

RIBBLE VALLEY BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

Appeal by Mr J. Hindle, Haydocks Development Ltd, against the refusal by Ribble Valley Borough Council to grant planning permission for the proposed erection of a dwelling at land between 52 & 54 Knowsley Road, Wilsphire, BB1 9PN

Reference: APP/T2350/A/12/2181079/NWF

LPA Reference: 3/2012/0390/P

NGR: SD 368597 432244

Written representations submitted on behalf of the Local Planning Authority

APPENDICES

APPENDIX 1 – Housing Land Availability Information

Copies of the housing numbers as of the 01 April 2012 and the 01 July 2012
including the accompanying Committee Reports relevant at the time of submission
and at this current time.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 13 SEPTEMBER 2012
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

- 1.1 To provide Members with corrected information on the most recent results of the Housing Land Availability Survey.
- 1.2 Relevance to the Council's ambitions and priorities
 - Community Objectives – The information in this report relates to a number of community objectives but is particularly relevant to the broad objective of conserving our countryside and enhancing the local environment.
 - Corporate Priorities - This information is relevant to the local development framework which is the spatial expression of the Community Strategy.
 - Other Consideration – None.

2 INFORMATION

- 2.1 At the previous Planning and Development Committee held on 16 August 2012, an information item was included in the agenda giving the latest housing land supply position. It has been identified that the appendices containing the relevant calculations had an error that over counted supply by some 48 dwellings. These schedules have been corrected and are attached to this report. This was as a result of double counting those dwellings that were conversions, under construction.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 North West of England Plan Regional Spatial Strategy to 2021 – GONW- Sept 2008

For details of the Housing Land Availability Schedule contact Sharon O'Neill extension 4506.

For further information on housing and strategic policy issues please ask for Colin Hirst, extension 4503.

Ref: CH/EL/130912/P&D

APPENDIX 1

Five year supply (2012-2017) based on previously adopted RSS figures and including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2012 (9.2yrs)	1200	130 (1200/9.2)
c) Net dwellings required 2012-2021 (8.8 years) (adjusted to a revised annual rate)	1700/8.8	193/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	965	193 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1158	20% NPPF guideline (193 + 20% = 232)

- a) Strategic housing provision based on previously adopted RSS figures.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirements based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47 – NPPF.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey July 2012)	
Sites subject to Section 106 agreements	164
Affordable units	249
Sites with Planning permission	934
Deliverable sites	(1347)
(discounted by 10% slippage allowance)	1212
Sites under construction	140
Total Supply	1352
Equates to <u>5.82 yrs supply</u> at 5 year adjusted rate at 01/07/12	

supply: 5.82 yrs supply (1352 ÷ 232)

1 JULY 2012

APPENDIX 2

Five year supply (2008-2028) based on proposed Core Strategy requirement including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2012 (4.2yrs)	402	96 (402/4.2)
c) Net dwellings required 2012-2021 (15.8 years) (adjusted to a revised annual rate)	3598/15.8	227/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	1135	227 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1362	20% NPPF guideline (227 + 20% = 272)

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- b) Actual completions in monitoring period divided by number of years
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirements based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para 47– NPPF

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey July 2012)	
Sites subject to Section 106 agreements	164
Affordable units	249
Sites with Planning permission	934
Deliverable sites	(1347)
(discounted by 10% slippage allowance)	1212
Sites under construction	140
Total Supply	1352
Equates to 4.97 yrs supply at 5 year adjusted rate at 01/07/12	

supply: 4.97 yrs supply (1352 ÷ 272)

Corrected version P/D 130912

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 24 MAY 2012
 title: HOUSING LAND AVAILABILITY
 submitted by: CHIEF EXECUTIVE
 principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To provide Members with information on the most recent results of the Housing Land Availability Survey.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – Understanding the housing position is key to the delivery of the Council's ambition to match the supply of homes in our area to identify needs.
- Community Objectives – The information in this report relates to a number of community objectives but is particularly relevant to the broad objective of conserving our countryside and enhancing the local environment.
- Corporate Priorities - This information is relevant to the local development framework which is the spatial expression of the Community Strategy.
- Other Consideration – None.

2 INFORMATION

2.1 The Council monitors housing land availability twice a year and produces a housing land availability report. This document provides the information with which to monitor housing development across the Borough. Monitoring continues to be critical to the process of determining planning applications and the Council's duty to ensure a 5 year supply of developable land.

2.2 The report provides detailed information on sites with planning permission, sites under construction and enables the Council to create a picture of construction trends and activity rates together with base line evidence on the amount of land that is available to be brought forward. Copies of the full report are available for reference at Planning Reception and the members room on Level D.

2.3 Members will be aware that the relevant strategic basis against which housing land supply is currently monitored is the Regional Spatial Plan (RSS). The Council continues to monitor against the provision of 2900 homes between 2003 and 2021 to provide for a strategic provision of some 161 units per year. Although a revised requirement has been established to inform the Core Strategy, the Council has not adopted this for decision-making purposes as yet. The formulation of a revised requirement has been subject to public consultation and remains an issue to be resolved through the Examination in Public to be held as part of the Core Strategy process when those issues/objections that remain, can be considered.

2.4 The supply position for dwelling units as at April 2012 is summarised as follows:

• Units with full planning permission	219
• Units with outline planning permission	399
• Sites commenced, units remaining but not started	75
• Units under construction	79
• Conversions - not started	71
• Conversions –under construction	45
Total	888

208 Affordable housing units have permission (not started) and are included in the housing land supply report schedules once they commence but for calculating the 5 - year figure are taken into account.

The table at appendix 1 sets out a 5-year statement, as at April 2012 taking account of the necessary adjustments and smoothing to reflect activity over the monitoring period. Given that we currently plan for 161 units per year this shows that the Council can demonstrate an ongoing 5 - year supply of housing land.

- 2.5 Members are reminded that planning approvals for sites awaiting the completion of a Section 106 Agreement cannot be taken into account. As Members are aware, measures have been put in place to promote the completion of agreements by applicants to avoid any potential over-supply and to ensure the housing supply reflects commitments.

CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 North West of England Plan Regional Spatial Strategy to 2021 – GONW- Sept 2008

For details of the Housing Land Availability Schedule contact Sharon O'Neill extension 4506

For further information on housing and strategic policy issues please ask for Colin Hirst, extension 4503.

1 APRIL 2012

APPENDIX 1

Five year supply (2012-2017) based on previously adopted RSS figures and including permissions and completions up until 1 April 2012

Planned Provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2012 (9yrs)	1178	131 (1178/9)
c) Net dwellings required 2012-2021 (9 years) (adjusted to a revised annual rate)	1722/9	191/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	955	191*5 (annual equivalent smoothed over plan period)

- a) Strategic housing provision based on previously adopted RSS figures
- b) Actual completions in monitoring period divided by number of years
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirements based on the revised/adjusted annualised rate.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey April 2011)	
Sites under construction	124
Deliverable permissions	(972)
(discounted by 10% slippage allowance but including affordable units)	875
Total Supply	999
Equates to <u>5.2 yrs supply</u> at 5 year adjusted rate at 01/04/12	

Actual supply: 5.2 yrs supply (999/191)

APPENDIX 2 - Planning History

Copy of the Decision Notice, Case Officer's recommendation statement and plans for the following application:

3/2012/0091/P	Proposed erection of a two storey detached dwelling, provision of a new vehicular access and associated landscaping (Resubmission). Refused
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Copy of the submitted plans for the following application:

3/2010/0675/P	Proposed erection of a two storey detached dwelling, provision of a new vehicular access and associated landscaping. Withdrawn.
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RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2011/0091

DECISION DATE: 1 April 2011

DATE RECEIVED: 04/02/2011

APPLICANT:

Mr & Mrs Wearden
c/o Agent

AGENT:

JWPC Limited
1B Waterview
White Cross
Lancaster
Lancs
LA1 4XS

DEVELOPMENT PROPOSED: Proposed erection of a two-storey detached dwelling, provision of new vehicular access and associated landscaping. Re-submission.

AT: land between 52 & 54 Knowsley Road Wilshire Lancashire

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal by virtue of its scale, design and massing is considered contrary to Policy G1 of the Districtwide Local Plan, in that it would result in a dominant addition to the street scene, which due to the size of the plot would result in a cramped appearance to the detriment of the visual amenities of the area. It is also considered, by virtue of its proximity to adjacent residential properties, to have a detrimental impact on neighbouring residential amenity.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

JOHN HEAP
DIRECTOR OF COMMERCIAL SERVICES

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: CB

Application No:	3/2011/0091
Development Proposed:	Proposed erection of a two-storey detached dwelling, provision of new vehicular access and associated landscaping. Re-submission of 3/2010/0675 at Land between 52 & 54 Knowsley Road, Wilpshire

CONSULTATIONS: Parish/Town Council

Wilpshire Parish Council object to the proposal for the following reasons:

- Adverse impact on the street scene;
- Adverse impact on the neighbours resulting in a loss of amenity; and,
- Significant problems with access to the site as the tall hedge to the South will impede visibility as it is unlikely that an adequate visibility splay can be achieved. This is a road with known speeding problems and the absence of a footpath will mean that half of a car will be on the road before the driver can see.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) has no objections to this application on highway safety grounds subject to the submission of satisfactory plans showing that the required sightlines and visibility splays can be achieved. (The Highway Engineers full comments can be viewed in the application file)

RVBC Environment Health - Environmental Health has significant reservations with regard to the chimney arrangements for the proposed dwelling and the potential impact on No 54 Knowsley Road.

The plans show the construction of 2 chimneys which if used in connection with a solid fuel appliance are likely to result in significant products of combustion affecting No 54 which is built at a more elevated level. The prevailing wind is also SW to NE i.e. towards No 54. Due to the significant risk to health and likelihood of nuisance from products of combustion, It is recommended that the plans are not approved in their present format unless the above is properly addressed.

RVBC Countryside Officer - Whilst the proposal meets the requirements of BS5837 Trees in Relation To Construction there is no doubt that there will be some collateral damage to the root protection area, the extent of the affect of this is difficult to quantify but some root damage will occur and some die back is the likely consequence. The cantilevered section will probably result in incursion into the root protection area, and will require a detailed method statement.

The caveat for any permission is a site specific landscaping condition that requires a replacement evergreen hedge maintained at a specified height in order that it complies with the high hedges legislation

CONSULTATIONS: Additional Representations

Four letters have been received from surrounding neighbours who object to the proposals. Their reasons are summarised below:

- The proposed property will be far more overpowering and obtrusive than the previous design having a detrimental effect on neighbouring properties;
-

- The dwelling is too large for the plot and due to the proximity of the building to the road side the plot will look over developed
- An unacceptable amount of light will be lost to the kitchen dining area of no. 52 due to the two storey extension covering approximately half of the window and the single storey portion covering a further quarter of the window.
- Almost all of the single storey sitting room extension is beyond the building line
- The chimney would be at eye level with the back door and kitchen area of no. 54. Smoke and fumes from this will have an unbearable impact which is unacceptable
- No details have been given to the depths of the excavations involved. The close proximity to the pathway, fence and garage of no. 54 that problems may arise
- The road is treacherous and the addition of another access on this narrow stretch will be dangerous
- There are still concerns that the conifer hedge, belonging to no. 54, will be seriously damaged. It will also be impossible to replace and the privacy to the lounge and patio area will be lost.
- Questions have been raised whether the boundary hedge between the land in question and no. 54 is accurately depicted which could impinge on the existing hedge.
- The proposed new fence will also cause damage to the trees.

RELEVANT POLICIES:

Policy G1 – Development Control

Policy G2 – Settlement Strategy

POLICY REASONS FOR REFUSAL:

Policy G1 - cramped appearance to the detriment of the visual amenities of the area and detrimental impact on neighbouring residential amenity.

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

The application, a resubmission of a previously withdrawn application, seeks permission to erect a new dwelling on land situated between numbers 52 and 54 Knowsley Road.

The land in question is an unusual wedge shape where it tapers away from the road from a width of 26 metres to 5.7 metres at its narrowest. Historically, this piece of land was a side garden for no. 52 Knowsley Road.

The previous application depicted a two storey dwelling encompassing three en-suite bedrooms. This application was withdrawn prior to a refusal being issued due to the overbearing and oppressive impact on the neighbours. The new build would have resulted in the loss of a substantial conifer hedge between the site and no. 54 Knowsley Road. Due to the layout and design of the dwelling, a raised service path and windows would have overlooked the occupiers of this dwelling, both in their garden and within the rear portion of their property. Furthermore the property would have seriously affected the amount of light received to the kitchen/ dining area of no.52 Knowsley Road and due to its proximity to the boundary would have resulted in an oppressive and overbearing addition.

The new dwelling, the subject of this application, is designed to reflect the shape of the plot, and is primarily two storey with two single storey front/ side extensions. This accommodation would provide three en-suite bedrooms at first floor level and an entrance hall, kitchen, dining area, sitting room, utility room and pantry at ground floor. Three parking spaces would be provided at the front of the property and a garden area will be provided at the rear.

Matters for consideration include the principle of development, highway safety, impact on trees and hedges, visual amenity and residential amenity.

In terms of the principle of development the dwelling is located within the main settlement

boundary of Wiltshire, therefore Policy G2 of the Districtwide Local Plan, relating to the Council's settlement strategy is applicable. Policy G2 allows for development within the defined settlement therefore the principle of a new house in this location is acceptable subject to other D.C criteria.

In relation to highway safety, the Highway Engineer has categorically stated that he has no objections. However, he would wish to ensure that appropriate sightlines could be achieved. He also has reservations that the proposed new wall to the north may restrict visibility. No details of this wall have been submitted with the application. He has also stated that all planting and construction that falls within the extent of the visibility splay should be maintained at a maximum height of 0.9m above carriageway level. This is to maximise visibility for turning traffic and to insure there is adequate intervisibility between motorists and pedestrians. This is particularly relevant in this instance as there is no footway to the east side of Knowsley Road at this location. If it were decided that the application be approved, the Highway Engineer is of the opinion that imposing suitable conditions can address these issues.

Next to consider is the impact of the development on the conifer hedge that bounds the site between no. 54 Knowsley Road. The previous application was withdrawn for several reasons, one of which was the Council's serious concerns over the impact of the development on the hedge, which is needed to provide privacy to the rear garden area, patio area, kitchen and sunroom belonging to no. 54 Knowsley Road. The ground floor of the building has been positioned approximately 2.5 metres from the centre of the hedge. At this point it is proposed that the first floor will be cantilevered outwards (towards the hedge) by 1.5 metres. The distance between the ground floor of the property and the hedge complies with the requirements of BS5837 Trees in Relation To Construction, however, the current site is unlevel and there is concern that the excavations required to prepare the site, before work could commence, would result in collateral damage to the roots of these trees. The impact of this is discussed later in the report.

In relation to visual amenity, it is this aspect that the Council has serious concerns. The dwelling would span, at its widest point, approximately 14 metres. The site varies in width, and at the point where the dwelling will be positioned there would be a gap between the property and the boundary with no. 52 Knowsley Road of approximately 900mm and a distance of 2.4 metres to the boundary of no. 54 Knowsley Road. The distance between the boundary and no. 54 is necessary as the applicants plan to plant a new hedge where currently a timber close boarded fence exists. The properties on this stretch of Knowsley Road are characterised by detached houses set within plots surrounded by open space. When viewed from the main road. Due to the proposed scale, design and massing of the proposal, the dwelling would, in my opinion, result in a visually cramped appearance, resulting in an over intensive form of development to the detriment of visual amenities, thus the proposal should be resisted on this ground.

Turning to residential amenity, the Council also has reservations. No. 54 Knowsley Road is set at a higher level than this dwelling which will mean that the occupiers of no. 54 will be level with the eaves of the proposed dwelling and their primary view will be of the roofscape of the proposed dwelling. Where as the occupiers of this property currently experience a sense of openness when looking over the hedge, the erection of this dwelling would appear overbearing and oppressive.

A chimney is proposed on the north/ side elevation nearest to these occupiers which causes concern to the residents of this property and the Council's Environmental Health department. Considering the installation of chimney's, flues and soil and vent pipes now are not classed as permitted development (Schedule 2, Part 1, Class A, A.1(i)) this is now a material planning consideration. The Council's Environmental Health department have been consulted and this department shares the concerns of the residents of no. 52 and state that the position of the

chimneys combined with prevailing wind direction would result in a likelihood of nuisance and pose significant risk to health. I therefore conclude that the chimneys would lead to a loss of amenity.

With regards the impact on No. 52 Knowsley Road, this property has a window serving a ground floor habitable room (kitchen/ dining area) which due to the position of the property in proximity to the boundary is approximately 1 metre from the boundary. The proposed new dwelling is also positioned within 1 metre of the boundary. Whilst I recognise that the two storey portion of the dwelling has been set back to "allow for an uninterrupted passage light to the kitchen window", the plans clearly illustrate that the two storey element of the building would cover more than half of the window serving the kitchen/ dining area. The dwelling will therefore result in an unacceptable loss of light as well as being overbearing and oppressive.

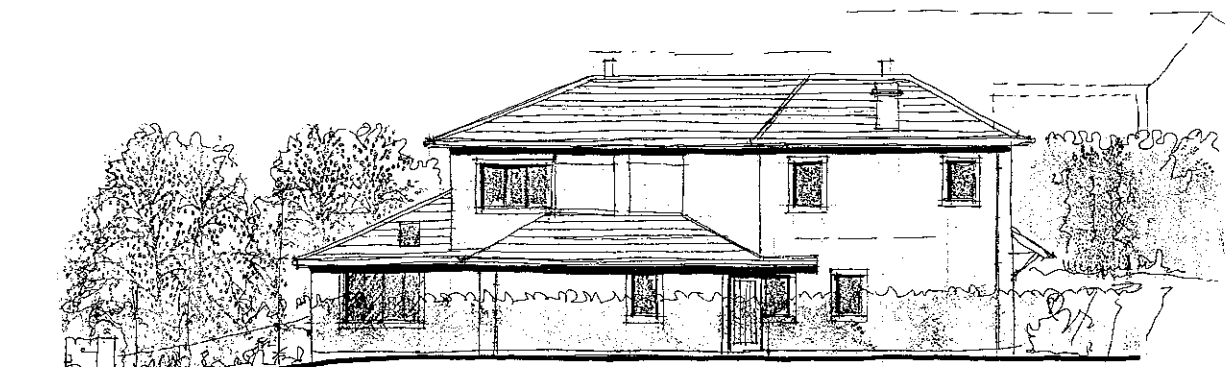
For the reasons above, the dwelling proposed would have a detrimental impact on the visual amenities of the area and neighbouring residential amenity, thus I consider that the proposal should be resisted.

RECOMMENDATION: That permission be refused.

Note
Dimensions shown on drawings prepared for planning purposes are indicative only and can vary.



WEST ELEVATION (FRONT)



SOUTH (SIDE) ELEVATION

External Material Legend

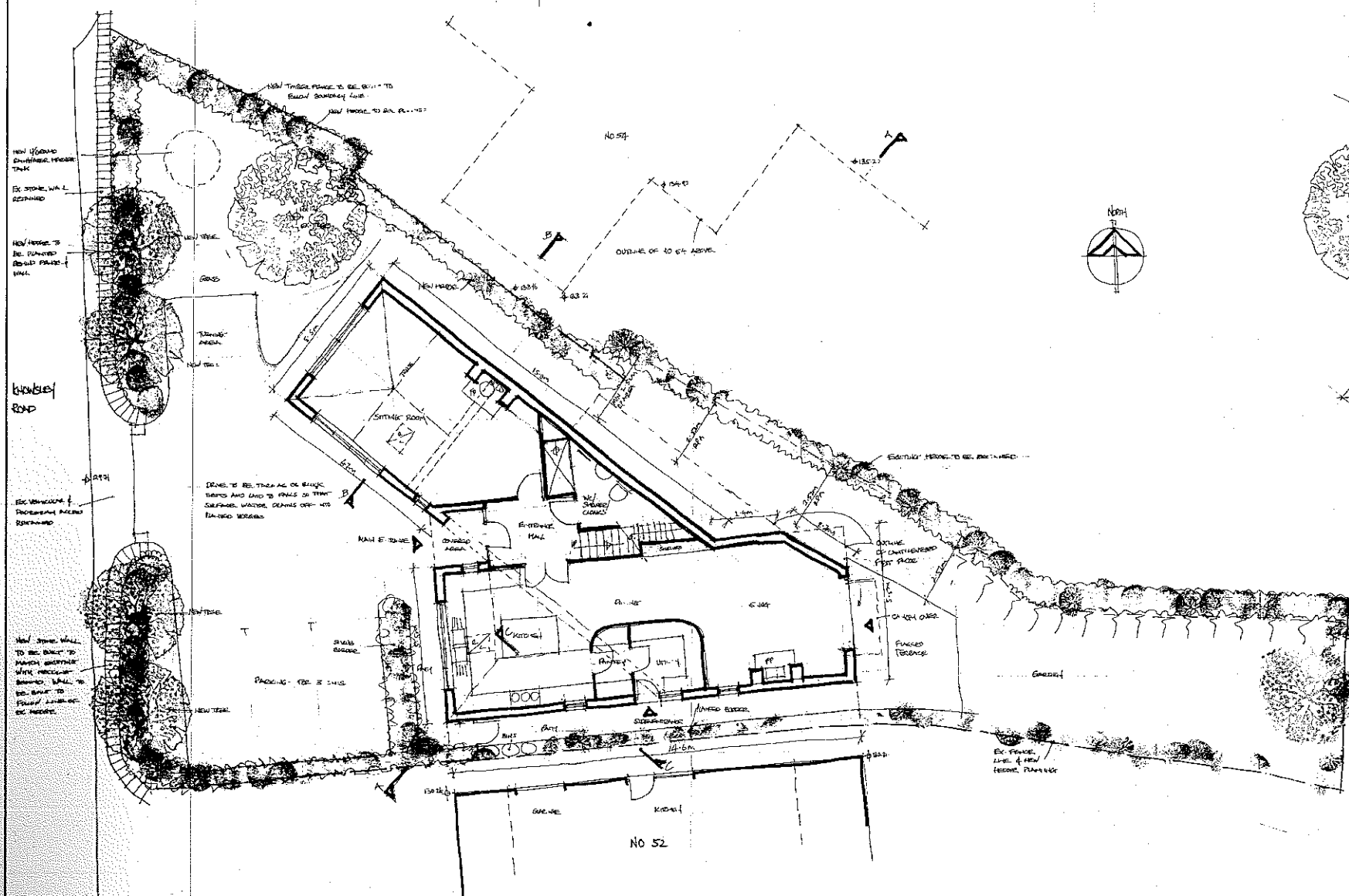
Walls:
To be painted render over brick or stone plinth base, with stone window and door surrounds

Roof:
To be natural slate with flush fitting Velux rooflights and self coloured or painted uPVC or cast metal rainwater goods. Painted timber uPVC or polyester powder coated metal fascia and soffit boards.
The single storey flat roof in between the projecting first floor landing and bedroom 3 windows is to be finished in lead. The roofs over the projecting windows are also to be finished in lead.
The flat roof over the cantilevered section to the north east side (over the master ensuite and landing) is to be finished with grey non-slip Liquid Plastic floor glass roofing finish (to resemble lead).
Photovoltaic and / or solar panels are to be installed on the south and south west roof pitches - all to specialist design.

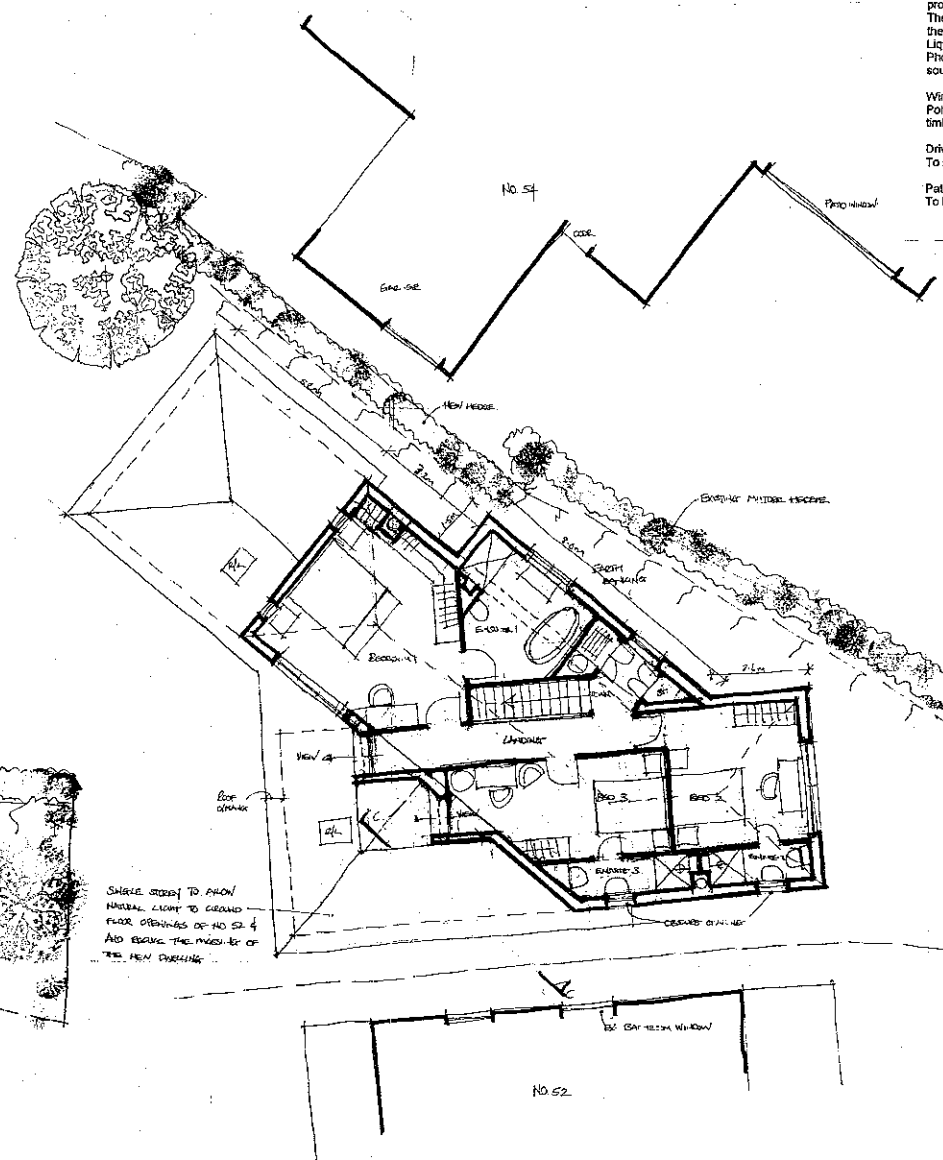
Windows and doors:
Polyester powder coated metal or painted timber window frames and timber or polyester powder coated metal doors.

Drives:
To be tarmacadam or brick/ block sets.

Paths:
To be tarmacadam, flagged, gravel or block sets.



GROUND FLOOR AND SITE PLAN



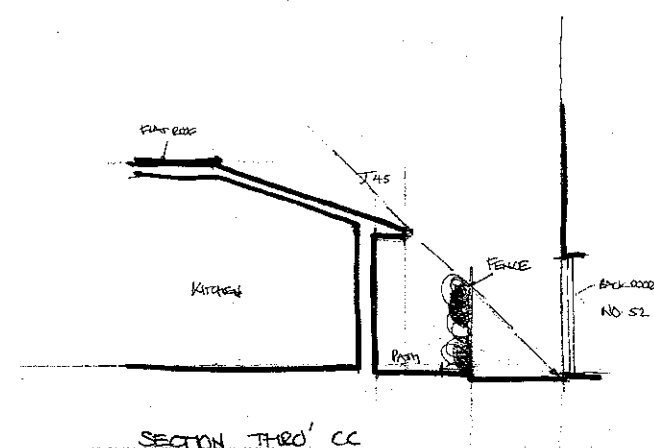
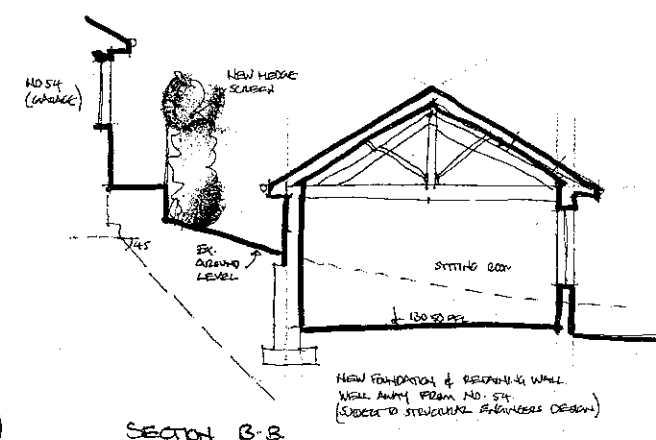
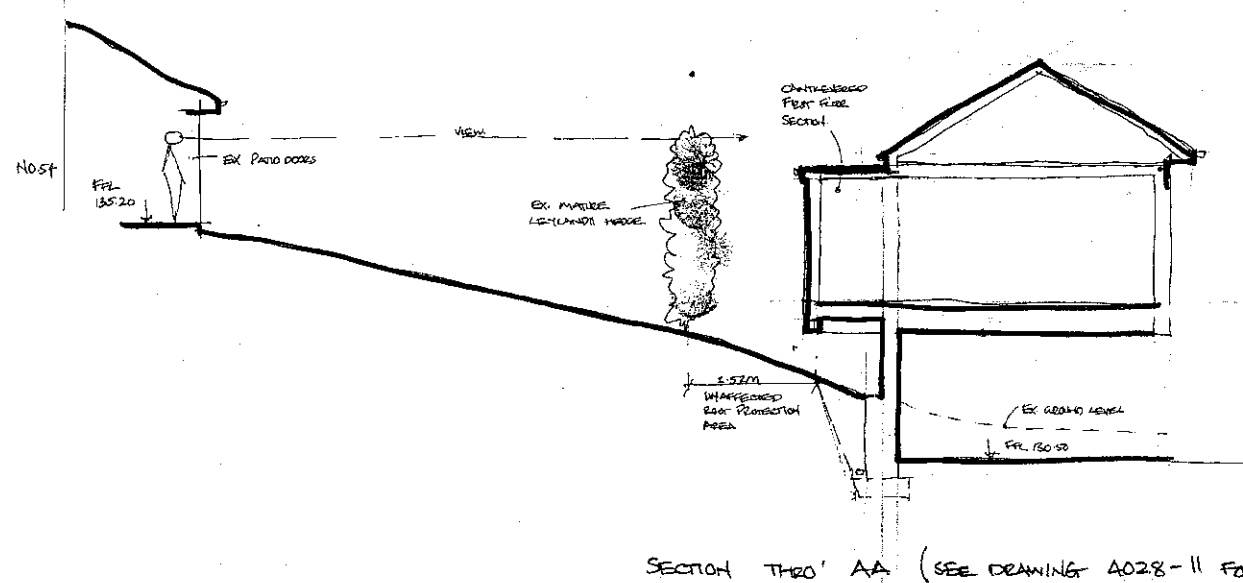
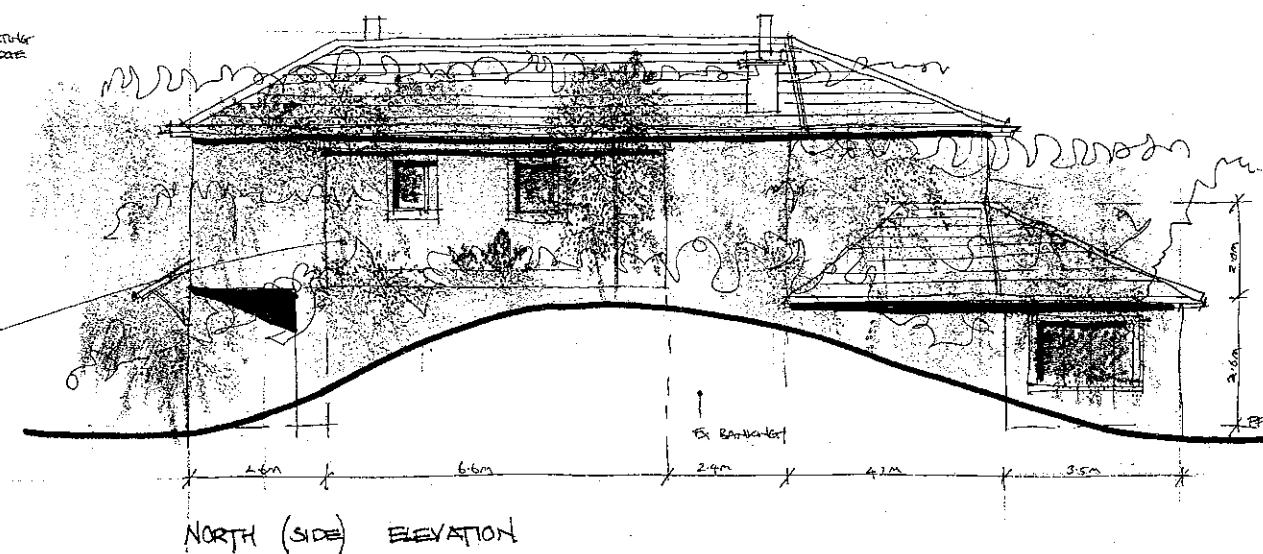
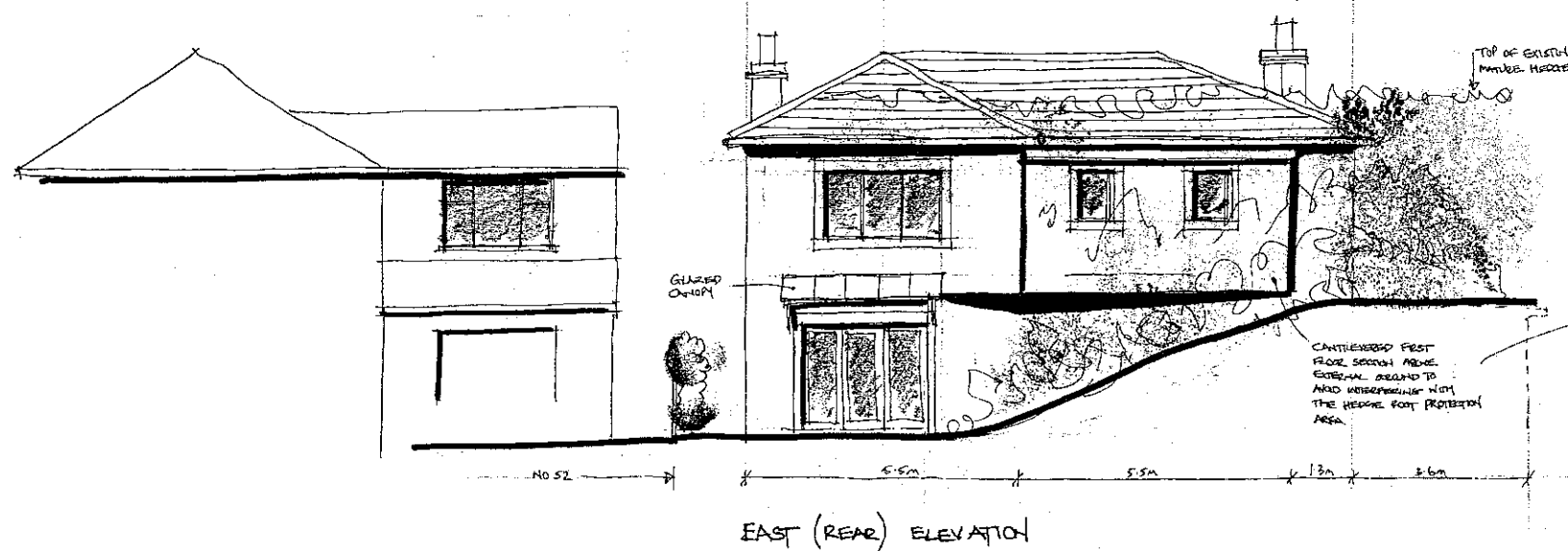
FIRST FLOOR PLAN

Client	MR AND MRS WEARDEN		
Job Title	PROPOSED ERECTION OF DWELLING ON LAND IN BETWEEN NOS 52 AND 54 KNOWLES ROAD WILKSHIRE		
Drawing Title	PROPOSED GROUND & FIRST FLOOR PLANS AND ELEVATIONS SCHEME NO. 2		
Scale	1:100 e/a	Date	JAN. 2011
Drawn	SPH	By	SPH

spa ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELWIRE, PIMLICO ROAD, CLYDEBESIDE,
LANSASHIRE, BB7 2AG
T 01206 42179 F 01206 42135
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

Note

Dimensions shown on drawings prepared for planning purposes are indicative only and can vary



External Material Legend

Walls:
To be painted render over brick or stone plinth base with stone window
and door surrounds

Roof:
To be natural slate with flush fitting Velux rooflights and self coloured or painted uPVC or cast metal rainwater goods. Painted timber/ uPVC or polyester powder coated metal fascia and soffit boards.
The single storey flat roof in between the projecting first floor landing and bedroom 3 windows is to be finished in lead. The roofs over the projecting windows are also to be finished in lead.
The flat roof over the cantilevered section to the north east side (over the master ensuite and landing) is to be finished with grey non-slip Liquid Plastic fibre glass roofing finish (to resemble lead).
Photovoltaic and / or solar panels are to be installed on the south and south west roof pitches – all to specialist design

Windows and doors:
Polyester powder coated metal or painted timber window frames and timber or polyester powder coated metal doors.

Drive:
To be tarmacadam or brick/ block setts

Paths:
To be tarmac, flagged gravel or block setts

Client

MR AND MRS WEARDEN

Job Title

PROPOSED DWELLING ON LAND
IN BETWEEN NOS 52 & 54
KNOWSLEY ROAD
WILSHIRE

Drawing Title

PROPOSED ELEVATIONS AND
SECTIONS

Scale 1:100 = A2	Date JAN. 2011	Drawn SGT
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spa

SUNDERLAND PEACOCK ARCHITECTS

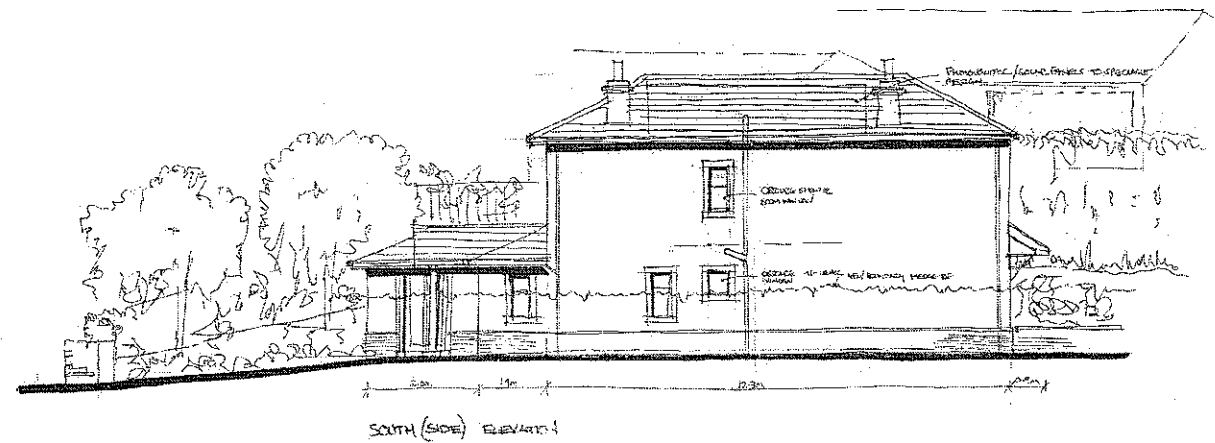
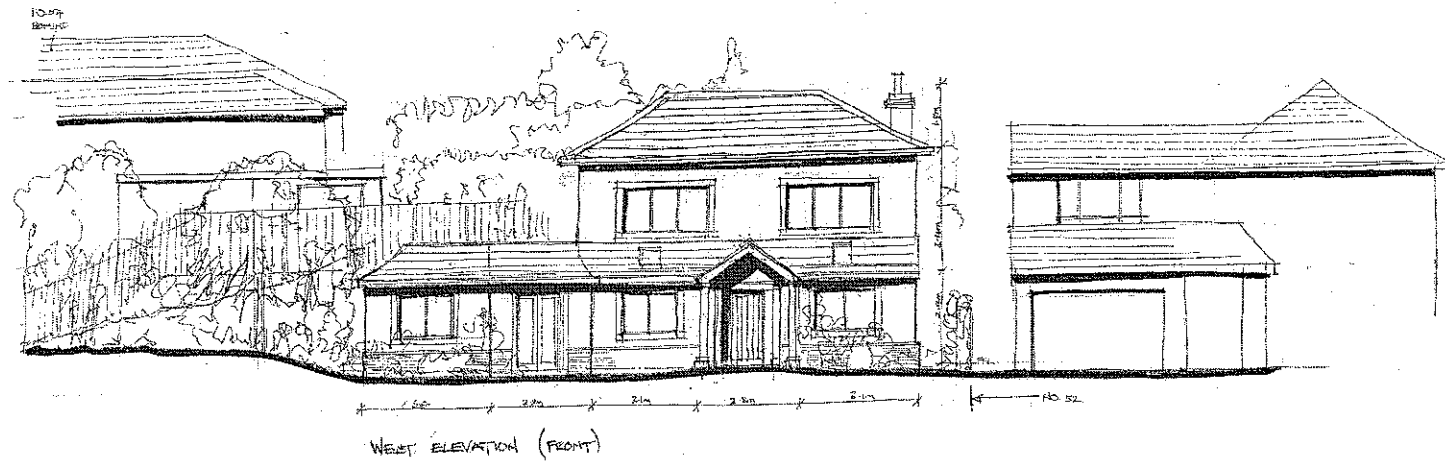
SUNDERLAND PEACOCK & ASSOCIATES LTD,
HAZELMERE, FIMLICO ROAD, CLITHEROE,
LANCASHIRE, B87 2AG

T 01206 4231578 F 01206 427328
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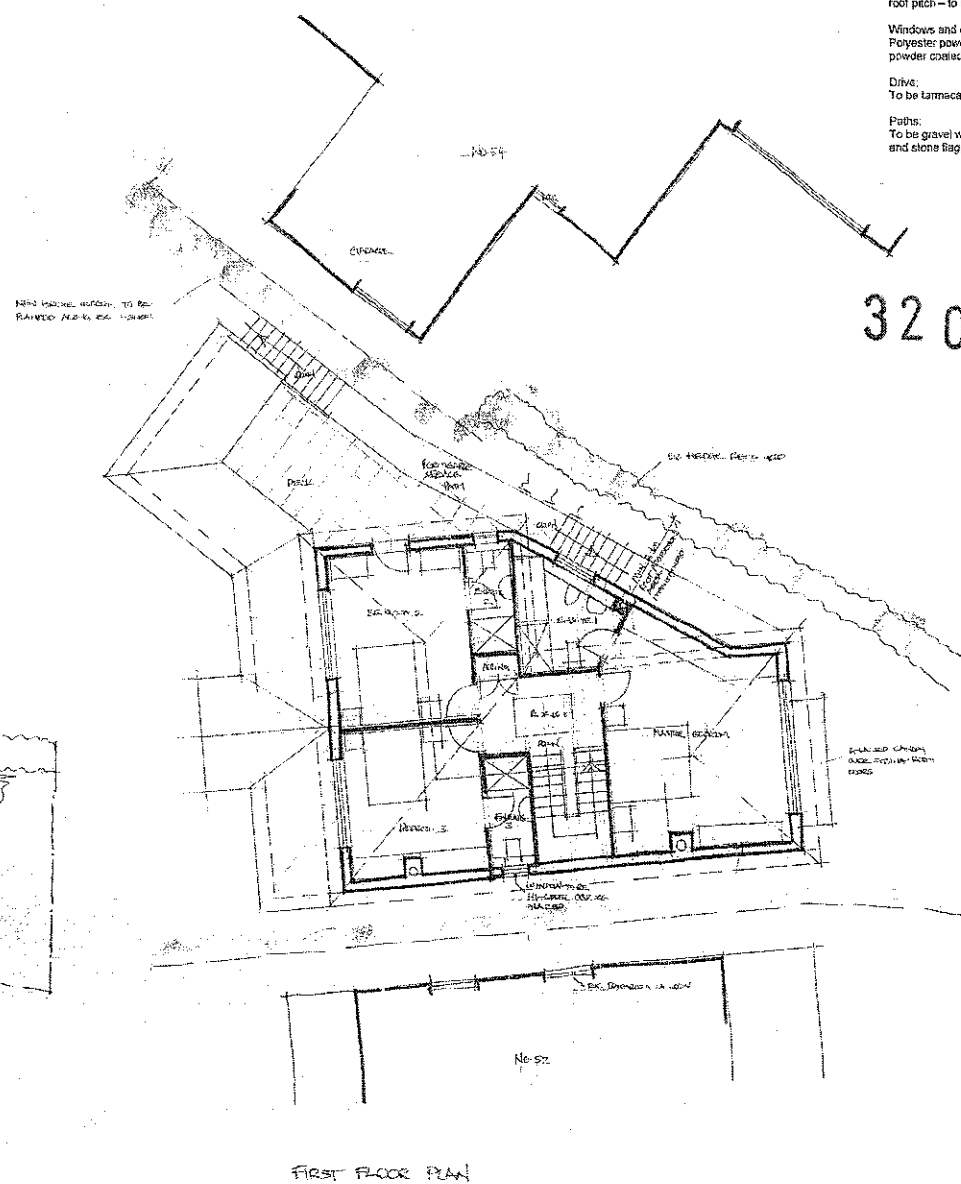
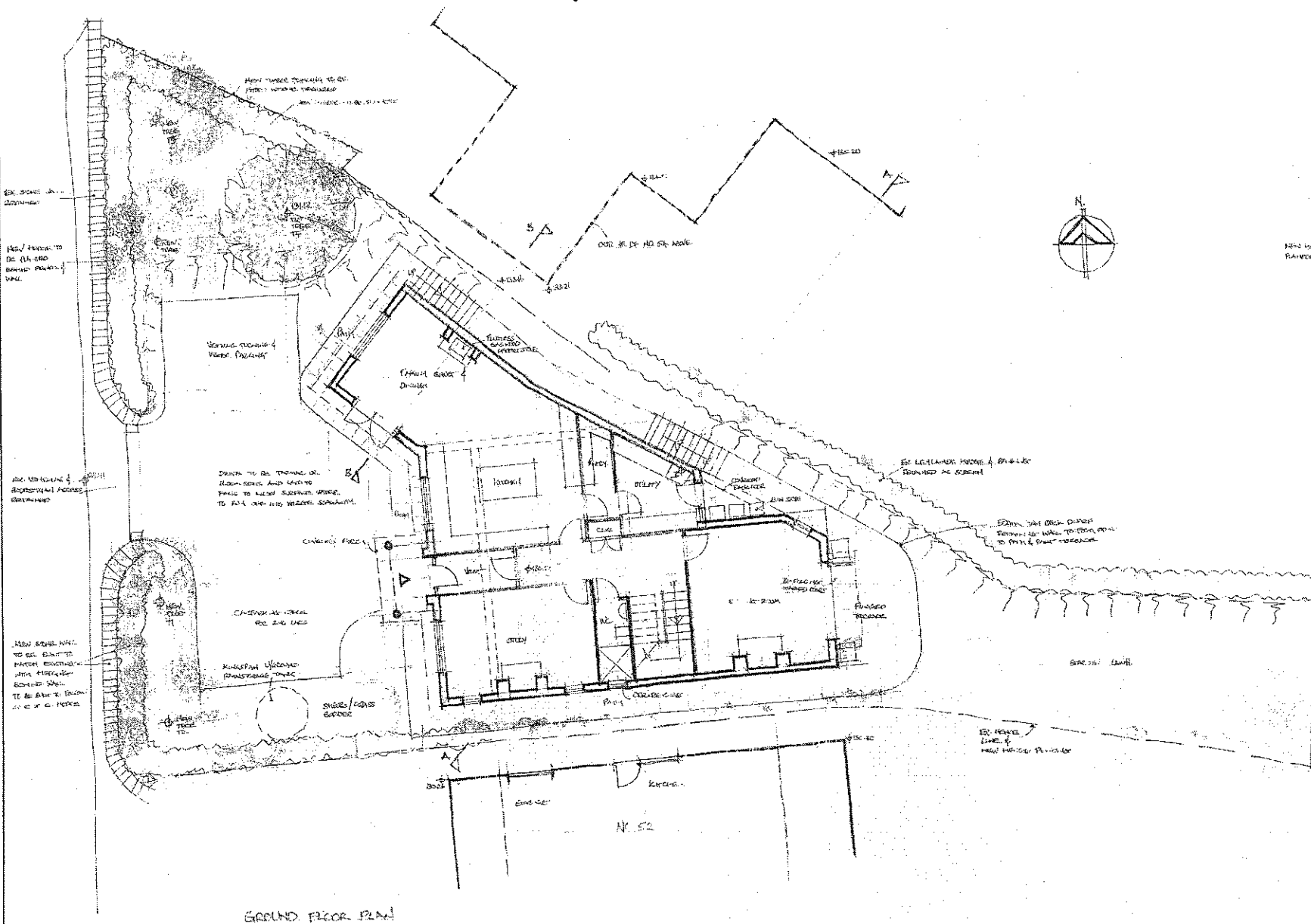
4028 - 12

3/2010/0675/P



External Material Legend

- Walls:**
To be painted render over facing brick or stone plinth base, with stone window and door surrounds.
- Roof:**
To be natural slate with flush fitting Velux rooflights and self coloured or painted UPVC or cast metal rainwater goods. Painted timber UPVC or polyester powder coated metal fascia and soffit boards.
Flat roof over the master ensuite is to be finished with grey non-slip Liquid Plastic fibre glass roofing finish (to resemble lead).
Photovoltaic and / or solar panels are to be installed on the south / side roof pitch - to specialist design.
- Windows and doors:**
Polyester powder coated metal window frames and timber or polyester powder coated metal doors.
- Driveway:**
To be tarmacadam or brick / block sets.
- Paths:**
To be gravel where required to be permeable (near trees and hedges) and stone flagged or brick / block sets.



320100675P

REV A: REVISIONS SHOWN IN SOUTH ELEVATION & SOUTH SIDE ELEVATION. REV B: REVISIONS SHOWN IN SOUTH ELEVATION & SOUTH SIDE ELEVATION. REV C: REVISIONS SHOWN IN SOUTH ELEVATION & SOUTH SIDE ELEVATION.

Client
MR AND MRS WEARDEN

Job Title
PROPOSED NEW DWELLING ON LAND BETWEEN EL AND ST KNOWLES ROAD WILKSHIRE

Drawing Title
PROPOSED GROUND AND FIRST FLOOR PLANS AND ELEVATIONS

Scale
1:100 G.M.

Date
20/05/2010

Drawn
SPH

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SUNDERLAND PEACOCK ASSOCIATES LTD.
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