

5 JUL 2011

**FOR THE
ATTENTION OF**

For office use only

Application No **320110533 P**

Date received 5-7-11

Fee paid £ 335.00 Receipt No: 13389

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr	First name: Peter	Surname: Sandford												
Company name:														
Street address:	47 Sinah Lane	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Country Code</td> <td style="width: 33%;">National Number</td> <td style="width: 33%;">Extension Number</td> </tr> <tr> <td>Telephone number:</td> <td></td> <td></td> </tr> <tr> <td>Mobile number:</td> <td></td> <td></td> </tr> <tr> <td>Fax number:</td> <td></td> <td></td> </tr> </table>	Country Code	National Number	Extension Number	Telephone number:			Mobile number:			Fax number:		
Country Code	National Number		Extension Number											
Telephone number:														
Mobile number:														
Fax number:														
	Hayling Island													
Town/City														
County:	Hampshire													
Country:														
Postcode:	PO11 0HJ	Email address:												

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title: Mrs	First Name: Judith	Surname: Douglas												
Company name: Janet Dixon Town Planners Ltd														
Street address:	10A Whalley Road	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Country Code</td> <td style="width: 33%;">National Number</td> <td style="width: 33%;">Extension Number</td> </tr> <tr> <td>Telephone number:</td> <td>01200 425051</td> <td></td> </tr> <tr> <td>Mobile number:</td> <td></td> <td></td> </tr> <tr> <td>Fax number:</td> <td></td> <td></td> </tr> </table>	Country Code	National Number	Extension Number	Telephone number:	01200 425051		Mobile number:			Fax number:		
Country Code	National Number		Extension Number											
Telephone number:	01200 425051													
Mobile number:														
Fax number:														
Town/City	Clitheroe													
County:	Lancs													
Country:														
Postcode:	BB7 1AW	Email address: judith@jdixontownplanners.co.uk												

3. Description of the Proposal

Please describe the proposed development including any change of use:

One detached dwelling

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	5	Suffix:	
House name:	LAND ADJACENT TO:		
Street address:	HAZELDENE		
	WEST BRADFORD		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4TD		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374416		
Northing:	444531		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	Graeme	Surname:	Thorpe
Reference:	RV\2011\ENQ\00178				
Date (DD/MM/YYYY):	15/06/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

Please see Design and Access Statement

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Coursed natural stone

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Slate

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber frames within cut stone surrounds

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber frames within cut stone surrounds

Boundary treatments - description:

Description of *existing* materials and finishes:

Low stone wall with fence above to the front of the site. Timber fences to the rear.

Description of *proposed* materials and finishes:

Low stone wall with fence above to the front of the site. Timber fences to the rear.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement July 2011 Janet Dixon Town Planners Ltd

Location Plan

4123-01 Existing Site Plan

4123-02 Proposed Plans and Elevations

4123-03B Proposed Site Plan, Sunderland Peacock Architects.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	2	-8
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Former car park

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Former car park

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

7. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

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18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

431 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

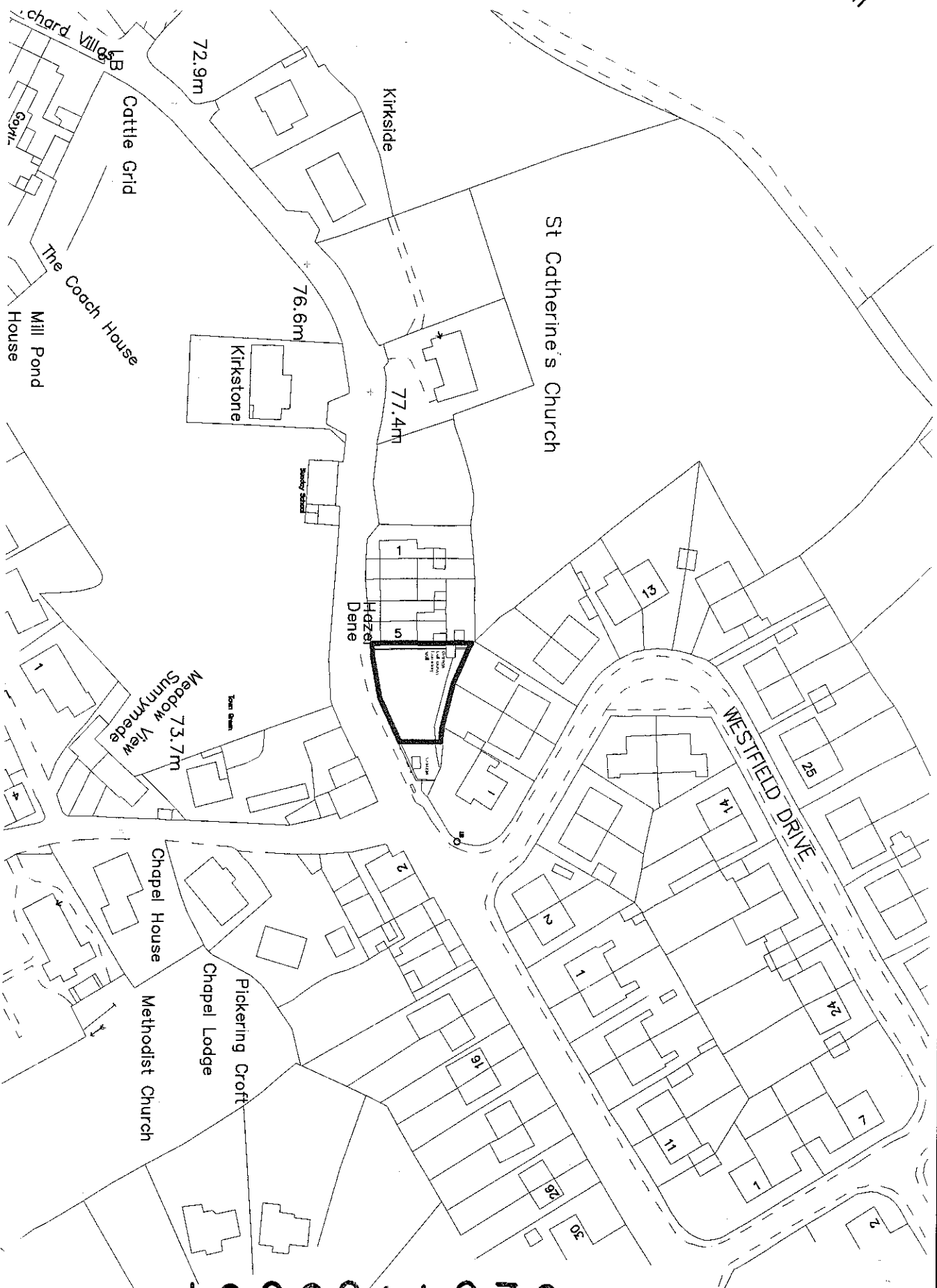
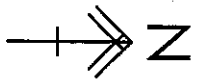
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date



320110533P

Location Plan 1:1250

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION
TO ERECT ONE DWELLING ON LAND ADJACENT TO HAZEL DENE, GRINDLETON
ROAD, WEST BRADFORD BB7 4TD**

1. SITE DESCRIPTION

- 1.1 The application site comprises a vacant piece of land on the northern side of Grindleton Road which has been unused for a number of years. It was last used as a car park to Fruit Vale Cottage a house on the opposite side of Grindleton Road which was used in the past as a tea shop. When the tea shop closed the car park ceased to be used. The owner did not allow other people to use the land for parking or any other use although she continued to park her own vehicles there. Fruit Vale Cottage has recently been sold and a small portion of the land on the north side of Grindleton Road has been retained for parking for that property. The remainder of the former car park now comprises the application site.
- 1.2 The site is mostly covered in tarmac. To the west is the gable end of a terraced house 5 Hazel Dene. To the rear of the site are bungalow on West Field Drive are modern dormer bungalows. On the opposite side of Grindleton road are open fields.
- 1.3 The site is within the settlement boundary of West Bradford as defined in the Ribble Valley District Wide Local Plan.

2. PROPOSAL

- 2.1 This is a full planning application which seeks approval for the erection of one detached two storey dwelling with off-street parking and turning. The proposal also includes the closing off of one vehicle access point and the repositioning of the other to a more central position.

3. ASSESSMENT

- 3.1 The land adjacent to 5 Hazel Dean is within the settlement boundary of West Bradford in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G4 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.

4. SITE HISTORY

- 4.1 The previous planning applications relevant to the proposal are as follows:

3/2011/0435 Fruit Vale Cottage Grindleton Road West Bradford. Conversion of 5 bedroomed dwelling into one 3 bedroomed dwelling and one 2 bedroomed dwelling. Application pending.

No other applications are recorded on the Council's web-site.

5. INVOLVEMENT

5.1 Pre-application advice was received from Senior Planning officer Graeme Thorpe on the 15th June 2011. This confirmed that in principle the development of the site for one dwelling is acceptable under current planning policy. He also confirmed that the design of the dwelling, the position of windows and the distance from the proposed dwelling to the neighbouring residential properties will ensure that there will be no loss of privacy to those properties. He also noted that the development would not be required to provide any affordable dwellings within the scheme. See appendix 1.

5.2 We have had informal discussions with the Council's Highway Engineer who gave advice on the sight lines that would be desirable for this development in order to secure highway safety and this information has subsequently been added to the submitted drawings.

6. EVALUATION

6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.

6.2 The application site is within the settlement boundary of West Bradford, which is designated as a village which can accommodate small scale development in the Local Plan. Policy G4 states within the designated villages planning permission will be granted for the use of infill sites not defined as essential open spaces. This development meets this requirement and is therefore acceptable in principle. The application is for less than 3 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.

6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph

69. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is within a main settlement.

- 6.4 The proposal is to redevelop this former car park for one dwelling. The land could be used as a car park without planning permission. The redevelopment of the site will in theory reduce the potential number of vehicles using the site. The car park presently has two access points. This will be reduced to one point where visibility is best. We note that there is a current planning application to use the land next to this site for car parking for the new dwelling at Fruit Vale. It is intended that both the vehicles from Fruit Vale and the vehicles from this application site will use the same access point which is to be made wide enough for two vehicles to pass each other.

7. DESIGN

Use

- 7.1 The use of the site will change for car parking to residential use.

Amount

- 7.2 The development comprises the erection of one three bedroomed dwelling with two off-street parking spaces. The proposed dwelling will comprise lounge dining room study utility and kitchen on the ground floor and three bedrooms bathroom and ensuite at first floor. The dwelling is designed to be low in height and consequently the first floor rooms are partially built into the roof space. The height of the building means that there is insufficient space to create rooms in the roof space at a later date

Layout

- 7.3 The house had been design with windows in the front (south) elevation, the rear (north) elevation and the side elevation which faces east. The side elevation next to 5 Hazel Dene has no windows in it. The dwelling has been designed to provide adequate privacy distances between the existing and proposed dwellings. There are principle windows on the ground and first floor of the proposed dwelling in the rear elevation which is set at an angle to the dormer bungalows behind. The nearest

window on the ground floor of the proposed property (study) is 20.5m from the rear of 3 West Field Drive. The bedroom window at first floor is 23m from 5 West Field Drive.

Scale

- 7.3 The dwelling is lower in height than Hazel Dene being 7300mm to the ridge whereas Hazel Dene is 8680mm to the ridge. This has been chosen to reflect the other buildings in the vicinity of the site which are lower in height than Hazel Dene; the dormer bungalows at the rear of the site and further along Grindleton Road, and the cottages on the opposite side of Grindleton Road. There are a variety of sizes and heights and types in the buildings surrounding the site. The style and height of housing within West Bradford varies greatly.

Landscaping

- 7.4 The site is presently visually unappealing being mostly covered in tarmac with low stone boundary walls around the perimeter. There is a small bank of grass at the back of the site next to the rear garden wooden fences of the houses on West Field Drive. The introduction of a well design house built using materials sympathetic to the area and the creation of a garden will significantly improve the appearance of the site.

Appearance

- 7.5 There are a variety of materials used in the buildings in the vicinity of the site. The older buildings; Hazel Dene and Fruit Vale are a mixture of stone on the main elevations with render used on the gables and slate roofs. The modern bungalows are of a yellow brick with detail panels of reconstituted stone and render. The roofs are tiles. This suggests that suitable materials for the proposed dwelling might be a reconstituted stone and tile roof.

8. ACCESS

- 8.1 The site presently has two vehicle entrance points and the boundary to the footway adjacent to the road is denoted by a low stone wall with a low fence above. We are proposing to have one vehicle entry point which will serve the new dwelling and the parking for Fruit Vale. On drawing 4123-03B a visibility splay of 2.0m by 30m is shown indicated west towards Hazel Dene and a visibility splay extending to the

junction with West Field Drive is shown to the east as requested by the Council's Highway Engineer. The point at which the 'x' distance is measured is taken as a point between the edge of the pavement near to 5 Hazel Dene and the build out into the road for the bus stop. This is because in practice the build out for the bus stop means that drivers position their cars towards the centre line of the road when travelling east to avoid striking the build out of the pavement for the bus stop. This allows drivers emerging for the site to safely edge forward onto the road thereby justifying the 'x' distance to be measured slightly forward of the actual back edge of the footway.

- 8.2 It is envisaged that the vehicle access and turning area will be shared by the development and the occupiers of Fruit Vale. The access width can accommodate two cars passing. In this way it will be possible for all vehicles to enter and leave the site in forward gear. The proposal conforms to the requirements of Policy G1.

Appendices

1. Pre-application advice

Judith Douglas BSc (Hon) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051

July 2011

REVISED

Dear Judith,

I write in regards to the above Pre-Application Enquiry received on the 19 April 2011. Following our site meeting on the 6 June 2011 and discussions with the County Highways Officer, on the basis of the information submitted I can provide you with the following advice.

The proposal seeks to develop one dwelling on land off Grindleton Road, West Bradford. This site sits adjacent to Hazel Dene, and lies within the Village Settlement Boundary (Policy G4) of West Bradford as defined within the Ribbles Valley District Wide Local Plan (DWLP). The site also falls within land designated as A.O.N.B. (Policy ENV1).

The site lies within the Settlement Boundary of West Bradford and is therefore subject to DWLP Policy G4, which supports the development of infill sites that are not defined as essential open spaces. It also notes that infill development is defined as "the filling of small gaps within small groups of houses where development would reflect the character of the village in terms of scale, design and density and would not have any detrimental visual impact on the locality". In addition, as RVBC cannot currently demonstrate a 5-year housing land supply, Planning Policy Statement 3: Housing (PPS3) is also a material consideration. In considering housing development, paragraph 71 states that where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the policies in PPS3 including the consideration in paragraph 69, which states that in deciding planning applications, Local Planning Authorities should have regard to,

- achieving high quality design,
- ensuring developments achieve a good mix of housing ,
- the suitability of a site for housing, including its environmental sustainability,
- using land effectively and efficiently; and
- ensuring the proposed development is in line with planning for housing objectives.

Therefore, on the basis of the information submitted, the site meets the PPS3 criteria in planning policy terms in relation to the suitability of the site for housing, and the requirements of Policy G4, and as such its development is considered to be acceptable in principle

As the site falls within the A.O.N.B. (Policy ENV1), the protection, conservation and enhancement of the natural environment should also be an important consideration in the assessment of the proposal, especially with regards to the design, style and materials to be used for the new dwelling. This element is also covered within Policy G4 of the Local Plan, which states "development should reflect the character of the village in terms of scale, design and density and not have any detrimental visual impact on the locality". On this basis, the proposed dwelling on the site is considered to be of a suitable style, design and height in relation to the mixture of properties nearby, and would, in my opinion, have an acceptable visual impact on both the streetscene and this location within the A.O.N.B

With regards to any potential impact on the amenity of nearby properties, due to its internal layout and distance from the habitable room windows of adjacent properties, I do not consider the proposal to have a significant impact on the residential amenity of the occupiers of the neighbouring properties.

Finally, the Affordable Housing Memorandum of Understanding (AMOU) is also a material planning consideration, as it is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan. However, as there is only one unit proposed, there is no requirement for this to be Affordable.

I hope this advice is useful, but please note, this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further I am happy to do so, however please note that any further advice given maybe subject to an additional fee.

Kind regards,

**Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |**

***Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire
BB7 2RA***

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F: 01200 414487 |

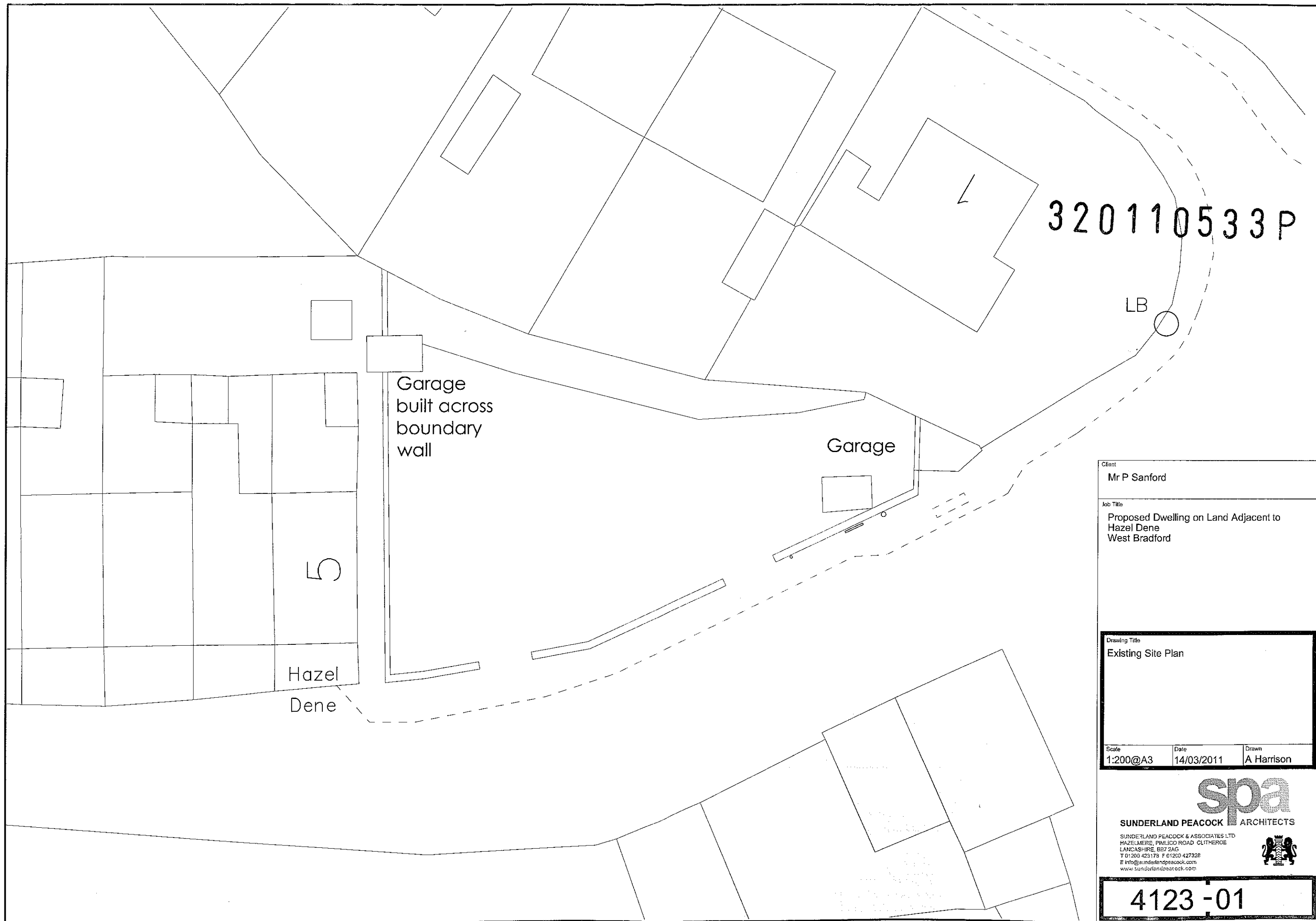
E: graeme.thorpe@ribblevalley.gov.uk |

W: www.ribblevalley.gov.uk |

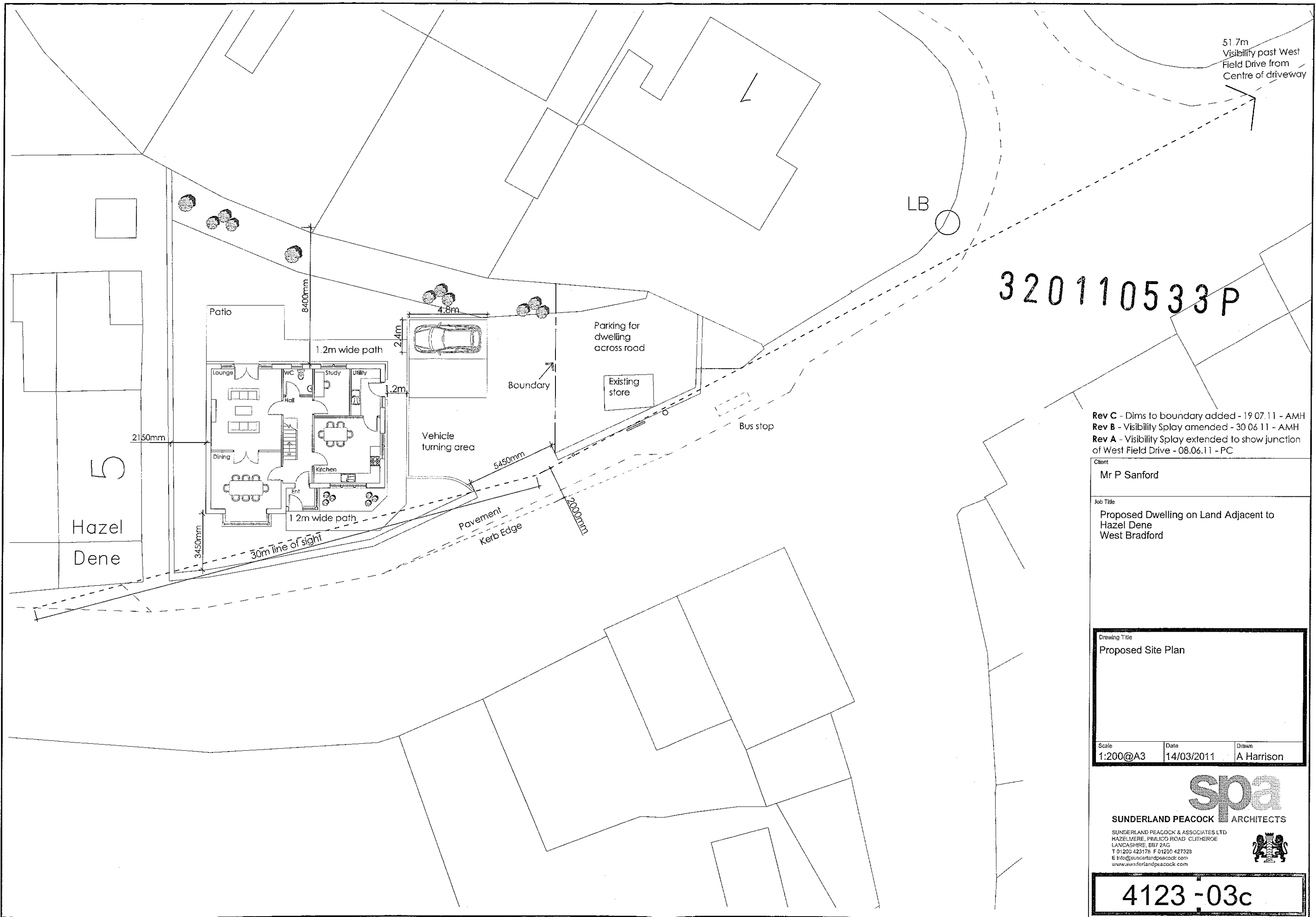
Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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Client		
Mr P Sanford		
Job Title		
Proposed Dwelling on Land Adjacent to Hazel Dene West Bradford		
Drawing Title		
Existing Site Plan		
Scale	Date	Drawn
1:200@A3	14/03/2011	A Harrison
spa SUNDERLAND PEACOCK ARCHITECTS		
SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
		
4123 -01		



Rev C - Dims to boundary added - 19.07.11 - AMH
Rev B - Visibility Splay amended - 30.06.11 - AMH
Rev A - Visibility Splay extended to show junction of West Field Drive - 08.06.11 - PC

Client
Mr P Sanford

Job Title
Proposed Dwelling on Land Adjacent to Hazel Dene West Bradford

Drawing Title		
Proposed Site Plan		
Scale	Date	Drawn
1:200@A3	14/03/2011	A Harrison

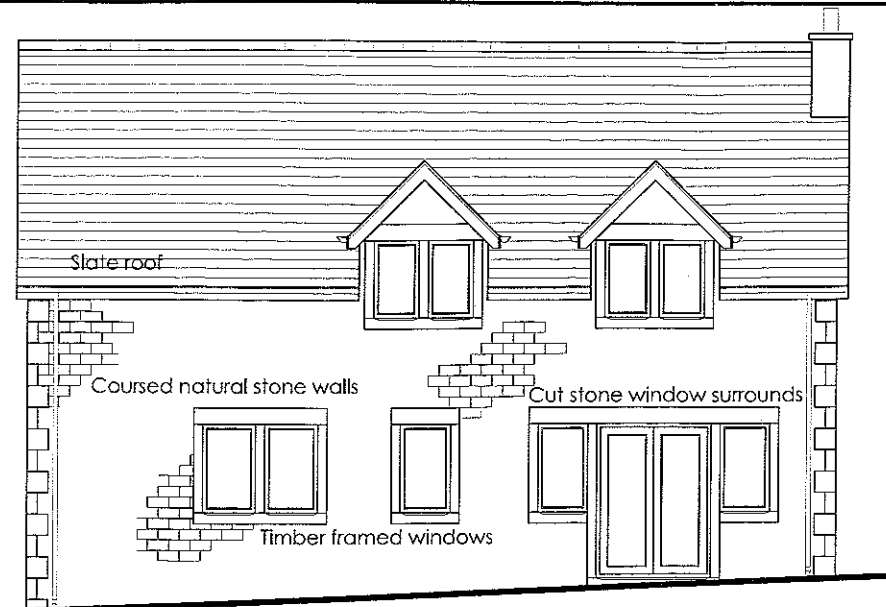


SUNDERLAND PEACOCK ARCHITECTS

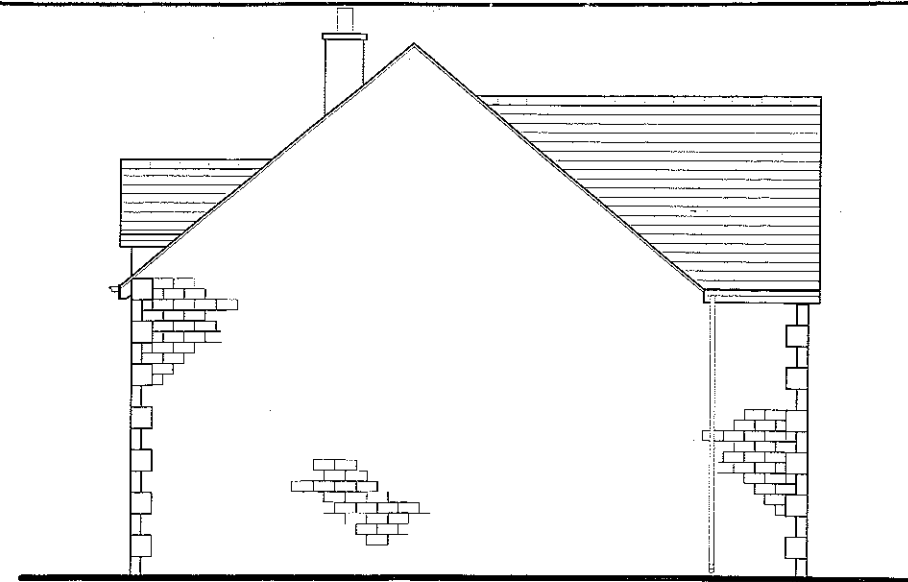
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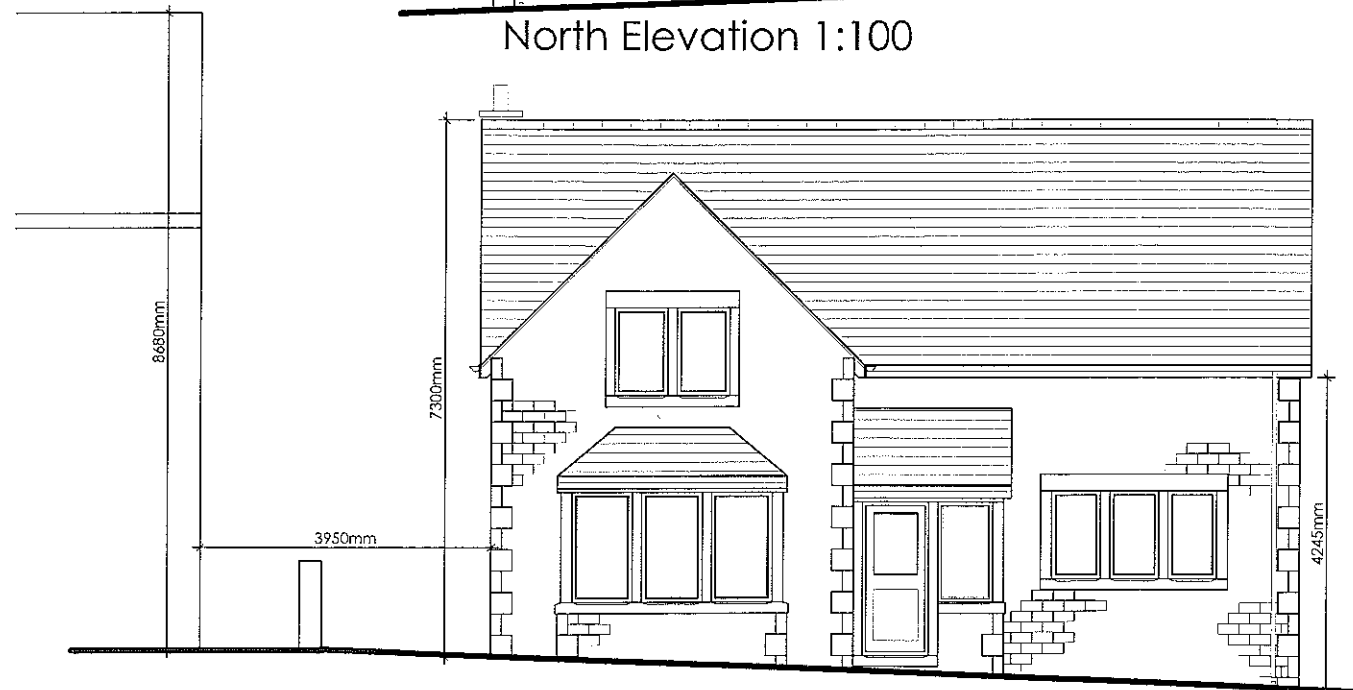
4123 - 03c



North Elevation 1:100



West Elevation 1:100

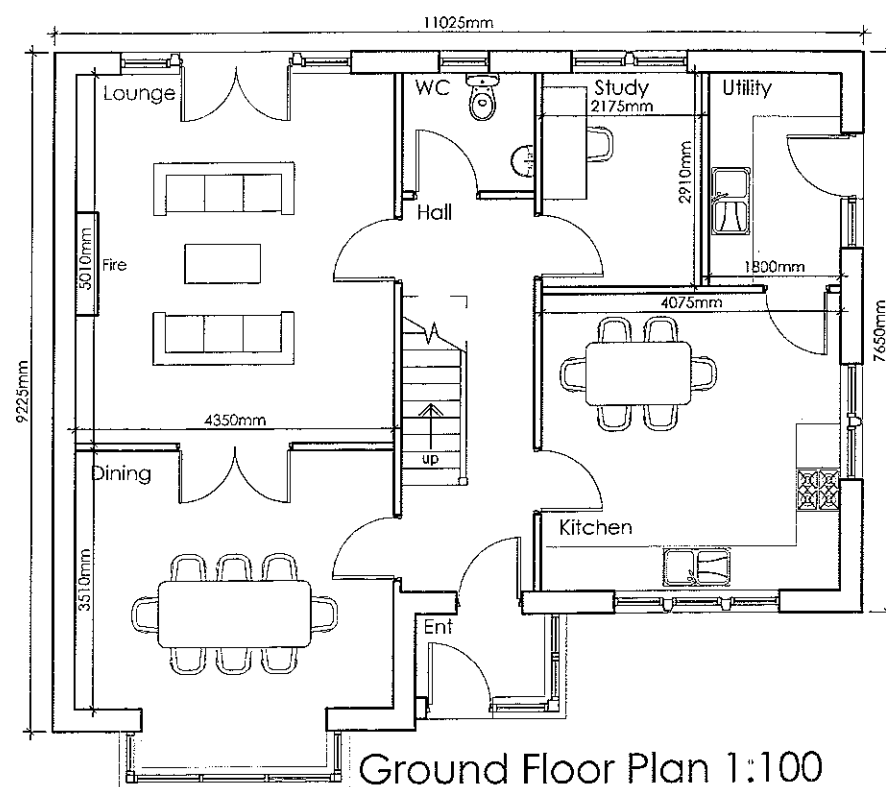


South Elevation 1:100

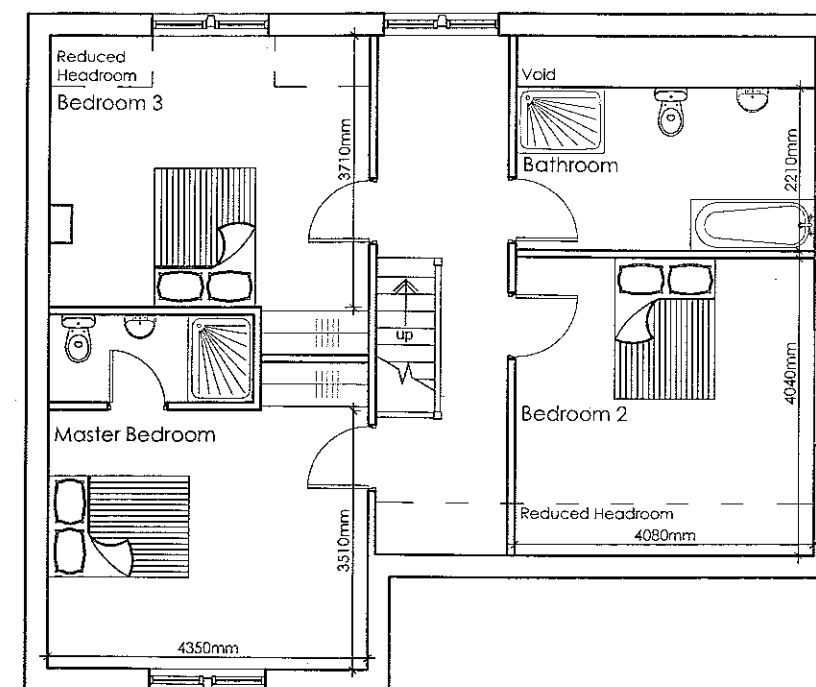


East Elevation 1:100

320110533P



Ground Floor Plan 1:100



First Floor Plan 1:100

Client
Mr P Sanford

Job Title
Proposed Dwelling on Land Adjacent to
Hazel Dene
West Bradford

Drawing Title
Proposed Plans and Elevations

Scale
1:50/100@A2

Date
14/03/2011

Drawn
A Harrison

spa
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