

Report of the Chief Executive

APPLICATION NUMBER:	26/00404/FUL
LOCATION:	149 Long Lane Attenborough Nottinghamshire NG9 6BZ
PROPOSAL:	Proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation

The application is brought to the Committee at the request of Councillor P Smith.

1. Purpose of the Report

- 1.1 The application seeks planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be approved for the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation at 149 Long Lane, Attenborough.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

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. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 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

- 6.1 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:

7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation.

2. Site and surroundings

- 2.1 The application site is on Long Lane in Attenborough, a built up residential area adjoining Chilwell. Long Lane has a variety of house sizes and styles. The application site contains a modest, extended bungalow with a number of outbuildings, which sits within the centre of a long plot backing onto the Chilwell Golf Course. Derwent Close, to the northeast of the site, contains bungalows built around the 1960s with the rear gardens of nos. 1-4 adjoining the application site. 137 Long Lane (two-storey detached property) and 151 Long Lane (detached bungalow), adjoin the site at the front and nos. 9 and 10 Quorn Close, both two storey semi-detached properties, with rear gardens adjoining the site to the southwest. 152 and 154 Long Lane, two-storey semi-detached houses, are opposite the site.

3. Relevant Planning History

26/00248/FUL – Construct front, rear and first floor extensions – Planning Permission Refused for the following reasons:

The proposed development will increase the footprint and the roof mass of the bungalow by a significant amount. The length of the ridge line of the roof will be increased by approximately six-fold. This increase in mass will cause considerable harm to the character of the dwelling and the character of the area as experienced by the dwellings that back on to the application properties plot. This will cause significant harm to the visual amenity of the surround properties. The proposed development is contrary to policy 17 Place making design and amenity of Part 2 Local Plan 2019 and section 12 Achieving well designed places of National Planning Policy Framework (NPPF) 2024.

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 10 - Design and Enhancing Local Identity.

4.2 Part 2 Local Plan 2019

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

- Policy 17 - Place-making, design and amenity.

4.3 National Planning Policy Framework (NPPF) 2026

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places

5. Consultations

5.1 Consultees

Comments received following initial consultation:

- Councillor H Faccio – no comments received
- Councillor Tyler J Marsh – no comments received
- Cllr P Smith - Attenborough & Chilwell East Ward – advised the Planning Officer that she would like to be kept informed on the progress of the application and if it was going to be approved she would call it to committee.

Comments received following re-consultation due to the receipt of corrected plans:

- Councillor H Faccio – no comments received
- Councillor Tyler J Marsh – no comments received
- Cllr P Smith - Attenborough & Chilwell East Ward - comments:
 - Having spoken to local residents I would still like to call this in for determination by committee on the grounds of overdevelopment and impact on neighbour amenity, particularly neighbours on Derwent Close
- 5.2 Eight neighbours were initially consulted on the application. Four neighbours objected to the proposal, their comments are summarised below:
 - The revised plans (following the previously refused application) do not alter previous objections.
 - Large scale of development will cause major disruption
 - This part of Attenborough is primarily bungalows, proposed development is not in keeping
 - Loss of privacy
 - Overdevelopment/ mass / scale
 - The increased height, depth and bulk of the proposal leads to loss of daylight/sunlight leading to overshadowing and a sense of enclosure.
 - An overbearing impact to the living conditions of neighbours
 - Concerned that there are doors at the back leading onto a flat roof and that this would be walked on or sat on leaving no privacy

- Boundary wall will be knocked down, this will destroy the established garden grown against the wall.
- Sense of enclosure
- If proposals go ahead will be a large family dwelling
- No opportunity for sunlight to reflect in a blinding way into my property that could blind us as there is a large amount of glass on the big pitch window/doors.
- It's not clear if the glass lantern will protrude from the roof which is more glass
- A taller than normal fence should be erected to provide at least some protection from the work to protect privacy and garden border

Eight neighbours were re-consulted on the application due to the receipt of corrected plans. There were four objections to the proposal received which are summarised:

- The applicant of this development has not changed any aspect of this plan to try and minimise the effect upon their neighbours.
- Scale of development will cause loss of privacy, not in keeping with bungalows nearby.
- It will bring noise and disruption to quiet area of Attenborough.
- The new proposal offers nothing different in size, height or length. We will still be overshadowed by this out of character rebuild. Blocking our sunlight, daylight and being overlooked.
- Scale Of Work
The proposed works are of such a magnitude as to constitute a 'Rebuild' not an 'Extension' and the submission should be viewed in this context. The development will replace the existing bungalow with a two storey house, which will have a significantly increased footprint and be unacceptably close to neighbouring, residential boundaries.
- The original application was refused permission on the grounds that the 'increased mass would cause considerable harm to the character of the dwelling and the character of the area as experienced by the dwellings that back on to the application properties plot'. Whilst this, third, application addresses that issue to a small degree, it is difficult to see how the minimal amendments to the application go any significant way to mitigate this issue and therefore hard to envisage how this application could be approved when the original was not.
- Materials
Roof: Whilst details of the proposed roofing materials are given, there are no details of the existing materials, and the descriptions given are so vague as to make it impossible, without expert knowledge, to know whether the new materials are materially different to those of the existing property.
- Windows, Doors, etc: There is a total absence of any information regarding the proposed materials of the new windows, doors, etc., it is therefore impossible to form any opinion as to their suitability.
- Traffic Management
Long Lane is already, at times, highly congested due to parked

vehicles. It would be a CONCERN if Broxtowe Borough Council (BBC) did not consider carefully the impact on traffic management of this development, both during the construction phase and after completion (given the number of bedrooms is to be significantly increased, the probability of increased traffic to and from the property and the need for increased parking, is high).

- Existing/Proposed Elevations

As far as I can see, whilst some dimensions relating to the proposed structure are given, there appears to be an absence of comparative figures for the existing structure, i, e., it isn't possible to ascertain whether there is an intention to raise the height of the roof. Although, given that the new roof appears to be higher than the chimneys (which the existing roof isn't) it may be fair to assume there is an intention to increase the height of the property. Given the proximity of the proposed construction to boundaries (only 1.5m away according to the plans) plus the position of proposed windows, etc., and the creation of an upper storey lounge/living space with extensive glazing, potentially overlooking neighbouring properties, this is something I would OBJECT to on the grounds of Loss Of Amenity.

- Environmental

I would look to BBC for REASSURANCE that the statements in the Application concerning the removal of existing trees and hedges is correct and that the proposed 'concreting over' of a substantial amount of the plot will not place an excessive pressure on the existing surface water drainage system, or negatively impact the environment in any other way.

- I also have CONCERNS regarding the glazed lantern rooflights (a new addition to the application) and their effect on the environment. I would expect BBC to carry out a Light Impact Assessment as part of the review of this application. In particular with regard to light intrusion over boundaries into neighbouring dwellings, plus any negative ecological impact on those areas to the rear of the property (the golf course) which have a rich and diverse wildlife population. I would look to BBC to take responsibility for mitigating any such risks.

- Disruption

As this is a major development, if planning consent were to be granted, I would seek REASSURANCE from BBC that the work would be effectively monitored. Specifically, that it would be completed within a reasonable time frame (not years) and in line with the submitted plans and relevant building regulations. In addition, that all work would be undertaken during normal working hours, i.e., not evenings/night time or Sundays.

- Proposed Use

If planning consent were to be granted, given that there is an intention to increase the number of bedrooms to five (although no kitchen?) I would look to BBC for REASSURANCE that the property would continue to be used as a single, domestic dwelling, not multi occupancy, or hostel.

- I have multiple concerns with this Planning Application, most of which emanate either from a lack of necessary information upon which to

make an informed decision, or the size of the proposed development and its environmental impact. Whilst the reduction in footprint in this submission, when compared to the original version, is welcomed, the size of the proposed development is disproportionate to the size of the plot, is too close to neighbours.

- From these new plans that have been submitted the wall to the extension has been brought further towards our property wall with two large lanterns on the flat roof.
- From the plans it looks like the new wall to the extension is going where the existing boundary wall is only further along and higher. Because we are quite low down and the garden even lower this will make us feel very enclosed and cut out a large amount of light.
- We are very close to the boundary wall as our pictures show in previous emails we are 10.2 metres from living room wall to the existing wall that is to be knocked down.
- I have no doubt something is going to be built there but I am concerned that now the wall has been brought to the boundary wall where are the footings going to go as possibly 600mm as once this wall is down we will be totally open and I don't want them putting any footings across the boundary into my property and totally no access as we have an established garden along that wall.
- My other worry is that the flat roof will be used as a balcony which will cause severe privacy issues.
- On the plans there are velux windows so, does that mean the flue pipe that has been added in the last couple of months will be moved due to the velux windows.
- This has been such a stressful process for us not even living here a year. But if this goes to committee I would like the opportunity to speak if possible.

These points will be addressed below

6. Assessment

6.1 Principle

- 6.1.1 The principle of proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area.

6.2 Design

- 6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 This application was received following a previously refused application, 26/00248/FUL. This application has reduced the length of the front extension significantly from 11m to 5.3m which has reduced the mass and scale of the project. The submitted plans propose a number of extensions and alterations to the property including a single storey rear extension, hip to gable conversion to the rearward facing roof, a front extension incorporating the roof space and a front facing gable.

6.2.3 Single storey rear extension

This element of the proposal will see a rearward projection of 8.1m with a width of 11m, a flat roof with a maximum height of 3.1m with two roof lanterns with a maximum total height of 3.7m. To the rear will be a four panel bi fold door and a window, with a modest ensuite window looking towards the front of the property. Two windows and an entrance door will be added to the south westerly elevation.

6.2.4 There is currently a single storey rear extension to the northeast side at the rear which projects 8.1m to the rear with a width of 3.4m and also a separate conservatory across the remainder of the rear elevation with a rearward projection of 3m, these structures will be replaced by the proposal which will also extend 2m beyond the southeastern elevation wrapping around the side of the original dwelling towards the front by 7.9m where there is currently a lean to garage structure.

6.2.5 The rear extension, as it is single storey with a flat roof and will not project rearwards further than the current single storey extension, will be similar in height with the existing structures ranging in height from approximately 2.5m to 3m. The applicant has advised that the range of outbuildings which are situated along the northeastern boundary will be removed which should help reduce the massing along this boundary. A detached property can benefit from an 8m rear extension under the prior approval process. There is nothing on the plans to indicate that this roof will be used as a balcony and planning permission would be required if this were to be the case.

6.2.6 The site sits within flood zones 2 and 3, the applicant has submitted a Householder flood risk assessment.

6.2.7 Whilst acknowledging that the extension is sizeable it will be of a scale which is appropriate for the size of this substantial plot. Its position, mainly to the rear, ensures it will not be prominent from the public realm or harmful to the street scene. Whilst the design of this element is modern, it is considered to be acceptable.

6.2.7 Hip to gable roof – rear/ alterations to existing bungalow

It is proposed that the rearward facing roof will be converted from a hipped roof to a gable and feature glazing installed, this will enable an outlook over

the golf course situated behind the property. It is also proposed that a door and two windows are inserted in the north eastern elevation with one window being removed.

6.2.8 The change from a hip roof to a gable and the insertion of feature windows is in keeping with the modern design and whilst this would mean the ridge of the roof would be elongated to the rear, it would not cause the ridge height to increase. Two roof lights will be inserted in the north eastern and south western elevations following the creation of the rearward facing gable. These will be 1.7m above first floor level.

6.2.9 Whilst acknowledging that the change from hip to gable at the rear will increase the size of the roof, it is not felt that this change is significantly increasing the mass of the building due to the slope of the roof and maintaining the current height of the roof. The inserted roof lights help to break up the roof, are modest and not overprominent with these elements being only minimally visible in the street scene. These elements of the design are considered acceptable.

6.2.10 Front extension

The application proposes a frontward extension to the ground floor and utilising the roof space as further living accommodation with a forward facing gable including feature glazing. This part of the proposal will project 5.3m forward of the existing front elevation and extend across the width of the current property (8.1m). The eaves will be 2.6m with the ridge being 6.3m high. There will be three rooflights inserted on either side of the roof.

6.2.11 The site is set back from the road and the proposed front elevation will be 29.5m from Long Lane. It is considered that whilst the changes to the front elevation will be considerable given the size of the site and the set back from the road these changes should not be over prominent in the street scene and in addition the proposed use of render and grey tiles will ensure that the proposal reflects materials used on other properties in the vicinity. As such this element of the proposal is considered acceptable.

6.2.12 Information provided on the submitted application from an email received on 12th August 2026 indicates that the property will be covered in an off-white render with a grey rubber membrane topping the single storey roof, with the pitched roof being covered with grey tiles. The doors and windows will be anthracite grey. These are in keeping with the modern nature of the proposals and are materials and elements replicated in properties in the vicinity along Long Lane and Derwent Close.

6.2.13 It is considered that the proposed design is acceptable

6.3 Amenity

- 6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The proposed alterations and extensions to the existing property at 149 Long Lane will see the size of the property increased substantially and living accommodation added to the first floor roof space.

6.3.3 Amenity Impact 4 Derwent Close

This property sits towards the rear of the application site with its garden adjoining the northeastern boundary. The property is a bungalow which faces towards the end of the applicants garden and the golf course beyond. The applicant has indicated that he will be removing the series of outbuildings on the boundary with no. 4 and inserting a new fence along the northeastern boundary, this would appear to be an improvement to the outlook of this property. In terms of loss of privacy and increased overlooking the new gable window will mean there would be a chance of incidental overlooking but any increase in direct overlooking would be minimal due to the distance from the window to no. 4 and the orientation of the properties, furthermore there is a detached garage to the side of no.4 which is likely to shield the proposed single storey rear extension from view. It is not considered given the distance from the proposal that there will be any significant loss of privacy. It is also considered that given the orientation of the plots there will be minimal loss of light.

6.3.4 Amenity Impact 3 Derwent Close

This property adjoins the northeastern boundary of the application site and the current single storey extension forms the boundary with the end of the garden of no. 3. It is considered that given the current extension being replaced with a new one which will project a similar distance along the boundary and be of a similar height with no side facing windows (following a change to the plans which removed a window to the side) that this should have minimal impact in terms of loss of privacy, increased overlooking or loss of light. The roof lights on the proposed rear extension are a considerable distance from no.3 and therefore should not be an overbearing feature.

- 6.3.5 In terms of the change from a hipped roof to a gable at the rear, this will lead to an elongated ridge however this ridge height will not be increased from the existing height. Whilst there will be more roof visible to no.3, which may cause the loss of some light, the majority of the proposals to the rear are single storey and will not differ greatly from the extension which is already present adjoining the garden.
- 6.3.6 The insertion of rooflights in the roof should cause minimal impact in terms of loss of privacy and increased overlooking due to the angle providing sky views to the occupant, in addition the lowest point of the rooflights will be

positioned 1.7m above first floor height meaning that they will be difficult to look out of for the average person. It should be noted that it is possible for rooflights to be added using permitted development rights rather than a planning application.

- 6.3.7 The rearward facing gable may cause a minimal amount of incidental overlooking and loss of privacy but given the orientation of no.3 it is unlikely that there will be a significant increase in direct overlooking due to the orientation of the properties. It is considered that whilst there will be changes to the outlook of no.3 at over 10m from the proposal, with the majority being single storey there is not significant enough effect on their amenity to warrant refusal.

6.3.8 Amenity impact 2 Derwent Close

No 2 Derwent Close is situated to the northeast of the application site with the end of the garden bordering the side of 149 Long Lane in line with the existing side of the bungalow with a small amount of rear garden adjoining the front garden of 149 Long Lane. The changes proposed to the front of the property will mean that the bungalow will extend across the entire rear boundary of no.2 however the rear boundary is circa 11m from no. 2 and there is a further 1.5m separation distance from the rear boundary to 149 Long Lane. It is not considered given the modest height of the proposal and distance from no.2 that they should be a significant feeling of enclosure, particularly given that the roof will slope away from them. In terms of loss of light at certain points of the day there may be a minimal increase in loss of light due to the frontward extension however it is considered that this will not be significant enough to warrant refusal of this application.

- 6.3.9 Roof lights will be inserted along the roof however as outlined above, these are not considered to cause a significant increase in direct overlooking or loss of privacy. The forward facing glazed elevation, by virtue of its position should not cause a significant increase in overlooking or loss of privacy to no.2.

6.3.10 Amenity impact 1 Derwent Close

This property's rear garden adjoins the north eastern boundary of the application site towards the front of the existing property. The proposed front extension will mean that more roof will be visible to the residents of no.1 however this should not cause a significant loss of light given the length of the garden of no.1 and the minimal projection of the extension across the end of their garden.

- 6.3.11 In terms of loss of privacy and increased overlooking, as outlined above, the insertion of roof lights is unlikely to lead to significant direct overlooking or loss of privacy. In addition the new front windows facing towards Long Lane, should also, because of the orientation of the properties, only cause a minimal increase in direct overlooking or loss of privacy.

6.3.12 Amenity Impact 151 Long Lane

151 Long Lane is a bungalow situated along the north eastern boundary of the application site at the front. The proposed works to the rear of the property should be minimally visible to no.151 due to their location and distance from no. 151. These should have a minimal impact in terms of loss of light, loss or privacy and increased overlooking. With regards to the extension to the front of the application site, this will bring 149 Long Lane closer to no. 151 however the proposed new front elevation will be approximately 14m away from the rear wall of the bungalow. The proposals will mean that there will be a glazed gable looking toward Long Lane which is likely to cause an increase in incidental overlooking and some loss of privacy to 151. It is considered that due to the distance from no.151, the acute angle and as this room will be used as a bedroom this should not be significant enough to lead to a refusal of this application.

6.3.13 Amenity Impact 137 Long Lane

137 Long Lane is a two-storey detached property facing long lane, its plot adjoins 149 Long Lane along the southwestern boundary at the front. Given the orientation of the plots and the distance between no.137 and 149 it is considered that there will be minimal impact in terms of loss of light and privacy. Given that there is proposed to be a forward facing gable, this may cause a minimal increase in incidental overlooking however given the angle of the plots and the distance this would not warrant refusal.

6.3.14 Amenity Impact 10 Quorn Close

10 Quorn Close is a two-storey semi-detached property, the back garden of which adjoins the southwestern boundary of 149 Long Lane. Along this boundary there is currently a lean-to style garage, the proposals will see this removed and there will be an increased separation distance as a result. This should improve the amenity of no 10. The front extension may cause a minimal loss of light however given the separation distance and orientation of the properties this is unlikely lead to a significant impact. The proposals, given the use of rooflights should mean there is little increase in direct overlooking or loss of privacy.

6.3.15 Amenity Impact 9 Quorn Close

9 Quorn Close is a semi-detached two storey dwelling within an irregular shaped plot mainly to the north west of the property. The garden of no.9 adjoins the southwestern boundary of 149 Long Lane. The rear extension which will wrap around will lead to the removal of the lean-to garage which runs along part of the current boundary, with the proposed extension being set in from this boundary by 1m instead of the current structure which is up to the boundary. This should improve the amenity of no. 9. Whilst the single storey rear extension will extend further than the existing rear extension, given the separation distance and the single storey nature, this should have a limited

impact in terms of loss of light. The insertion of two windows at ground floor level, given the boundary treatment should have a minimal impact in terms of overlooking and loss of privacy. The insertion of rooflights, may cause a minimal increase in indirect overlooking and loss of privacy however given that they are angled towards the sky and 1.7m above floor level this should not be significant. The rearward facing gable proposed, may cause some degree of overlooking towards the garden of no.9 however it is considered that this would be at an acute angle and given the distance should not cause a significant loss of amenity.

6.3.16 General Amenity Impact

The proposals mean that the property, which is very modest in scale compared with its generous plot, will be significantly larger and more visible from surrounding properties on Derwent Close, Long Lane and Quorn Close however a property's visibility is not a reason to refuse an application nor is the disruption any proposed works may cause. Broxtowe Borough Council have a Planning Enforcement team which, if a resident is concerned about the construction phase of a development, can be contacted to ensure that development is being completed correctly. In addition, construction hours are conditioned so as to minimise disruption to neighbouring properties.

6.3.17 Concerns have been raised regarding the boundaries and how footings may be constructed, this is something that would potentially be covered by The Party Wall Act and is a Civil matter not a material planning consideration that would carry significant weight.

6.3.18 Residents have raised concerns regarding the usage of the property once development is completed, this is not a material planning consideration, however there is nothing indicating that these proposals will mean the property is to be used as anything other than a family home falling within use class C3.

6.4 Access

6.4.1 There will be no change to the access and existing parking arrangements will remain unchanged. Due to the property's significant set back from Long Lane there will continue to be ample off street parking for approximately 5 vehicles.

7. Planning Balance

7.1 On balance, whilst acknowledging the increase in mass and scale as a result of the development, the proposal is deemed acceptable in terms of design, amenity and access and permission should be granted.

8. Conclusion

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

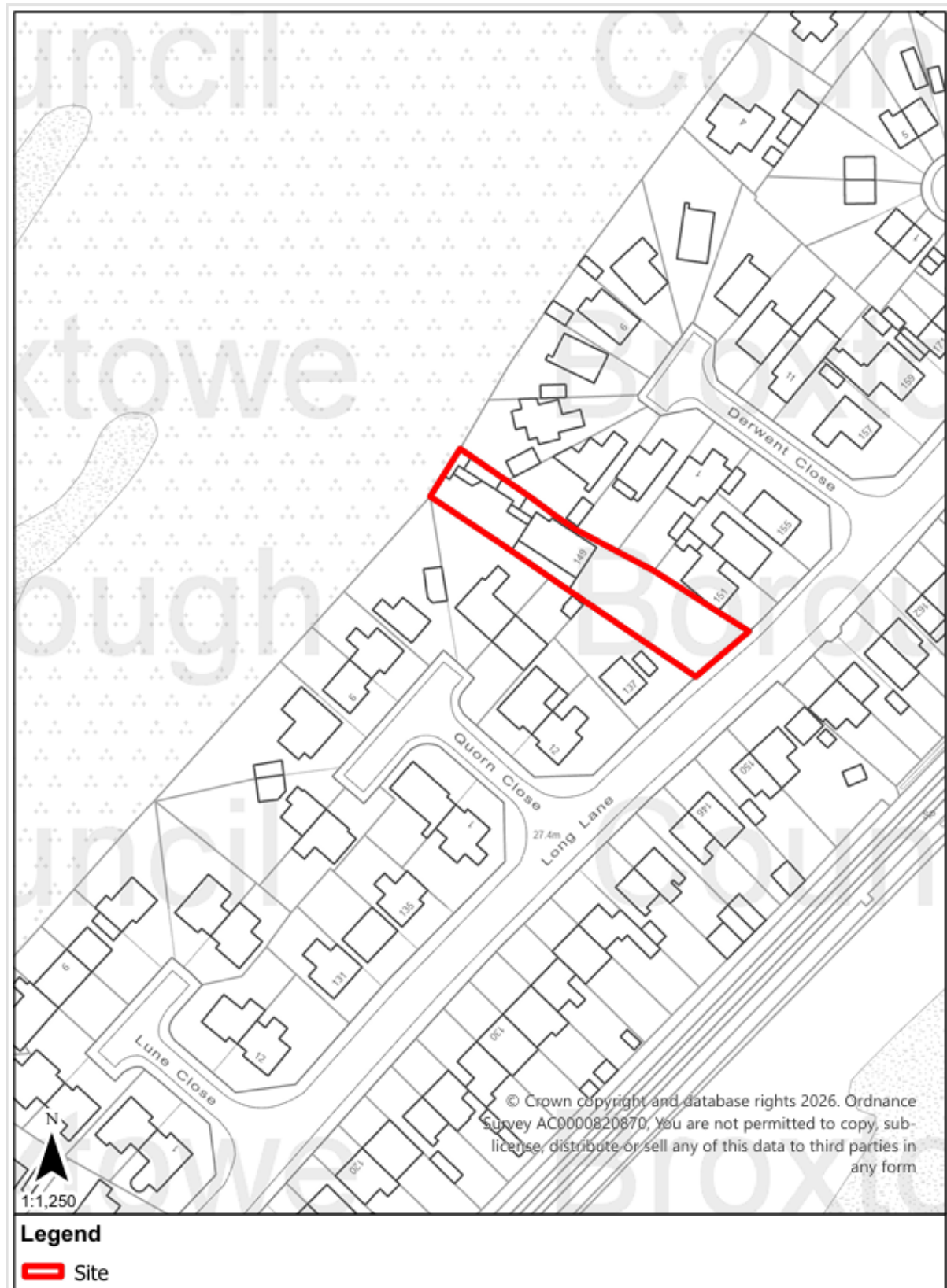
Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

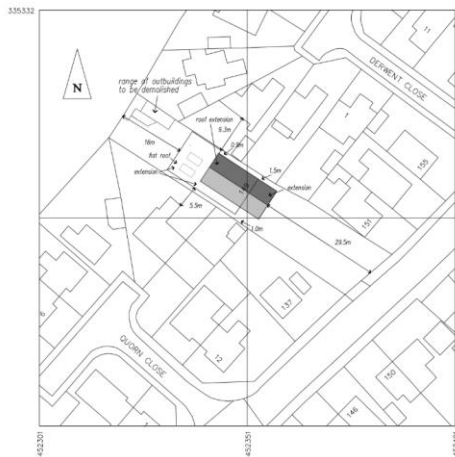
(i) the following conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
2.	The development hereby permitted shall be carried out in accordance with the following plans: received by the Local Planning Authority on 7 July 2026: • Site Location Plan (1:1250) • Proposed First Floor Plans rev D (26/121/04 Rev D) received by the Local Planning Authority on 17 July 2026: • Proposed Block Plan (1:500) • Proposed Ground Floor Plan Rev D (26/121/03 Rev D) • Proposed Roof Plan Rev D (26/121/05 Rev D) • Proposed Elevations Rev E (26/121/06 Rev E) <i>Reason: For the avoidance of doubt.</i>
3.	The development hereby permitted shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 16 June 2026 and email received 12 August 2026. <i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>

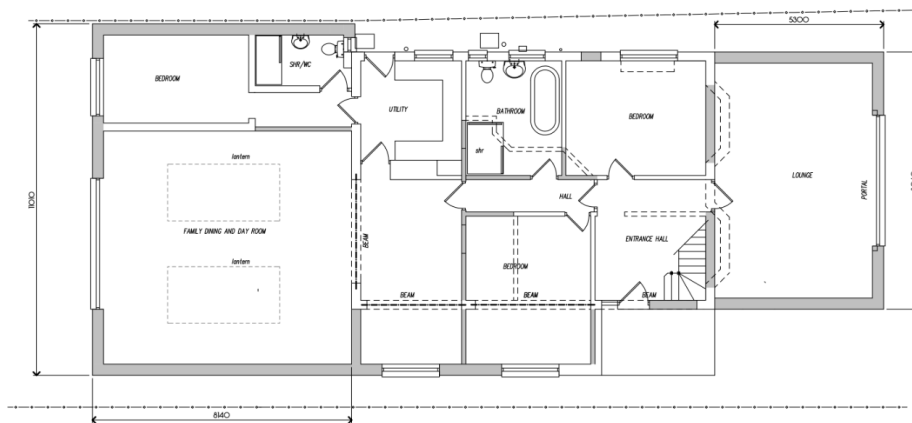
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Map

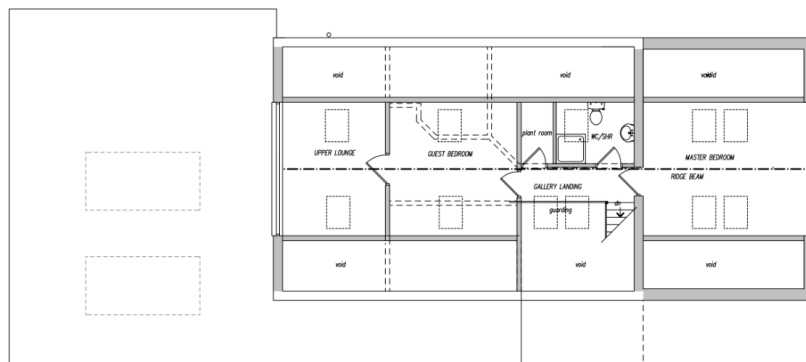
Plans (not to scale)



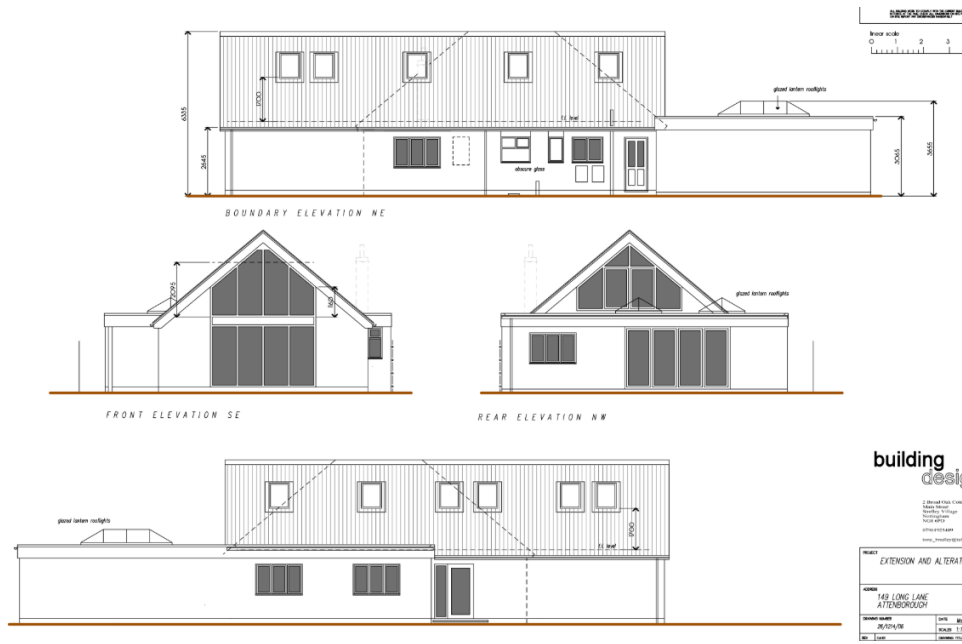
Proposed Block Plan.



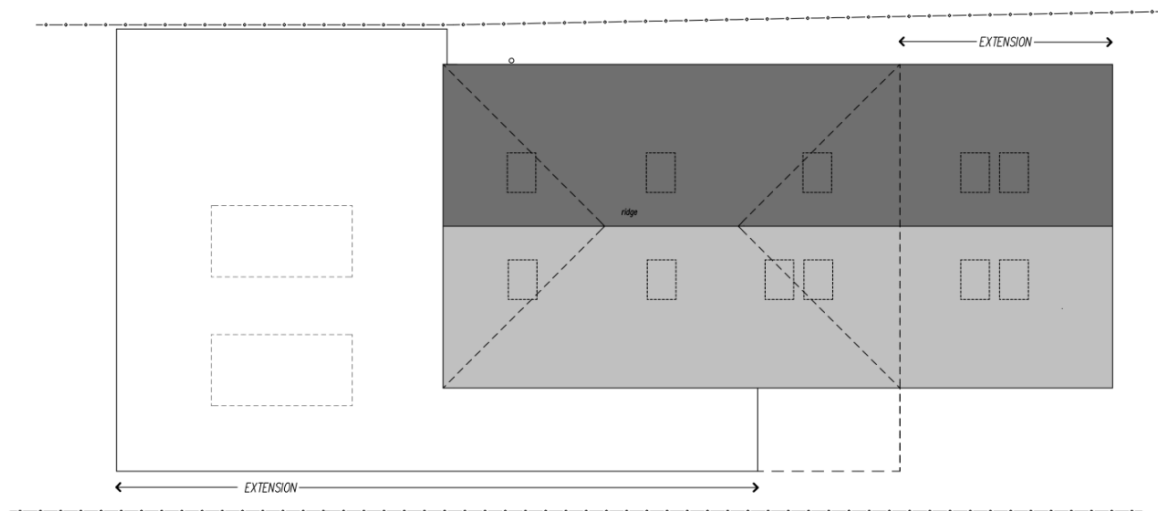
Proposed ground floor plan.



Proposed first floor plan



Proposed elevations



Proposed roof plan