

Application Ref: NP/21/0653/FUL

Case Officer	Jo Rees-Wigmore		
Applicant	Mr & Ms C & A Millership - Walwyn-Jones		
Agent	Mr A Sutton, Andrew Sutton Architecture		
Proposal	Proposed rear alterations & extension to dwelling, including new roof profile and dormer, changes to fenestration, with additional home office/garden/guest room & shed ancillary to dwelling		
Site Location	5, Woodside, Blue Anchor Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RG		
Grid Ref			
Date Valid	01-Nov-2021	Target Date	29-Mar-2022

The application is referred to the Development Management Committee for determination as the officers recommendation differs from that to the Community Council's recommendation

Consultee Response

Dale Community Council: Supporting

PCNPA Planning Ecologist: Conditional Consent

Public Response

The application has been advertised on site and by neighbour letter. One third party response has been received that is an objection. This relates to potential loss of view and matters that will be covered by building regulations and a party wall agreement, which is a civil matter.

The Local Planning Authority can only take into account 'material planning considerations' when determining an application. These include such issues as overlooking, loss of privacy, noise due to a proposed change of use, highway safety issues, etc. The loss of a private views cannot be taken into account in determining an application.

Those issues which can be considered are discussed further in the Amenity section of this report.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

Item 5 - Report on Planning Applications

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 30 - Amenity

Constraints

Ancient and Semi Natural Woodland - within 25m

Special Area of Conservation - within 500m

Historic Landscape

Rights of Way Inland - within 50m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and development description

The property is a single storey ex Local Authority smooth rendered concrete block built semi-detached bungalow, built circa mid 1970's, that sits on a modest plot in an elevated position above the road below with a steep wooded area to the rear.

The submitted application description proposes 'proposed rear alterations & extension to dwelling, with additional home office/garden room & shed ancillary to dwelling'.

These proposals comprise a first-floor box dormer window extension which spans the rear width of the property, a raised outbuilding at the rear of the curtilage and a rear flat roofed extension with a raised patio area described as 'upper garden terrace'. The outbuilding features a grass roof which measures 7.5 by 3.5 metres to a height of 2.6 metres. As this building measures over 2.5 metres high and is within 2 metres of the rear boundary, it requires full planning permission. This is described as a home office/guest room.

Concerns as to the acceptability of the plans submitted have led to the rear extension being reduced by 550mm and privacy screens re-sized.

Relevant Planning History

None.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity

Item 5 - Report on Planning Applications

Policy:

This is a householder application for development. Proposals are permissible where they accord well with the design, form and character of the host dwelling, and where extensions remain subservient in scale and form to the existing property.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The proposed development is located to the rear of the property and its visibility from any public vantage points is mitigated by the recessive nature of materials used for the proposed dormer. As such, there are no significant overriding concerns in respect of visual impact from the street scene. The siting, design and scale are not likely to lead to harm to the special qualities of the wider landscape of the National Park but will have more localised impacts.

However, the rear dormer, by virtue of its size, siting design and bulk, represents an overly dominant and disproportionate addition to the roof of the property which would ordinarily be considered to represent a poor standard of design and is contrary to the design guidance issued in TAN12 (Design).

Extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The impact on neighbouring properties is discussed further in the section on Amenity.

The proposed development is therefore considered to be contrary to Policy 29 of the LDP and design guidance in the Authority's SPG on Sustainable Design and TAN12.

Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

This is a modest semidetached bungalow. The garden is located at a higher level than the bungalow with fencing along boundaries to provide a degree of privacy between neighbours.

This application was received concurrently with an application for a neighbouring property, 4 Woodside, submitted by the same agent for a similar design to the application site. Both schemes upon initial scrutiny were considered by officers to be unacceptable predominantly raising concerns in relation to impact upon neighbouring

Item 5 - Report on Planning Applications

amenity. The agent was given the opportunity to prepare revised schemes for both, having regard to officer's comments. It was considered that the revised scheme subsequently submitted for the neighbouring property sufficiently addressed officer's concerns, such that it mitigated any detrimental impact of neighbouring amenity space and planning permission has recently been granted.

However, the amended scheme received for this property has had little regard to officer feedback and is considered to insufficiently address officers concerns relating to the impact of neighbouring amenity space and the overbearing nature of the design. The combination of the scale and height of the dormer window taken with the overbearing impact of the outbuilding are such to be likely to be detrimental to neighbouring amenity. They could also be considered to be an inappropriate level of overdevelopment of this modestly sized dwelling.

Extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing or cause an increased sense of enclosure to adjoining properties. They should not cause significant overshadowing and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

The proposed dormer is considered to be excessive in size and scale, overly large and to form a disproportionate and dominant addition to the dwelling that is bulky and prominent in form. This would potentially form a poor design precedent for this area of relatively modest and uniform dwellings.

The proposed balcony over the rear extension will allow for views directly into the rear garden area of number 4, adversely affecting the existing privacy standards. The proposed elevation plan shows the existing boundary screening will not be of a sufficient height to mitigate any overlooking

Whilst an obscured glass balustrade is proposed at 1.6m height, this is directly on the balcony and will not provide an acceptable level of privacy. As occupants standing on the balcony, may be able to have direct views into number 4.

Consequently, the proposed development is considered to infringe the privacy standards of number 4 to the detriment of private amenity.

Garden Room

The garden room requires permission by virtue of its height and proximity to the boundaries. Whilst the garden room is at an oblique angle to the property to the east, it is only 6 metres away from the windows, and as such is likely to have a significantly overbearing impact.

Whilst proposed fencing has been suggested to address issues of overlooking into neighbouring gardens, this will not prevent views back towards the neighbouring adjacent houses and the raised nature of the garden room is such that these views back onto neighbouring properties will be both intrusive and out of character with the surrounding development.

As such, the proposals are considered to be contrary to Policy 30 of the LDP.

Biodiversity:

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

The bat report by Pembrokeshire Ecology confirms that the bungalow has negligible bat roost potential.

The PCNPA Ecologist has been consulted with the proposals and had no objection subject to the enhancements in the ecological report being conditioned.

The application is therefore considered to comply with the Local Development Plan, Planning Policy Wales and the Environment (Wales) Act 2016 in respect of biodiversity.

Conclusion

Following detailed consideration of the application the development would result in a significant loss of privacy and amenity which severely detracts from the enjoyment of neighbouring properties. The provision of an obscure glazing screen will not overcome any issue of overlooking of neighbouring properties. As such, the development is considered to be contrary to policy 30 (criteria 'b' and 'c') of the adopted Pembrokeshire Coast National Park Local Development Plan (September 2020).

Recommendation

REFUSE, for the following reason(s):

1. The raised balcony by reason of its location constitutes an un-neighbourly form of development which results in an unacceptable level of overlooking of the neighbouring private amenity space and subsequent loss of privacy which severely detracts from the enjoyment of those properties.
2. In addition, the dormer window has an unacceptable impact on the character and appearance of the application site and the immediate street scene. As such the development is contrary to Policies 29 & 30 (criteria 'b' and 'c') of the adopted Pembrokeshire Coast National Park Local Development Plan (adopted September 2020), and is contrary to the principles of good design as stated within Technical Advice Note 12 (Design).



Dale

Dale Meadows

Meadow Vale

Path (um)

Path (um)

9567

Fairfields

Spinnaker Reach

Coldstream

BLUE ANCHOR WAY

BM 7.12m

6.9m

61

51

6

7

8561

Blue Anchor Wood

St Bridget

Coldstream Cottage

APPLICATION SITE

THIS DRAWING IS FOR PLANNING AUTHORITY USE ONLY. PRINTER SETTINGS SHOULD ALWAYS BE CHECKED FOR TRUE SCALE.
CONTRACTORS SHOULD FOLLOW GOOD PRACTICE AND ALWAYS DOUBLE CHECK MEASUREMENTS ON-SITE TO REFLECT DISCREPANCIES OR CONTACT DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS AREN'T SHOWN.

NOTES:

LOCATION PLAN

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

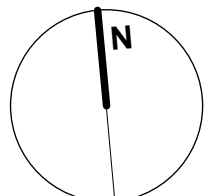
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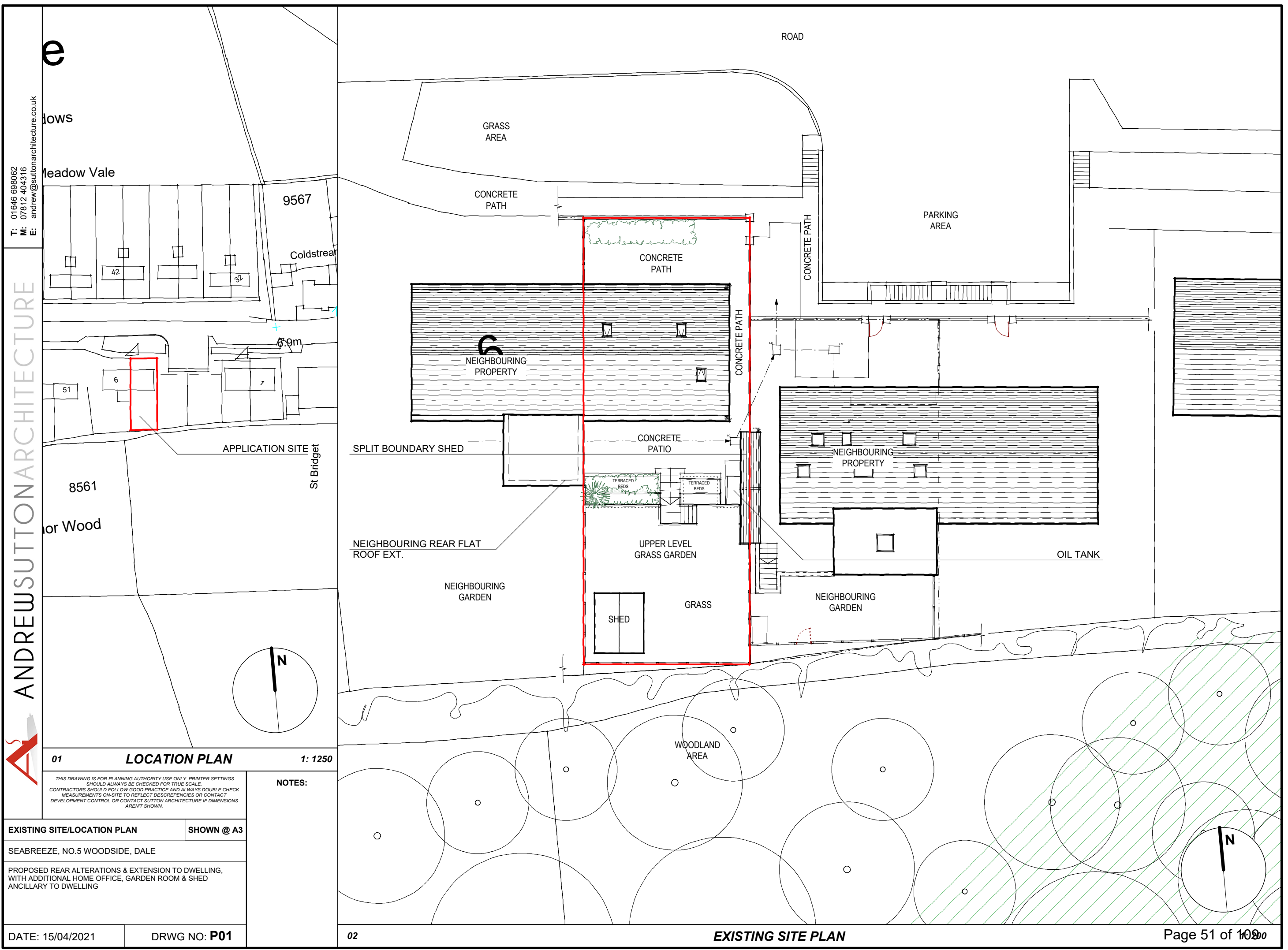
DRWG NO: L01

01

LOCATION Plan 50 of 109

1: 1250





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01 LOCATION PLAN 1: 1250

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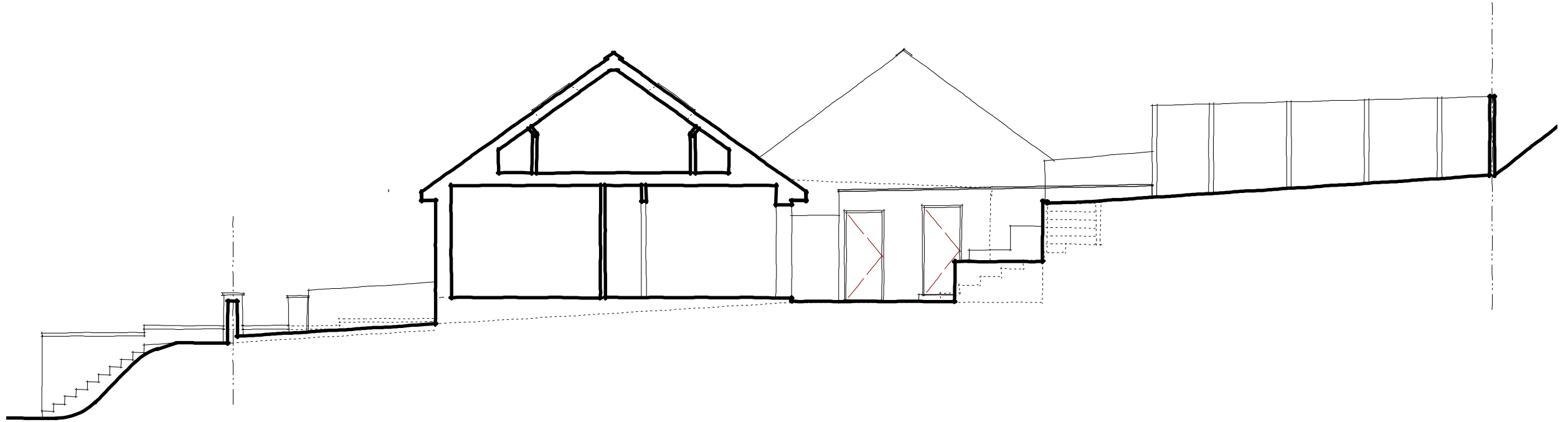
NOTES:

EXISTING SITE/LOCATION PLAN SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING, WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED ANCILLARY TO DWELLING

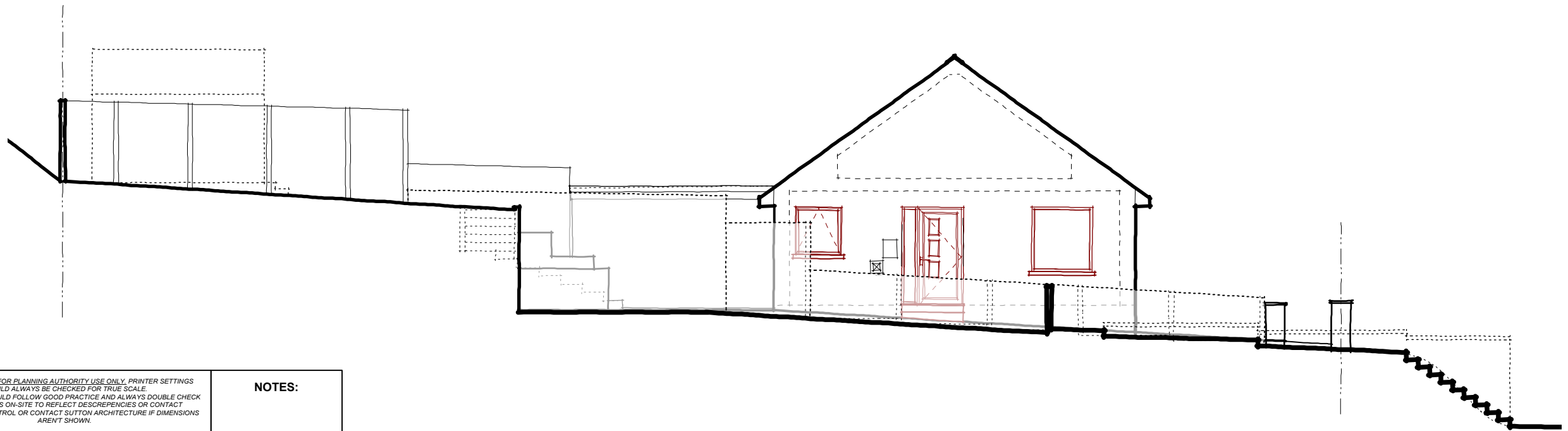
DATE: 15/04/2021 DRWG NO: P01



01

EXISTING WEST ELEVATION

1: 100



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NOTES:

EXISTING ELEVATIONS

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

DATE: 15/04/2021

DRWG NO: P05

02

EXISTING EAST ELEVATION

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EXISTING ELEVATIONS

SHOWN @ A3

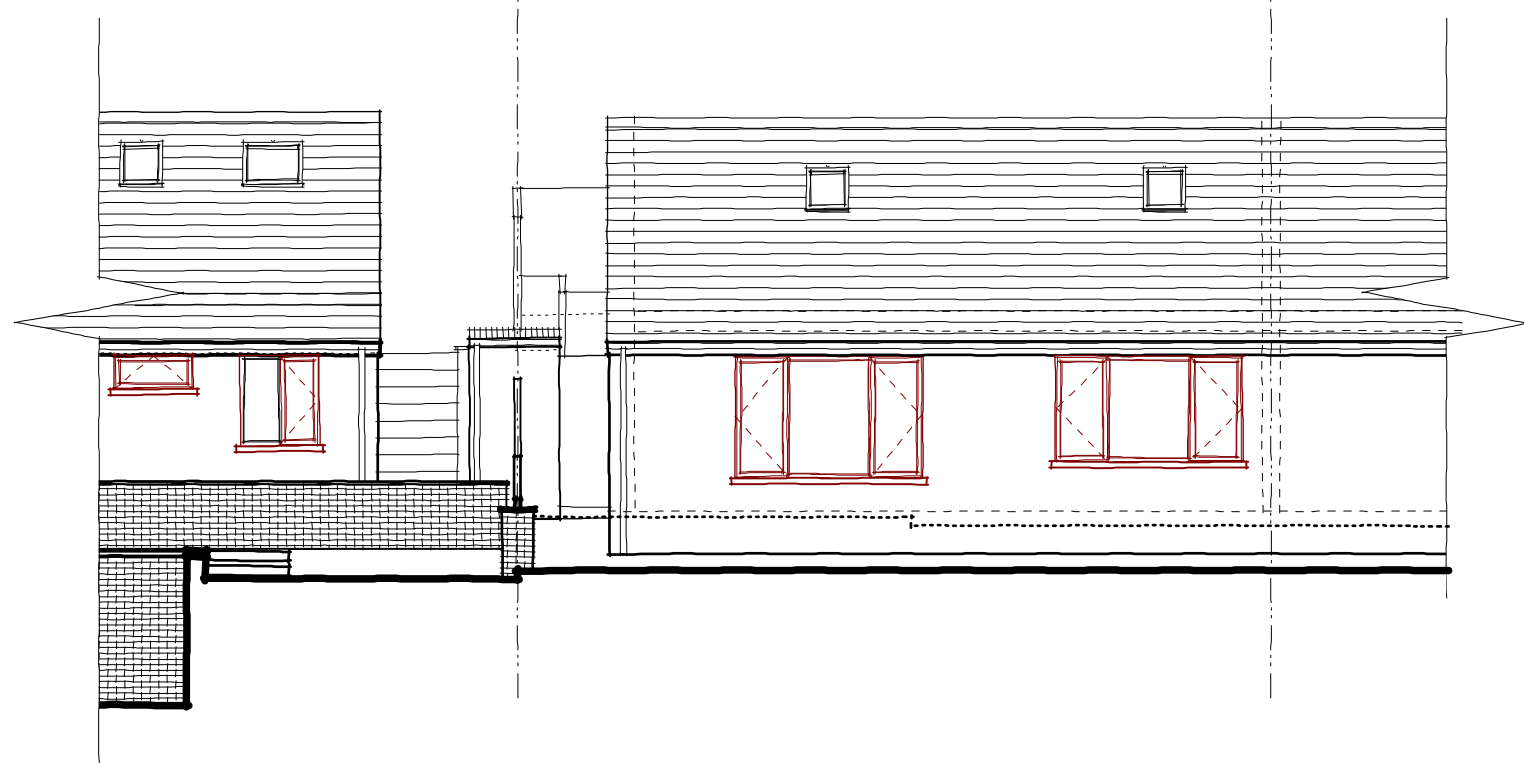
SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

DATE: 15/04/2021

DRWG NO: **P04**

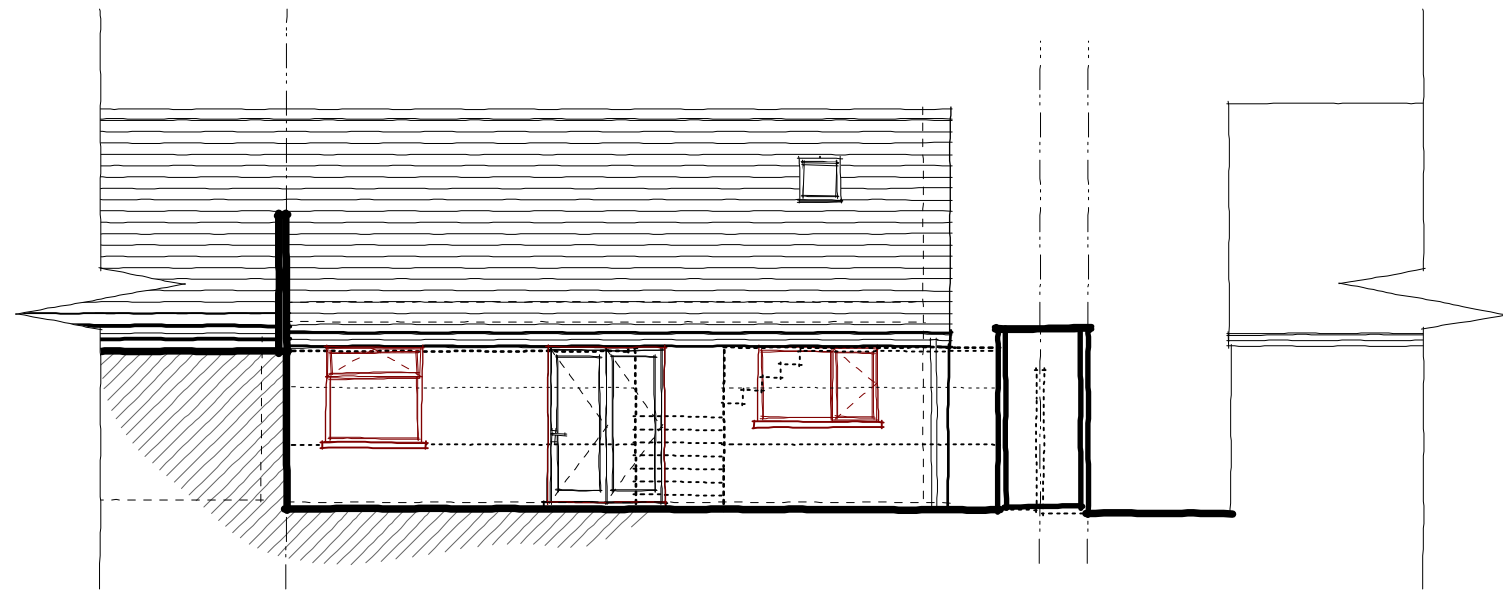
NOTES:



01

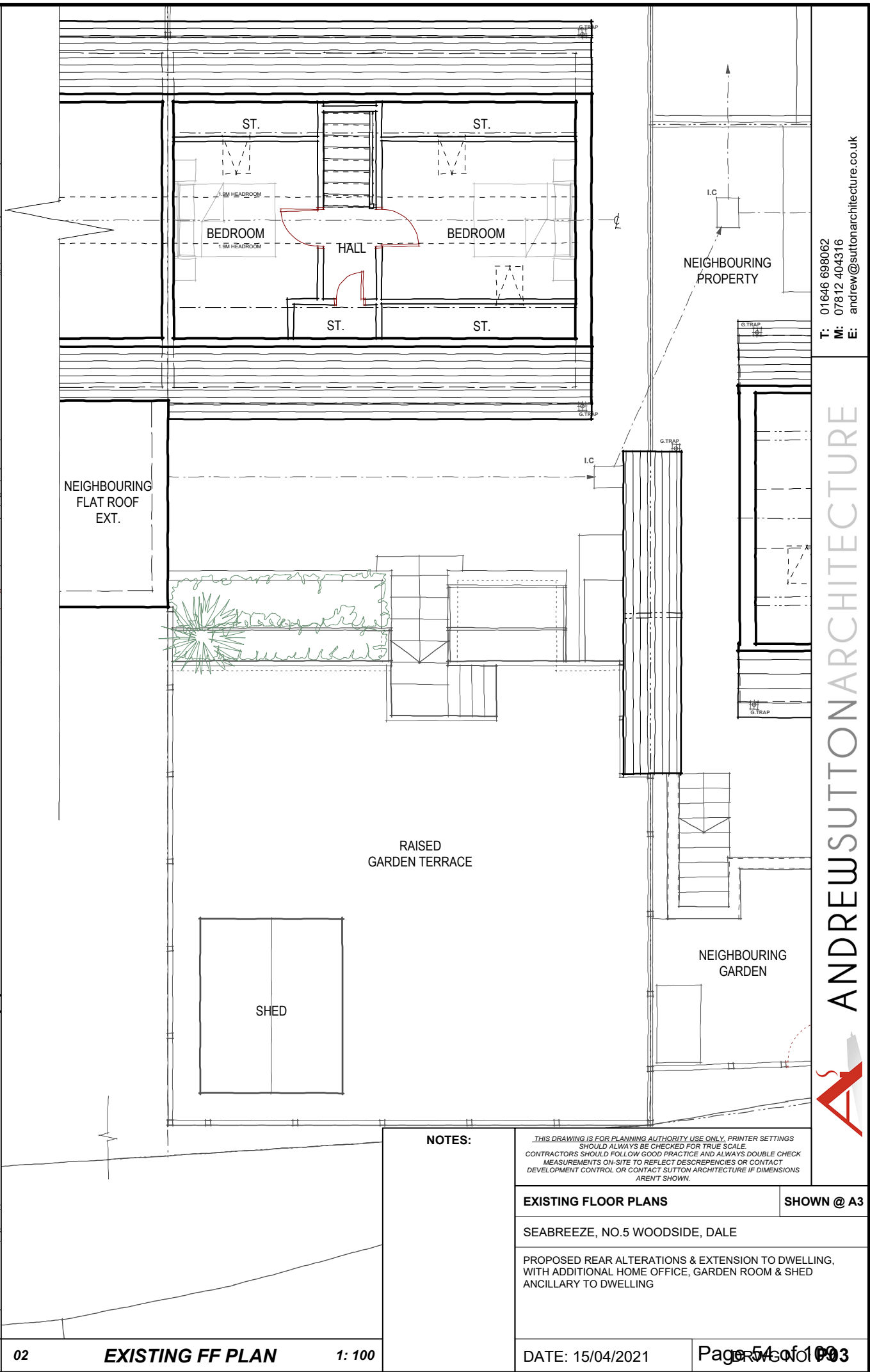
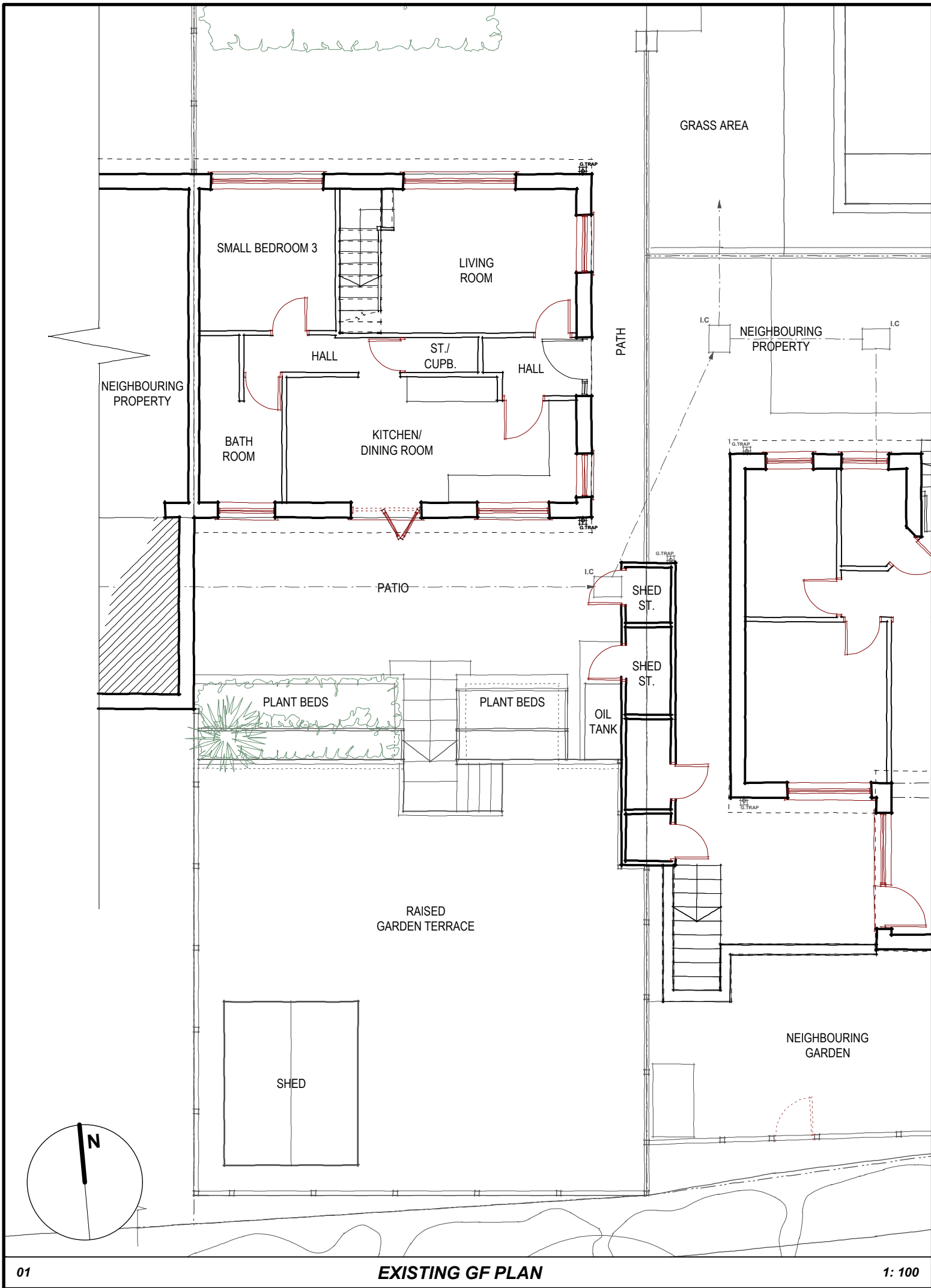
EXISTING NORTH ELEVATION

1: 100



02

EXISTING SOUTH ELEVATION



NOTES:

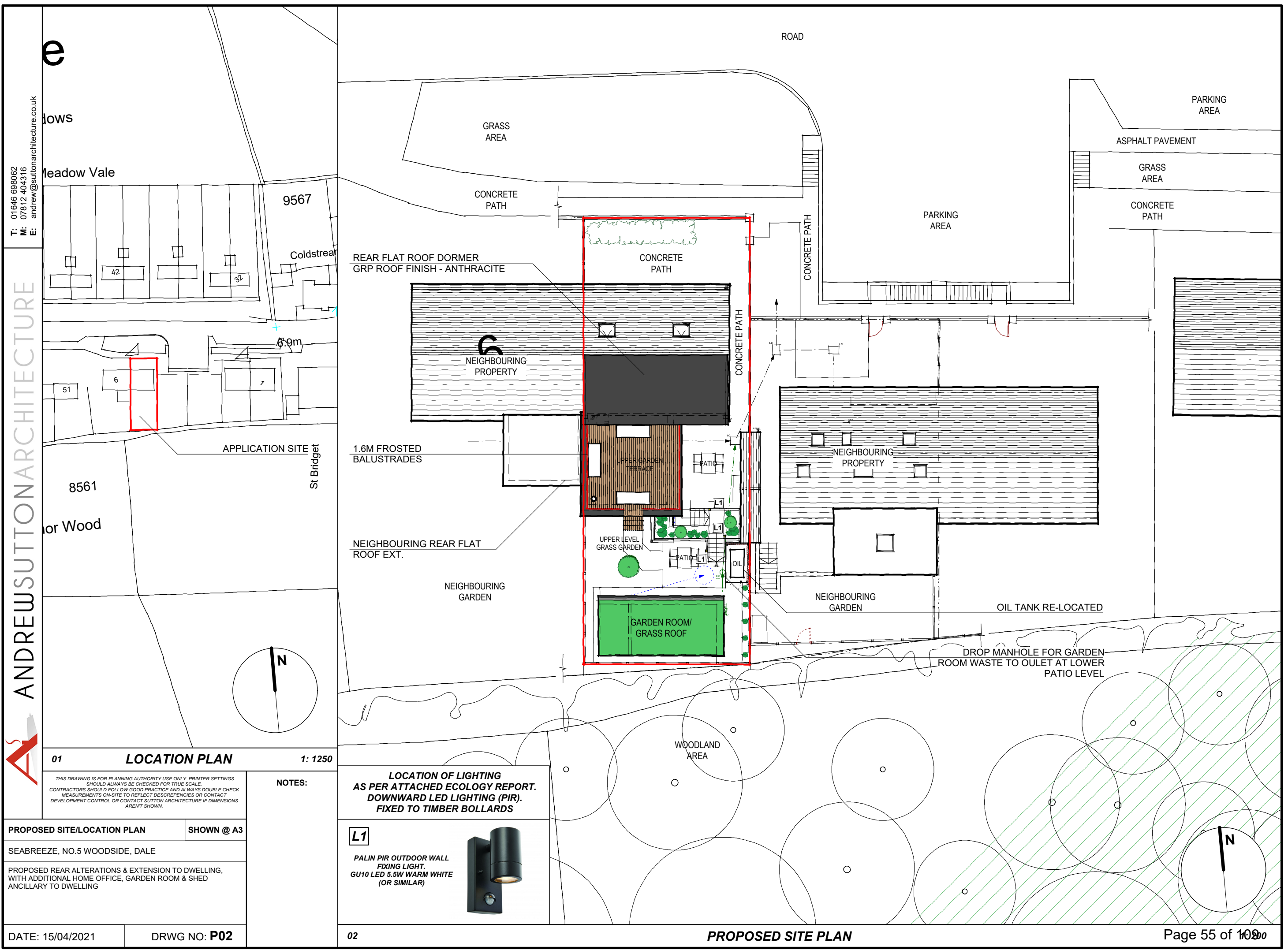
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EXISTING FLOOR PLANS SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING, WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED ANCILLARY TO DWELLING





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01 LOCATION PLAN 1: 1250

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NOTES:

PROPOSED SITE/LOCATION PLAN SHOWN @ A3
SEABREEZE, NO.5 WOODSIDE, DALE
PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING, WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED ANCILLARY TO DWELLING

LOCATION OF LIGHTING
AS PER ATTACHED ECOLOGY REPORT.
DOWNWARD LED LIGHTING (PIR).
FIXED TO TIMBER BOLLARDS

L1
PALIN PIR OUTDOOR WALL
FIXING LIGHT.
GU10 LED 5.5W WARM WHITE
(OR SIMILAR)



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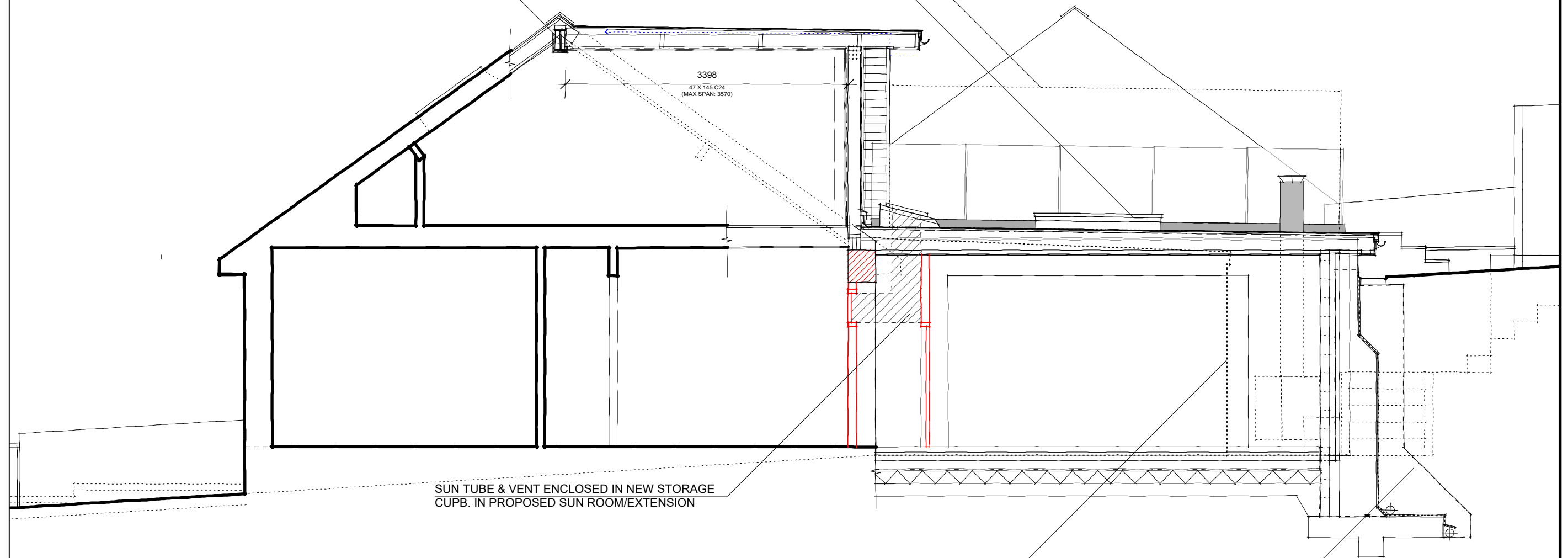
ANDREWSUTTONARCHITECTURE



OUTLINE OF FROSTED 1.6M DIVISION TO ADJOINING NEIGHBOUR/BOUNDARY

FLAT/WALK ON ROOFLIGHT FIT TO MANUFACTURERS SPEC.

STEEL RIDGE BEAM SIZE & DESIGN SUBJECT TO
ENGINEER'S SPECIFICATION & DETAIL



SUN TUBE & VENT ENCLOSED IN NEW STORAGE
CUPB. IN PROPOSED SUN ROOM/EXTENSION

OUTLINE OF NEIGHBOURING /ADJOINING
REAR EXTENSION - (PARTY WALL AGREEMENT
SOUGHT FOR ASTRIDE ABUTMENT)

RETAINING WALL DETAIL AND SPECIFICATION
TO BE CONFIRMED BY ENGINEER

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MEASUREMENTS ON-SITE TO REFLECT DISCREPANCIES OR CONTACT
DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS
AREN'T SHOWN.

NOTES:

PROPOSED SECTION

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

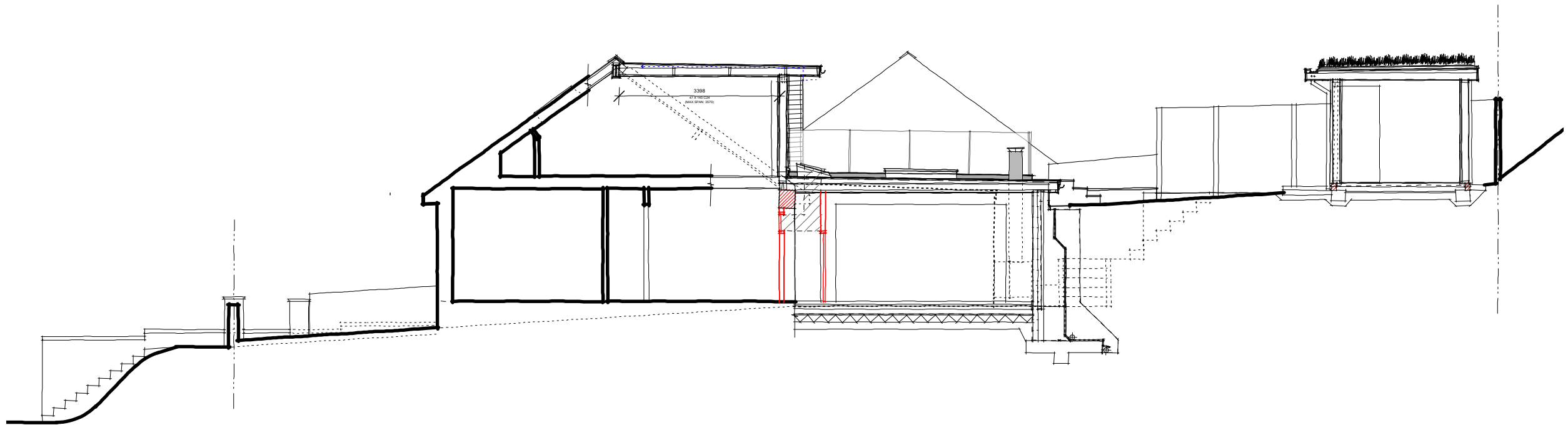
DATE: 15/04/2021

DRWG NO: P11

01

PROPOSED CROSS SECTION

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01

PROPOSED WEST ELEVATION

1: 100

ANTHRACITE FIBREGLASS COATING/COVERING
TO DORMER ROOF
DARK ANTHRACITE UPVC FASCIAS
& BARGEBOARDS

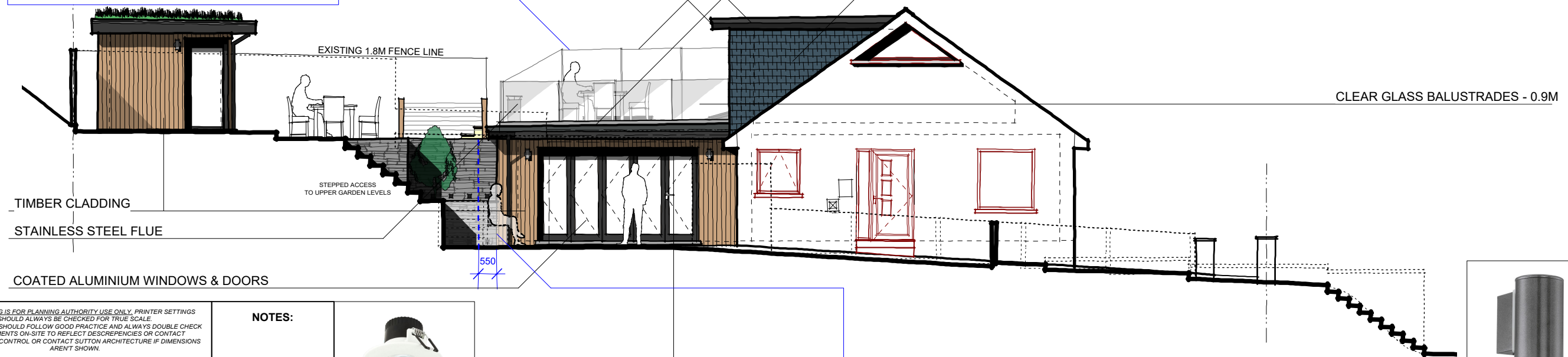
AMENDED 07/02/22:
1.6M FROSTED PRIVACY SCREENS AT BOUNDARY;
SPACING REDUCED & END PANEL TO BE
CHAMFERED TO REDUCE VISUAL IMPACT TO
NEIGHBOURING PROPERTY

NATURAL SLATE CLADDING TO
MATCH EXISTING DWELLING ROOF

OBSCURED/FROSTED GLASS BALUSTRADES - 1.6M

DARK UPVC RAINWATER GOODS

CLEAR GLASS BALUSTRADES - 0.9M



TIMBER CLADDING

STAINLESS STEEL FLUE

COATED ALUMINIUM WINDOWS & DOORS

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CONTRACTORS SHOULD FOLLOW GOOD PRACTICE AND ALWAYS DOUBLE CHECK
MEASUREMENTS ON-SITE TO REFLECT DISCREPANCIES OR CONTACT
DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS
AREN'T SHOWN.

NOTES:



EXTERIOR LIGHTING LOCATIONS AS SHOWN.
(UNDERNEATH CANOPY/OVERHANG)
PRODUCT: Collingwood H2 Pro Extreme IP65
Outdoor Soffit LED Downlight
CONNECTED TO TIMER - 4.6W
(OR SIMILAR PRODUCT WITH SAME FEATURES)
FEATURES: WARM WHITE

AMENDED 07/02/22:
REAR EXTENSION REDUCED BY 550MM.
1.6M FROSTED PRIVACY SCREENS RE-SIZED ACCORDINGLY

EXTERIOR LIGHTING LOCATIONS AS SHOWN.
PRODUCT:
RIGA GALV. DOWNWARD LED LIGHT
- CONNECTED TO TIMER & PIR - 30W - IP44
(OR SIMILAR PRODUCT WITH SAME FEATURES)
FEATURES: WARM WHITE



PROPOSED ELEVATIONS

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

DATE: 15/04/2021

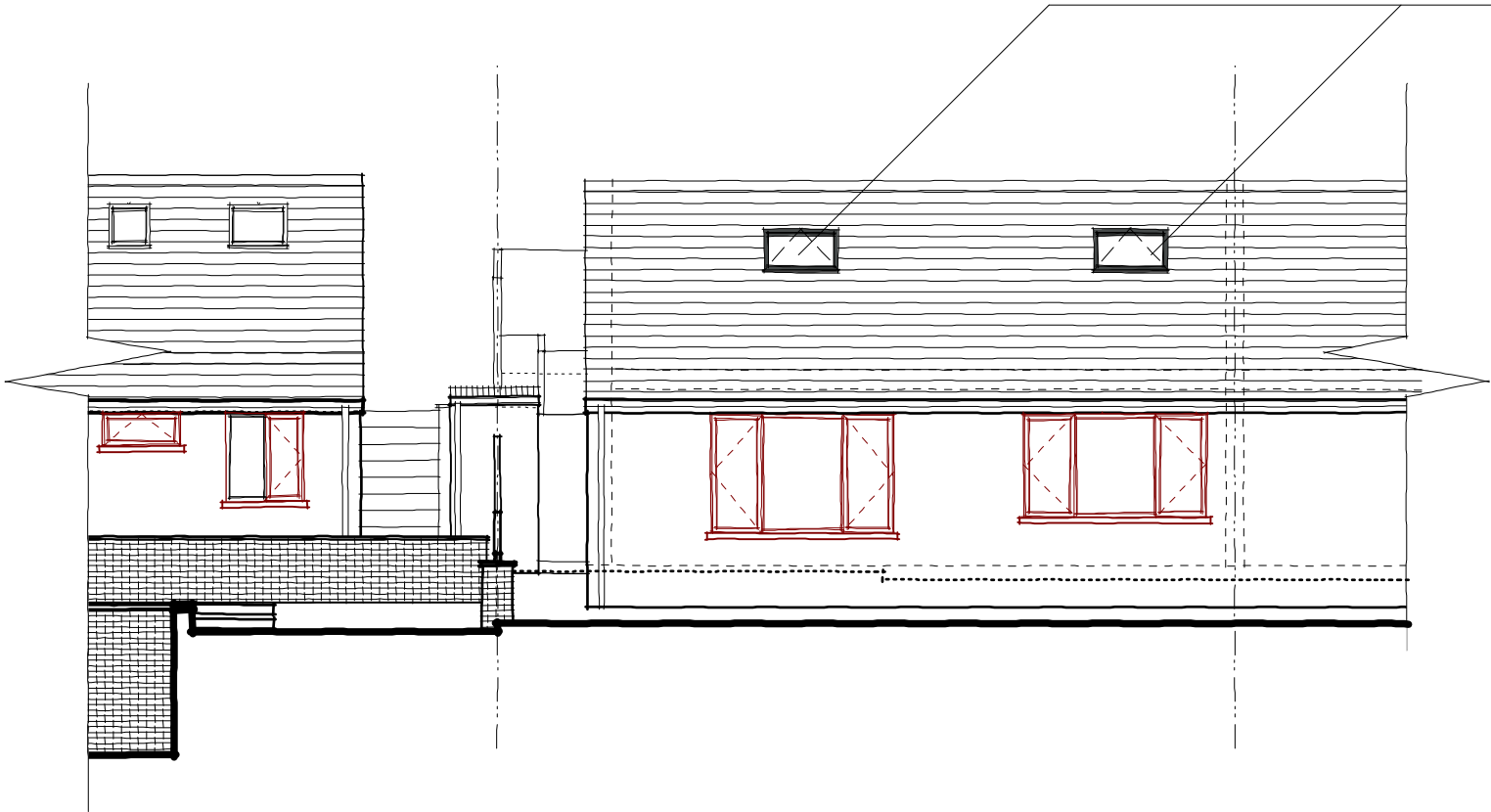
DRWG NO: P10C

02

PROPOSED EAST ELEVATION



EXISTING VELUX ROOFLIGHTS ENLARGED TO 1M X 1M (TOP HUNG)



01

PROPOSED NORTH ELEVATION

1: 100

ANTHRACITE FIBREGLASS COATING/COVERING
TO DORMER ROOF

DARK ANTHRACITE UPVC FASCIAS
& BARGEBOARDS

AMENDED 07/02/22:
1.6M FROSTED PRIVACY SCREENS AT BOUNDARY;
SPACING REDUCED & END PANEL TO BE
CHAMFERED TO REDUCE VISUAL IMPACT TO
NEIGHBOURING PROPERTY

COATED ALUMINIUM WINDOWS & DOORS

NATURAL SLATE CLADDING TO
MATCH EXISTING DWELLING ROOF

AMENDED 08/03/22:
EXISTING FENCE LINE MADE
GOOD TO CLOSE GAP TO
PROPOSED BOUNDARY SCREEN

AMENDED 08/03/22:
1.6M FROSTED PRIVACY
SCREENS AT BOUNDARY;
OFFSET BOUNDARY BY 300MM

STAINLESS STEEL FLUE

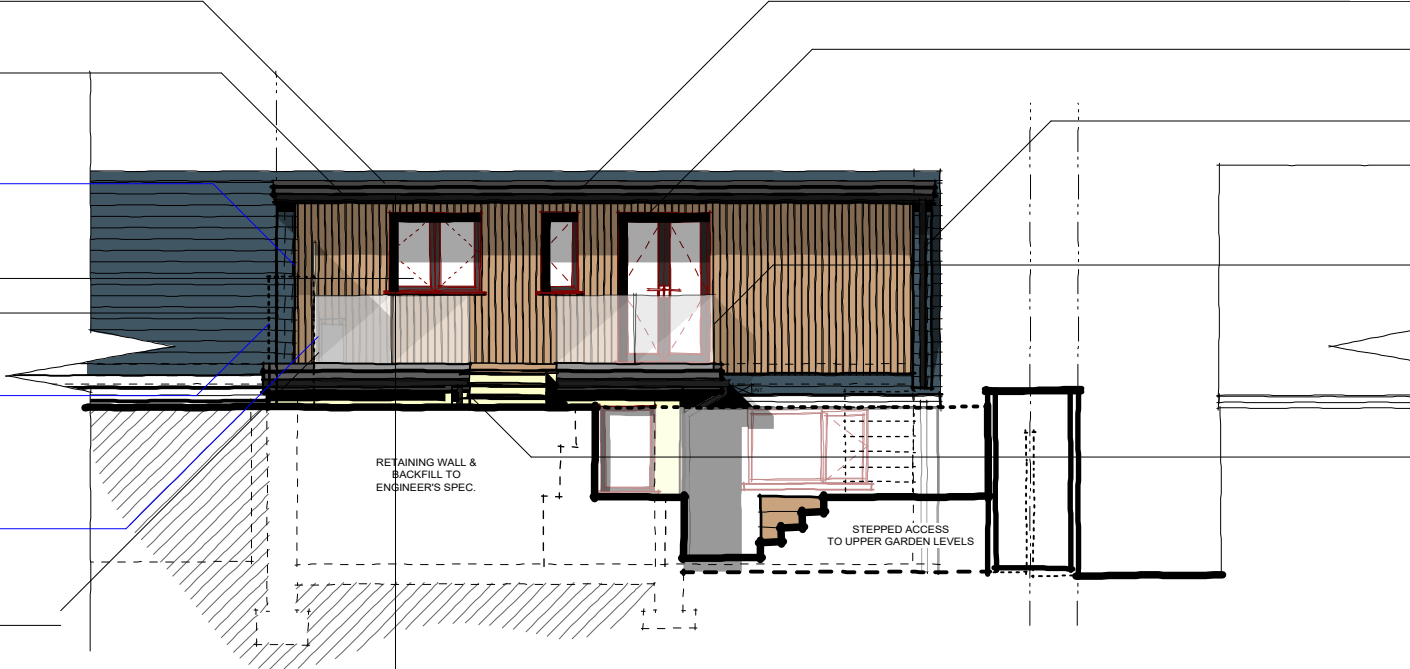
DOWNLIGHTING LED'S TO UNDERSIDE OF CANOPY

TIMBER CLADDING

DARK UPVC RAINWATER GOODS

CLEAR GLASS BALUSTRADES - 0.9M

STEPPED ACCESS



RETAINING WALL &
BACKFILL TO
ENGINEER'S SPEC.

STEPPED ACCESS
TO UPPER GARDEN LEVELS

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MEASUREMENTS ON-SITE TO REFLECT DISCREPANCIES OR CONTACT
DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS
AREN'T SHOWN.

NOTES:



EXTERIOR LIGHTING AS SHOWN.
(UNDERNEATH CANOPY/OVERHANG)
PRODUCT: Collingwood H2 Pro Extreme IP65
Outdoor Soffit LED Downlight
CONNECTED TO TIMER - 4.6W
(OR SIMILAR PRODUCT WITH SAME FEATURES)
FEATURES: WARM WHITE

PROPOSED ELEVATIONS

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

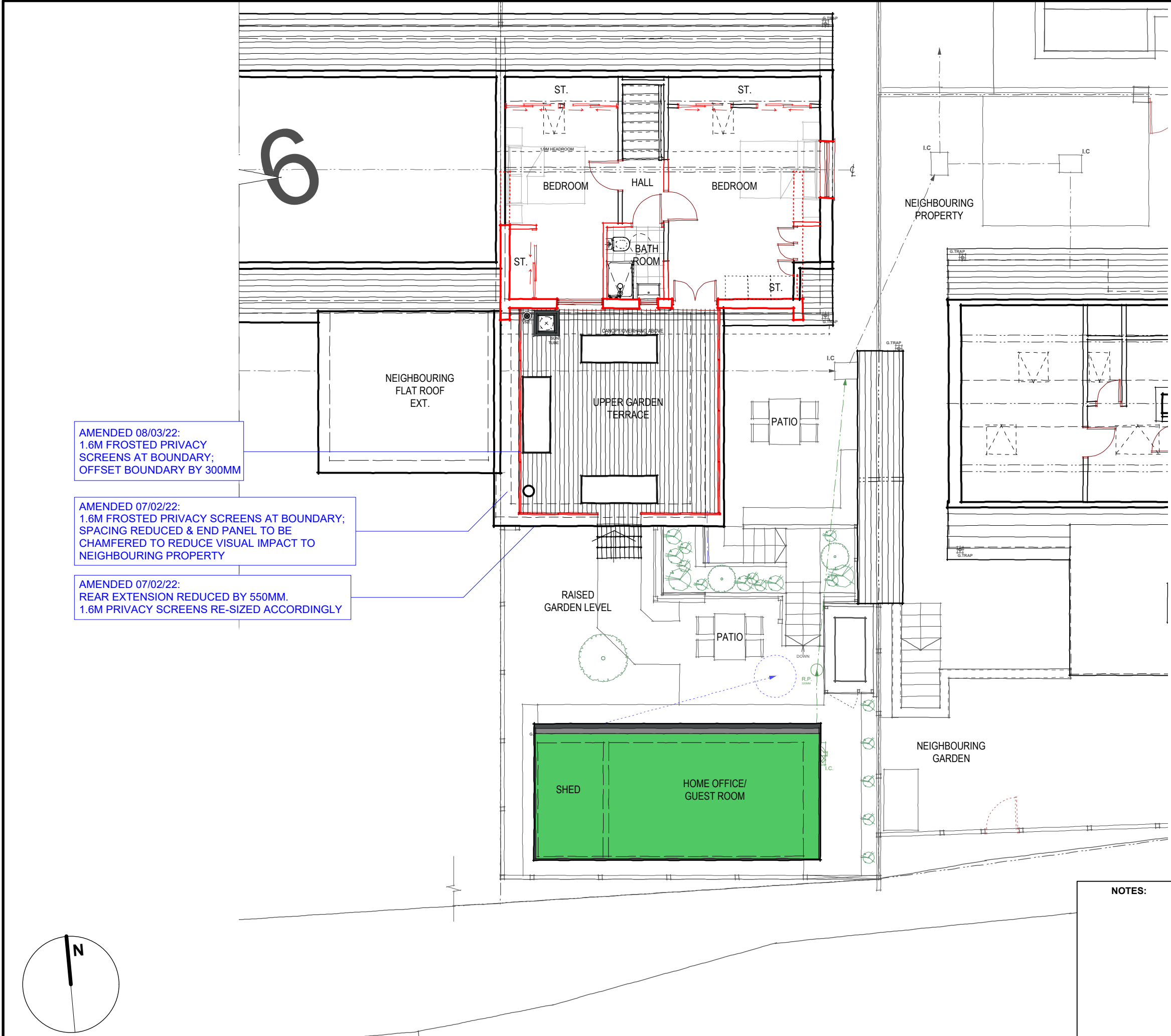
PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

DATE: 15/04/2021

DRWG NO: P09C

02

PROPOSED SOUTH ELEVATION



AMENDED 08/03/22:
1.6M FROSTED PRIVACY
SCREENS AT BOUNDARY;
OFFSET BOUNDARY BY 300MM

AMENDED 07/02/22:
1.6M FROSTED PRIVACY SCREENS AT BOUNDARY;
SPACING REDUCED & END PANEL TO BE
CHAMFERED TO REDUCE VISUAL IMPACT TO
NEIGHBOURING PROPERTY

AMENDED 07/02/22:
REAR EXTENSION REDUCED BY 550MM.
1.6M PRIVACY SCREENS RE-SIZED ACCORDINGLY

NOTES:

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DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS
AREN'T SHOWN.

PROPOSED FLOOR PLANS

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

DATE: 15/04/2021

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1008B

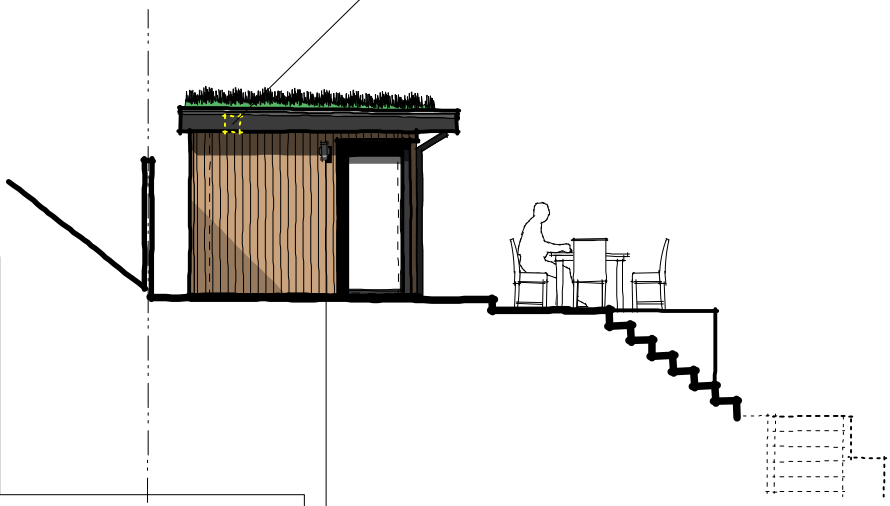


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ANDREWSUTTONARCHITECTURE



EXTERIOR LIGHTING LOCATIONS AS SHOWN.
PRODUCT:
RIGA GALV. DOWNWARD LED LIGHT
- CONNECTED TO TIMER & PIR - 30W - IP44
(OR SIMILAR PRODUCT WITH SAME FEATURES)
FEATURES: WARM WHITE

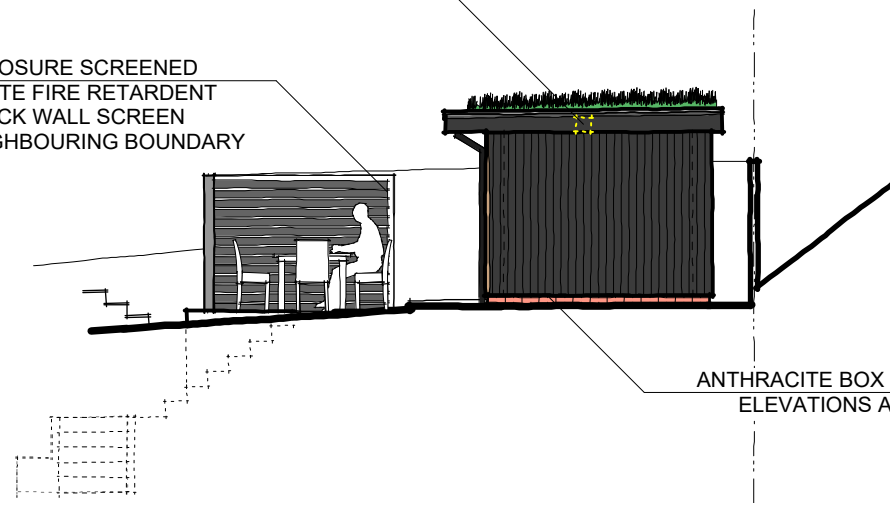


BAT SOFFIT BOX CONSTRUCTED OUT OF
PLYWOOD - ACCESS GAP OF 15/20MM X 20MM
MIN. TO BE LEFT UNDER SOFFIT TO
ACCESS BOX AS PER ATTACHED REPORT

01 **PROPOSED EAST ELEVATION** 1: 100

BAT SOFFIT BOX CONSTRUCTED OUT OF
PLYWOOD - ACCESS GAP OF 15/20MM X 20MM
MIN. TO BE LEFT UNDER SOFFIT TO
ACCESS BOX AS PER ATTACHED REPORT

OIL TANK ENCLOSURE SCREENED
WITH COMPOSITE FIRE RETARDENT
BOARDS & BLOCK WALL SCREEN
ABUTTING NEIGHBOURING BOUNDARY

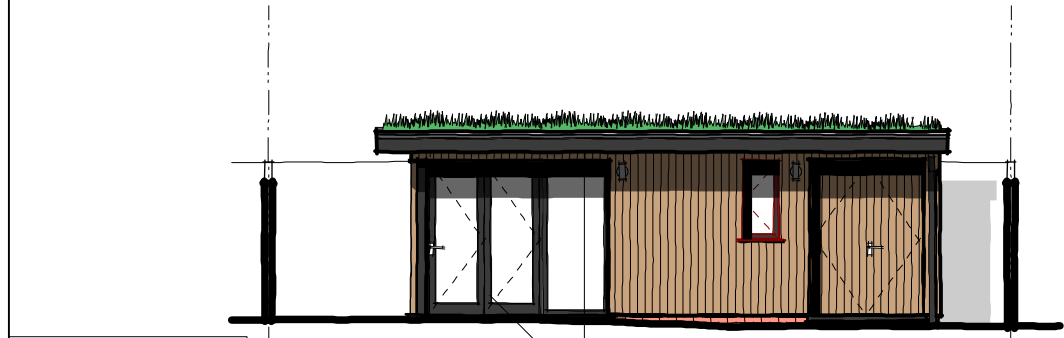


ANTHRACITE BOX PROFILE CLADDING TO
ELEVATIONS ABUTTING BOUNDARIES

THIS DRAWING IS FOR PLANNING AUTHORITY USE ONLY. PRINTER SETTINGS
SHOULD ALWAYS BE CHECKED FOR TRUE SCALE.
CONTRACTORS SHOULD FOLLOW GOOD PRACTICE AND ALWAYS DOUBLE CHECK
MEASUREMENTS ON-SITE TO REFLECT DISCREPANCIES OR CONTACT
DEVELOPMENT CONTROL OR CONTACT SUTTON ARCHITECTURE IF DIMENSIONS
AREN'T SHOWN.

NOTES:

PROPOSED GARDEN ROOM PLAN SHOWN @ A3
SEABREEZE, NO.5 WOODSIDE, DALE
PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING,
WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED
ANCILLARY TO DWELLING

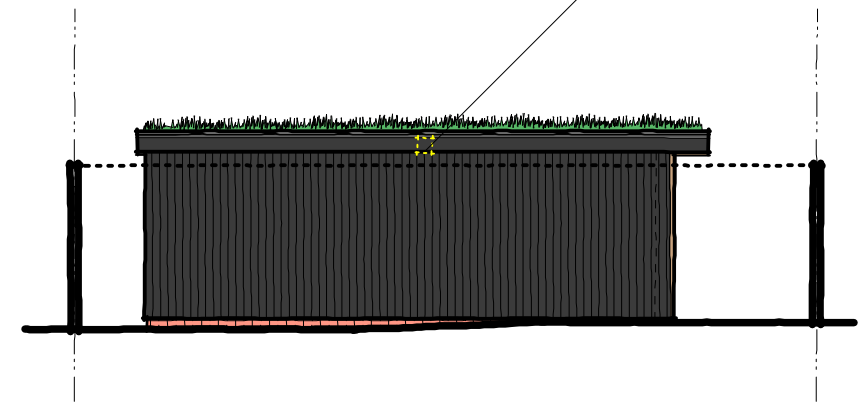


**EXTERIOR LIGHTING AS SHOWN.
(UNDERNEATH CANOPY/OVERHANG)**
PRODUCT: Collingwood H2 Pro Extreme IP65
Outdoor Soffit LED Downlight
CONNECTED TO TIMER - 4.6W
(OR SIMILAR PRODUCT WITH SAME FEATURES)
FEATURES: WARM WHITE

BIFOLD DOOR RE-USED FROM CURRENT
HOUSE REAR ELEVATION

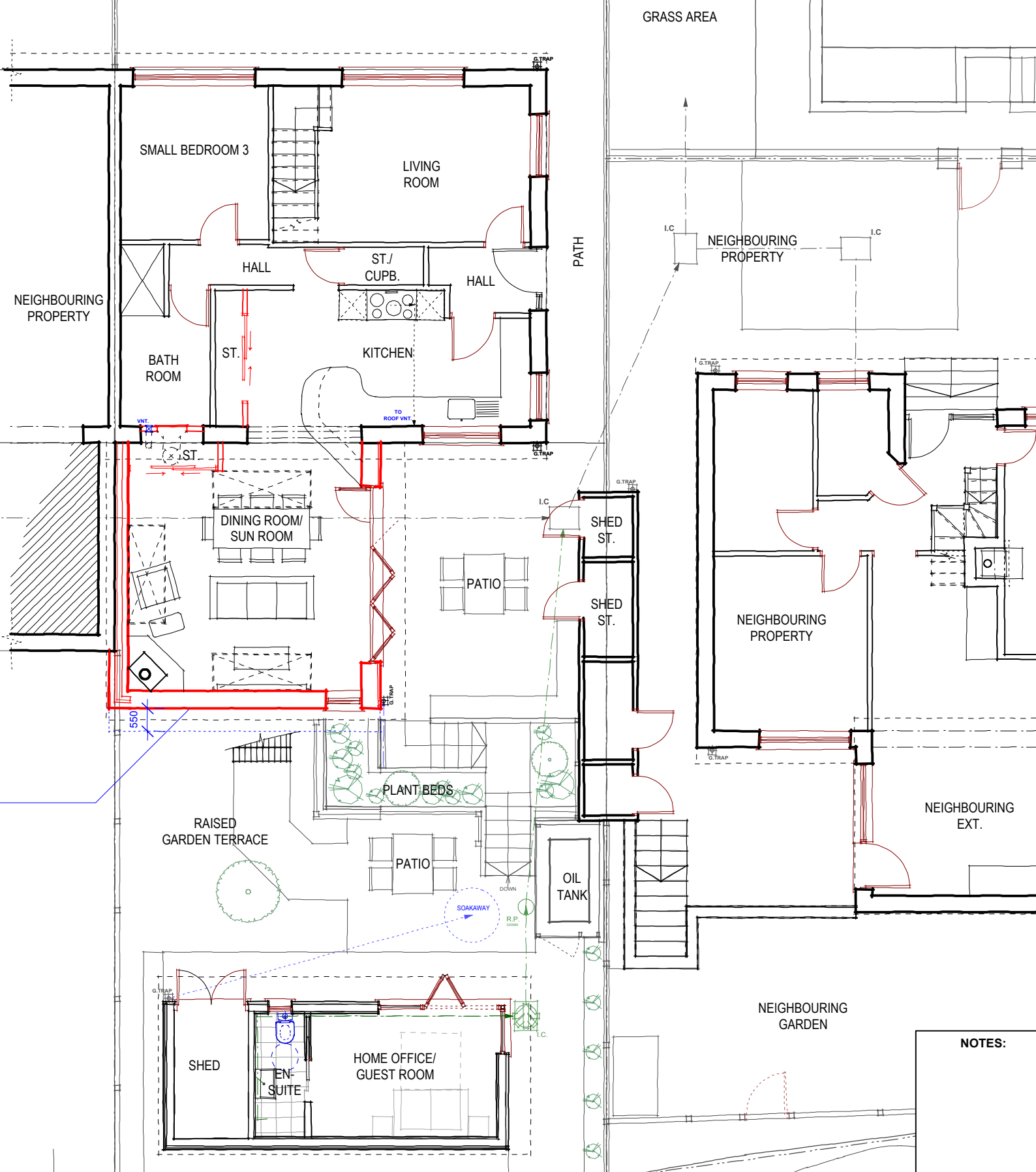
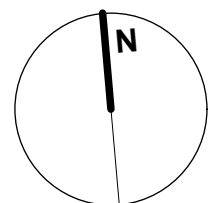
02 **PROPOSED NORTH ELEVATION** 1: 100

BAT SOFFIT BOX CONSTRUCTED OUT OF
PLYWOOD - ACCESS GAP OF 15/20MM X 20MM
MIN. TO BE LEFT UNDER SOFFIT TO
ACCESS BOX AS PER ATTACHED REPORT



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AMENDED 07/02/22:
REAR EXTENSION REDUCED BY 550MM.
1.6M PRIVACY SCREENS RE-SIZED ACCORDINGLY



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PROPOSED FLOOR PLANS

SHOWN @ A3

SEABREEZE, NO.5 WOODSIDE, DALE

PROPOSED REAR ALTERATIONS & EXTENSION TO DWELLING, WITH ADDITIONAL HOME OFFICE, GARDEN ROOM & SHED ANCILLARY TO DWELLING

DATE: 15/04/2021

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