

APPLICATION NO	PA/2020/1494
APPLICANT	Mr R Sodha
DEVELOPMENT	Hybrid application comprising full planning permission to change the use of a public house to a dwelling with associated works and outline planning permission for three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration.
LOCATION	King William IV, 177 Scawby Road, Scawby Brook, DN20 9JX
PARISH	Scawby
WARD	Ridge
CASE OFFICER	Kevin Robinson
SUMMARY RECOMMENDATION	Grant full and outline planning permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Objection by Scawby Parish Council

POLICIES

National Planning Policy Framework: The extract of policy from the NPPF represents some of the key paragraphs for this assessment. Please note, however, that this list is not exhaustive.

Paragraph 11: Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- (a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- (b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; 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.

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: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.

Paragraph 12: The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 38: Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

North Lincolnshire Local Plan: DS1, DS7, RD2, T2, T19, HE9

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS7, CS8, CS22

CONSULTATIONS

Highways: No objections, subject to conditions relating to access.

Drainage (Lead Local Flood Authority): No objections, subject to a condition with regard to drainage and an informative relating to a potential culvert within the site.

Environmental Protection: No objections, subject to conditions relating to potential contamination of the land and to control noise and dust during development.

Historic Environment Record: No objections on archaeological grounds.

Waste and Recycling: Advise the location for bin collections should be considered.

PARISH COUNCIL

Response received advising the details of the scheme raise no objection. However, as the site is outside the development limits, they object.

PUBLICITY

Advertised by site and press notice. Three comments have been received raising the following concerns:

- loss of the public house as a community facility with no other facility in the village;
- would be reliant on private car for travel.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

The proposal is a hybrid submission for full planning permission to change the use of an existing public house to a single dwellinghouse and outline planning permission (with details of access) for three dwellings on the associated land to the rear of the public house. The public house is within the settlement development limits while the remainder of the proposal is in the open countryside.

The conversion of the public house would result in its loss as a community facility. Policy CS22 of the Core Strategy states, 'The loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need.' In this regard the applicant has stated that there are eight further public houses in neighbouring Brigg and that the public house has previously been marketed for sale unsuccessfully. It is noted that there is a combined development limit of Brigg, Scawby Brook and Castlethorpe. As such, it is considered that the loss of the public house would not be contrary to the aims of policy CS22. This part of the proposal in re-using an existing building within the development limits is therefore considered to be acceptable in principle.

Turning to the remainder of the proposal, which is in outline form, for the erection of three dwellings on land to the rear of the public house, this part of the site falls outside the development limits.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the Core Strategy sets out the overarching spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is in part located outside the designated development limit.

Local plan saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the HELAP. The application site is partly outside the defined development boundary and is therefore in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the North Lincolnshire Local Plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11(d) of the NPPF provides that where the policies which are most important for determining the application are out-of-date, the authority should grant permission 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.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with paragraph 11 (footnote 7) of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly, the operation of paragraph 11 of NPPF triggers a tilted balance whereby there is a presumption in favour of sustainable

development and development proposals should be approved unless the proposal fails against the above tests from Paragraph 11 (d).

Paragraph 12 goes on to state, 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

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

The proposal would provide economic benefits which are demonstrated within the scheme. These include the benefits to the local economy during the construction phase and, upon occupation of the resulting residential development, the support to existing services and amenities in Brigg, Scawby Brook and Castlethorpe. The settlement scores highly in sustainability terms as a preferred place for development. In terms of social sustainability, the loss of the public house would be to its detriment; however, as assessed earlier, this part of the proposal is considered to be acceptable in policy terms. On balance, therefore the proposal is considered to result in some economic benefits, whilst being neutral in social effects.

Environmentally there would be very limited impact upon the wider open countryside. The site is constrained by existing development to all but the rear boundary and would not be prominent in any views. A further offset is that the scheme would also include SuDs techniques that would improve the environmental sustainability of the scheme.

The proposal for residential development in this location is not considered to impact upon any protected areas of assets of particular importance and, on balance, the proposal does represent a sustainable form of development in accordance with paragraph 11 (d) (i) of the NPPF.

In determining the sustainability of the proposed development, an assessment is required, not only on principle, but also on the technical elements of the proposal as to whether any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

The key issues in this regard for the proposal are considered to be:

- **impacts upon the character of the area**
- **impacts upon residential amenity**
- **highway safety**
- **flood risk and drainage**
- **heritage and archaeology**

Impacts upon the character of the area.

Policy CS5 of the Core Strategy is concerned with raising design standards in North Lincolnshire, whilst policies H5 and H7 of the local plan are concerned with new housing developments and backland sites; both are considered relevant. Policy RD2 of the local plan seeks to protect the open countryside and is also relevant.

As noted above, the application site has existing residential development to the east and west with the public house to the northern boundary and open fields to the southern boundary. Whilst details of the proposed dwellings are not known at this stage, it is considered, given the existing variety within the immediate locality, that a suitable scheme could be achieved for the proposed three new build properties. With residential properties already in depth to the neighbouring sites, the proposal would not introduce a new characteristic of backland development or be obtrusive within the locality. The proposed conversion of the public house is considered to retain the key features of the building and would not result in any detrimental impacts upon the character of the area.

The proposal is therefore considered to be acceptable in this regard with the requirements of policies CS5, H5, H7 and RD2.

Impacts upon residential amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It states, '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

Policy H5 also seeks to require that proposals do not result in adverse impacts upon neighbouring amenity.

The proposal contains full details for the conversion of the public house and is in outline form only for the three properties proposed to the rear. The proposal is accompanied by an indicative layout with the properties running down the site. It is considered that the public house conversion is sympathetically laid out so as not to result in any significant impacts of overlooking and it would not increase massing to cause overshadowing or oppression. Furthermore, the change from the public house use could result in lower activity levels, the site being in residential use adjacent to exist dwellings.

The proposed outline submission does not include details of siting or design. Notwithstanding this, it is considered that the site has sufficient space to allow for a suitable layout to be achieved with good levels of amenity provided. The proposal is considered to be acceptable in this regard with policies DS1 and H5.

Highway safety

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

The proposal seeks to utilise the existing access serving the public house. Two off-street parking places would be provided to the converted public house. The indicative layout plan demonstrates that suitable parking provision can be achieved and turning facilities made available for vehicles to leave the site in a forward gear. The council's Highways officers

have been consulted and raise no objections subject to conditions to control the details of the access and parking. Details of access are therefore considered to be acceptable with regard to the requirements of policies T2 and T19.

Flood risk and drainage

Policy DS14 of the North Lincolnshire Local Plan is concerned with both surface water and foul drainage. The site is not within an area of designated flood risk. The proposal would result in changes to the ground conditions and the movement of surface water. The requested conditions in relation to foul and surface water should serve to ensure that the site is suitably drained in accordance with the requirements of policy DS14.

Heritage and archaeology

Core Strategy policy CS6 (Historic Environment) 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...' and 'Development proposals should provide archaeological assessments where appropriate.'

Policy HE9 states, 'Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment will be required to be submitted prior to the determination of a planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.'

The council's archaeologist has been consulted on the application and confirms that the site has no known archaeological interest. As such there is not considered to be any appreciable concerns in this regard.

Land contamination

Policy DS11 of the North Lincolnshire Local Plan is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release. Policy DS1 of the local plan is also concerned with the protection of amenity.

The Environmental Protection Officer has requested a condition to ensure suitable protection from land contamination at the site. It is considered, given the previously developed nature of the site, that such a condition is necessary and reasonable.

Conclusion

The proposal is located partly within and partly outside the defined development limits of Brigg, Scawby Brook and Castlethorpe. In light of the council's housing supply position, the relevant test for proposals for housing development is set out in the NPPF. It is considered that the proposed developments meet the test and are sustainable. As such, the application is recommended for approval, subject to conditions to control the reserved matters and other details as necessary.

Pre-commencement conditions

The pre-commencement conditions recommended have been agreed with the applicant/agent.

RECOMMENDATION

Grant full planning permission to change the use of a public house to a dwelling with associated works and outline planning permission for three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration:

the grant of full planning permission to change the use of a public house to a dwelling with associated works, 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 - reference: 2020/029690 01; Proposed Plan - reference: 2020/029690 05; Proposed Elevation - reference 2020/02960 06.

Reason

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

and the grant of outline planning permission for three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration, subject to the following conditions:

3.

Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

4.

Plans and particulars of the reserved matters referred to in condition 3 above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

5.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

6.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

7.

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

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 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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, a 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 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.

8.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

In the interest of residential amenity and to comply with policy DS1 of the North Lincolnshire Local Plan.

9.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

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.

10.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 9 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with 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 155, 157, 163 and 165 of the National Planning Policy Framework.

11.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

12.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

Informative 1

- (i) Records indicate that the proposed development site has a watercourse running through it (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership', which details riparian rights and responsibilities: <http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1>. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.
- (ii) Connection into the watercourse must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or by email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.
- (iii) An Anglian Water foul sewer passes through the development site. Please contact Anglian Water for further information.

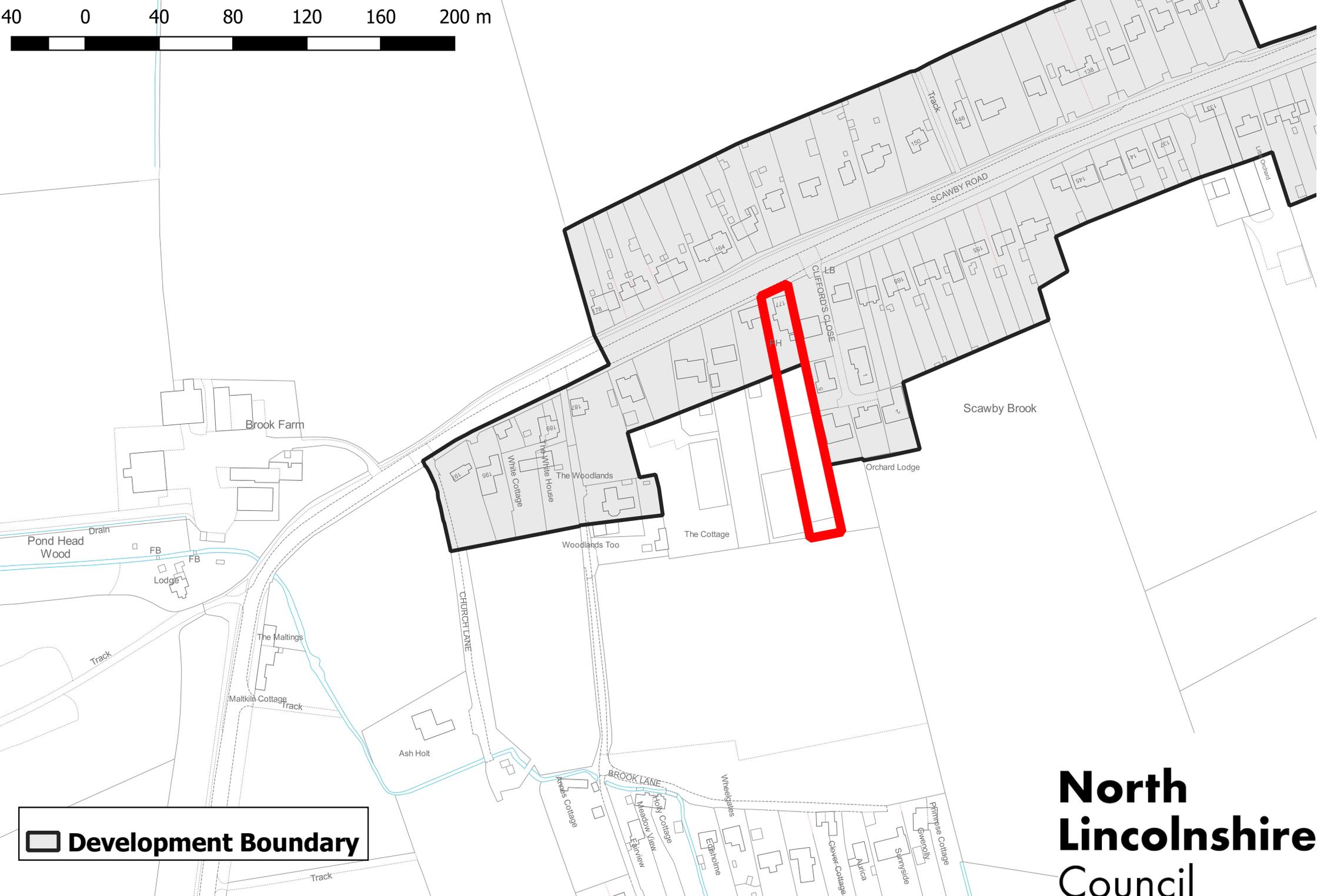
Informative 2

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

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**

**North
Lincolnshire
Council**

PA/2020/1494

PA/2020/1494 Indicative site plan (not to scale)



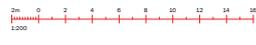
Revisions:
A (19.06.20) extents of hybrid application shown dotted for clarity - green for change of use application and purple for outline planning application.

Mr R Sodha	
177 Scawby Road, Scawby Brook	
New Dwellings and Change of Use	
Indicative Site Plan	
28.06.2020	1:200 @ A1
KK	EPW

BROWN & CO
ARCHITECTURE + PLANNING

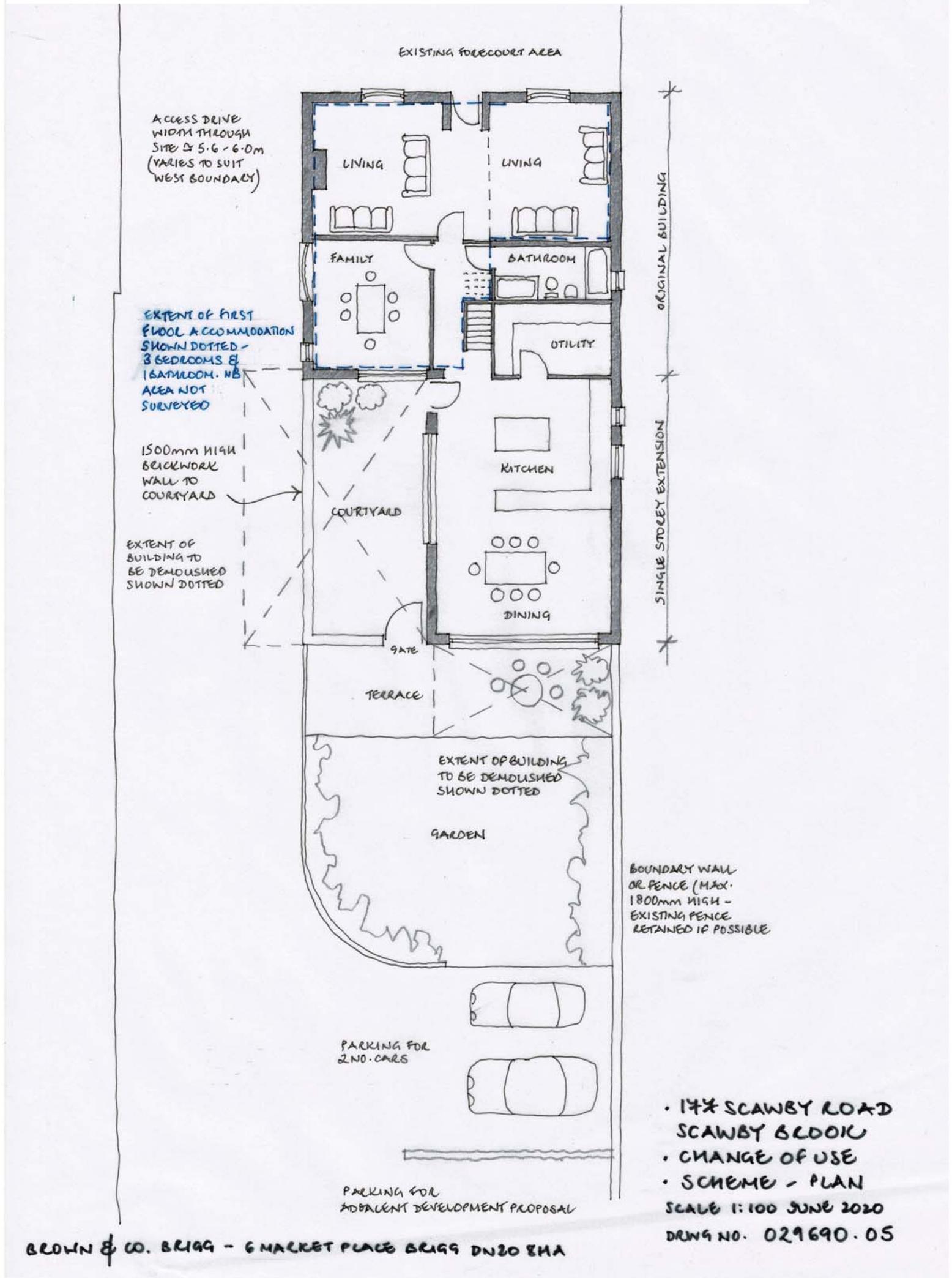
2020 029690 02 A

PA/2020/1494 Indicative block plan (not to scale)

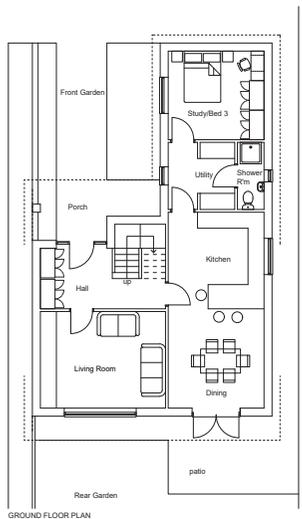


Mr R Sodha	
177 Scawby Road, Scawby Brook New Dwellings and Change of Use	
Indicative Block Plan	
01.07.2020	1:200 @ A1
REV	UPV
<small>177 Scawby Road, Scawby Brook, York YO21 2JL Tel: 01904 616161 Email: info@brownandco.co.uk Registered Architectural Technicians, Registered Planning Consultants, RIBA Reg. No. 672884</small>	
2020	029690 07

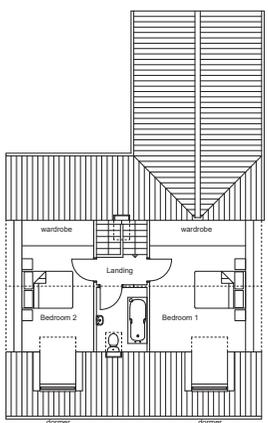
PA/2020/1494 Proposed change of use plan (not to scale)



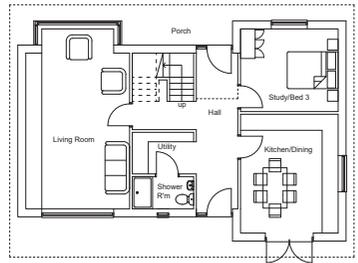
PA/2020/1494 Indicative house plans and elevations (not to scale)



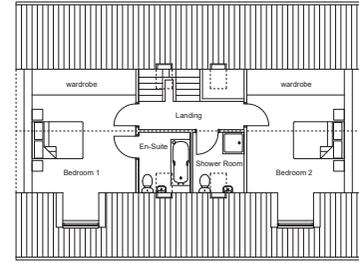
GROUND FLOOR PLAN



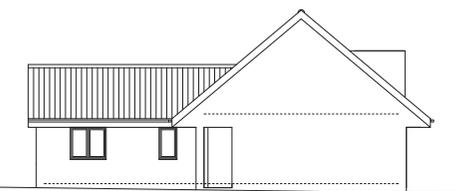
FIRST FLOOR PLAN



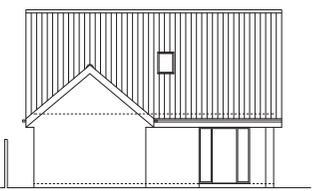
GROUND FLOOR PLAN



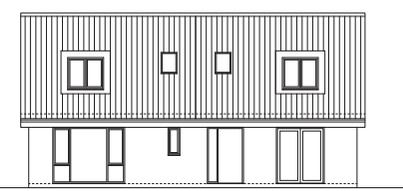
FIRST FLOOR PLAN



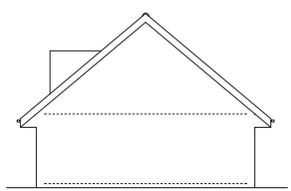
WEST ELEVATION



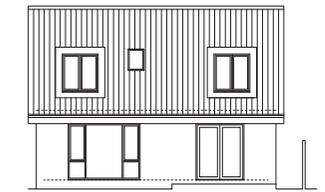
NORTH ELEVATION



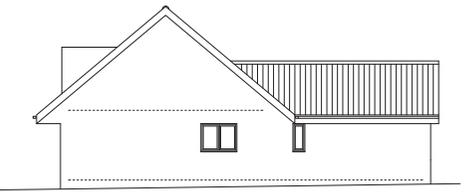
SOUTH ELEVATION



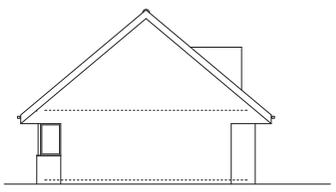
EAST ELEVATION



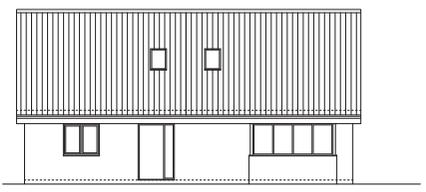
SOUTH ELEVATION



EAST ELEVATION



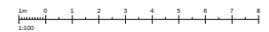
WEST ELEVATION



NORTH ELEVATION

HOUSE TYPE 1

HOUSE TYPE 2

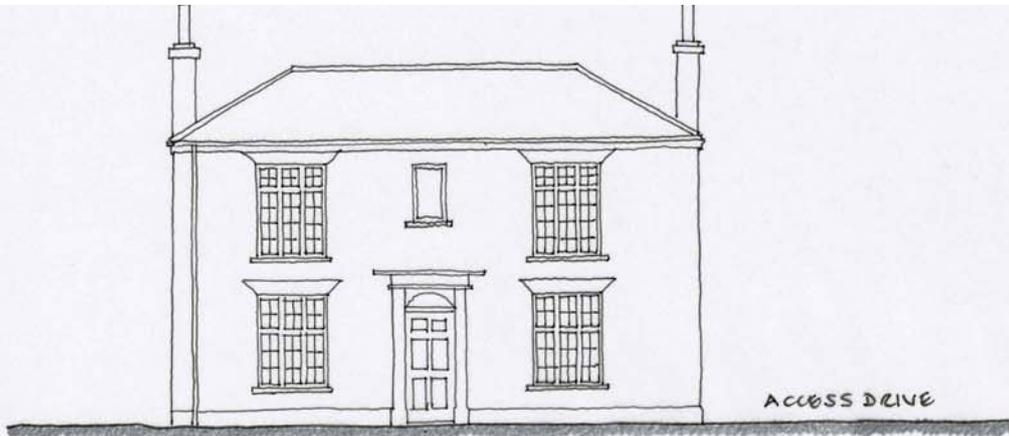


Mr R Sodha	
177 Scawby Road, Scawby Brook New Dwellings	
Indicative House Plans and Elevations	
28.06.2020	1:100 @ A1
RR	LPW

BROWN & CO
ARCHITECTURE + PLANNING

2020 029690 03

PA/2020/1494 Proposed change of use elevations (not to scale)



NORTH ELEVATION

EXISTING SIDE
EXTENSION
DEMOLISHED

NOTE: SCHEME DRAWINGS
BASED ON RESTRICTED SURVEY
INFORMATION AVAILABLE AT
TIME OF CARRYING OUT
MEASUREMENT SURVEY (JUNE 2020)



WEST ELEVATION EXISTING WINDOWS
RETAINED

GLAZING TO KITCHEN/DINER

NEW SINGLE STOREY
PITCHED ROOF EXTENSION
CONCRETE ROOF TILES
WHITE RENDEROED WALLS

LINE OF BRICKWORK WALL
TO COURTYARD SHOWN DOTTED



SOUTH ELEVATION

GLAZING TO KITCHEN/DINING

SINGLE STOREY PITCHED
ROOF EXTENSION - EXISTING
PARAPET DETAIL TO EAST
BOUNDARY RETAINED

SINGLE STOREY
PITCHED ROOF
EXTENSION

BOUNDARY
FENCE

EAST ELEVATION

EXISTING WINDOWS TO EAST ELEVATION
RETAINED & OPAQUE GLAZED