



RIBBLE VALLEY
BOROUGH COUNCIL

- 9 OCT 2012

FOR THE
ENTION OF

For office use only

Application No 320120912 P

Date received

Fee paid £

Receipt No:

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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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 & Mrs	First name:	D	Surname:	Webb	
Company name:						
Street address:	Green End			Country Code	National Number	Extension Number
	Sawley Road			Telephone number:		
				Mobile number:		
Town/City:	Grindleton			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 4RS					
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			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			judith@jdixontownplanners.co.uk		

3. Site Address Details

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

Description:

House:		Suffix:	
House name:	Green End		
Street address:	Sawley Road		
	Grindleton		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4RS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	377294		
Northing:	446715		

4. Pre-application Advice

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

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Adaptation of existing garage to form granny annex

Application reference number: 3/2004/1184

Date of decision: 12/05/2005

Please state the condition number(s) to which this application relates:

Condition number(s):

2

Has the development already started? ☒ Yes ☐ No If Yes, please state when the development was started:

16/11/2006

Has the development been completed? ☒ Yes ☐ No If Yes, please state when the development was completed:

14/04/2009

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

In order than the annex can be occupied as an independant dwelling

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. 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

8. 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:	Mrs	First name:	Judith	Surname:	Douglas
Person role:	Agent		Declaration date:	08/10/2012	
			☒ Declaration made		

8. 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

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

NORTH.

[illegible]

PLANNING, DESIGN AND ACCESS AND HERITAGE STATEMENT

SITE: GREEN END, SAWLEY ROAD, GRINDLETON BB7 4RS

PROPOSAL: USE OF ANNEX AS INDEPENDENT DWELLING

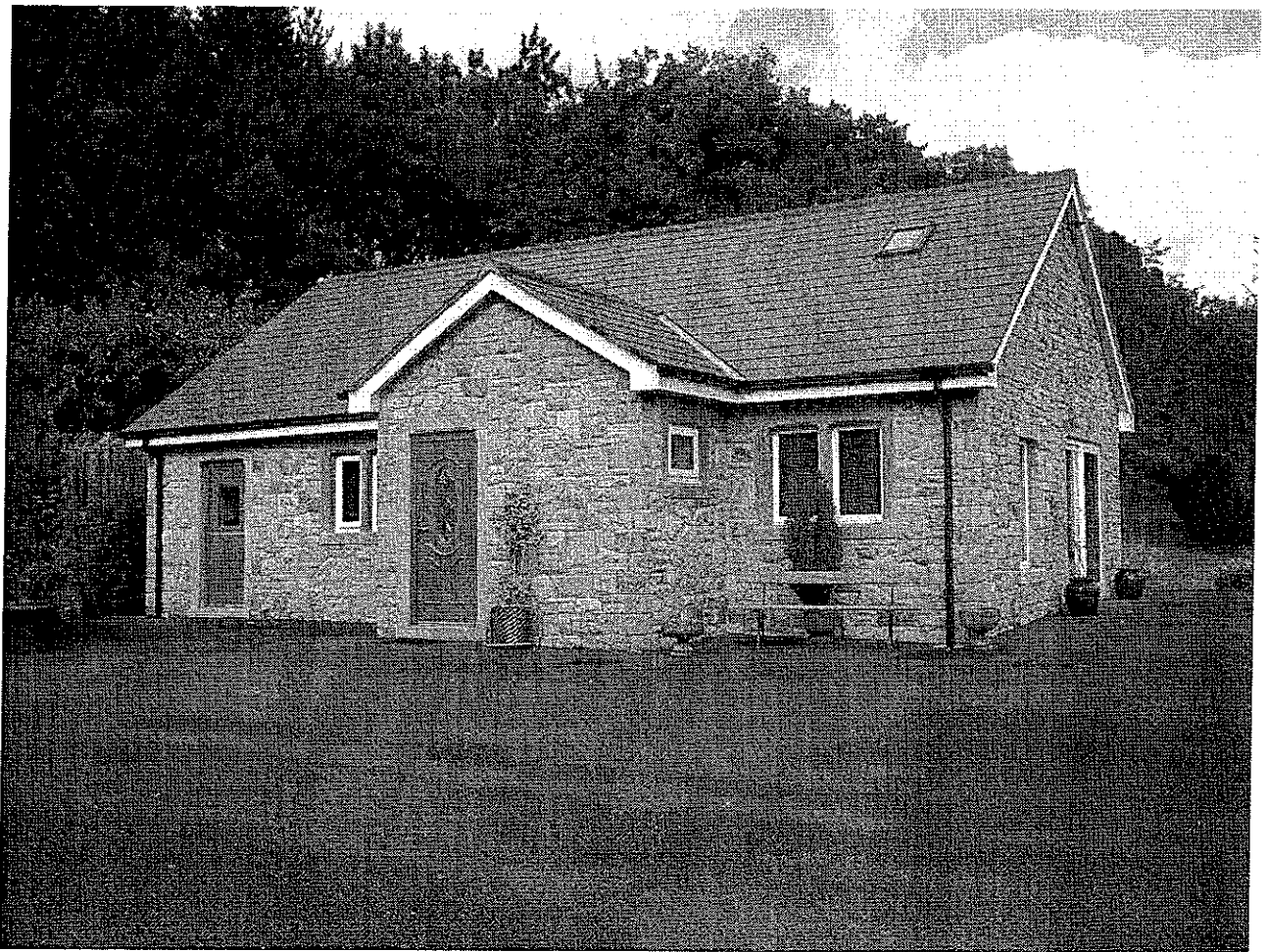
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1 ASSESSMENT

- 1.1 Green End is to the north of Sawley Road within a group of properties including The Croft, Friends Cottage, The Friends Meeting House, and Green End Cottage. Green End, The Friends Meeting House and Friends Cottage are grade 2 listed buildings. This group forms part of a wider group of dwellings along Sawley Road. Green End is a detached dwelling set within a substantial garden area. The majority of the garden is to the front (south west) of the property and the annex is set within the garden area to the north. Green End has two vehicular accesses one which also serves Green End Cottage Friends Cottage, and The Friends Meeting House, the other just provides access to Green End and its annex. There is also a detached garage within the front garden of Green End and a further garage attached to Green End.
- 1.2 A detached garage granted planning permission in 1990 was constructed in the garden to the north of Green End and this in turn was granted planning permission to be converted in to an annex in 2004. This application seeks permission to use the detached annex as a separate dwelling from Green End. No alterations are required to the annex in order for it to be used as a separate dwelling. As there are two existing vehicular accesses the northern access will serve the dwelling formed from the annex and the southern access will continue to serve Green End which will also retain the existing garage. Both Green End and the dwelling formed from the annex will have adequate space in which to park at least two vehicles off the road and provide sufficient manoeuvring space so that cars can enter and leave each property in forward gear. In order to physically separate Green End and the annex from one another it is proposed to construct a fence or hedge to link up to the existing wall and hedge which is positioned to the south of the brook.
- 1.2 Green End is approximately 240m outside the settlement boundary of Sawley whilst the garden boundary is approximately 130m from the settlement boundary. Green End is within an Area of Outstanding Natural Beauty as defined in the Ribble Valley

Districtwide Local Plan. Green End is within Sawley Conservation Area but the annex is outside the conservation area.

- 1.4 The annex building has overall measurements of 7.4m by 12.4m. On the ground floor there is a w.c. and porch, lounge, kitchen, utility and bedroom with en-suite and at first floor within the roof space are two en-suite bedrooms. The annex is not currently occupied. It was converted for use by the applicant's elderly parent and is no longer needed.



Annex to Green End

2 SITE HISTORY

Relevant planning history

- 2.1 3/1990/0173 Detached garage approved with conditions 6/4/1990.
3/1990/0174 Listed building consent detached garage approved with conditions 6/4/1990.

3/2004/1184 Adaptation of existing garage to form granny annex Approved with conditions and subject to a section 106 agreement to limit the occupancy of the annex 28/02/1996.

3/2007/1117 Erection of domestic garage to replace existing car port. Approved 7/3/2008.

3 INVOLVEMENT

- 3.1 Pre-application advice has not been sought.

4 PLANNING POLICY

- 4.1 The following saved policies form the Ribble Valley Districtwide Local Plan are relevant to this proposal:

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy ENV16 Development within or adjacent to conservation areas.

Policy ENV19-Development within the setting of listed buildings

Policy H2 – Dwellings in the Open Countryside.

National Planning Policy Framework.

4 EVALUATION

- 4.1 This application involves the lifting of a restriction on the occupancy of the building by the removal planning condition 2 on 3/2004/1184 so that it may be used as a separate dwelling. Condition 2 refers to a letter from the applicant's agent confirming that a section 106 agreement would be entered into to ensure that the property would be used as ancillary accommodation to the main house. See appendix 1 decision notice and letter. The section 106 agreement was agreed on the 25th April 2005 placing a restriction on the occupancy of the annex so that it should not be "occupied by a relative of the Owners as an independent unit separate from the main dwelling house; sold or let as an independent unit separate from the main dwelling house; used for any other purpose than as a domestic dwelling." The planning permission was issued after the agreement had been signed. See Appendix 2 Section 106 agreement. We note that a separate application will need to be made to release the property from the section 106 agreement. The building is located adjacent to Green End and it already has all the

facilities that would be required for it to be used as a separate dwelling. It has a garden area and areas next to the building suitable for parking cars.

4.2 The main planning issues relating to this applications are the principle of the development, what visual affect the proposed use as an independent dwelling might create, whether there will be any visual impact on the AONB and the conservation area, and whether there is any impact on residential amenity on the neighbouring dwelling Green End.

4.3 The policy basis relevant to this scheme is set out in the context of national, regional and local development plan policies. At a national level the National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that 'at the heart of the NPPF is a presumption in favour of sustainable development', which means that for decision making purposes that:

Where the development plan is absent, silent or relevant policies are out of date, granting permission unless,

- 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; or

- specific policies in this framework indicate development should be restricted.

4.4 The statement in NPPF cited above advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The Council states that it can presently demonstrate a 5.2 year supply of housing land on the basis of 161 dwellings per year. This is based on the figures in the Regional Spatial Strategy requirement, but there are no detailed site adjustments in relation to deliverability. The annual supply of 161 dwellings is also a minimum requirement rather than a maximum requirement. The creation of a single additional dwelling through the grant of permission in relation to this application would not in any way affect the supply of housing in Ribble Valley.

4.5 Policy H2 of the Local Plan restricts development outside settlements. The emerging core strategy acknowledges that in order to meet the Borough's future housing requirements housing development will have to occur outside settlement

boundaries. Policy H2 allows for the conversion of buildings to dwellings provided they are suitably located and their form, bulk and general design are in keeping with their surroundings amongst other criteria.

- 4.6 The annex is located it within an existing group of buildings and adjacent to an existing group of dwellings, as such the proposal is in accordance with the above policies.
- 4.7 The building requires no alteration to it in order for the new use to commence. The only physical alteration to the whole site is the desire to provide a demarcation by the provision of a fence or hedge to separate the two residential curtilages. The demarcation between the two curtilages will follow the line of a wall which previously existed on the site. The proposed development will have no detrimental effect on the setting of the listed building, the conservation area or any adverse impact on the AONB.
- 4.8 Policy ENV1 requires development in the AONB to protect and enhance the natural beauty of the area. The proposal to change of the annex to a dwelling will have a neutral effect on the character of the landscape because no physical alterations are proposed. There are already two separate garden areas and parking areas which are adequate for both properties. There is no adverse impact on the character of the landscape.
- 4.9 Policy G1 (a) requires development to be sympathetic to existing and proposed land uses. The character of the use of the annex will not change as it can already be used for residential purposes. The neighbouring use of the site as a dwelling is compatible with the use of the annex as a permanent dwelling.
- 4.10 The annex and the main dwelling can presently only be occupied by members of the same family. Issues of privacy between the properties would not arise if the dwelling and annex continued to be occupied by people who are related to each other. The granting of planning permission would allow the main dwelling and the annex to be occupied by persons not related to each other. In those circumstances the issue of privacy and overlooking between the properties might arise. The main gable end of Green End which faces the annex is 22m from the lounge window

which is a sufficient distance for privacy between the properties to be maintained in addition this window is not the main window to the lounge in the annex. The other ground floor rooms in the annex facing the gable of Green End are non-habitable rooms and there are no roof lights on this elevation lighting bedrooms. There is no issue regarding privacy or overlooking from the proposed development. The proposal accords with policy G1 (g).



Green End

- 4.11 The annex is already within the setting of Green End and the conservation area. The removal of the planning condition to allow the annex to be used as a separate dwelling will have no effect on the setting of the listed building or the conservation area except for the division of the two curtilages by a fence or hedge. As this division will follow the line of a historic boundary on the site, (a wall is believed to have existed in this location until the late twentieth century), this alteration will enhance the significance of the listed building by reinstating the historic boundary

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position. The proposal accords with the requirements of ENV16, ENV19 and the requirements of the NPPF.

- 4.12 We note that a similar application to the one applied for has recently been granted at The Conkers, Dewhurst Road Langho where the occupancy condition on a detached annex was lifted reference 3/2012/0453 approved 9th August 2012. We consider that this application has strong similarities to that case. See delegated file report 3/2012/0453.

4 DESIGN

- 4.1 In the context of the development proposed matters of design are not relevant. There will be no structural changes to the annex. Details of the fence or hedging will be applied for at a later date.

5 ACCESS

- 5.1 Access to the highway will be provided by allocating the existing driveways to each dwelling. Adequate parking and turning is provided for each property.

Appendices

1. Decision notice and letter.
2. Section 106 agreement.
3. Delegated Item File Report 3/2012/0453

Judith Douglas Bsc Hons Dip TP MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051

October 2012

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION**APPLICATION NO:** 3/2004/1184**DECISION DATE:** 12 May 2005**DATE RECEIVED:** 24/11/2004**APPLICANT:**Mr & Mrs Webb
c/o Agent**AGENT:**Alan Kinder Associates Ltd
Town Planning Consultants
79 Manchester Road
Burnley
BB11 1JY**DEVELOPMENT** Adaptation of existing garage to form granny annex.
PROPOSED:**AT:** Green End Sawley Clitheroe Lancs

Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 February 2005.
Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

Relevant planning policyPolicy ENV1 - Area of Outstanding Natural Beauty. Policy G1 - Development Control.
Policy H9 - Extended Family Accommodation.**Summary of reasons for approval**

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

Notes(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The building the subject of this permission is the subject of an agreement under S106 of the Town & Country Planning Act 1990, limiting its' occupation.

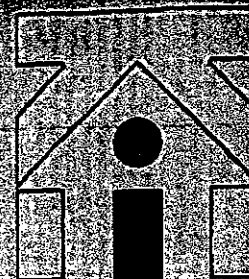


STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

20 February 2005

Our Ref: AK/VK/WEBB/01
Your Ref: 3/2004/1184

Peter Hancock
Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs



ALAN KINDER
ASSOCIATES
TOWN PLANNING AND
DEVELOPMENT CONSULTANTS

22 FEB 2005

Dear Peter

GREEN END, SAWLEY

I refer to our previous discussions and various amended designs which have passed between us. I now enclose two copies of, what I trust will prove to be the final amended scheme which will hopefully allow matters to progress in terms of instructing the Council's Legal Department to prepare the necessary Section 106 Agreement to ensure that the property is simply used as ancillary accommodation to the main house and does not at any time form an independent planning unit.

In this respect I can inform you that the property is not the subject of any outstanding mortgage and is the sole property of both Mr & Mrs Webb.

Once Dorothy Birtwell has produced a draft if she could kindly forward on a copy I can get this agreed and matters can then be progressed to full engrossment.

Thank you for your efforts to date.

Yours sincerely

Alan Kinder

c.c David Webb

ALAN KINDER ASSOCIATES IS A TRADING NAME OF ALAN KINDER (TOWN PLANNERS) LTD.

79 / 81 Manchester Road, Burnley, Lancashire, BB11 1JY.

01282 453 938 01282 452 875 07977 546 580 planning@alankinder.co.uk

Director: Alan Kinder, Dip.T.P.(Leads) MRTPI Company Secretary: Val Kendall
COMPANY NO. 4587246 REGISTERED IN ENGLAND AND WALES

320120912P Appendix 2

DATED

25th April

2005

RIBBLE VALLEY BOROUGH COUNCIL

- and -

DAVID CHARLES WEBB AND RITA MARIE WEBB

DUPLICATE/

A G R E E M E N T

Under Section 106 Town and Country Planning Act 1990

relating to property known as

Green End Sawley Road

Grindleton Lancashire

P F TIMSON LLB

Director of Legal Services
Ribble Valley Borough Council

CLITHEROE

THIS AGREEMENT is made the 25th day of April Two thousand and five **BETWEEN RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices Church Walk Clitheroe Lancashire (hereinafter called "the Council") of the one part and **DAVID CHARLES WEBB** and **RITA MARIE WEBB** both of Green End Sawley Road Grindleton Clitheroe Lancashire BB7 4RS (hereinafter called "the Owners") of the other part _____

WHEREAS:-

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as Green End Sawley Road Grindleton Clitheroe Lancashire shown edged red on the plan attached hereto is situated _____
- (2) The Owners are seised of the fee simple in possession of the Property _____
- (3) The Owners have by written application dated the Twenty fourth day of November Two thousand and four applied to the Council for permission to develop the Property as detailed in the plans and particulars deposited with the Council under the Council's reference 3/2004/1184 _____
- (4) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act _____

NOW THIS DEED WITNESSETH as follows:-

1. **THIS** Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) _____
2. **IN** consideration of the Council hereby approving the said development for the purposes of the said Act the Owners hereby covenant with the Council as set out in the Schedule hereto _____
3. **THE** expressions "the Council" and "the Owners" shall include their respective successors in title and assigns _____

3201209, 2P

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed
and the Owners have signed as a Deed the day and year first before written_____

THE SCHEDULE

1. The Owners hereby covenant with the Council that the said Property shall be permanently subject to the restrictions regulating the development thereof as hereafter contained and the purport and intent of such covenants shall be endorsed by way of Memorandum on the Owners title deeds relating to the said Property_____
2. The said covenants referred to in the preceding clause are as follows:-
 - (a) The accommodation created by the extension to the existing dwelling the subject of the development and shown edged green on the said plan shall not be
 - (i) occupied by a relative of the Owners as an independent unit separate from the main dwelling-house_____
 - (ii) sold or let as an independent unit separate from the main dwelling-house_____
 - (iii) used for any other purpose than as a domestic dwelling_____

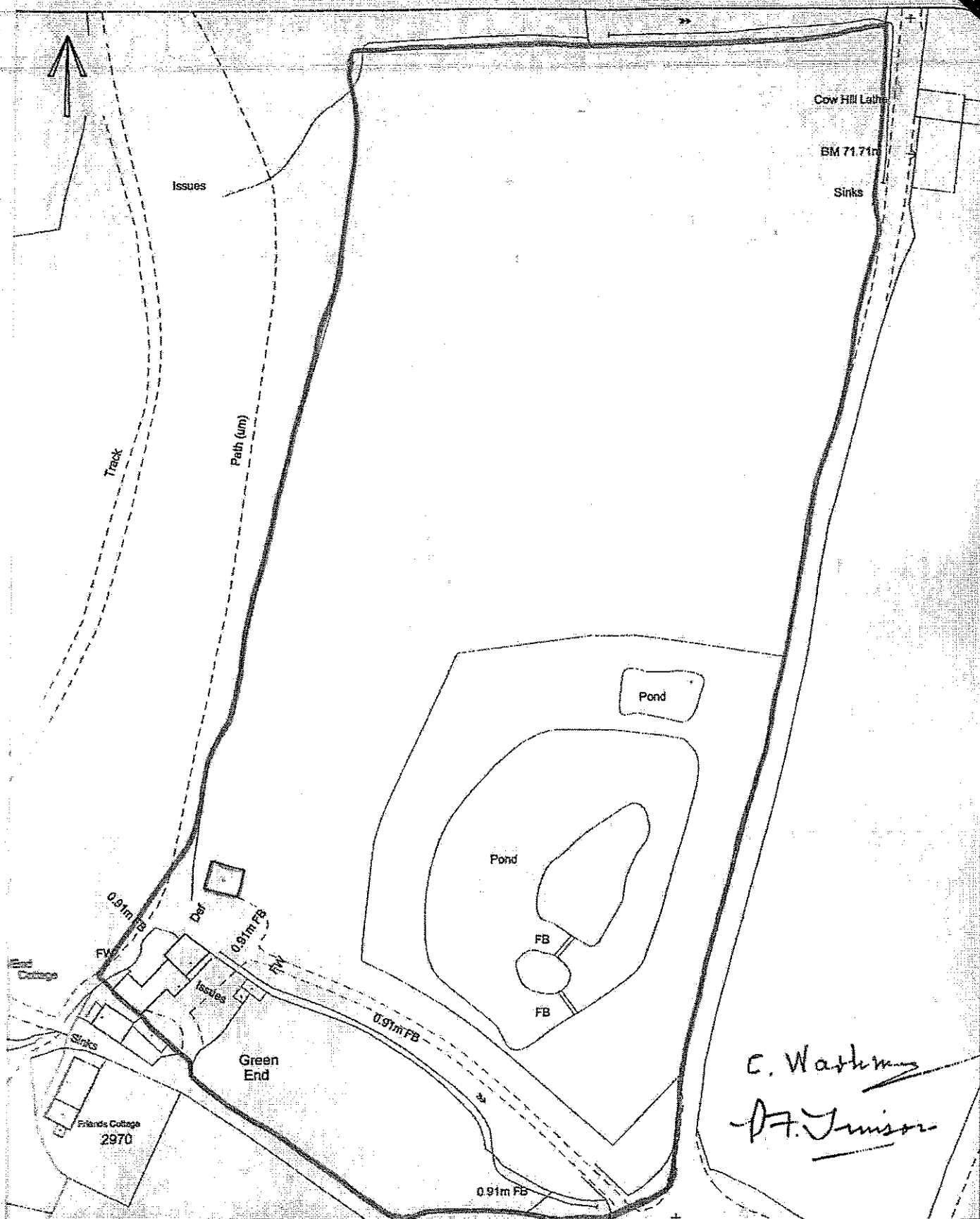
THE COMMON SEAL of RIBBLE)

VALLEY BOROUGH COUNCIL)

was hereunto affixed in the presence of:-)

C. Warkum Mayor

P. F. Jenson for
Chief Executive



LEGAL SERVICES DEPARTMENT

Ribble Valley Borough Council

Council Offices, Church Walk, Clitheroe, Lancs. BB7 2RA

Tel: (01200) 4525111 Fax: (01200) 426339 DX Clitheroe 15157

Scale: 1:1250

Map Ref: SD7746NW

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SIGNED AS A DEED by the said)

DAVID CHARLES WEBB in the)

presence of:-)

D. C. Webb
Valerie Kendall.

SIGNED AS A DEED by the said)

RITA MARIE WEBB in the presence)

of:-)

R. M. Webb
Valerie Kendall

320120912P

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CS/EL

Application No:	3/2012/0453/P
Development Proposed:	Proposed use of the annex as a separate dwelling at The Conkers, Dewhurst Road, Langho

CONSULTATIONS: Parish/Town Council

Parish Council - No objections to this proposal

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No representations received

CONSULTATIONS: Additional Representations.

No representations have been received

RELEVANT POLICIES:

Policy G1 - Development Control
Policy ENV3 - Development in Open Countryside
National Planning Policy Framework (NPPF)

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The Conkers is a detached dwelling set within a substantial garden area that was created by the conversion of a mortuary building at the former Langho Centre. A large detached garage constructed in the garden of the property was the subject of an application (3/2010/0694/P) for conversion into a granny annex with accommodation over two floors. The accommodation within the annex comprised a single garage, kitchen/dining room, lounge and hall on the ground floor with 3 bedrooms and a bathroom above. Permission was granted, the conversion works have been carried out, and it is stated in the Design and Access Statement that it is currently occupied by the applicant's daughter and granddaughter; and that it is intended that this will continue if planning permission is granted in order to provide for the long term availability of the accommodation to the younger generations of the family.

This application to use the annex independently of the main dwelling does not involve or require any physical alterations to the building.

The annex is located between the main dwelling and the Conkers Children's Nursery. Its occupation independently of the main dwelling will not, in my opinion, result in any changes with regards to its effects upon the appearance of the open countryside location; nor would there be any detrimental effects upon the privacy and general residential amenities of the main dwelling. Its effects upon the adjoining children's nursery would also not, in my opinion, be changed from the existing situation. There is existing parking provision of three spaces for the main house and three spaces for the annex. This provision is adequate to also serve the two independent dwellings in the event of this application being approved. There are therefore no parking/highway safety objections to the application.

The proposal would therefore, in my opinion, comply with the relevant requirements of Policies G1 and ENV3 of the Local Plan.
PTO

The application, however, also needs to be considered in relation to NPPF that came into force in March 2012. The main aspect of NPPF is a presumption in favour of development. The Council can presently demonstrate a 5.2 year supply of housing land on the basis of 161 dwellings per year (which was the regional Spatial Strategy requirement, but there are no detailed site adjustments in relation to deliverability. The annual supply of 161 dwellings is also a minimum requirement rather than a maximum requirement. The creation of a single additional dwelling through the grant of permission in relation to this application would not, in my opinion, in any way adversely affect the supply of housing in the Borough.

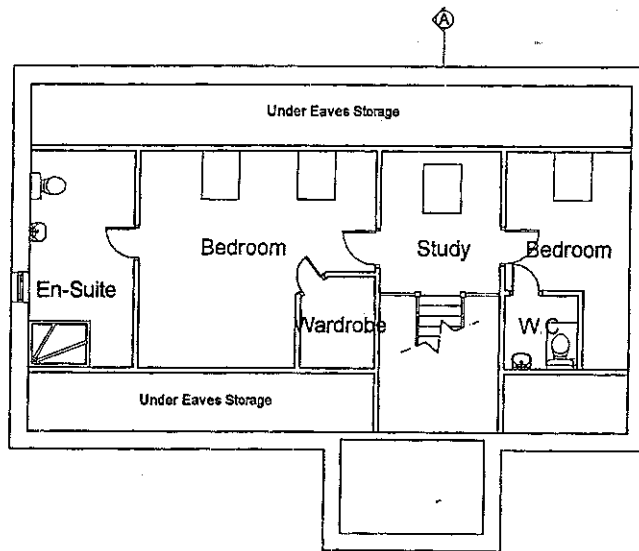
Overall, within the current policy context, I consider the application to be acceptable both in principle and also with regards to the consideration of detailed matters (as discussed in the report above).

SUMMARY OF REASONS FOR APPROVAL:

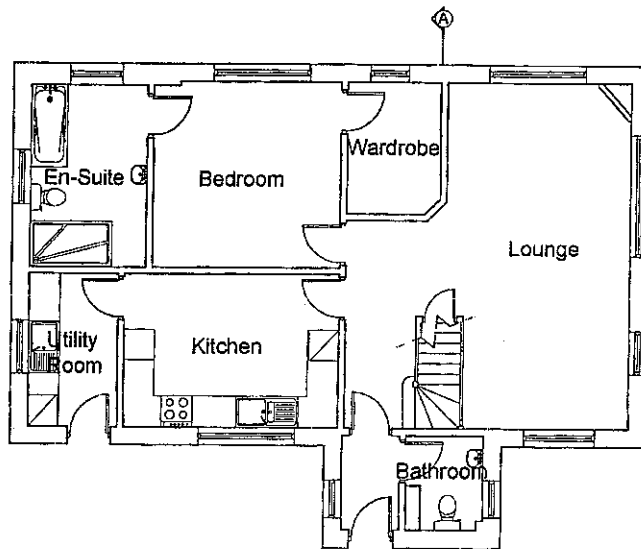
The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.

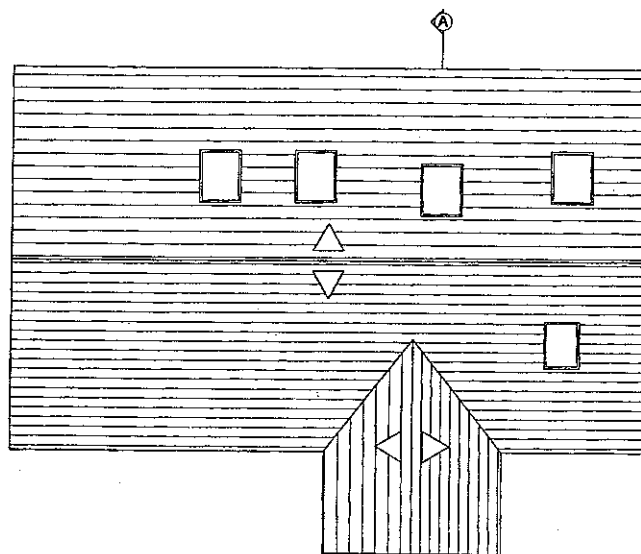
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First Floor Plan



Ground Floor Plan



Roof Plan

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All work and materials to be approved by the District Authority Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

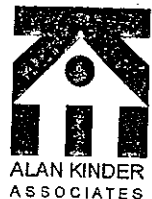
Do not scale off the drawings, if in doubt ask.

Alan Kinder Associates are in no way liable for work undertaken prior to full Planning Consent and or Building Regulations Approval.

Alan Kinder Associates

Town Planning and Development Consultants
79 Manchester Road
Burnley
Lancashire BB11 1JY

T: 01282 453938
M: 07977 546580
F: 01282 452875



TOWN PLANNING AND DEVELOPMENT CONSULTANTS

Title: Conversion of Garage
Green End
Sawley

PLAN ELEVATIONS AND SECTION

Project No: WEBB/01 Dwg 06/i

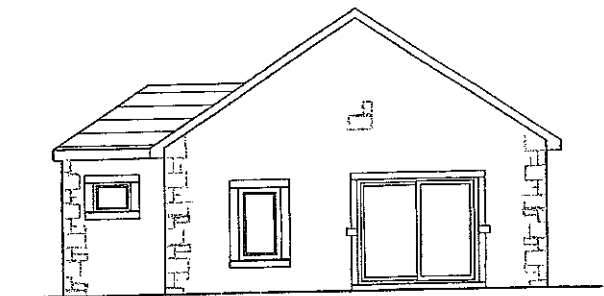
Drawn: AR

Client: Mr D Webb

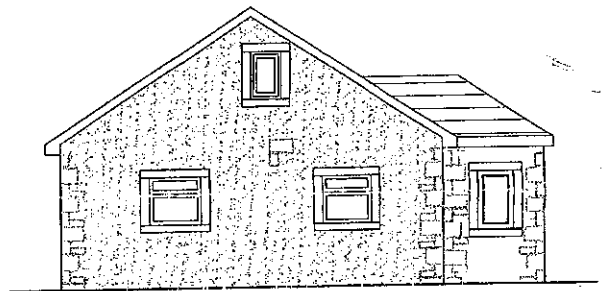
Date: 08.07.09 1 of 2

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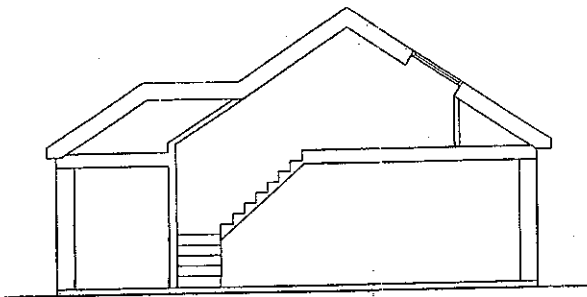
Amendments:



Side Elevation



Side Elevation



Section A - A

 ALAN KINDER ASSOCIATES TOWN PLANNING AND DEVELOPMENT CONSULTANTS						
Alan Kinder Associates Town Planning and Development Consultants 79 Manchester Road Burnley Lancashire BB11 1JY						
T:	01282 453938					
M:	07977 546580					
F:	01282 452875					
Title: Conversion of Garage Green End Sawley PLAN ELEVATIONS AND SECTION						
Project No: WEBB/01 Dwg 05 /2.	Drawn: AR					
Client: Mr D Webb						
Date: 08 07 09	Scale: 1:100 at A3					
Amendments:	Empty table for amendments <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; height: 30px;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> </table>					