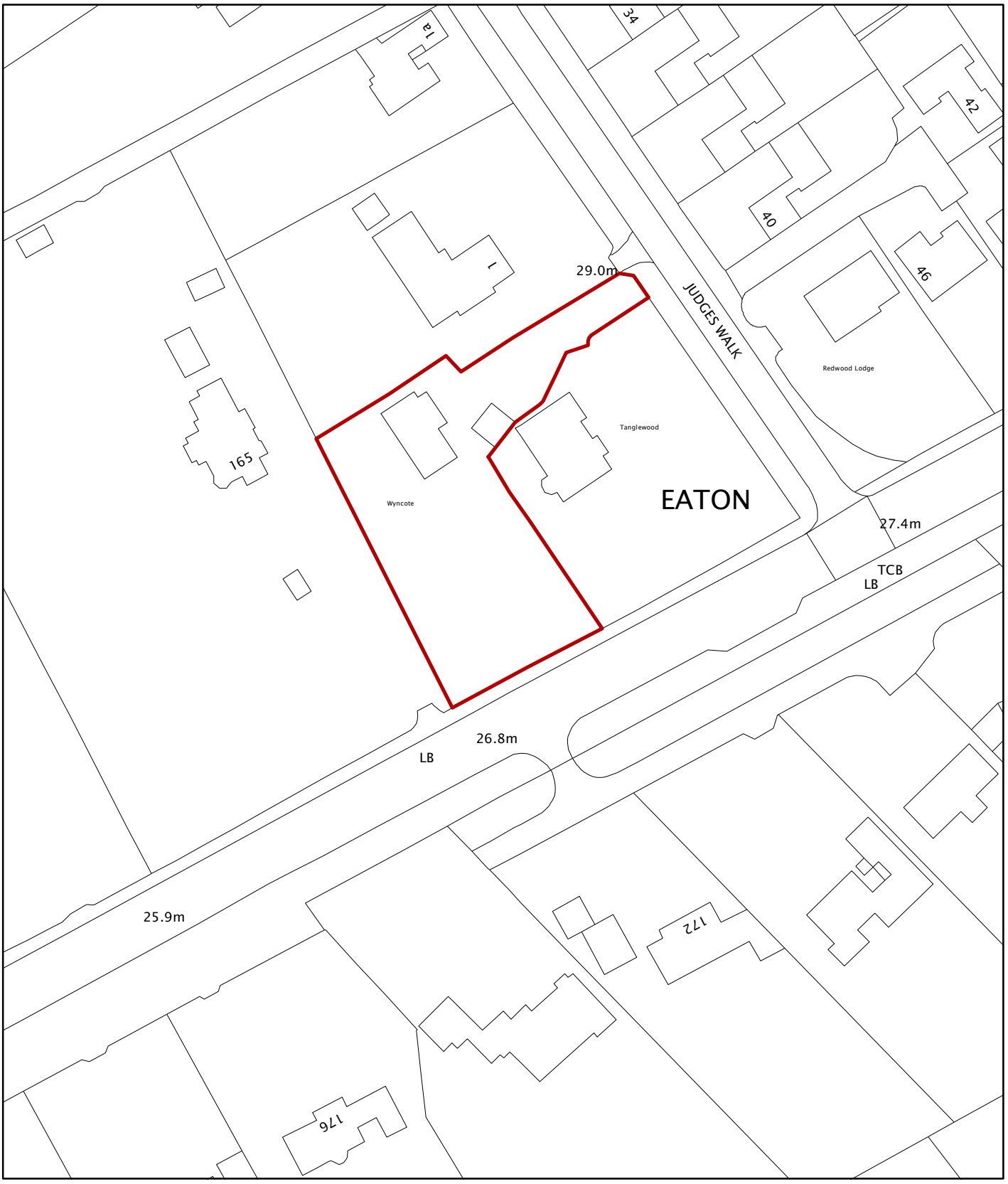
Report to	Planning applications committee 11 June 2015	**Item**
Report of	Head of planning services	4(C)
Subject	Application no 15/00317/F - Montpellier House, Judges Walk, Norwich, NR4 7QF	
Reason for referral	Objection	
Applicant	Mr Scott Howie	

Ward:	Eaton
Case officer	Mr John Dougan - johndougan@norwich.gov.uk

Development proposal		
Erection of two storey extension.		
Representations		
Object	Comment	Support
8 (6 from local residents)	0	2

Main issues	**Key considerations**
1 Principle	Whether extending an existing property is acceptable
2 Design	Impact on the wider conservation area and immediate surroundings, appropriateness of the scale, design and siting
3 Amenity	Impact on the neighbouring properties e.g. overbearingness, overshadowing and overlooking / privacy
4 Tree protection	Protection of trees within the site and in adjoining properties and need for supplementary planting
Expiry date	12 June 2015
Recommendation	Approve



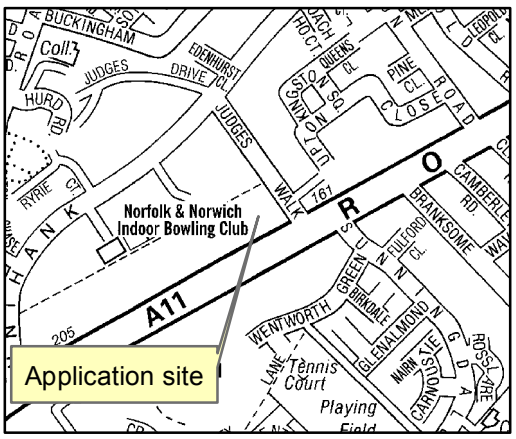
Planning Application No 15/00317/F

Site Address Montpellier House Judges Walk

Scale 1:1,000

NORWICH City Council

PLANNING SERVICES



The site and surroundings

1. The character of the wider area is residential with many examples of 2 – 2.5 storey properties in the area. The style and materials used in those properties are considered to be mixed including an early 20th Century Victorian character properties such as 1 Judges Walk, a 1980's dwelling in brown brick and smaller two-storey dwellings in buff brick to the north east side of Judges Walk. It is also noted that the wider area has examples of more contemporary styled property at 177 Newmarket Road.

2. The immediate vicinity of the site is surrounded on all sides by large 2 – 2.5 storey dwellings including many examples of mature trees, all of which sit on large plots. Whilst the plots are quite large, all of the dwellings (including the one on the application site) are quite close to one another, meaning that the application site is overlooked by the 2.5 storey property at 1 Judges and the 2 storey property at known as Tanglewood although there is a garage between the dwelling and the boundary.

3. The existing dwelling on the application site is not typical of the adjoining dwellings to the north, east and west. It is a single storey bungalow (5.1 metres high) in red brick and orange interlocking pan-tile roofing, having a total floor area of 132 sqm. It shares the access from Judges Walk with Tanglewood and 1 Judges Walk. It is noted that the north elevation of the existing dwelling is in close proximity to the boundary in close proximity to the rear garden of no. 1 Judges Walk. That boundary treatment is varied, comprising 1.8 metre high close boarded fence and sporadic hedging. A large portion of the southern extent of this boundary is occupied by trees e.g. trees T4-T7 as identified on the submitted arboricultural report.

4. The site is located in the Newmarket Road Conservation Area, and adjoins the Unthank and Christchurch Conservation Area to the north.

Relevant planning history

5.

Ref	Proposal	Decision	Date
14/00560/F	Two storey extension.	Refused	13/06/2014
14/01645/TPO	T1 Oak: Fell/conserve stump, replant with Holm Oak; T2 Oak: Fell/conserve stump, replant with Holm Oak; T3 Oak: Maintenance of possibly dangerous limb overhanging Newmarket Road.	Approved	18/12/2014

The proposal

6. The proposal was for a two-storey extension comprising significant alterations to the original single storey dwelling, resulting in a significant increase in the length of north elevation and ridge height of 7.1 metres.

7. Following discussions with officers a revised proposal was submitted, reducing the ridge height to 5.74 metres and stepping a portion of the main roof structure back from the north boundary. Other changes include a reduction in the gable on the east elevation and the provision of a flat roof extension to the south elevation. The remodelled house would be part single and one and a half storey scale.

8. The revised proposal increases the floor area by 239sqm resulting in a dwelling of 371 sqm.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 8 letters of representation (6 in objection and 2 in support) 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.

10. As the revised plans amounted to major changes to the design, the application was subject to a further period of consultation expiring on 29 MaY 2015..

Object (6)

Issues raised	**Response**
The description of the application is inaccurate	See main issue 1
Not inkeeping with the character and local distinctiveness of the conservation area	See main issue 2
Not inkeeping with the density of the area	See main issue 2
The new dwelling is not of an appropriate scale, design and siting	See main issue 2
Disproportionate to the size of the plot.	See main issue 2
Adverse impact on the amenity of neighbouring properties (overbearingness, loss of daylight, overshadowing and privacy)	See main issue 3
Loss of a bungalow which could be used for older people to downsize	See main issue 1
A restrictive covenant on the property does not allow the construction of a two storey	An restrictive covenant associated with the site is not a material planning

dwelling.	consideration

Support (2)

Issues raised	**Response**
The existing dwelling is non-descript and not fit for purpose	See main issue 2
The conservation area has a mix of styles of property	See main issue 2
The property is set back from the road in a secluded position	See main issue 2
The plot is large enough to accommodate a property of this size. The proposal being smaller than other examples in the area	See main issue 2
The new design is an improvement enhancing the area	See main issue 2
The building is set back from the boundary and is not obtrusive	See main issue 3

Norwich Society (comment in relation to originally submitted proposals)

The single storey building the subject of the application is poorly situated for conversion, as it is located tight to one boundary and thus the dramatic effect on its neighbours. We have reviewed our comments on the previous application and see no reason to alter that comment. This application is not an extension but a large replacement to produce a very different building. The proposal remains out of sympathy with its neighbours and its visual effect will be very damaging. The detailing and materials are unsuitable for its position and represents a considerable intrusion into the existing established area.

Cllr Judith Lubbock Objects to the planning application on the following grounds:

- detrimental impact on the residential amenities of the neighbouring properties, especially a detrimental visual impact from 1 Judges Walk as their windows face the existing property.
- the scale and mass is inappropriate for the position and plot
- the proposal is inappropriate for the density which already exists in the Conservation area of Judges Walk
- the proposal is larger than the refused application last year giving rise to a cramped form of development especially against the boundaries of neighbours at 1 Judges Walk and Tanglewood.

Consultation responses

11. 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.

Design and conservation

12. No comments.

Natural areas officer

13. Commented on the previously refused application (ref: 14/00560/F) that in the absence of an appropriate ecology report, it would not be possible to assess impact upon protected species.

Tree protection officer

14. Whilst the proposed application is in close proximity to a number of trees I do think that it is achievable if the works are undertaken as proposed in the Arboricultural Impact Assessment, although it will require a high level of arboricultural supervision should it be approved. It is recommended to request a detailed Arboricultural Method Statement prior to making a decision, as we need to ensure that issues such as drainage, soakaways and services (gas, water and electricity) are not going to compromise the indicated tree protection.

Assessment of planning considerations

Relevant development plan policies

15. **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

16. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
    - DM2 Ensuring satisfactory living and working conditions
    - DM3 Delivering high quality design
    - DM6 Protecting and enhancing the natural environment
    - DM7 Trees and development
    - DM9 Safeguarding Norwich's heritage
    - DM30 Access and highway safety
    - DM31 Car parking and servicing

Other material considerations

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
    - NPPF7 Requiring good design

- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. 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 polices 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

19. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.

20. The principle of extending an existing residential property is considered to be acceptable subject to it being sympathetic to the character and local distinctiveness of the area, being or an appropriate scale, design and siting, not having a significant adverse impact on the amenities of neighbouring properties and ensuring the protection of any trees or protected species.

21. The planning system does encourage a mix of dwelling types. However, In this instance, this is a householder development and not a large scale development which could accommodate a mix of dwelling types. The application site is a large plot having the capacity to accommodate a large family home. It would therefore be unreasonable to suggest that the owners could not extend the property on the basis of retaining the bungalow for older people to downsize.

22. A number of representations have referred to the fact that the development would result in a precedent for uncontrolled development the area. It is important to note that every application is assessed on a case by case basis and on the basis of current policies and any other material planning considerations.

Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56 and 60-66 and 128 - 141

Character

24. It is acknowledged that the additions and alterations to the original dwelling constitute a significant re-design which will in effect result in the form the original dwelling being lost. That being said, the loss of the original bungalow is not viewed as being a loss to the conservation area as its design is not of considered to be particularly unique in the setting. Furthermore, as the building is set back some distance from Judges Walk and largely behind mature trees, its impact on the street scene within the conservation area is not significant.

25. The proposed building does not reflect the style of the dwellings in adjoining properties Balfour Lodge and 1 Judges Walk, both of which are considered to be

impressive character properties which contain a range of materials including red brick walls and detailing which make a positive contribution to the conservation area. That being said, the adjoining property to the south-west known as Tanglewood, is more modern, constructed in the 1980's in dark brown brick. It is considered that this dwelling delivers a lesser contribution to the conservation area, but it is an example of the range in styles evident in the area.

26. The design of the altered dwelling is not at odds with the character and appearance of the wider conservation areas. This is due to the distinct character of the existing building and due to the proposed remodelled dwelling being largely screened by the mature trees fronting Judges Walk and Newmarket Road. As such the proposals are not considered to detract from the character and appearance of the Newmarket Road or Unthank Road and Christchurch Conservation Areas.

Scale, design, and layout

27. The Council's Extensions to houses' design guide requires that consideration be given to how the extension relates to the existing appearance of the house and the character of the surrounding neighbourhood in terms of scale, size, shape, materials and design details.

28. It is acknowledged that the revised proposal still constitutes a significant increase in footprint and change to the appearance of the original dwelling.

29. However the application site is large, having sufficient capacity to absorb the increased footprint, resulting in a layout which is proportionate to the size of the plot.

30. Replicating existing styles within a conservation area is not a pre-requisite as modern designs illustrate the evolving character of urban areas, which is already quite apparent in the Newmarket road conservation area. The proposal represents a considerable refresh of the current rather tired and conventional bungalow, delivering a level of internal space which is more appropriate to the size of the plot and a large family.

31. The principle elevation to the east comprises a series of features including the gable frontage, staggered eaves and a prominent chimney feature, all of which delivers a rather striking sense of arrival as one enters the site. Although, as the dwelling is setback a considerable distance from Judges Walk, there will be a minimal impact to the visual amenities of the street scene. The scale, design and layout of the proposal is therefore considered acceptable.

Main issue 3: Amenity

32. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

33. That being said, the protection of the amenities of neighbouring properties from new development still needs to be considered in the context of adopted planning policy. The key considerations are loss of outlook, overshadowing, overlooking / loss of privacy.

34. The previous application (ref: 14/00560/F, see history section) was refused principally on the grounds that the scale design and location of the proposal would result in an overbearing impact on neighbouring properties at Tanglewood and 1

Judges walk. And in addition would result in overshadowing and loss of privacy to 1 Judges Walk.

35. The current application was submitted in an attempt to address these previous reasons for refusal. However officers had concerns that the originally submitted plans as part this application would not achieve this. They would still have a negative effect on the amenity of the neighbouring property (1 Judges Walk).

36. Revised plans were submitted, further reducing the ridge height of the main roof, setting a portion of new roof structure back from the north boundary and also reducing the scale of the gable on the east elevation. This assessment shall be on the basis of the revised plans.

Outlook and Overbearing Impact

37. The proposed changes must be considered in the context of the immediate built and natural environment which is dominated by a much larger dwelling being 1 Judges Walk, Balfour Lodge and Tanglewood being set amongst varying degrees of landscaping in the form of mature trees and sporadic hedging.

38. It is acknowledged that the revised submission results in a greater footprint than the original plans, but elements of the proposal have been reduced in scale and or redistributed to other parts of the building to reduce massing at sensitive locations.

39. The reduction in the ridge height of the main roof and the scale of the east facing gable and low profile element to the south flank will reduce the massing of the proposal delivering a less imposing structure. This coupled with the fact that there is already an existing garage in place will mean that the proposal will not appear significantly overbearing from the perspective of Tanglewood.

40. The before and after visualisations prepared by the neighbouring property indicate that the extensions and alterations will result in a considerable change to the built form presented towards them on both the north and east elevations. Whilst the accuracy of such visualisations is not verifiable and there are obvious inaccuracies in relation to existing levels of landscaping, the fact that the new built form us significantly larger than the existing is not disputed.

41. The changes to the north and east elevations represent a considerable improvement in regards to reducing the level of massing i.e. the adjoining property will not be presented with a continuous structure along the boundary. The reduction in the eaves height and stepping a portion of the main roof back from the northern boundary will mean that the proposal will still be more prominent than the existing building . However the level of overbearing impact is considerably less.

42. The north elevation and profile of the roof will for intents and purposes be read as single storey, when viewed from the rear garden of no.1 Judges Walk. This elevation will be constructed in red brick and a dark slate appearing appear less oppressive than indicated in the objectors visualisations i.e. a white wall.

43. Existing hard and sporadic soften landscaping including mature trees (which is not accurately depicted in the objectors visualisation) along this boundary will provide a degree of screening (subject to tree retention, see main issue 4), which will soften the appearance of the extended property.

44. Taking all of the above factors into consideration, the new structure will result in some loss of outlook but not to a significant level and no more than the level of overbearingness experienced by the application site.

45. In relation to Balfour Lodge, the reductions in scale will further reduce the massing of the proposal. The resulting extension will be some 4 metres from the west boundary having a relatively low level roof. The existing landscaping including sporadic hedging and the mature beech tree between the properties will also partially screen the massing of the extension. All of these factors will mean that proposal will not result in any significant loss of outlook for the adjoining property. Although it is recommended that a condition is imposed to clarify the extent of the landscaping along the west boundary.

Overshadowing

46. The primary receptors are 1 Judges Walk and Balfour Lodge, with 1 Judges Walk in closest proximity of the proposal to the boundary.

47. The revised proposal featuring a reduced ridge height and stepping back a portion of the roof structure from the boundary represents a considerable improvement, in comparison to the previously refused application and the originally submitted proposals. It is acknowledged that the revised proposal would still result in a chimney height of 6.5 metres and the main roof being 5.7 metres high in close proximity to the boundary with no.1 Judges Walk. This would cast some overshadowing to part of the rear and side amenity areas of that property.

48. An overshadowing study has not been submitted with the application and as the scale of the proposal has been reduced, it is not compulsory. This impact should be considered in the context of existing building / landscaping which would in itself cast some overshadowing towards the adjoining property.

49. The neighbouring property to the north has submitted photos of the levels of overshadowing currently experienced in their garden as result of the apex of the existing gable, claiming that the extended property will make matters worse.

50. Whilst the increase in height of the gable could result in some overshadowing of part of the neighbouring garden, the northern and southern roof ridges will be set back 7 metres and 10.3 metres respectively from the northern boundary. This will reduce potential overshadowing impacts and large areas of the neighbouring garden would remain unaffected by the proposals. As such the proposals are not considered to result in undue levels of overshadowing to the neighbours rear / garden and windows serving habitable rooms of the adjoining property to the north.

51. The proposed extensions will be coming closer to Balfour Lodge to the west. However as the building will still be some 3.5 metres from the boundary and there are already some mature trees in place along that boundary. The extension would not therefore result in significant additional levels of overshadowing towards this properties habitable windows and private amenity space.

Overlooking

52. It is acknowledged that the applicant has added no first floor windows to the north elevation ensuring that the privacy of 1 Judges Walk's rear garden is protected. The

ground floor windows will be set behind the existing fence / soft landscaping ensuring no significant overlooking. Similarly, the west elevation will not have any first floor windows so no additional overlooking of Balfour Lodge will result. It is recommended that a condition is imposed removing permitted development rights in respect of the insertion of roof lights , dormer windows and first floor windows securing the privacy of the property to the north, east and west.

53. Most of the fenestration associated with the development is on the south elevation at ground floor level as well as 6 no. roof lights at the west extents. However, as there are no properties in direct line with these windows, no significant overlooking will result. The 2 no. roof lights to the eastern extent serve a vaulted ceiling so no overlooking of Tanglewood will result.

54. The new front elevation to the east represents the greater concentration of fenestration being in close proximity to the adjoining properties being 1 Judges Walk and Tanglewood. Whilst the fenestration does not directly overlook an adjoining property, it could increase the sense of overlooking.

55. However, as the upper fenestration within the east gable does not serve a habitable room but a vaulted ceiling above the ground floor living room, no significant overlooking of other properties will result. Any views of this fenestration from 1 Judges Walk, will also be partially obscured by the low level landscaping along the northern boundary.

56. The other first floor windows on the east elevation serve an area identified as void However, as this area is void and not directly overlooking Tanglewood, no significant loss of privacy of the adjoin property will result.

Main issue 4: Trees and landscape

57. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

58. The protection of trees to be retained within the site and in adjoining properties is achievable subject to works being in accordance with the revised arboricultural documentation. Tree Officer comments are noted with regard to submission of a supplementary method statement prior to determination. However in this case this is requested in relation to services such as electricity / gas which are not the subject of this application. As such it is not considered necessary to have this information prior to determination. A condition is attached to secure this information.

59. The comments of the neighbour that applicant intends to remove some of their trees to the rear of their property, and in so doing so remove any screening is noted. Any application is assessed on the basis of the plans submitted and the existing surrounding natural environment. Whilst, the arboricultural report did recommend that the trees in the neighbouring property be removed due to their poor condition, their protection is still considered feasible providing some screening of the extension.

60. However, it is recommended that a condition be imposed requiring details of retained and supplementary planting along the boundary to soften the appearance of the proposal from the perspective of 1 Judges Walk. Given the distance between the boundary varying from 1.7 – 3 metres, the provision of such planting is considered feasible subject to the condition requiring details of appropriate species, spacing and maintenance.

Compliance with other relevant development plan policies

61. 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	Not applicable
Car parking provision	DM31	The site has sufficient capacity to accommodate the parking provision associated with the larger dwelling
Refuse Storage/servicing	DM31	The existing site has ample capacity to accommodate refuse storage and servicing
Energy efficiency	JCS 1 & 3 DM3	Not applicable. That being said the development will be constructed to a higher stand, improved levels of energy efficiency
Water efficiency	JCS 1 & 3	Not applicable
Sustainable urban drainage	DM3/5	One of the neighbouring properties expressed concern that the increase in size of the house would have a significant burden on the already failing drainage system i.e. the system would not be unable to cope with the increased water usage. Whilst the development will result in a much larger dwelling, it cannot be considered to be a large scale housing development which would result significantly more load over what is currently experienced. Therefore, it is considered that matters such as the provision of satisfactory drainage can be addressed as part of the Building regulations process.
Parking	JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.	Site has the capacity to accommodate sufficient parking for the dwelling utilising an existing access via Judges Walk
Biodiversity	JCS1, DM6, NPPF paragraph 118.	Insufficient information was provided with the previous application to determine the developments impact on protected species. The current application has been accompanied by an ecology report which concludes that there is low potential for bats and the risk of harm to roosting bats was negligible. The report recommends a series of mitigation measures to minimise the impact on

Requirement	Relevant policy	Compliance
		the bat population such as monitoring, appropriate working practice and the provision of bat roosts. It is recommended that the above recommendations be secured by condition.

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 principle of extending an existing residential property is acceptable.

67. The proposal is of a scale and design which is proportionate to the size of the site, providing a modern dwelling which due to its location and surrounding context is appropriate to the character of the area.

68. The position on the site of the extended dwelling next to the northern boundary is not ideal. However, the massing and position of the extensions have been reduced to a level which will not cause significant harm to the amenity of the neighbouring properties, subject to a condition relating to retained and supplementary planting the provision of appropriate screening.

69. No significant overlooking or loss of privacy of adjoining properties is expected subject to a condition removing permitted development rights relating to alterations to the roof and insertion of windows.

70. The arboricultural documentation demonstrates that the protection of sensitive trees is feasible subject to a condition requiring that the works be in accordance with the arboricultural method statement and tree protection plan.

71. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

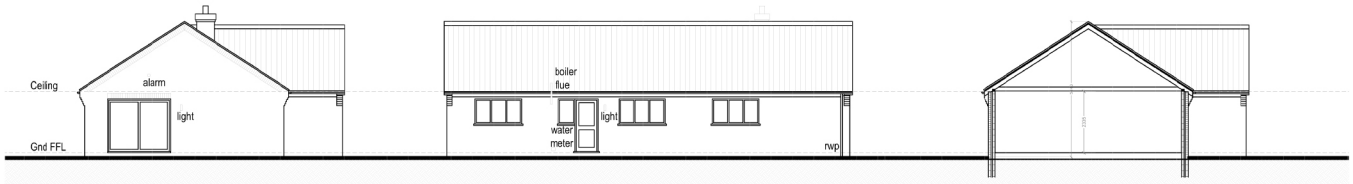
Recommendation

To approve application no. 15/00317/F - Montpellier House Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Removal of permitted development rights (alterations to the roof and insertion of windows at first floor level)
4. Details of materials
5. Works in accordance with the approved arboricultural method statement (AMS)
6. Submission of supplementary AMS
7. Details of retained and supplementary boundary treatment to the north and west.
8. Works to be undertaken in accordance with the recommendations of the ecology report
9. Details of bat roosts and supplementary tree planting

Article 35(2) statement

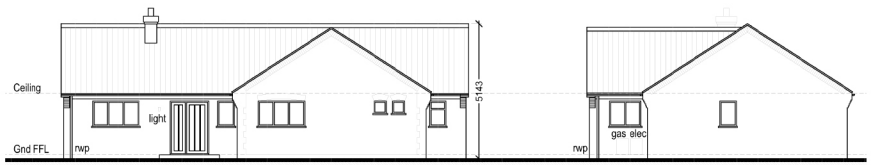
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.



Existing
Side Elevation - (South)

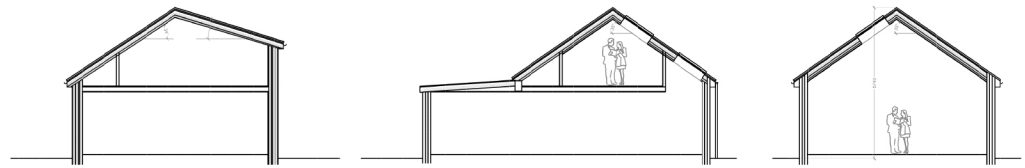
Existing
Rear Elevation - (West)

Existing
Section AA



Existing
Front Elevation - (East)

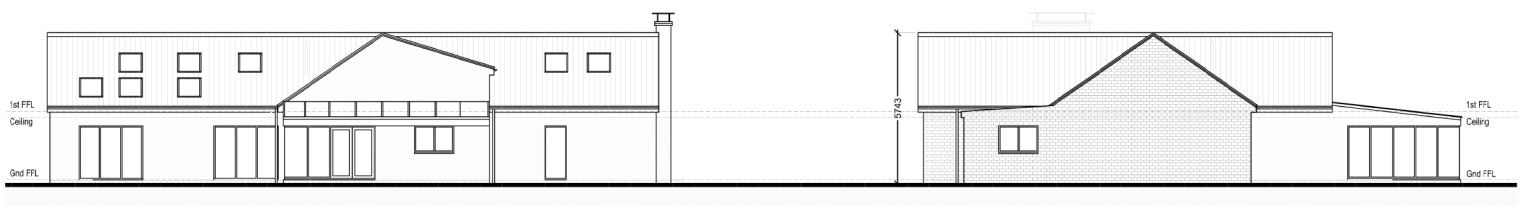
Existing
Side Elevation - (North)



Proposed Section AA

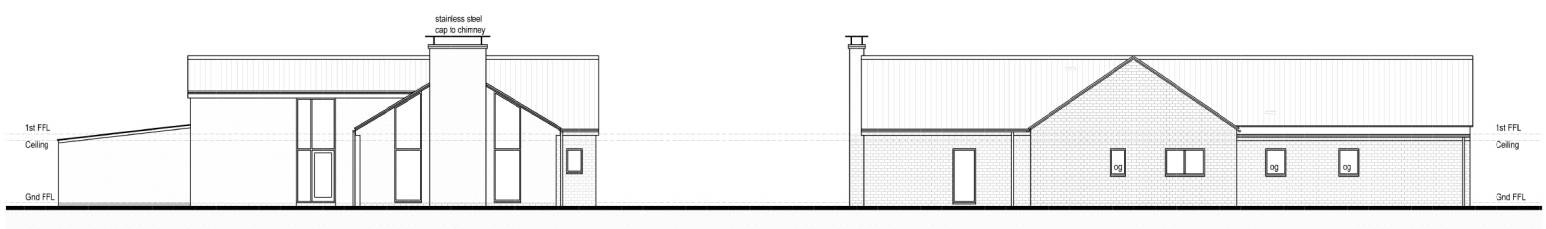
Proposed Section BB

Proposed Section CC



Proposed
Side Elevation - (South)

Proposed
Rear Elevation - (West)



Proposed
Front Elevation - (East)

Proposed
Side Elevation - (North)

Materials:
Existing brickwork re-clad in insulated smooth white render / red brick - as elevations. New brickwork to match.
Roof - Dark plain tiles.
Windows - Black Aluminium / Timber composite windows.

REV	DATE	CHK	AMENDMENTS
G	18.05.2015	dlc	Sections added.
F	08.05.2015	dlc	North-western elevation reduced in length. En suite window omitted and velux added, additional kitchen wincows added. PLANNING ISSUE.
E	01.05.2015	dlc	Client comments added as instructed.
D	24.04.2015	dlc	Ridge heigh reduced, Western extension set back, Southern extension added, layout revised generally.
C	02.02.2015	dlc	North + East elevations updated to reflect client comments
B	26.01.2015	dlc	Elevations added
A	17.12.2014	dlc	Clients comments added for redesign

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mobile tel no: 07919918046

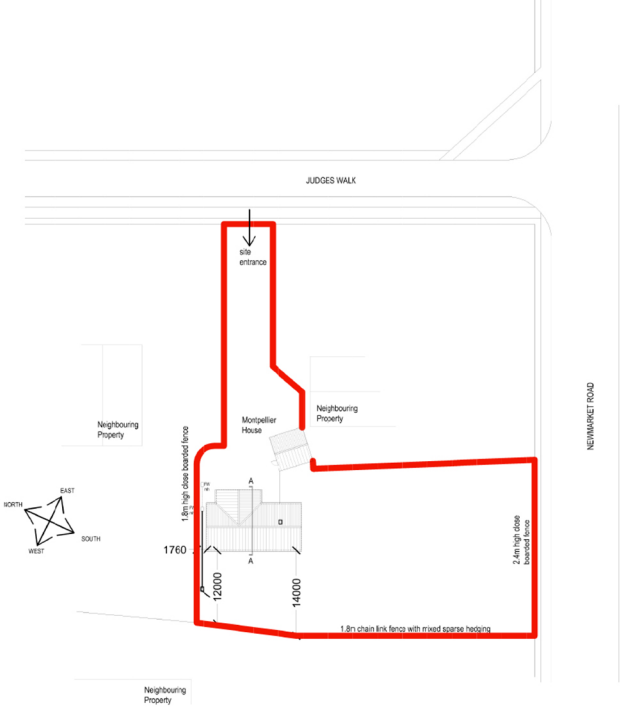
CLIENT
Mr +Mrs Howie

JOB
Extension to Montpellier House
Judges Walk, Norwich

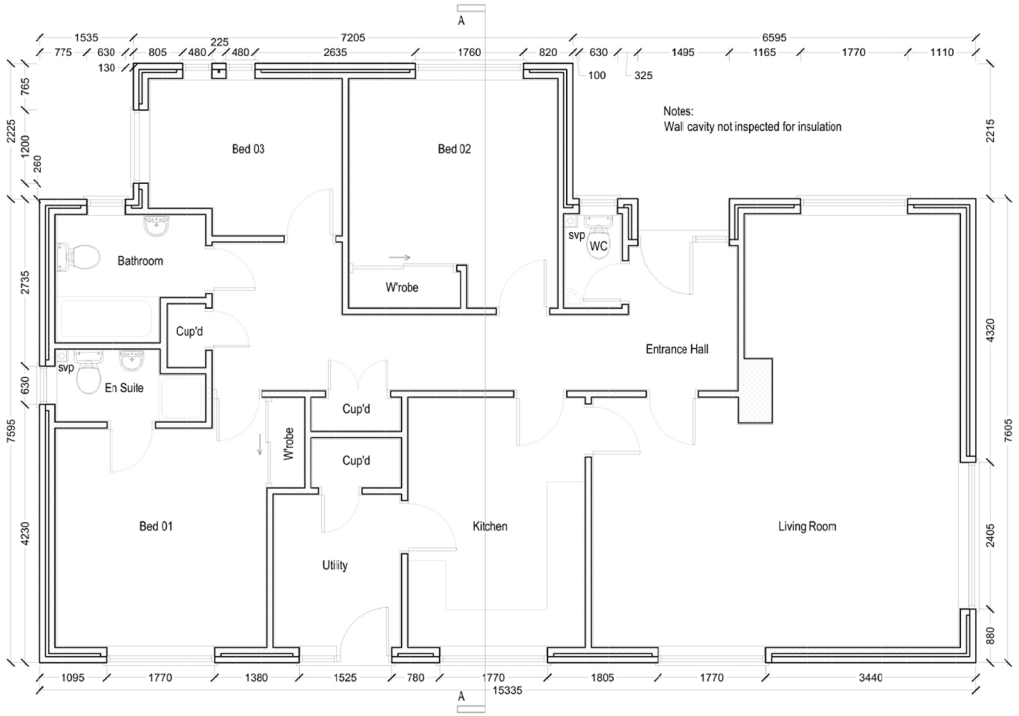
DRAWING
Proposed + Existing Elevations

STAGE C - CONCEPT

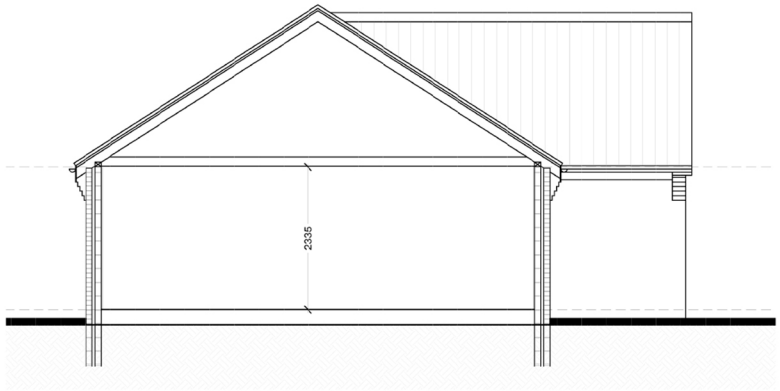
SCALE	1:100	PAPER	A1	DATE	Dec 2014
JOB	SH1	DWG	SH1 011	REV	G



Site Plan - 1:500



Ground Floor Plan - 1:50



Section - 1:50

REV	DATE	CHK	AMENDMENTS
B	08.05.2014	SJ	PLANNING ISSUE. Elevations moved
A	08.05.2013	SJ	Initial issue for comment

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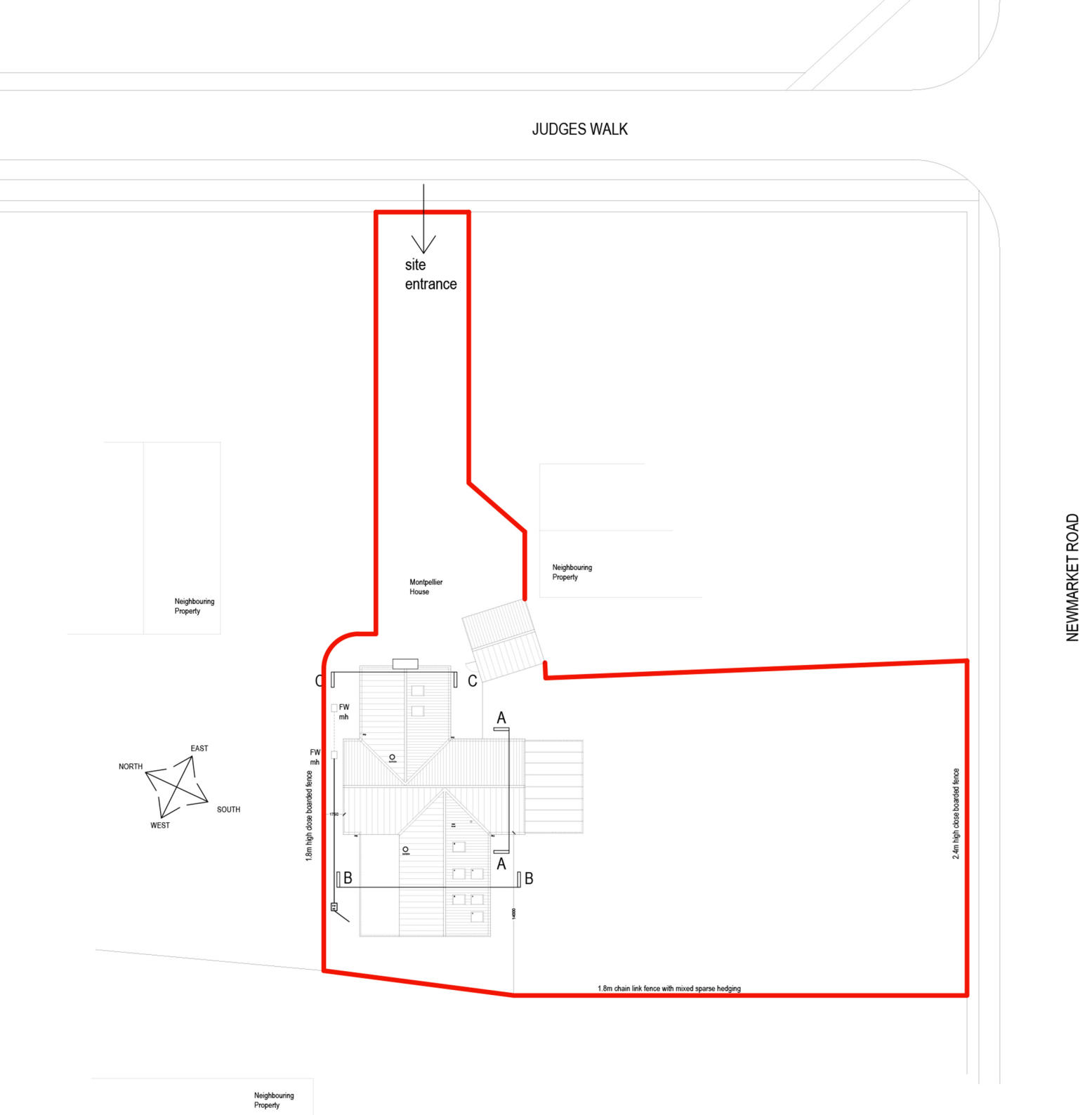

REV	DATE	CHK	AMENDMENTS
D	08.05.2015	dlc	North western elevation reduced i kitchen windows added. PLANNIN
C	24.04.2015	dlc	Ridge height reduced, Western ex Neighbouring properties position a
B	02.02.2015	dlc	Footprint adjusted to suit GA's
A	13.01.2015	dlc	Clients initial issue

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