for a new stable block on the site. Policy RD9, section iii) refers to activities being displaced through conversion. The development is not related to a conversion but a new building.

The main issues in determining this planning application are consideration of character and appearance impacts, residential amenity, highways and drainage matters.

Residential amenity

Saved policy DS5 of the North Lincolnshire Local Plan (2003) is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours. Policy RD10 also seeks to ensure that dwellings as replaced, extended or altered will not adversely affect the amenity of local residents.

The site is within an existing residential area on the boundary with, and within, the open countryside. The site also includes paddock land. The wider land to the south-west and east includes a mix of rear gardens/paddock land and open countryside. The plots in this location are mixed in size, the application site having a large garden in relation to the size of the property. The host property is two-storey in height. The annexe is proposed to the rear of the existing property at the rear of the manicured private garden and on the site of the existing concrete stable block.

The proposed annexe is set off the boundary with the neighbouring property (west) and sits on the footprint of the existing stable block. The footprint of the existing concrete block-built stables is 77m² and the proposed footprint of the annexe is 84m². The existing block stables are approximately 2.5m to eaves height and approximately 3.8m to ridge height, whilst the proposed single-storey annexe is proposed at approximately 2.75m to eaves height and approximately 5.1m to ridge height.

Windows and bi-fold doors are proposed within the eastern elevations; these are at ground-floor level and will overlook the existing garden. Two rooflights are proposed within the

western elevation on the boundary with the neighbouring property, but these are above eye level and are not considered to result in any overlooking or privacy impacts. Two rooflights are also proposed within the eastern elevation. A single entrance door to the hallway is located on the southern elevation.

The annexe will share the garden space of the existing property and will be ancillary to the main house. The annexe is set off boundaries with neighbouring properties and is single-storey in height. It is not considered to lead to any significant amenity impacts. Patio doors are proposed to the front (eastern elevation) of the building and will overlook the existing garden.

The annexe is located to the east of the adjacent property; an existing single-storey building of similar height, scale and siting is positioned behind the proposed annexe and as such would not result in any loss of light or overshadowing impacts for the property to the west.

The parish council refers to a comment that the case officer advised to take the welfare facilities out of the annexe and replace them with just a toilet. This is incorrect. The case officer advised that "In planning terms annexes need to have a functional link to the main house for them to be considered an annexe. The use of a shared garden and the lack of a shower/size of the accommodation confirms this and that the unit will not be used as a standalone property in its own right."

The design is considered appropriate and will not lead to any amenity impacts. In addition, it should be noted that no comments have been made by adjoining neighbours objecting to the proposals.

Character/appearance/quality of design

Policies RD10, DS5 and CS5 are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. Policies DS5 and CS5 both seek to improve the quality of design across North Lincolnshire.

Policy RD10 relates to extensions to dwellings in the open countryside and development is permitted provided that the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended.

The original property has a volume of approximately 385m³, as confirmed by the applicant. The proposed development seeks a single-storey annexe with a volume of approximately 220m³, which is a 57.1% increase on the original property but, taking into account the existing stable block to be demolished, this is a difference of 193m³ (existing stable block) and 220m³ (proposed annexe). This is an increase of approximately 14%. In terms of the original house, this is a further 37.1% over the 20% policy requirements of RD10; however, taking account of the existing stable block, this is only a minor increase in volume.

Whilst the policy is relevant, each case should be taken on its own merits. The property forms part of an existing residential property and is contained within the existing residential curtilage. The existing property is accessed via a private drive and this part of the site is not visible from the surrounding road network. The property has a good-sized garden and paddock area to the rear, development will be contained between existing properties, outbuildings etc and impacts on the wider character of the area will be limited. The majority of the additional volume is within the roof space and has been carefully designed to consider neighbouring properties and this countryside location.

The footprint of the existing concrete block-built stables is 77m² and the proposed footprint of the annexe is 84m². The existing block stables are approximately 2.5m to eaves height and approximately 3.8m to ridge height, whilst the proposed single-storey annexe is proposed at approximately 2.75m to eaves height and approximately 5.1m to ridge height. Taking this into account, the development is considered minor compared with the existing development on the site.

It is accepted that planning permission has recently been granted for a large stable block on the site to house six horses; however, this is for equestrian purposes and the site is considered large enough for the level of development being proposed.

The proposals are considered to be designed to a high standard and will include redbrick walls, red tiled roof and uPVC or timber doors and window frames. The host property is largely constructed of red brick with white uPVC windows and doors and a red roof tile, and the rear element is an off-white render. As such, the proposed materials are considered appropriate for the site and would be in keeping with this location.

The proposed works are considered to be sympathetic to the host property as well as the wider street scene and will not result in harm to the character of the area. It is considered that the proposal would align with policies RD10, DS5 and CS5.

Historic environment

The site is within policy area LC14 (Area of Special Historic Landscape Interest). Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14) situated within the Early Enclosed Land character area. The proposals are considered to be of a high quality and include a design and materials which match and complement adjacent buildings. The development is also on the site of an old concrete stable block and is considered an improvement in design terms.

The parish council argues that the development is “in the open countryside LC14 Isle of Axholme Historic Environment, within the curtilage of the property and is not consummate with CS3 Character – the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages - built form will also be excluded.”

As noted earlier within this report, it has been confirmed, and evidence provided, that this section of land is within the residential curtilage. The development is also on the site of an existing building and as such does not contribute to the openness of this area of land and will in effect comprise a replacement building.

It is not considered that the proposal would adversely affect the character of the landscape heritage asset or its setting at this location.

Highways

Policy T2 states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions.

Concern has been raised by a member of the public that five people are living on the site with up to six vehicles, and that whilst there is provision on site for parking, these vehicles are parked on the road, which prevents visibility and becomes a hazard for pedestrians. The public highway is available for use by people to park their vehicles and where this is not permitted appropriate traffic management would be in place. Highways have reviewed the proposal and have no objections to this application subject to conditions. It is therefore judged that the proposal complies with policies T2 and T19.

Flood risk and drainage

Drainage Policy CS19 (Flood Risk) of the Core Strategy is concerned with flood risk and policy DS14 (Foul Sewage and Surface Water Drainage) is concerned with foul sewage and surface water drainage. As indicated earlier, the site is within SFRA Flood Zone 1 (Low potential for flooding).

The LLFA Drainage Team has been consulted and has no objections to the proposed development.

Environmental protection

The Environmental Protection team has considered the proposals and notes that the proposed development for a residential annexe is a sensitive end use. The existing site is used for the stabling of horses and there is, therefore, the potential for the site to be impacted by contamination, including asbestos-containing materials. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

Only a site-specific investigation can establish whether there is contamination at a particular site. However, a desk study and site walkover may be sufficient to identify how pollutant linkages might be broken. Unless this initial assessment clearly demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level, further site investigations and risk assessment will be needed before the application can be determined. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Taking into account the above advice, the Environmental Protection team advised that the applicant should submit a Phase 1 report for the department's consideration prior to the application being determined in accordance with national policy guidance. This allows the council to decide whether or not further assessment of the site is required and ensures that appropriate conditions are applied which render the development safe and suitable for use prior to use.

This information was not, however, provided and as such it is recommended that the inclusion of a detailed contamination condition be applied should the local planning authority be minded to determine the application without the information required.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity. It is therefore recommended that planning permission be granted.

Pre-commencement conditions were shared, discussed and agreed with the 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:

- CWX1047 110 B EXISTING AND PROPOSED SITE PLAN
- CWX1047 111 A EXISTING BLOCK BUILT STABLES
- CWX1047 120 B PROPOSED ANNEXE.

Reason

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

3.

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 July 2023.

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.

4.

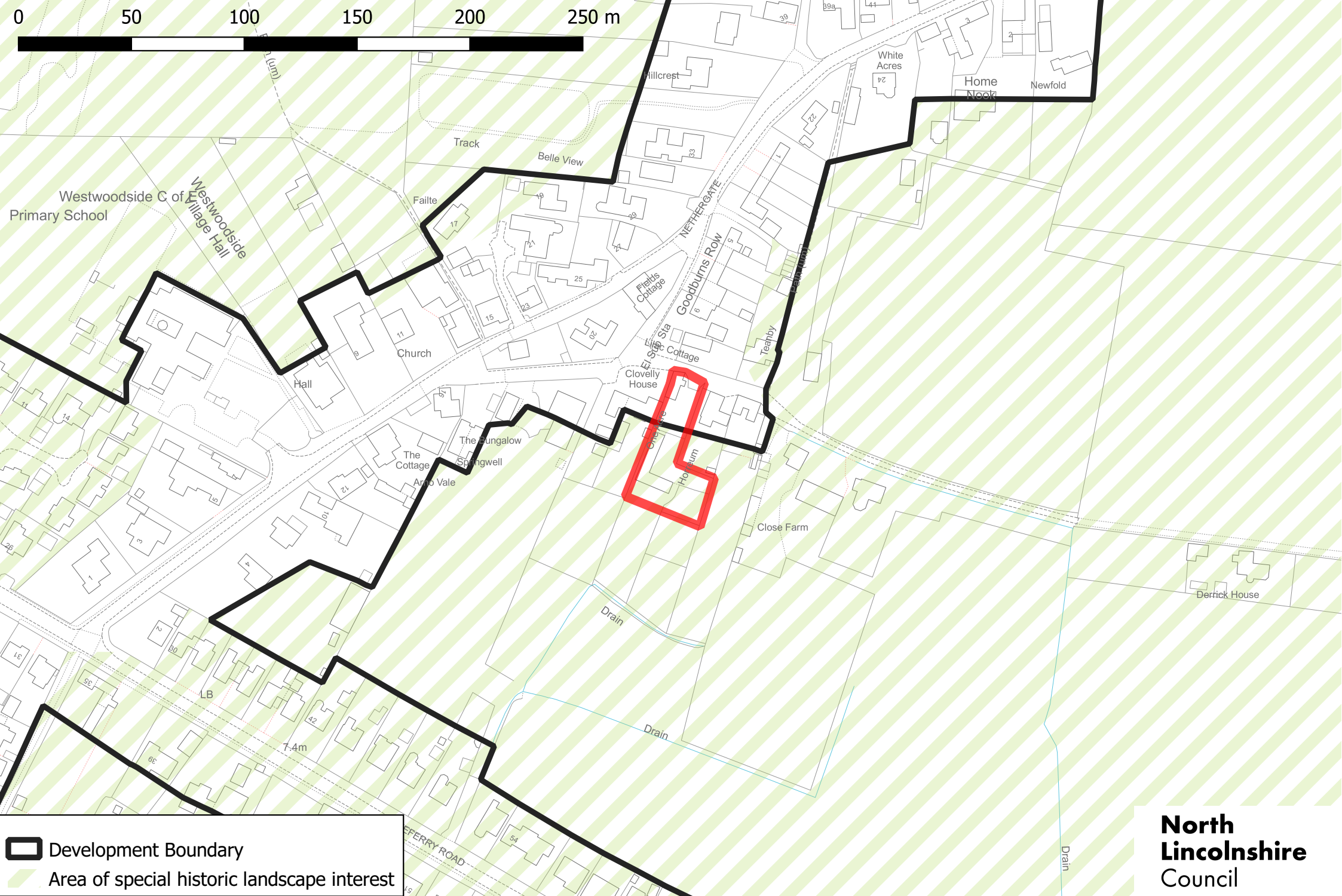
The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as One Acre Cottage, Sandbeds Lane, Westwoodside, DN9 2DW



Reason

To ensure that the additional accommodation is not severed from the main dwelling to provide a self-contained dwelling unit.

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.

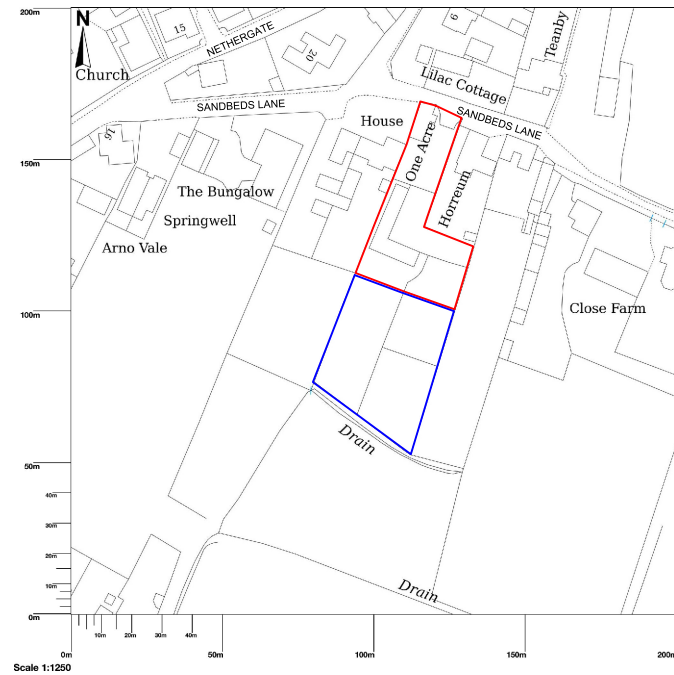


 Development Boundary
 Area of special historic landscape interest

**North
Lincolnshire
Council**

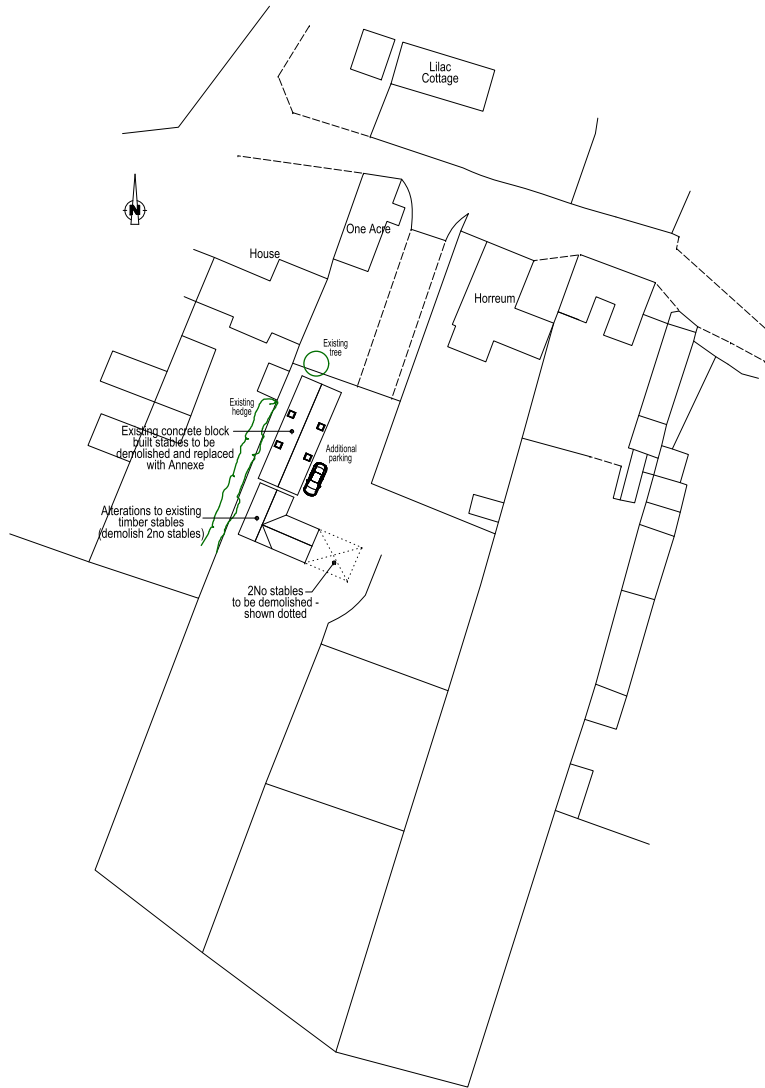
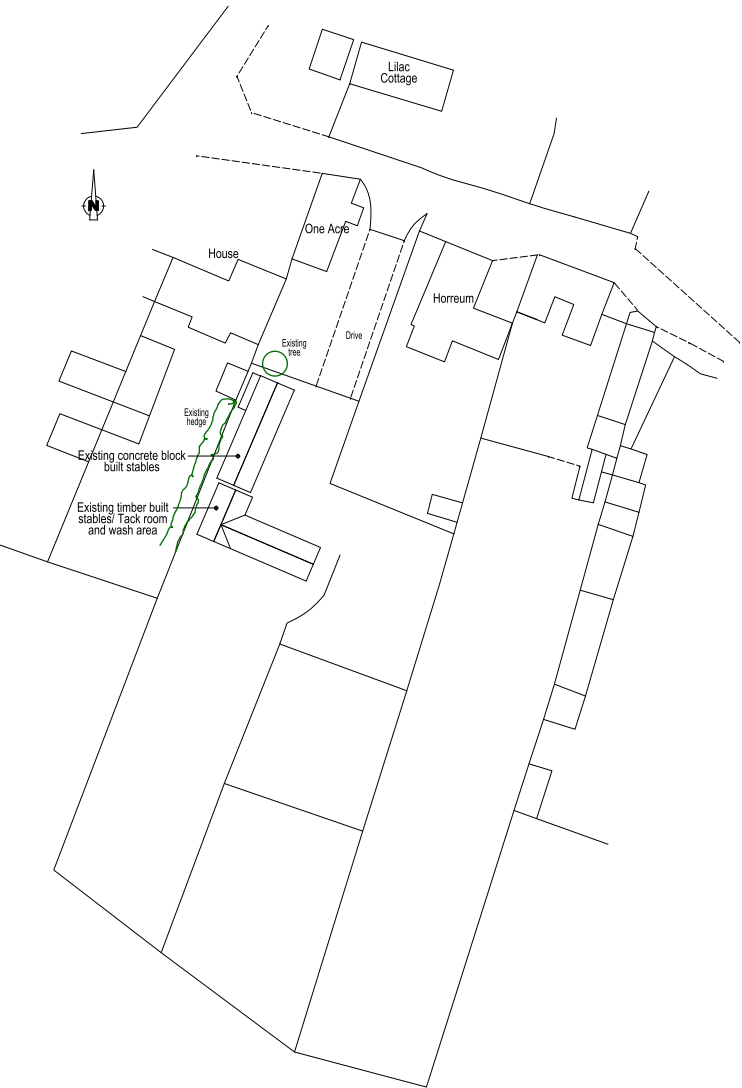
PA/2023/1478

PA/2023/1478 Existing and proposed layout (not to scale)



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SITE LOCATION PLAN
1:1250



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Architectural design and 3d Visualisations
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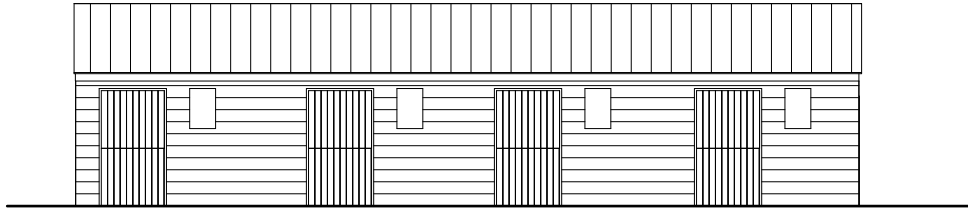
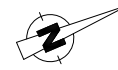
- Project
- TO DEMOLISH EXISTING STABLE BLOCK, AND REPLACE WITH PROPOSED ANNEXE
- ALTERATIONS TO EXISTING TIMBER STABLES
- AT ONE ACRE
- SANDBEDS LANE
- WESTWOODSIDE DN9 2DW

- Title:
- LOCATION PLAN
- EXISTING AND PROPOSED SITE PLANS

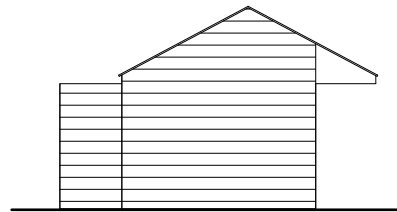
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1:1250 / 1:500 @ A2	07-2023	DS

Drawing No. CWX1047 - 110B

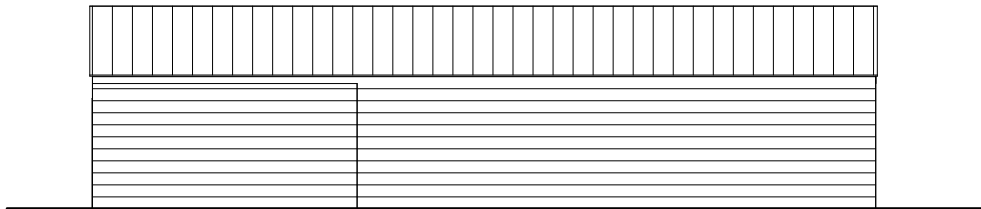
PA/2023/1478 Existing block-built stables (not to scale)



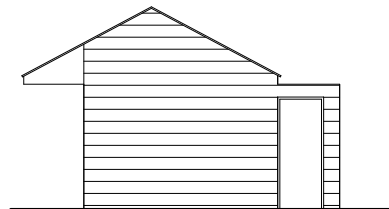
EXISTING EAST ELEVATION
1:100



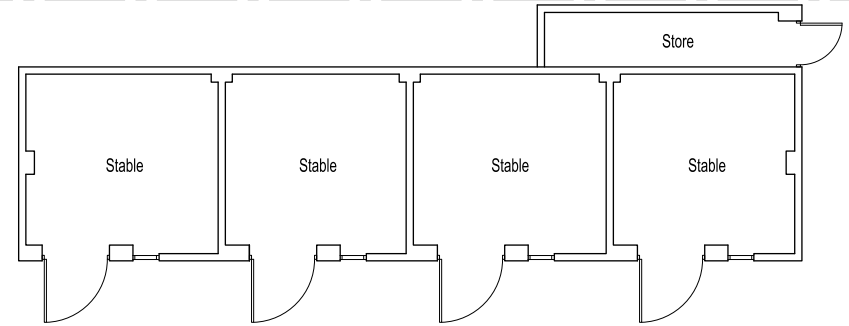
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING FLOOR PLAN
1:100



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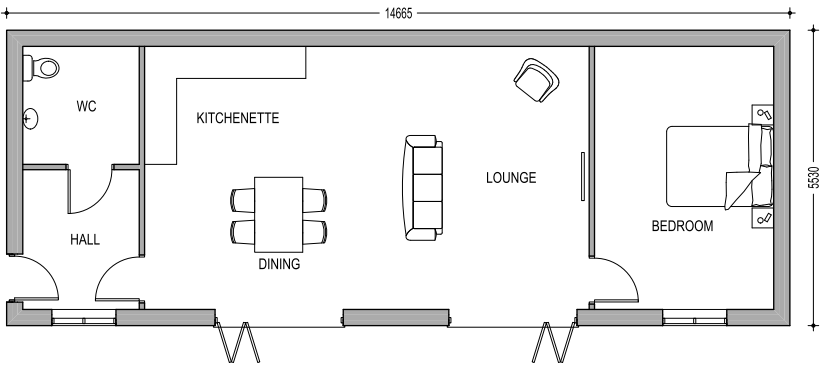
- Project
- TO DEMOLISH EXISTING STABLE BLOCK, AND
- REPLACE WITH PROPOSED ANNEXE.
- ALTERATIONS TO EXISTING TIMBER STABLES
- AT ONE ACRE
- SANDBEDS LANE
- WESTWOODSIDE DN9 2DW

- Title:
- EXISTING BLOCK BUILT STABLES
- PLANS AND ELEVATIONS

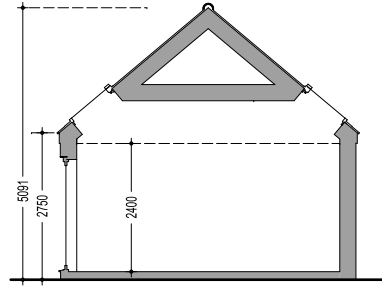
Scale	Date	Drawn
1:100 @ A3	03-2023	DS

Drawing No.
CWX1047 - 111A

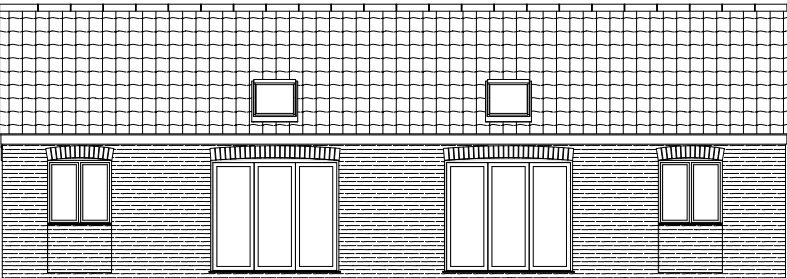
PA/2023/1478 Proposed annexe (not to scale)



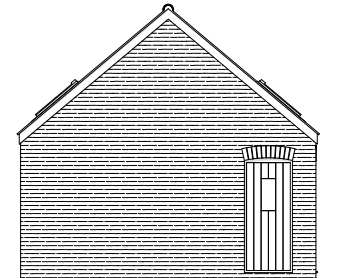
PROPOSED GROUND FLOOR PLAN
1:100



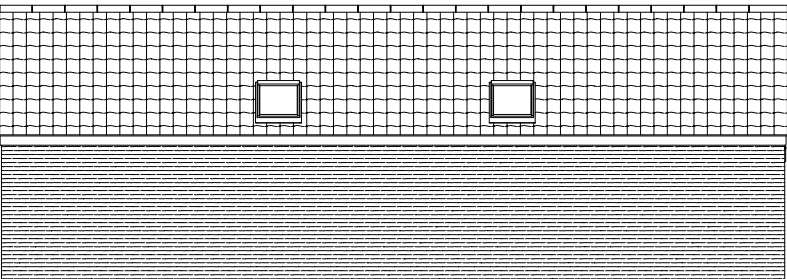
PROPOSED SECTION
1:100



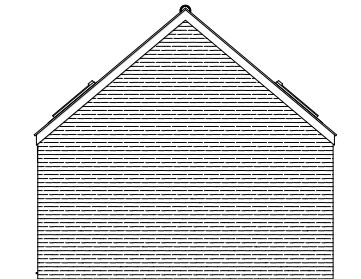
PROPOSED EAST ELEVATION
1:100



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



Cadworx Ltd
Architectural design and 3d Visualisations

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- Project
- TO DEMOLISH EXISTING STABLE BLOCK, AND REPLACE WITH PROPOSED ANNEXE.
- ALTERATIONS TO EXISTING TIMBER STABLES
- AT ONE ACRE
- SANDBEDS LANE
- WESTWOODSIDE DN9 2DW

- Title:
- ANNEXE
- PROPOSED PLANS AND ELEVATIONS

Scale	Date	Drawn
1:100 @ A3	03-2023	DS

Drawing No.
CWX1047 - 120B