

Report to Planning applications committee

Item

13 June 2019

Report of Head of planning services

5(c)

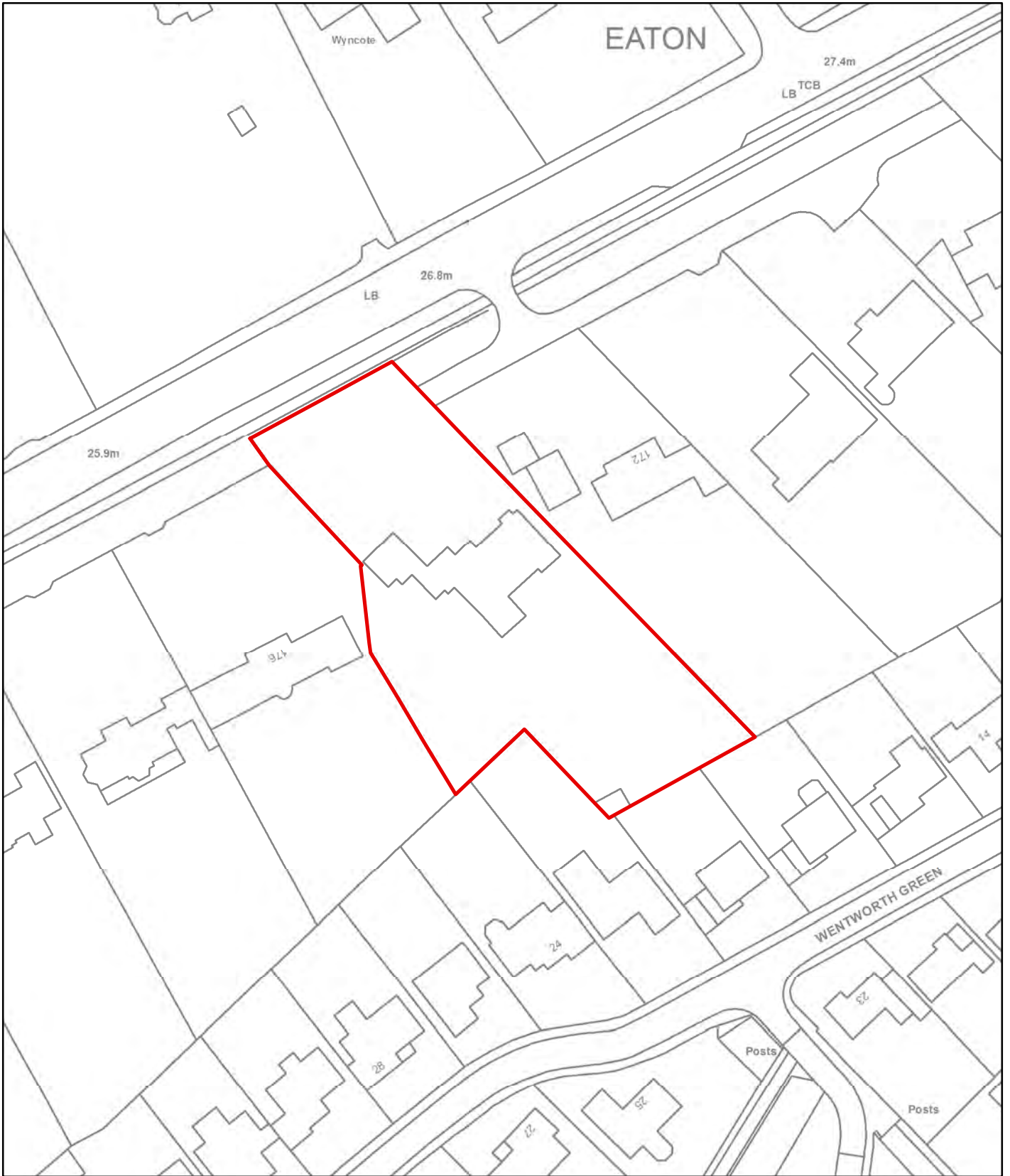
Subject Application no 18/01766/O - 174 Newmarket Road,
Norwich, NR4 6AR

**Reason
for referral** Objection

Ward:	Eaton
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Outline application including matters of access for sub-division of plot and construction of dwellinghouse.		
Representations		
Object	Comment	Support
8	0	0

Main issues	Key considerations
1	Principle of development
2	Design and heritage
3	Trees
4	Transport
5	Amenity
Expiry date	1 February 2019
Recommendation	Approve



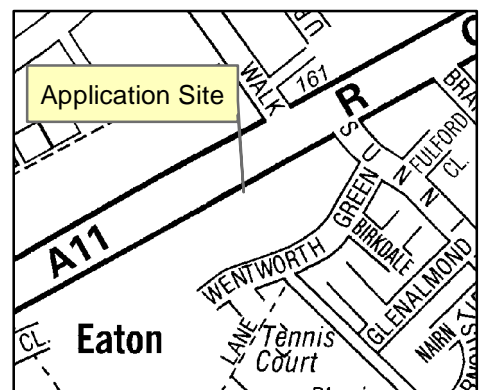
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Planning Application No 18/01766/O
 Site Address 174 Newmarket Road
 Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject site is located on the South side of Newmarket Road, South West of the City Centre. The site currently comprises a large detached dwelling built in the 1960's. The property is accessed via an access road from Newmarket Road which serves six properties. The dwelling is located within a large plot. To the front of the site is a large driveway and a belt of trees which shields the property from Newmarket Road. To the rear of the site is a large garden and trees line the boundary with the neighbouring properties. The ground level slopes upwards away from Newmarket Road. The surrounding area is residential in nature.
2. Members should note that a number of works have already been undertaken at the site:
 - (a) Removal/clearance of vegetation
 - (b) Partial demolition of the garage
 - (c) Installation of new fencing
 - (d) Laying out a new access

Of the above, only the removal of certain trees requires consent (See Main Issue 3). The remainder of the works do not require planning permission.
3. Part of the fence previously erected has now been removed.

Constraints

4. The property is located in the Newmarket Conservation Area
5. The area at the entrance to the site is at risk of surface water flooding.

Relevant planning history

6.

Ref	Proposal	Decision	Date
11/00733/F	Proposed extension and alterations and demolition of existing conservatory (Revised Proposals).	APPR	15/07/2011
12/00619/TCA	Trim trees at back of rear garden by up to 4m.	NTPOS	03/05/2012
13/01098/TCA	Fell tree in driveway	NTPOS	30/07/2013
18/00111/F	Timber cladding and rendering to front elevation.	APPR	27/03/2018

Ref	Proposal	Decision	Date
18/00508/O	Outline application with all matters reserved for sub-division of plot and construction of dwellinghouse.	REF	20/07/2018

The proposal

7. The proposal is for outline consent for the sub-division of the existing plot and the erection of a new dwelling and garage.
8. The proposal includes matters of access. All other matters (appearance, landscaping, layout and scale) are reserved and will need to be dealt with as part of further reserved matters applications.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	To be considered at reserved matters stage
No. of storeys	To be considered at reserved matters stage
Max. dimensions	To be considered at reserved matters stage
Appearance	
Materials	To be considered at reserved matters stage
Transport matters	
Vehicular access	New vehicular access from existing driveway
No of car parking spaces	To be considered at reserved matters stage – indicatively 2 spaces within garage and additional on driveway are shown.
No of cycle parking spaces	To be considered at reserved matters stage
Servicing arrangements	Details to be considered at reserved matters stage although bins would be required to be brought to the front of the site for collection.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 8 letters of representation (including 1 councillor

representation) have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Garden grabbing	See Main Issue 1
No pressing need for housing in this area	See Main Issue 1
The property is too close to Wentworth Green properties	See Main Issue 2
Cramped housing	See Main Issue 2
The outline application does not give any detail or comfort that the dwelling would not be overbearing or massive	See Main Issue 2
Out of keeping with the size of surrounding properties and their plots. First incursion into rear gardens on this side of the road.	See Main Issue 2
Detrimental to conservation area	See Main Issue 2
Compromised safety and security of existing properties	See Main Issue 2
Trees have been lost from the site and should be replanted	See Main Issue 3
Damage caused to G1 neighbouring trees	See Main Issue 3
Concerns over quality of arboricultural information provided	See Main Issue 3
Concerns over tree protection for new garage	See Main Issue 3
The proposed access is not suitable for further cars and the crossover to Newmarket Road is dangerous	See Main Issue 4
Other new properties have only been allowed where access is obtained onto an adopted road	See Main Issue 4
Concerns of position and distance of waste and recycling arrangements	See Main Issue 4
A fire appliance cannot properly access the site	See Main Issue 4

Issues raised	Response
Loss of privacy	See Main Issue 5
Increased noise/pollution disturbance from proximity of new road and new dwelling	See Main Issue 5
Inconsistent approach to acoustic fencing. Acoustic fence is insufficient for purpose. Additional planting will not block noise.	See Main Issue 5
Wildlife habitats would not be safeguarded	See Main Issue 6
Suggested conditions relating to obscure glazing, retention of hedging, noise limits for construction	See other matters
The front of the site already becomes flooded. The application will make this worse	See other matter
Energy statement should have accompanied the application	See other matters
Bonfires on site	See other matters
The site has recently been sold	See other matters
Asbestos sheets are stored on site	See other matters

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Original consultation

Design and conservation

11. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Highways (local)

12. No objection on highway grounds. The means of access to the adopted highway is fit for purpose. Traffic generation from a single dwelling is very low, typically 8 trips per day for a two car household. Given the length of the driveway, please can the Fire Service be consulted for advice. The turning head will need to be suitable for their requirements to exit in a forward gear.

Norfolk Fire Service

13. I acknowledge receipt of the above application and confirm that the service does not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 - Approved Document B (volume 2 - 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority. This compliance has been noted by the applicant on site plan numbered NR01-S-10.

Tree protection officer

14. I have reviewed the application, tree protection plan and arboricultural report. There is some outstanding replacement planting to undertake on this site it would be logical to plan these replacement trees in line with the application. A landscape plan would be useful to illustrate when replacement planting will go and how this fits with overall site enhancements. Please could you condition TR7 Works on site in accordance with AIA, AMS and TPP.

Citywide Services

15. No comments received.

Additional consultee comments

Norfolk Fire Service

16. Thank you for forwarding the plans of the revised road layout. This authority has no further comments to make on this application than those made in the letter dated 24th January 2019 regarding compliance with the Building Regulations.

Tree protection officer

17. Regarding G2: This area needs reviewing, root pruning may be acceptable or a no dig construction should be specified depending on the distance from the tree to the road edge. It's not clear from the arb report as these trees have been recorded as a group. 3.5.2 Fence installation - the report mentions the posts should be hand dug and spaced to avoid tree stems, this has the potential to cause damage to neighbouring trees. Ideally a site meeting with the arb consultant and the fencing contractor should be held to explain the potential damage and to clarify what needs to happen and how. The amended TPP fence now includes more off site trees and looks adequate

The tree protection officer has spoken to the Arboriculturalist to clarify exactly what he actually saw to report "significant root loss has occurred" (page 4 of the report). He did not actually see any large or structural roots that had been cut, only some fibrous roots and made an assumption based on the level changes and normal root morphology. No excavations were made to confirm either way.

Our previous comments stand: We are unable to take any action in relation to the other matters including the edging as there has been no breach of planning control. In addition, although the removal of the edging has exposed mostly minor, fibrous roots, no major structural roots have been severed. Root morphology prior to the removal of the edging was such that the trees have adapted to growing at this particular location, compensating for the lack of rooting environment, caused by the edging. In this

respect, nothing has essentially changed, therefore I would suggest that structurally, the safety of the trees has not been compromised. The exposed fibrous roots will naturally desiccate, as they hit the open air, but again, the trees will adapt/compensate for this, and this has had no real adverse effects thus far.

If the neighbour is concerned about damage to their property as a result of the works this is a civil matter. The council cannot act for the neighbour in this matter and the neighbour should seek independent legal/arboricultural advice in relation to this. The construction of the driveway in close proximity of G1 should be no-dig and the TPP should be amended to reflect this as this group are to be retained.

18. Thanks for the revised report and TPP. Please could you condition works on site in accordance with AIA, AMS and TPP, Protection of areas and No-dig methods.

Assessment of planning considerations

Relevant development plan policies

19. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS3 Energy and water
- JCS4 Housing delivery

20. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

21. **Relevant sections of the National Planning Policy Framework 2019 (NPPF):**

- NPPF1 Achieving sustainable development
- NPPF5 Delivering a sufficient supply of homes
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPP14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

- NPPF16 Conserving and enhancing the historic environment

Case Assessment

22. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

23. Key policies and NPPF paragraphs – DM12, NPPF 1 and 5.
24. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 70 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.
25. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed below given that:
- The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre.
26. Furthermore, this proposal does not compromise the delivery of wider regeneration proposals, does not have a detrimental impact upon the character and amenity of the surrounding area which cannot be resolved by the imposition of conditions (subject to more detailed assessment below), contributes to achieving a diverse mix of uses within the locality and contributes to providing a mix of dwellings within the area. The proposal would make a small contribution to housing supply in Norwich. Therefore the proposal is considered to accord with the first part of policy DM12 (subject to assessment below) and is acceptable in principle.
27. Comments were made that there is no pressing need for new housing in the part of the City. This suggestion is not however consistent with the latest evidence within the Strategic Housing Market Assessment 2017 that there remains a need for new dwellings in the Greater Norwich area.

Main issue 2: Design and Heritage

28. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF 8, 12 and 16.
29. No. 174 Newmarket Road is a detached 1960's property set within a large garden plot. It is located within the Newmarket Road conservation area. This area is characterised by its verdant surroundings. Properties are generally detached, large in size and set within large garden plots not visible from the highway. The boundary vegetation along Newmarket Road is significant and is an important characteristic of this area.
30. The proposal is to construct a new dwelling within the rear garden of No. 174 Newmarket Road. Concerns were raised that the proposal would be harmful to the character of the conservation area. It is acknowledged that the proposal would result in the subdivision of the plot to create two smaller plots thereby resulting in a change to plot patterns. It should be noted that the six dwellings that use the shared access onto Newmarket Road differ from the rest of the development along Newmarket Road in that the plots are smaller and the dwellings are more recently constructed. However, the garden of No. 174 is still large and is of a size that can accommodate further building. As above, the verdant surroundings and tree lined main road are important characteristics of this area. The new dwelling would be located to the rear of the site and would also use the shared access to the front of No. 174. Therefore no physical alterations would be visible from Newmarket Road and the important vegetated front boundary is to be retained. Subject to the assessment of impact upon trees (Main Issue 3) the proposal is considered overall preserve the character of the conservation area.
31. Whilst there would be a degree of less than substantial harm as a result of the subdivision of this plot, given that this would not be readily appreciated from the public realm such harm is extremely low on the scale of harm. Nevertheless any harm must be given great weight in the balancing exercise and weighed against the benefits of the proposal in accordance with paragraph 196 of the NPPF.
32. It is also of relevance that there have been a number of subdivided plots in the wider Newmarket Road conservation area, most have related to plots where the host dwelling is a latter twentieth century property as is the case here. Greater care has been given to plots which are original Victorian villas in the conservation area, this is due to a refusal and subsequent dismissed appeal in 2006 which gave greater weight to protecting those original Victorian villas which are of higher architectural quality. In this case however the host property is of no particular architectural merit and is one of the more latter additions to the conservation area.
33. Concerns were raised that the application does not give much detail with regard to the size and appearance of the proposed dwelling. This is an outline application with all matters but access reserved. Therefore details on the size and appearance of the dwelling will be considered in detail as part of future reserved matters applications and through the imposition of conditions. The purpose of this application is to consider the principle of development only. Nevertheless officers consider that a new dwelling could feasibly be designed in this location without

harm to the surrounding area. Given the size of the plot a reasonable sized dwelling could be provided here even if only single storey in height.

34. Concerns were also raised that the position of the dwelling towards the back of the garden of No. 174 would compromise the safety/security of dwellings along Wentworth Green to the South. This space is currently private garden and would remain as such albeit with a new dwelling closer to the boundary. There is no evidence to suggest that the concerns expressed would be founded and on the contrary a new dwelling in this area is likely to increase surveillance at the rear of the garden.

Main issue 3: Trees

35. Key policies and NPPF paragraphs – DM7, NPPF 15.
36. A number of concerns were raised regarding previous loss of trees from the site, the potential for damage to existing trees as a result of the proposal and the quality of the arboricultural information provided with the application.
37. A number of trees were previously lost from the site of which three were large trees which would ordinarily have required conservation area consent for their removal. This consent was not applied for in this instance. The loss/removal of trees in a conservation area without consent is being investigated by the Tree Officer and replacement planting for those particular trees is being pursued as part of a separate process that is unrelated to the planning application. Whether planning permission is granted or not, the replacement planting will be pursued separately by the Tree Officers.
38. Particular concern was raised regarding the group of trees located adjacent to the existing garage and new access road (G1). These trees are located on neighbouring land. Neighbours were concerned that the partial demolition of the garage building (which has already occurred) has resulted in damage to the trees and that the new access road would result in further damage. The Tree Officer has visited the site and considers that no major roots of the trees in G1 have been damaged and that the safety of the trees has not been compromised. A no-dig method of construction is proposed for the driveway in the vicinity of these trees (and others close to the proposed road access) to prevent further damage and notwithstanding the contents of the submitted arboricultural impact assessment they should be retained.
39. Concerns were raised over the quality of arboricultural information provided as part of the application. Since these concerns were raised, additional arboricultural information has been provided. This information has been reviewed and deemed acceptable by the Tree Officer. They have requested a number of conditions to be included on any planning permission to ensure the protection of trees during construction.
40. Trees to the southwest boundary of the site adjacent to 176 Newmarket Road and 22-24 Wentworth Green are shown as a tree group (G2) as opposed to individual trees. The trees in question are some distance from the operational development on site and this is reasonable in this case. The trees here are shown to be protected during development.

41. As this is an outline application and details of layout will be agreed at reserved matters stage supplementary tree information will be required as part of future reserved matters consents.

Main issue 4: Transport

42. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF 9 and 12.
43. A number of representations referred to applications for other new dwellings within gardens along Newmarket Road being permitted as a result of having accesses directly onto the main adopted highway. Concerns were raised that the private access road is not suitable for additional cars and the crossover to Newmarket Road and the cycle path is already dangerous.
44. The Transportation Officer has not raised any objection to the use of the access road for additional cars and this is considered capable of accommodating the small amount of additional vehicular trips that would be associated with one extra dwelling. Generally, new direct accesses onto Newmarket Road are not looked upon favourably by the Transportation team. In addition, the access to Newmarket Road is existing and traffic resulting from one new dwelling is not considered to differ significantly from the current situation.
45. A swept-path analysis has been submitted demonstrating that a fire appliance can access the proposed dwelling. In addition, Norfolk Fire Service has confirmed that they have no objection to the proposal provided the scheme meets Building Regulation requirements. Representations have raised particular points regarding the weight capacity of the new access road etc. These technical elements are covered by the Building Regulations process and not the planning process and therefore do not form part of this assessment. It should be noted that the proposals involve the realignment of the fence which has been erected on site as in its current location it would not be possible for a fire tender to access the rear of the site. The proposal is to straighten the fence which provides a larger area between the driveway and the neighbour at 176 Newmarket Road.
46. There are two small protrusions from the garage at the front and rear adjacent to the proposed driveway, these protrusions have been raised by objectors as causing a pinch point. It is unfortunate that this is not clearly illustrated on the plans however this does not represent a reasonable ground to withhold consent. The width of the driveway at this location has been measured at this point at its narrowest is 3.3m which is well in excess of that needed for fire tender access.
47. Concern was also raised regarding the waste and recycling arrangements for the property. Details of bin stores will be required by condition. The future occupants of the new dwellings would be required to bring their bins to the front of the site for collection. No comments were received from Citywide Services.

Main issue 5: Amenity

48. Key policies and NPPF paragraphs – DM2, DM11, NPPF 8 and 12.
49. Concerns were raised that a new dwelling in this location would result in a loss of privacy to surrounding properties. This application is for outline consent and therefore the detail of the size of the property, and position and orientation of windows is not currently known. It is considered reasonable that a new property

could be designed to avoid overlooking through provision of a low height dwelling, windows facing away from nearby properties and obscure glazing. This would be secured through future reserved matters applications.

50. Concerns were also raised regarding the increased noise and air pollution from vehicles using the proposed new access and turning area. Representations consider that the proposed acoustic fencing and new planting would not mitigate these impacts.
51. It is acknowledged that this part of the garden plot would experience an increase in the amount of activity as a result of the proposal. This activity would be of a residential nature and would therefore be in keeping with the character of activity in the surrounding area. However, the proposed access road would still be located in fairly close proximity to both the host dwelling and the neighbouring dwelling. The proposed access road has been pulled away from the boundary with No. 176 Newmarket Road to create an area for planting which will help to create a buffer to the neighbouring dwelling (and also to provide planting to mitigate previous clearance in this area). The fencing which has been erected on site in order to divide the plot would need to be relocated in order to facilitate this.
52. In addition, acoustic fencing is proposed along the East, South and West boundaries of the site in an attempt to minimise noise disturbance to surrounding properties. Further details of the acoustic fencing should be requested by condition to ensure it is satisfactory in mitigating noise impacts.
53. Consideration has been given to the removal of permitted development rights for the new property however it is considered that this should be revisited at reserved matters stage, depending on the design of the property removal of permitted development rights for roof extensions and certain other extensions may be appropriate to protect neighbour amenity and trees on site.

Compliance with other relevant development plan policies

54. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

55. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation.
56. Concerns were raised that the front of the site already becomes flooded and that the proposed development would worsen the situation. In accordance with policy DM5, new development is required to ensure that it would not worsen the surface water drainage situation of a site. As such, details of sustainable drainage measures will be required by condition. The site is of sufficient size for a feasible surface water solution to come forward at reserved matters stage.
57. One representation queried why an energy statement had not been submitted with the application. Only applications for 10 or more new residential dwellings (or more than 1000m² non-residential floorspace) are required to provide an energy statement. The new dwelling, if granted consent, would be required to comply with building regulations in relation to energy efficiency etc. which is a separate process to the planning process.
58. A number of letters of representation outlined conditions that should be included on any permission. A list of conditions has been included within the recommendation section below as a result of the above assessment.
59. A number of representations were concerned with the loss of property value as a result of this scheme. This is not a material planning consideration and has not been considered further.
60. A number of letters of representation referred to bonfires on the site and storing of asbestos sheets. These are matters to be dealt with by Environmental Protection, do not relate directly to this planning application and have not been considered further as part of the planning application. An informative note can be placed on the consent to provide general advice on how to deal with asbestos should this be found on site.
61. It was brought to the Council's attention that the site has recently been sold. Therefore the applicant listed on the application may no longer be the owner of the site. Notice is not required to be served on the new owner as they were not the owner of the site at the time the application was made. The Council are still required to determine the application submitted.

Equalities and diversity issues

62. There are no significant equality or diversity issues.

Local finance considerations

63. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
64. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning

terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

65. In this case local finance considerations are not considered to be material to the case.

Conclusion

66. The proposal is for the subdivision of the plot and erection of a new dwelling with associated access. The principle of providing a new dwelling in this location is considered acceptable. The plot is within the Newmarket Road conservation area. The verdant nature of the conservation area is an important characteristic. Although the proposal would result in the provision of smaller garden plots than the neighbouring properties, the dwelling and access would not be visible from the public realm and therefore the harm to the character of the conservation area is limited on the less than substantial scale. Replacement tree planting for those trees previously lost on site is being pursued separately by the Council's Tree Officer and future reserved matters applications and conditions will secure high quality landscaping at the site. The benefits of a new dwelling on site in terms of housing provision are also limited however taking these matters into account on balance, the proposal is considered acceptable. It is also considered that an appropriately sized and designed property can be brought forward at reserved matters stage that would overcome amenity concerns. It is acknowledged that the proposed access road would have some impact upon the amenity of the neighbouring properties, however, on balance this is considered acceptable given the provision of acoustic fencing and new landscaping to reduce impacts on neighbouring properties.

Recommendation

To approve application no. 18/01766/O - 174 Newmarket Road Norwich NR4 6AR and grant planning permission subject to the following conditions:

1. Outline time limit and submission of reserved matters;
2. In accordance with plans;
3. Reserved matters application to include an updated arboricultural impact assessment, method statement and tree protection plan, notwithstanding the information submitted.
4. No dig construction of access;
5. Pre-development site meeting with the Councils arborist;
6. Surface water drainage proposals to be provided at reserved matters stage;
7. Bin/bike stores details and provision;
8. Acoustic fencing details and provision;
9. Water efficiency;
10. Vehicular access to be made available prior to first occupation.

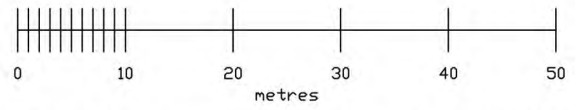
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174, NEWMARKET ROAD
 NORWICH, NR4 6AR
 EXISTING SITE PLAN
 A3 - SCALE 1:500



NORTH



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SITE PLAN - EXISTING
 SCALE 1:500

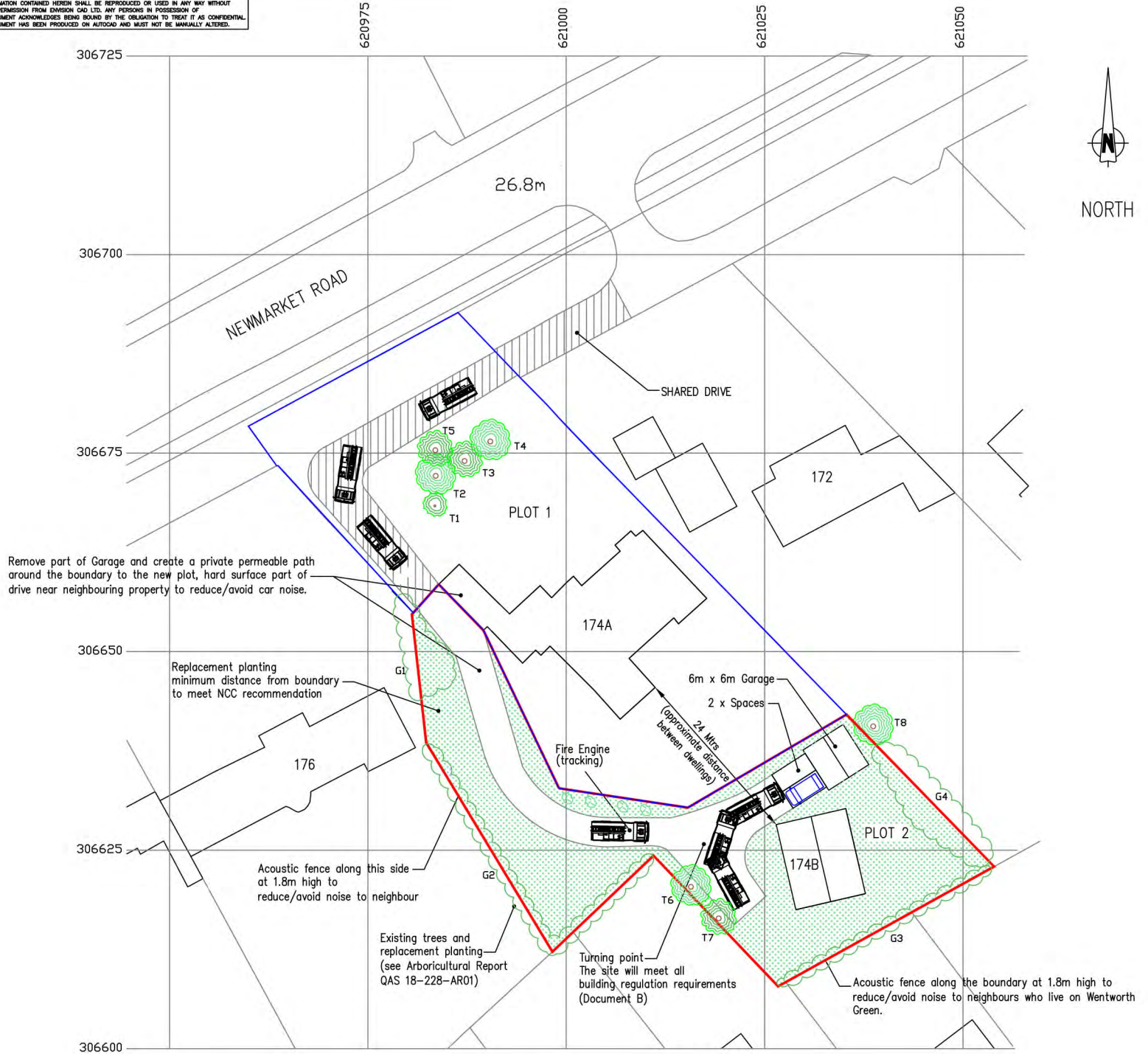
A1	ISSUED FOR PLANNING	21.03.19	DF						
REV	DESCRIPTION	DATE	DRAWN BY	CHKD BY	APRVD BY	ENG. APRVD	CLIENT APRVD		
PROJECT TITLE 174, NEWMARKET ROAD, NORWICH, NR4 6AR									
CLIENT	MR S CHRISOPI	W/O No. NR01	CAD FILE No.	SCALE AS NOTED					
				<small>ENVISION CAD UNION BUILDING 51-59 ROSE LANE, NORWICH, NORFOLK NR1 1BY TEL: 07879 652997</small>					
DRAWING TITLE SITE PLAN - EXISTING									
DRAWING NUMBER	NR01-S-01				SHEET No. 001	REVISION A1			

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174, NEWMARKET ROAD
 NORWICH, NR4 6AR
 INDICATIVE SITE LAYOUT
 A3 – SCALE 1:500



NORTH



INDICATIVE SITE LAYOUT
 SCALE 1:500

REV	DESCRIPTION	DATE	DRAWN BY	CHKD BY	APRVD BY	ENG. APRVD	CLIENT APRVD
A3	REVISED TO SUIT PLANNING COMMENTS	05.03.19	DF				
A2	RE-ISSUED FOR PLANNING	25.01.19	DF				
A1	ISSUED FOR PLANNING	07.11.18	DF				

PROJECT TITLE
 174, NEWMARKET ROAD, NORWICH, NR4 6AR

CLIENT	MR S CHRISOPHI	W/O No.	NR01	CAD FILE No.		SCALE	AS NOTED
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ENVISION
 ENVISION CAD
 UNION BUILDING
 51-59 ROSE LANE,
 NORWICH, NORFOLK
 NR1 1BY
 TEL: 07879 652997

DRAWING TITLE
 INDICATIVE SITE LAYOUT

DRAWING NUMBER	NR01-S-10	SHEET No.	001	REVISION	A3
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