

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00767/FUL</b>
<b>LOCATION:</b>	<b>Land south of 50 Pinfold Road, Newthorpe, Nottinghamshire, NG16 2FT</b>
<b>PROPOSAL:</b>	<b>Construct 20 dwellings</b>

Councillor M Brown has requested this application be determined by Committee.

1 Purpose of the Report

- 1.1 This application seeks consent develop the land for residential purposes. The layout submitted proposes the construction of 20 dwellings in the form of 15 X 3 bedroom two storey dwellings (2 x 2.5 storey) and 5 x 2 bed bungalows. There is one main access point into the site off Pinfold Road which serves all properties. The application includes various site sections showing proposed levels of the access and dwellings in relation to Pinfold Road, Main Street and Baldwin Street.

2 Recommendation

**The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of an agreement under Section 106 of the Town and County Planning Act 1990 and conditions outlined in the appendix.**

3 Detail

- 3.1 This application was first brought before Planning Committee on the 08 March 2023 with a recommendation to grant planning permission. Members deferred a decision on the application to seek clarification in respect of the drainage of the site and comments received from Nottinghamshire County Council as the Local Lead Flood Authority and clarification in respect of bin collections by the Council given the private nature of the access road.
- 3.2 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 3.3 Outline planning permission was previously granted under reference number 12/00712/OUT with all matters reserved except for access and layout for the provision of 20 dwellings. This application has since expired.
- 3.4 Planning permission was previously refused under reference number 20/00687/FUL for the erection of 22 dwellings on the following grounds:

The proposal constitutes an over intensive development of the site and by virtue of the close proximity and single storey nature of the dwellings located on Baldwin

Street, the proposal would lead to overbearing, overshadowing and overlooking issues upon the immediate neighbouring properties located on Baldwin Street, to the detriment of their residential amenity. Furthermore, due to the internal roads being private, the proposed development would have a detrimental impact upon the residential amenity of future occupiers of the proposed dwelling through future maintenance of the roads.

Accordingly, the proposal is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.



3.5 An appeal was also dismissed with The Inspector considered the main issues were whether or not the proposal would:

- Lead to harm arising to the living conditions of the occupants of Baldwin Street with particular regard to overlooking and a loss of privacy, sense of overbearing and overshadowing; and
- As a consequence of non-adopted internal roads, lead to an adverse effect on future occupants of the development.

3.6 The Inspector considered that given the positioning of some of the proposed houses, large swathes of glazing serving habitable rooms facing directly towards the rear gardens and elevations of the bungalows and the land levels across the site that these neighbouring gardens and rear elevations would be substantially overlooked to the detriment of occupants, despite a 21m separation distance or the proposed perimeter boundary treatment. Furthermore, it was considered that due to the proposed houses being positioned to the west of Baldwin Street, there would be an inevitable loss of sunlight to the rear elevations and gardens in the afternoon to these bungalows, further compromised by the change in land levels. The Inspector considered that as a combination of factors, against the modest scale of the bungalows, their low-level outlook, small rear gardens, and orientation with the

appeal site, the facts on the ground including land levels across the appeal site, the proposal would lead to harm arising to the occupants of the neighbouring bungalows on Baldwin Street.

- 3.7 It should be noted that all matters relating to the principle of development, design, access and highway safety were discussed at the previous Planning Committee meeting, detailed within appendix 2. Further to this the following report within Appendix 1 includes the consideration of the drainage of the site, which was the main issue raised by Members of the Planning Committee on the night.
- 3.8 The benefits of the proposal are that the residential development would see the development of a vacant site for residential purposes. The proposed dwellings are not considered to be harmful to the character of the surrounding area, or have an unacceptable impact on neighbouring amenity or highway safety.
- 3.9 The committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix, and to the prior signing of a Section 106 Agreement.

#### 4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

#### 5 Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

#### 6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

#### 7 Background Papers

Design and Access Statement  
Drainage Statement  
Ecological Report  
Coal Mining Risk Assessment  
Tree Care Report  
Energy and Sustainability Statement  
Surface Drainage Water Layout  
Surface Drainage Water Calculations  
Street Lighting Design

## APPENDIX

1. Details of the Application

- 1.1 This application seeks consent to develop the land for residential purposes. The layout submitted proposes the construction of 20 in the form of 15 X 3 bedroom two storey dwellings (2 x 2.5 storeys) and 5 x 2 bed bungalows. There is one main access point into the site off Pinfold Road which serves all properties. The application includes various site sections showing proposed levels of the access and dwellings in relation to Pinfold Road, Main Street and Baldwin Street.

2. Site and Surroundings

- 2.1 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order and does not form part of the application site. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 2.2 The area is characterised by residential development with the west side of Pinfold Road displaying a mix of two-storey semi-detached and detached properties, located on a higher level than the road. To the east is Baldwin Street containing bungalows backing onto the site and situated approximately 0.5m-1m higher than the site. To the south is a detached two storey dwelling set back and largely screened within the street scene of Pinfold Road, whilst to the north further along Pinfold Road and along Main Street there are a mix of detached and semi-detached dwellings set at a high level than the site.

3. Relevant Planning History

- 3.1 Outline planning permission (with all matters reserved except for layout and access) was granted in 2014 under reference 12/00712/OUT to construct 20 dwellings on the site. This planning permission has now expired.
- 3.2 Planning permission was refused under reference number 20/00687/FUL for the erection of 22 dwellings and appeal dismissed.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A – Presumption in favour of sustainable development
- Policy 1 – Climate change
- Policy 2 – The spatial strategy
- Policy 8 – Housing mix and choice
- Policy 10 – Design and enhancing local identity
- Policy 14 – Managing travel demand
- Policy 16 – Green infrastructure, parks and open spaces
- Policy 19 – Developer contributions

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, design and amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 32 – Developer Contributions

4.3 **National Planning Policy Framework (NPPF) 2021:**

4.3.1 The National Planning Policy Framework (NPPF) 2021, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 8 – Promoting healthy and safe communities.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

## 5 Consultations

- 5.1. **Nottinghamshire County Council Lead Local Flood Authority (LLFA):** No objections subject to a condition requiring a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy having been submitted to and agreed in writing in consultation with the Lead Local Flood Authority.
- 5.2 **The Council's Waste and Recycling Officer:** Provides general advice regarding bin provision for future occupiers of the dwellings. Also advises that given the information provided with the application suggesting the properties will be accessed by a private road, the Council vehicle and operatives will not enter a private road. In accordance with BS5906 bins would need to be placed at a point which is not further than 15m from the collection point. The collection point being the adopted highway.

## 6 Assessment

### 6.1 Drainage

- 6.1.1 Concerns have been raised in respect of existing flooding issues within the area. The Environment Agency have been consulted and raise no objections advising the development site falls within flood zone 1 and therefore there are no fluvial flood risk concerns associated with the site. Furthermore, Nottinghamshire County Council as the Local Lead Flood Authority raise no objections subject to a condition requiring a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy having been submitted to and agreed in writing in consultation with the Lead Local Flood Authority. It is proposed that both surface water and sewage would be connected to existing serves and would require separate permission from Severn Trent Water. Furthermore, this matter would be adequately dealt with under Building Regulations.

### 6.2 Other Issues

- 6.2.1 In terms of the previous planning application 20/00687/FUL which was refused and dismissed at appeal, in respect of the non adoption of the internal roads, the Inspector noted that a legal agreement had been presented with the appeal that sets out the requirement for a Private Road Scheme including details of future management and maintenance of the roads in perpetuity and any transfer of this to a management company. On that basis, the owners of the properties would become responsible for the costs associated with such maintenance and management through a service charge attached to their property. It was further advised that as the homeowners of the development would be responsible for on-going costs associated with maintenance and management, through the terms and conditions laid out by independent management company, the future buyers of houses would be aware of the legal agreement attached to the development and their obligation to on-going costs, before they decide to commit to buying a house. The Inspector concluded on this issue that there was nothing to lead to conclude

that pedestrian safety would be severely compromised as a result of the development or that street lighting that was intended to be implemented at the site would not be acceptable, and that as a consequence of the roads being private estate roads, that this would not lead to a detrimentally adverse effect on highway safety leading to harm arising to the living conditions of the future occupants.

- 6.2.2 In view of the above, a street lighting scheme has been submitted with the application indicating the location of the street lights. A clause within the Section 106 Agreement will be provided in order to ensure that a management company will be responsible for the future maintenance of the private road, and that the properties served by the private road have appropriate legal covenants to prevent any future action by residents against the Highway Authority. The indemnity should normally be a legal covenant placed on the properties to prevent petitioning. The Highway Authority must approve the wording of the covenant.
- 6.2.3 In respect of bin collections by the Council, The Council's Waste and Recycling Officer provides general advice regarding bin provision for future occupiers of the dwellings and also advises that given the information provided with the application suggesting the properties will be accessed by a private road, the Council vehicle and operatives will not enter a private road. In accordance with BS5906 bins would need to be placed at a point which is not further than 15m from the collection point. The collection point being the adopted highway.

## 7 Planning Balance

- 7.1 On balance this scheme would enable the provision of a residential development of 20 dwellings to be constructed on a currently vacant site, which would both enhance the environmental quality of the area, and reduce pressure for housing development elsewhere. The scheme compliments the existing built form of the area, without impinging on amenity of those residents currently bordering the site. There are no significant constraints to developing this site that cannot be addressed by conditions, and on balance therefore, it is considered the scheme is acceptable.

## 8 Conclusion

- 8.1 Having regard to all material considerations, the proposed development is required to assist in meeting the borough's overall housing requirement. As the site is located in the main built-up area, this carries significant weight as the location is sustainable. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this. It is recommended that the application be approved subject to conditions and the completed S106 agreement to secure open space, education bus stop improvements.

<b><u>Recommendation</u></b>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions and to the prior signing of a Section 106 Agreement.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawing(s) numbered:</p> <p>Site Location Plan 1: 1250, Proposed Elevations/Floor Plans, Plots 1 – 2, 5 – 9, 12, 13, 19 and 20, DB/MS/21/16/02 received by the Local Planning Authority 27 September 2022.</p> <p>Proposed Elevations/Floor Plans, Plots 4, 14 – 17, DBMS/21/16/03, Proposed Elevations/Floor Plans – Plots 10, 11 and 18, DB/MS/21/16/04 received by the Local Planning Authority 01 December 2022.</p> <p>Proposed Site Section, A-A, B-B and C-C, DB/MA/21/16/05A, Site Block Plan, DB/MS/21/16/01B received by the Local Planning Authority on 20 December 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.</p> <p><i>Reason: In the interest of highway safety.</i></p>
4.	<p>No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method</p>

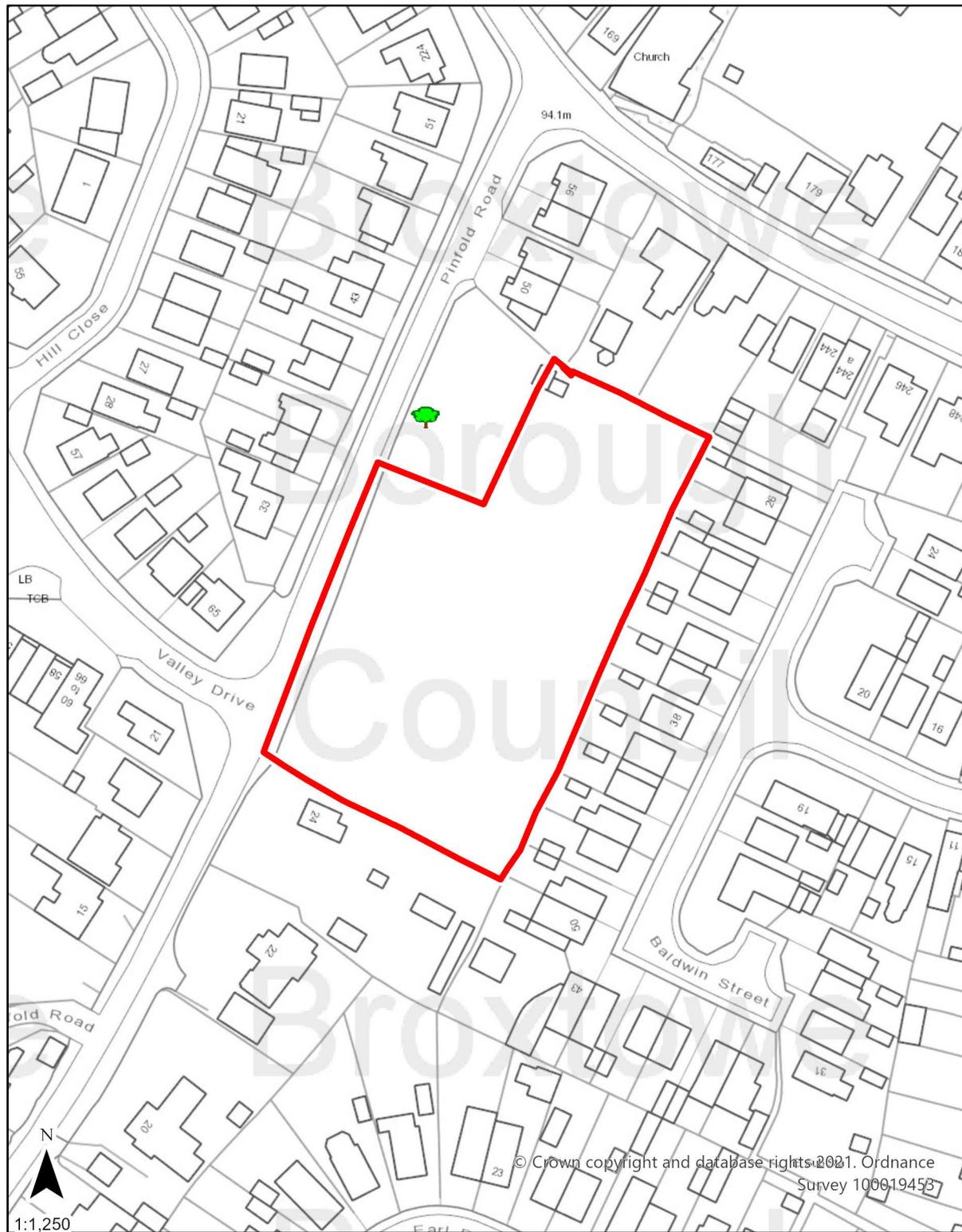
	<p>Statement has been submitted to and approved in writing by the Borough Council.  The statement shall include:</p> <ul style="list-style-type: none"> <li>a) The means of access for construction traffic;</li> <li>b) parking provision for site operatives and visitors;</li> <li>c) the loading and unloading of plant and materials;</li> <li>d) the storage of plant and materials used in construction / demolition of the development;</li> <li>e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance;</li> <li>f) details of dust and noise suppression to be used during the construction phase.</li> <li>g) a scheme for the identification and safe removal of any asbestos containing material located on site.</li> </ul> <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</p>
<p>5.</p>	<p>No building operations shall be carried out above ground level until details of the manufacturer, type and colour of the bricks and tiles to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: To ensure the satisfactory appearance of the development, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>No building operations shall be carried out above ground level until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> <li>● Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.</li> </ul> <p>Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30</p>

	<p>year and 1 in 100 year plus climate change return periods.</p> <ul style="list-style-type: none"> <li>○ No surcharge shown in a 1 in 1 year.</li> <li>○ No flooding shown in a 1 in 30 year.</li> <li>○ For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.</li> </ul> <ul style="list-style-type: none"> <li>● Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.</li> <li>● Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.</li> <li>● Evidence of approval for drainage infrastructure crossing third party land where applicable.</li> <li>● Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.</li> <li>● Provide evidence to ensure no risk to third party during flood events.</li> <li>● Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.</li> </ul> <p><i>Reason:</i>  <b><i>A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.</i></b></p>
<p>6.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety. in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access arrangement as shown on approved drawing: Site Block Plan, DB/MA/21/16/01B received 20 December 2022 have</p>

	<p>been provided, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
8.	<p>Occupation of the hereby approved dwellings shall not take occupied until details of the proposed arrangements and plan for future management and maintenance of the private road including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The private road and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.</p> <p><i>Reason: To ensure that the road infrastructure is maintained to an appropriate standard, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
9.	<p>Operational building works shall be limited to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and at no times on Sundays and Bank Holidays.</p> <p><i>Reason: In the interest of residential amenity, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
10.	<p>No development shall take place above ground level until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>(a) trees, hedges and shrubs to be retained and measures for their protection during the course of development</li> <li>(b) numbers, types, sizes and positions of proposed trees and shrubs</li> <li>(c) proposed boundary treatments</li> <li>(d) proposed hard surfacing treatment</li> <li>(e) proposed lighting details</li> <li>(f) planting, seeding/turfing of other soft landscape areas</li> </ul> <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
11.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years,</p>

	<p>die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
12.	<p>During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered.</p> <p><i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
13.	<p>The erection of fencing for the protection of the preserved trees shall be undertaken in accordance with details to be submitted to and approved by the Local Planning Authority before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.</p> <p><i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
	<p><b>NOTES TO APPLICANT</b></p>
1.	<p>The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p>

	<p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>
<p>3.</p>	<p>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]</p>
<p>4.</p>	<p>The off-site improvements associated to this consent will require you to undertake works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. You are therefore required to contact Via East Midlands on 0115 8042100 to obtain the necessary consents/license.</p>
<p>5.</p>	<p>As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: <a href="mailto:3015snn@broxtowe.gov.uk">3015snn@broxtowe.gov.uk</a> to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
<p>6.</p>	<p>Please note that this permission has been granted contemporaneously with an agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.</p>



**Legend**

-  Site Outline
-  Single TPO

**Photographs**

Views of site along Pinfold Road.



Existing site access adjacent number 50 Pinfold Road and TPO Oak Tree.



Number 24 Pinfold Road and view of properties located on Main Street and Baldwin Street.

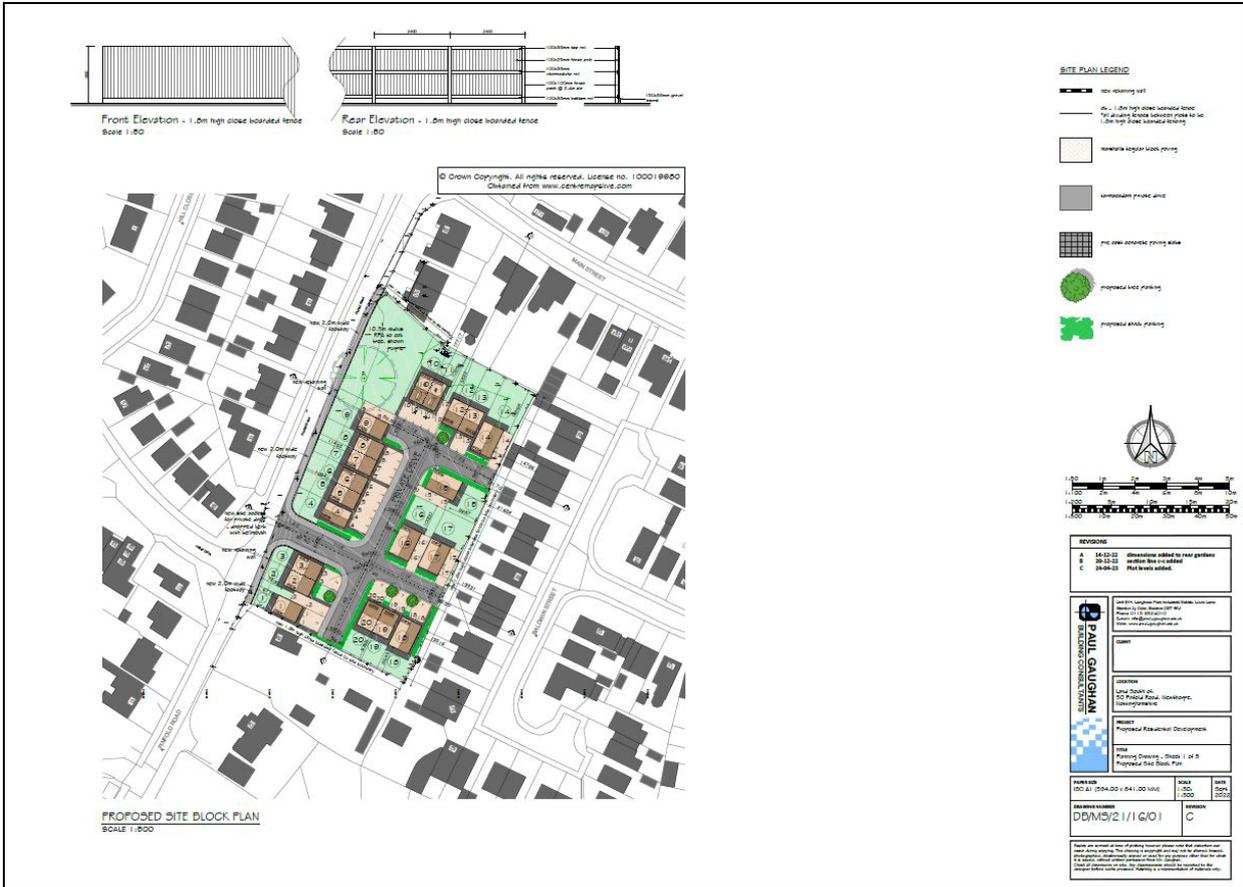


View of properties on Baldwin Street.



**Plans (not to scale)**

**Site Block Plan**



Proposed Street Lighting Plan



House Types

**GROUND FLOOR PLAN - PLOT 10 # 11**  
SCALE 1:80

**FIRST FLOOR PLAN - PLOT 10 # 11**  
SCALE 1:80

**SECOND FLOOR PLAN - PLOT 10 # 11**  
SCALE 1:80

**FRONT ELEVATION - PLOT 10 # 11**  
SCALE 1:100

**SIDE ELEVATION - PLOT 10 # 11**  
SCALE 1:100

**REAR ELEVATION - PLOT 10 # 11**  
SCALE 1:100

**SIDE ELEVATION - PLOT 10 # 11**  
SCALE 1:100

**GROUND FLOOR PLAN - PLOT 1B**  
SCALE 1:80

**FRONT ELEVATION - PLOT 1B**  
SCALE 1:100

**REAR ELEVATION - PLOT 1B**  
SCALE 1:100

**SIDE ELEVATION - PLOT 1B**  
SCALE 1:100

REVISIONS			
A	05-12-22	Revised to show window added	
B	05-12-22	plot 12 layout amended	

NO	DATE	BY	CHKD
001	05-12-22	041	001
002	05-12-22	041	001

**PAUL CALOYAN**  
ARCHITECT

**PROJECT**  
Purcell Residential Development

**DATE**  
05-12-22

**SCALE**  
1:100

**NO**  
001

**DATE**  
05-12-22

**Plot 4:**  
 - Ground Floor Plan - Plot 4 (Scale 1:150)  
 - First Floor Plan - Plot 4 (Scale 1:150)  
 - Front Elevation - Plot 4 (Scale 1:100)  
 - Side Elevation - Plot 4 (Scale 1:100)  
 - Rear Elevation - Plot 4 (Scale 1:100)  
 - Side Elevation - Plot 4 (Scale 1:100)

**Plot 14 & 17:**  
 - Ground Floor Plan - Plot 14 & 17 (Scale 1:150)  
 - Front Elevation - Plot 14 & 17 (Scale 1:100)  
 - Side Elevation - Plot 14 & 17 (Scale 1:100)  
 - Rear Elevation - Plot 14 & 17 (Scale 1:100)  
 - Side Elevation - Plot 14 & 17 (Scale 1:100)

**Plot 18 & 16:**  
 - Ground Floor Plan - Plot 18 & 16 (Scale 1:150)  
 - Front Elevation - Plot 18 & 16 (Scale 1:100)  
 - Side Elevation - Plot 18 & 16 (Scale 1:100)  
 - Rear Elevation - Plot 18 & 16 (Scale 1:100)  
 - Side Elevation - Plot 18 & 16 (Scale 1:100)

**Revisions:**  
 A 01-23-23 08:15:27 Revise amended

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**Project Details:**  
 Project Name: Planning Drawing - Sheet 2 of 2  
 Plot: Plot 14 & 17, Plot 18 & 16, Plot 1 & 9

**Scale:**  
 Floor Plans: 1:150  
 Elevations: 1:100

**Plot 1 & 9:**  
 - Ground Floor Plan - Plot 1 & 9 (Scale 1:150)  
 - First Floor Plan - Plot 1 & 9 (Scale 1:150)  
 - Front Elevation - Plot 1 & 9 (Scale 1:100)  
 - Side Elevation - Plot 1 & 9 (Scale 1:100)  
 - Side Elevation - Plot 1 & 9 (Scale 1:100)  
 - Side Elevation - Plot 1 & 9 (Scale 1:100)

**Plot 2, 3, 5-8, 12, 13, 19 & 20:**  
 - Ground Floor Plan - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:150)  
 - First Floor Plan - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:150)  
 - Front Elevation - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:100)  
 - Side Elevation - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:100)  
 - Rear Elevation - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:100)  
 - Side Elevation - Plot 2, 3, 5-8, 12, 13, 19 & 20 (Scale 1:100)

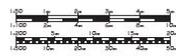
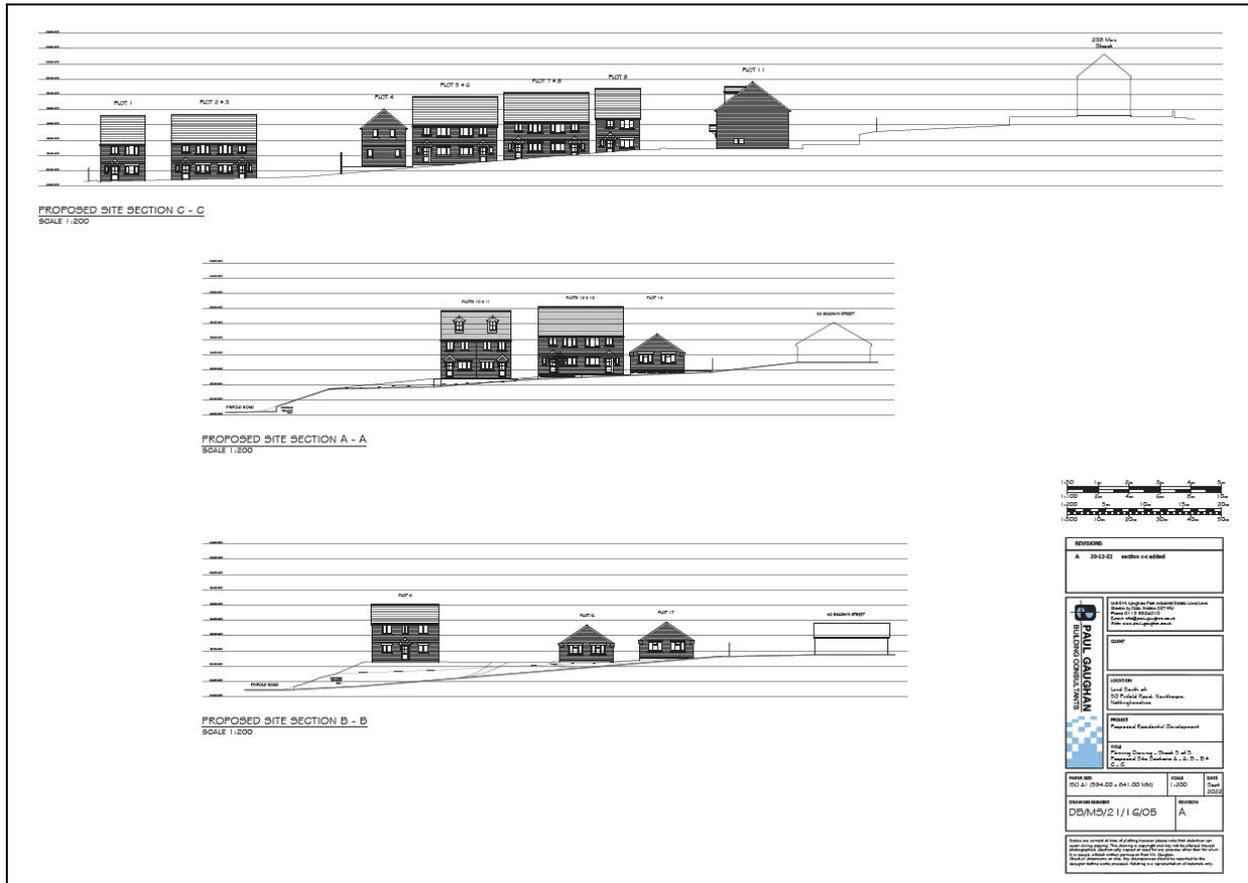
**Revisions:**  
 A 01-23-23 08:15:27 Revise amended

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**Project Details:**  
 Project Name: Planning Drawing - Sheet 2 of 2  
 Plot: Plot 1 & 9, Plot 2, 3, 5-8, 12, 13, 19 & 20

**Scale:**  
 Floor Plans: 1:150  
 Elevations: 1:100

Site Sections



<b>REVISIONS</b>		
A 20-12-22 section c-c added		
<b>PAUL GAUGHAN</b> REGISTERED CONSULTANT	2023's Longest-Running Estate Agents Estate Agents of the Year Estate Agents of the Year Estate Agents of the Year Estate Agents of the Year	
	Lead Estate Agent National Estate Agent National Estate Agent	
<b>REXBY</b> Professional Residential Development	Planning Drawing - Sheet 2 of 5 Proposed Plot Numbers 1, 6, 9, 11, 16, 17, 18	
	DRAWING NO: (304.00 - 041.00 160)	SCALE: 1:200
DRAWING NUMBER: DB/MS/2 1/1 G/O5	REVISION: A	
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