



PLANNING NOTES

THE EXISTING BUILDING IS A CHILD DAY CARE CENTRE WITH A TWO BEDROOM FLAT AT FIRST FLOOR LOCATED IN THE CENTRE OF COPSTER GREEN WITH ACCESS DIRECTLY OFF LOVELY HALL LANE. THE BUILDING HAS A DRIVE AND CAR PARKING AT THE FRONT AND REAR INCLUDING GARDEN AREAS WITH CLOSE BOARDED FENCED BOUNDARIES.

THE PROPOSAL DEMONSTRATES A RE-DEVELOPMENT OF THE EXISTING BUILDING WHICH INVOLVES CONVERTING THE BUILDING INTO TWO SHORT TERM HOLIDAY LETS ON TWO FLOORS. THE ALTERATIONS WILL INVOLVE THE DEMOLITION OF THE EXTERNAL WRAP AROUND CANOPY WITH NEW AND ADAPTED OPENINGS IN THE FACADES. THE EXISTING ACCESS POINTS INTO THE SITE REMAIN UNALTERED. NEW EXTERNAL FENCING WILL BE INCORPORATED TO DIVIDE THE PLOT INTO THE TWO NEW OWNERSHIPS.

THE INTERNAL ALTERATIONS INVOLVE RE-CONFIGURING THE ROOMS TO CREATE A NEW FLAT AT GROUND FLOOR AND A REFURBISHED FLAT AT FIRST FLOOR WITH TWO BEDROOMS EACH. THE EXISTING FOOTPRINT WILL NOT BE EXTENDED AS THE PROPOSAL SHOWS THE ALTERATIONS ARE LIMITED TO EXTERNAL MODIFICATIONS ONLY WITH THE GARDEN AND PARKING AREAS RE-ORGANISED TO ALLOW FOR EACH FLAT TO HAVE A RESIDENTIAL CURTILAGE

REFER TO THE PLANS AND THE SITE PLAN FOR FURTHER INFORMATION.

PROPOSED CHANGE OF USE OF EXISTING CHILD DAY CARE CENTRE AND FLAT INTO 2 SHORT TERM HOLIDAY LETS
LOVELY HALL LANE
COPSTER GREEN

ELEVATIONS

PHD/200 JANUARY 2017
100 AT A2