

Application Ref: NP/22/0151/FUL

Case Officer	Sally Tyler		
Applicant	Dr & Ms A & S Richards		
Agent	Mr Adam Chandler, Argent Architects		
Proposal	Single storey extension to rear and alterations to south gable end		
Site Location	Castle View, 21, Warlows Meadow, Manorbier, Tenby, Pembrokeshire, SA70 7TG		
Grid Ref	SS06639800		
Date Valid	01-Mar-2022	Target Date	13-Sep-2022

This application is being brought to the Development Management Committee Members as, following consultation with Members - the Chair and Deputy Chair do not consider it should be approved under the extended delegation scheme.

Consultee Response

Manorbier Community Council: Recommend Refusal

PCC - Drainage Engineers: Observations

PCC Highways – No objection

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A site notice was erected at the site by the agent on 28.03.2022).

1 public response raising issues in relation to the proposal listing potential issues of overlooking, and amenity impacts.

Policies considered

Future Wales: The National Plan 2040

Pembrokeshire Coast National Park Local Development Plan 2

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 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

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LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG03 - Landscape
SPG12 - Biodiversity
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Constraints

Historic Landscape
Safeguarding Zone
Ancient Monument - within 500m
Hazardous Zones
Recreation Character Areas
Affordable Housing Submarkets
Conservation Area Manorbier
Landscape Character Area

Officer's Appraisal

Relevant Planning History

NP/21/0306/FUL Extension and remodeling of dwelling, replacement summerhouse and associated landscaping works Refused 30-Jul-2021

NP/21/0523/FUL Extensions and alterations Refused 11-Feb-2022

Description of Proposal

Side/rear extension to enlarge utility area & kitchen
Alteration of window to French doors on Western elevation
Installation of privacy fencing to western shared boundary

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
- Access and Parking
- Landscaping

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- Biodiversity
- Land Drainage
- Historic Environment

Policy and Principle of Development

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them. On page 104, Future Wales states that: *“National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...”* and that *“Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”*

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) sets out the National Park’s purposes and duty, in order to ensure that development within the Park is compatible with these.

The property lies within the centre boundary of Manorbier, which is defined as a rural centre by Policy 6 of the Local Development Plan 2020. Policy 6 seeks 'to ensure developments permitted contribute to the protection and enhancement of the special qualities of the Centre'.

This is a householder application for extension & alterations considered to be of suitable domestic design, scale, form and appearance, to be sited within the existing domestic curtilage of the dwellinghouse. The extension proposed is for a single storey and is adding a minor increase to the overall floorspace of the property.

Extensions & alterations are permissible where they accord well with the design, form and character of the host dwelling, and remain subservient in scale and form to the existing property. Extensions are acceptable where sufficient amenity space will still exist within the curtilage of the property. The proposed extension & alterations are not considered to result in a form of development that would be of inappropriate design or scale or be out of keeping with the host property or the setting. As such, the development complies with the policies 1 and 6 of the adopted Local Development Plan 2 and can be supported.

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 LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

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

The proposed extension & alterations are considered to be of a suitable design, scale and siting which will not have an adverse impact upon the character of the host property nor on the wider landscape and special qualities of the National Park. The development is of a scale and form that is considered a suitable addition to a domestic dwellinghouse and will be discretely sited to the side/rear of the property. It is noted that the scale and form of the currently proposed development is much reduced than previously refused applications on this site.

Use of materials & finishes to match to the host property are considered appropriate. A suitably worded condition will be added to any permissions issued to ensure as such.

Subject to the appropriate specification of external materials, finishes and appearance, the proposal is not considered to detract from the surrounding landscape nor the special qualities of the National Park, and as such, the development complies with policies 8, 14 and 29 of LDP2 and can be supported.

Amenity and Privacy

Policy 30 of LDP2 states that development will not be permitted where it has an unacceptable impact on amenity and privacy.

Policy 9 Light Pollution of LDP2 states "Proposals that are likely to result in a significant level of external artificial lighting being emitted...will be permitted: where there is no unacceptable adverse effect on the character of the area [or on] local residents".

Representation has been made on this scheme regarding the adverse impact which the proposed development will have on the amenity and privacy of neighbouring properties. Subject the amended plans received, and the suggested conditions, the amenity of neighbouring properties is considered to be adequately protected. Each aspect of the development is discussed in detail below.

External Deck: It is considered that the existing raised external deck to the rear of the property has been in situ for some period of time (exceeding 4 years), so the Authority have no recourse to consider the suitability of the existing external deck as part of this scheme. The deck which is already in situ at the site will remain as part of the proposal.

Proposed rear extension: The officer considers that the proposed rear extension will reduce the separation distance between the property and the neighbouring property to the west. However, as only windows serving non-habitable rooms of the neighbouring property will be encroached upon, the degree of encroachment in plan is considered to be acceptable in this instance. A suitably worded condition will be added to any permissions issued to require that the window proposed to be introduced to the western elevation of the rear extension be obscured glazed to a minimum of Level 3 on the Pilkington scale of obscurity, and be non-opening, to be

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retained as such in perpetuity, as this window lies within 1m of the shared boundary with the NPW.

The proposed rear extension will come within 1m of the shared boundary with the neighbouring property to the west. Whilst there may be more optimum locations elsewhere within the site for an extension which are further away from a shared boundary, the siting is not considered sufficient grounds for refusal in this instance, as the proposed extension is of modest scale in itself and as outlined above, subject to the imposition of an appropriate condition is considered acceptable in terms of impacts on amenity.

Light Pollution: The amenity of neighbouring properties, light sensitive biodiversity and the quality of the surrounding landscape at night, can be adversely impacted by the effects of light pollution when large areas of glazing are internally illuminated at night.

The overall level of glazing proposed within the scheme is considered acceptable, however with any glazing it is possible that light spill may take place at night. The applicant should ensure that all such light spillage is minimised. A suitably worded advisory note will be added to any permissions issued to advise as such. The introduction of any additional external lighting will be controlled via condition (see below biodiversity section).

French Doors: It is considered that alteration of an existing window opening to French doors on the western elevation of the property is acceptable development for a domestic dwellinghouse, to provide access to an existing rear deck. However, the omission of a corner-glazed window feature on the south-western corner of the proposals in a revised plan is welcomed, in the interests of preserving the privacy and amenity of the adjacent dwelling.

Boundary treatment to western shared boundary: Due to the topography of the site in relation to surrounding properties, the adjacent property to the west is set some 1m lower than the application site. An existing standard domestic fence, and vegetation in the ownership of the adjacent dwelling currently lines this boundary. In planning terms, vegetation cannot be relied upon as a permanent form of screening between properties, especially as it is not in the control of the applicants for this application.

Privacy and Overlooking: In one of the third party representations, the permanent installation (prior to the commencement of any works on site) of a solid, fixed, obscured boundary treatment, which rises 1.8m above the floor level of the existing external deck at the application site - to line a partial length of the shared boundary with the nearest property to the west (then reducing in height to the south) - has been requested.

This arrangement is considered appropriate mitigation by the Case Officer - in order to ensure that sufficient privacy screening is provided for rear habitable room windows on the eastern elevation of the property to the west from overlooking from enlarged openings proposed in the western elevation of the host property, and from external egress onto the rear deck.

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Encroachment: Due to the differences in topographic levels between the application site and the property to the west, and the 3m separation distance between the proposed boundary treatment and the rear elevation of the adjacent property, the boundary treatment itself will rise to 3m+ above the ground level of the adjacent property and will encroach in both plan and elevation on several habitable room windows of the nearest property to the west.

However, in this instance, installation of a higher boundary treatment - giving a greater degree of screening to the adjacent property than is offered by existing boundary treatments - is considered to be a planning gain. Installation of a high-rising boundary treatment which does encroach (along with omission of a formerly proposed south-western corner window) has been accepted as a 'compromise arrangement' by the adjacent property.

Variable Height: The boundary treatment required to be installed for the aforementioned reasons - at a height rising to 1.8m above the external floor level of the rear deck of the application site - is to be implemented for a length of 16 metres only, extending to the south from the northern boundary of the site. The boundary treatment at this height shall be installed to reach the south-eastern corner of the neighbouring property to the west only (as indicated by red arrow on below diagram). At this point, the boundary treatment shall drop in height to 1.8m above the external ground level immediately adjacent (of the application site) - to extend the rest of the length of the shared boundary in the southerly direction at this lower height (as indicated by purple arrow on below diagram).

Representation drawings cannot be approved documents for a permission, but the below diagram (which will be shown in the presentation) demonstrates the required boundary treatment variable height arrangement:

This variable height arrangement will reduce the degree of encroachment which the required boundary treatment will cause over the private external amenity space (patio) of the neighbouring property to the west. Such arrangement will be conditioned in accordance with representation plan submitted to the Authority 24.05.2022 (as a supporting document to any permissions issued).

Condition: A suitably worded condition will be added to any permissions issued to require that a solid, fixed, obscured boundary treatment be installed, and completed, prior to the commencement of any works on site, along the full length of the western boundary of the application site.

This boundary treatment will be conditioned to be retained to such in perpetuity.

Such a condition is required to ensure that the privacy of the neighbouring property to the west is preserved during the course of the works, and thereafter, with the degree of encroachment caused by such a high-rising boundary treatment to be minimised where possible.

Outbuildings: It is considered that existing outbuildings on the site (which have been introduced under Permitted Development allowances) have the potential to be used as overspill accommodation to serve the host property. It is considered reasonable in this instance that a suitably worded condition be placed upon any permissions

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issued to restrict any further permitted development rights relating to introduction of any further outbuildings (or caravans) at the site.

Subject to the implementation, and completion, of suitable boundary treatments at site prior to the commencement of any works on site, and the use of a condition removing permitted developments for this site, and the mindful control of adverse light spillage into the surrounding landscape and into neighbouring properties, the scheme in this instance, is not considered to cause an unacceptable level of detrimental impact on the privacy or amenity of neighbouring properties. The degree of adverse encroachment caused by required boundary treatments is considered to be sufficiently mitigated by corresponding planning gain, as secured and regulated by appropriate condition.

As such, the proposed development complies with Policy 30 of LDP2.

Access and Parking

Sufficient off-road parking is considered by the Officer to be available within the site to accommodate storage of vehicles and materials associated with the works and the use of the property.

The development is therefore considered to comply with Policy 60 of LDP2.

Landscaping

No clearance of existing vegetation or landscape features at the site is proposed as part of this scheme.

It is not considered that there are any landscaping implications to this development, and therefore the development complies with policies and statutory requirements relating to landscape features.

Biodiversity

PPW, TAN5 and LDP2 policy 11 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

It is not considered that the development will cause any adverse impact to biodiversity or protected species in this location.

A suitably worded condition will be added to any permissions issued to require that all works on site are carried out in accordance with conclusions and recommendations of document 'Bat Survey, Biodiversity Survey, Kite Ecology, 16.04.22', to be retained as such in perpetuity.

A suitably worded condition will be added to any permissions issued to require that 2 no. biodiversity enhancement measures be installed, and completed, at the site, prior

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to first beneficial use of the development hereby approved, to be retained as such in perpetuity - to include erection of 2 no. bat boxes or 2 no. bird boxes under the eaves of the property, as high up as possible, on an elevation which does not feature any external lighting.

A further suitably worded condition will be added to any permissions issued to require that installation of any external lighting associated with the development will require the express written consent of the authority prior to installation, and that any external lighting to be installed at the site shall omit less than 600 lumens in intensity, shall be low-level, shall be hooded to direct any light spillage towards the ground and shall operate on a short-timer PIR system only. External lighting installed to the western elevation of the host property is undesirable, in the interests of preserving the amenity of habitable room windows of the close-by nearest property to the west.

A suitably worded informative note will also be added to any permissions issued, to ensure that a precautionary approach is taken to unexpectedly encountering ecology on the site during the course of the works.

As such, subject to the imposition of suitably worded conditions relating to biodiversity survey, biodiversity enhancements and external lighting, and advisory notes requiring a precautionary approach to unexpectedly encountering protected species on the site during the course of the works be used, the development is considered to accord with relevant policies of the Local Development Plan 2020 and statutory requirements relating to ecology.

Land Drainage

Policy 32 'Surface Water Drainage' of LDP2 states that "Development will be required to incorporate sustainable drainage systems for the disposal of surface water on site". A further note states "The disposal of surface water run-off from development both during construction and after completion requires careful consideration in order to minimise its adverse environmental impact".

The proposal will create an increase in impermeable roof areas at the site.

In consultation with the Drainage Department at Pembrokeshire County Council, no adverse comments have been received. A suitably worded condition shall be added to any permissions issued, requiring that all surface water run-off from impermeable areas at the site be disposed of to a soakaway or some other form of sustainable drainage system, to be retained as such in perpetuity.

As such, with the imposition of suitably worded conditions, the development is considered to accord with policy 32 of the Local Development Plan 2020 and TAN 15.

Historic Environment

The site lies within the setting of Manorbier Conservation Area, within 500m of a scheduled monument and within an historic landscape. In consultation with the Authority's Conservation Officer, the proposal is not considered to cause any

adverse impact on the quality or character of the setting of the conservation area. The development is not considered to cause adverse impact to an unacceptable degree on the quality or character of the wider surrounding historic environment.

Conclusion

Subject to the imposition of appropriate conditions the development complies with the relevant policies of the Pembrokeshire Coast Local Development Plan 2, Future Wales and should be approved.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

P000 Site Location Plan Rec'd 27.04.2022

P001B Proposed Site Plan rec'd 06-Apr-2022

P100B Proposed Ground Floor Plan rec'd 06-Apr-2022

P101B Proposed First Floor Plan rec'd 06-Apr-2022

P200B Proposed North & East Elevations rec'd 06-Apr-2022

P201B Proposed South & West Elevations rec'd 06-Apr-2022

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Materials and external finishes to be used on the extension hereby approved shall match the materials and external finishes of the host property - to include external walls, roof coverings and window & door casements. To be retained as such in perpetuity.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area and the conservation area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 6 - Rural Centres, 8 - Special Qualities, 11 - Protection of Biodiversity, 14 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design 30 - Amenity.

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4. The proposed window in the western elevation of the proposed rear extension shall be obscured glazed to a minimum of level three on the Pilkington scale of obscurity (to cover the entire glazed surface of the window) and shall be non-opening . To be retained as such in perpetuity.
Reason: To preserve the amenity of neighbouring properties. Policy: Local Development Plan – Policy 30 (Amenity).
5. A solid, fixed, obscured boundary treatment shall be installed, and completed, prior to the commencement of any works on site, along the full length of the western boundary of the application site.
Boundary treatment to be of standard domestic design and materials, to the satisfaction of the Authority, to be obscured for the entirety of its surface.
Boundary treatment to rise to 1.8m above the external floor level of the rear deck of the application site for a length of 16m extending to the south from the northern boundary of the site.
Boundary treatment to rise to 1.8m above external ground level immediately adjacent (of the application site) for for the remaining length of the shared boundary to the west.
The full length of the western boundary of the application site to be screened by the two variable heights of boundary treatment, as specified, in conjunction with one another.
To be retained to such an perpetuity.
Reason: To preserve the amenity of neighbouring properties. Policy: Local Development Plan – Policy 30 (Amenity).
6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to ancillary out-buildings and to development for the siting of a caravan within the curtilage of the dwelling house), no development of Part 1 Class E and Part 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.
Reason: To preserve the character of the area and the amenity of close neighbouring properties. Policy: Local Development Plan 2 - Policies 1(National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
7. The existing shed/summer house outbuilding on the site, and any other existing outbuildings on the site, shall not be used at any time other than for domestic purposes ancillary to the residential use of the dwellinghouse known as Castle View, 21 Warlows Meadow. Outbuildings shall not be used or disposed of as a separate unit of accommodation, nor as a holiday let, nor for any commercial purposes whatsoever.
Reason: In order to be clear on the type of accommodation provided by domestic outbuildings on the site. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

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8. The development shall be carried out in accordance with the findings and recommendations of approved document "Bat Survey, Biodiversity Survey, Kite Ecology, 16.04.22", to be retained as such in perpetuity.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design). To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.
9. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include erection of 2 no. bird or bat boxes under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. To be retained as such in perpetuity.
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity). To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.
10. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) 9 (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).
11. Surface water run-off from all impermeable areas created by the scheme shall be disposed of to soakaways or some other form of sustainable drainage system. To be retained as such in perpetuity.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design), Policy 32 (Surface

Water Drainage).

Informatives

LIGHT POLLUTION

The applicant should be aware that, upon occupation of the development hereby approved, it is desirable that light spillage from the proposed side rooflights and large glazed openings on the western elevation be minimised, when internally illuminated at night, in the interests of preserving the quality of the landscape, the amenity of neighbouring properties and light sensitive protected species from the adverse impacts of night time light pollution, as such openings lie in close proximity to neighbouring properties.

PROTECTED SPECIES

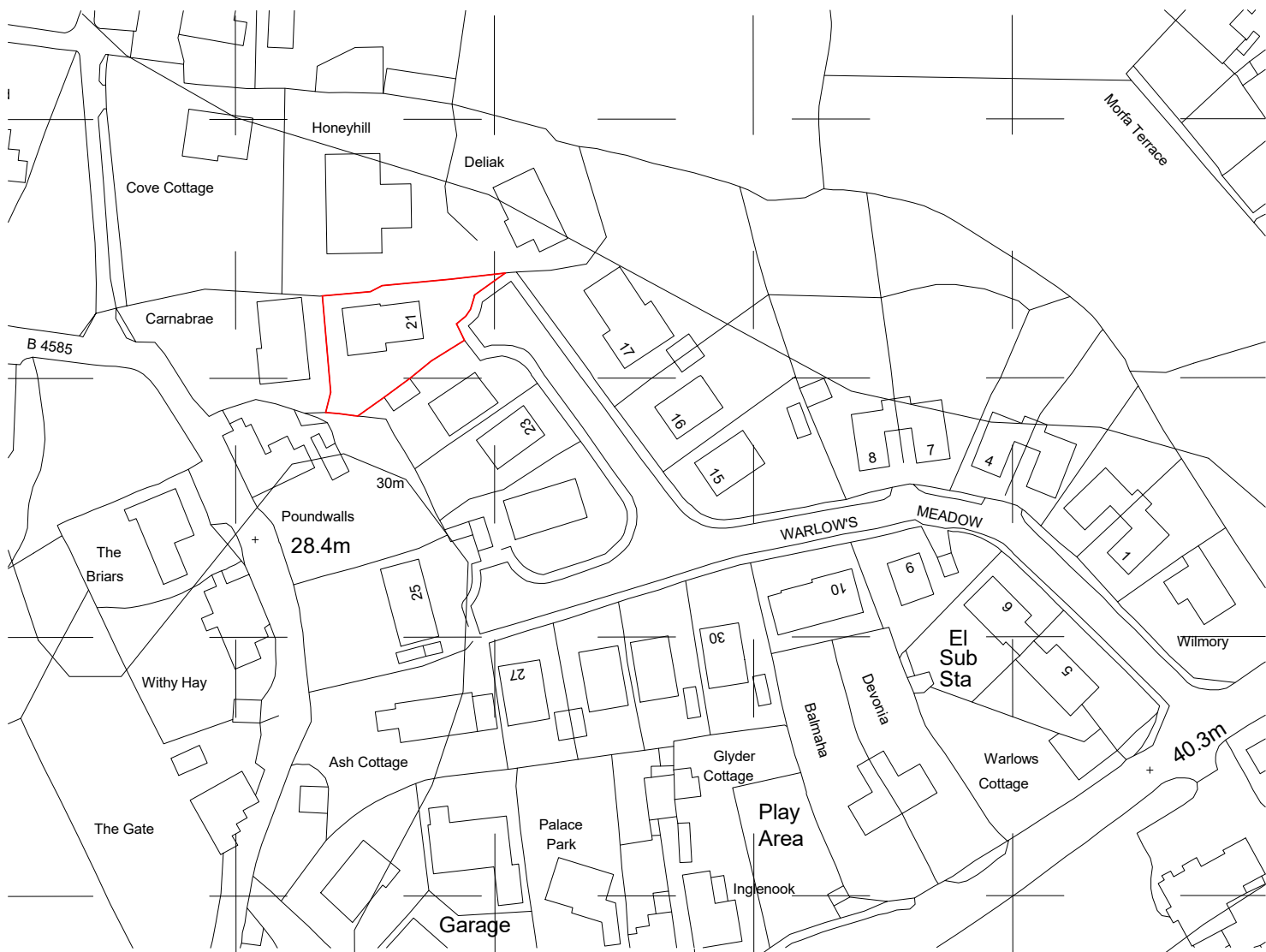
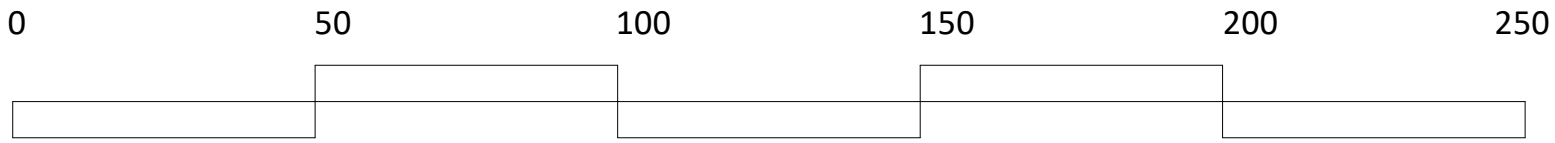
Where any protected species listed in Annex 8 of Technical Advice Note (TAN) 5: 'Nature Conservation and Planning' (September 2009) (or as subsequently amended) is found to be present on the site (or other identified part) to which this permission relates, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the appropriate regulations and legislative framework set out in Annex 7 of the aforementioned TAN 5 and a copy of any licence thereof has been produced to the satisfaction of the local planning authority.

PRECAUTIONARY APPROACH TO ECOLOGY

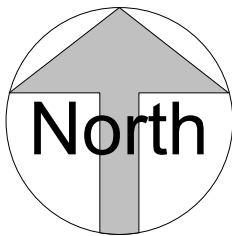
All British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).


The applicant/agent and contractors should be made aware of the possibility of encountering bats unexpectedly during works. In this regard, a precautionary approach to undertaking the works should be taken.

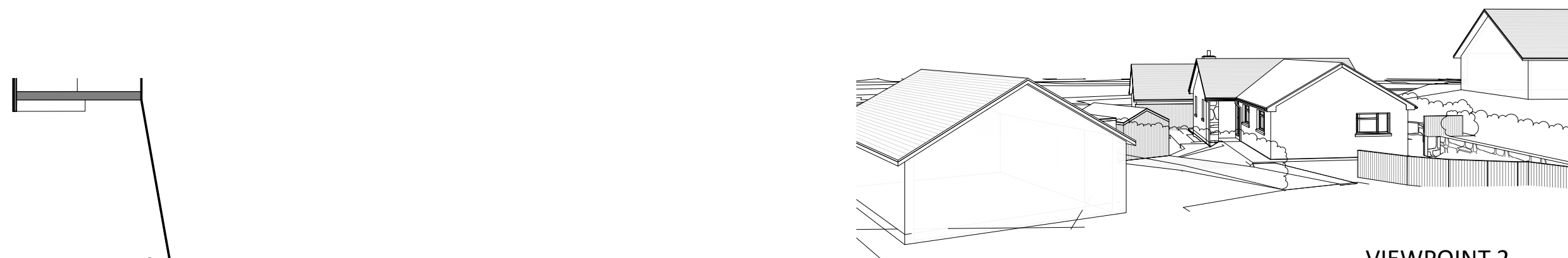
If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.



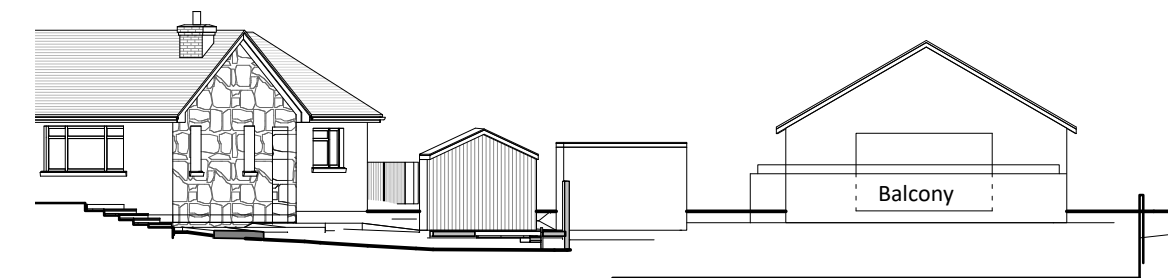
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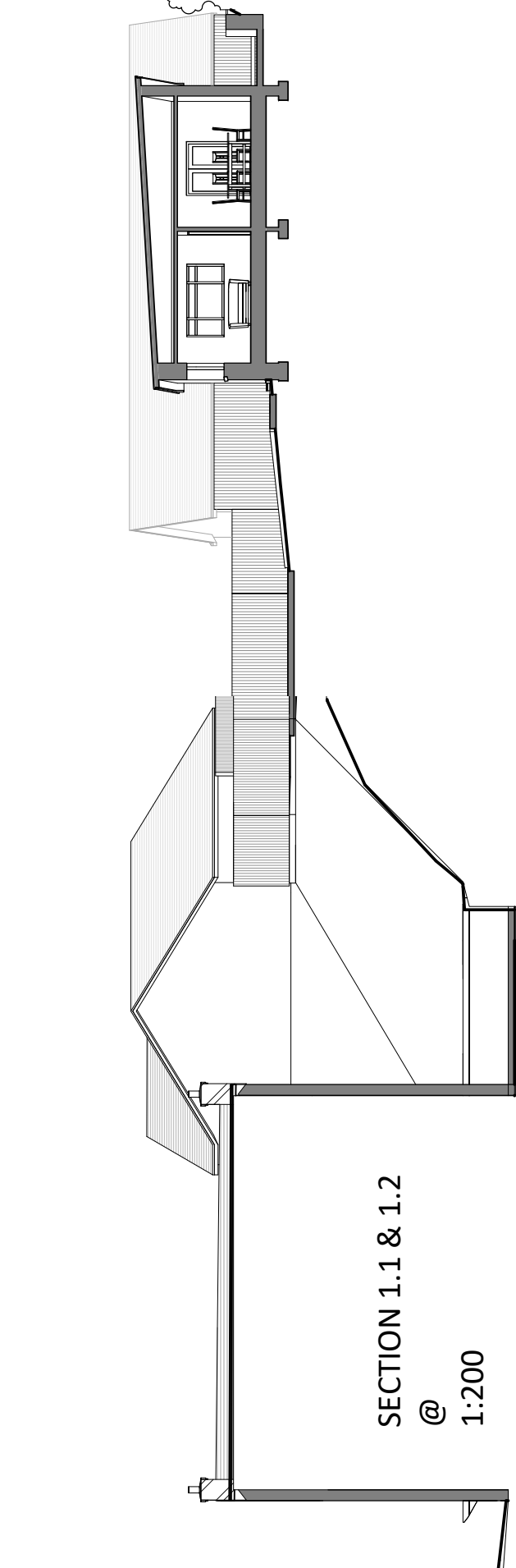
21 WARLOWS MEADOW, MANORBIER		A4 @	
EXISTING:		1 : 1250	10.02.2022
LOCATION PLAN		A3639 51 001	
		www.argent-architects.co.uk	tel 01834 845440
		ARGENT ARCHITECTS	
		admin@argent-architects.co.uk	



VIEWPOINT 2
PATIO LEVEL NO17



SECTION 1.3 @ 1:200

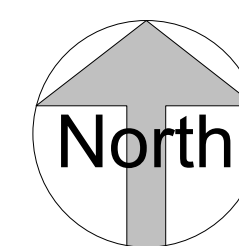


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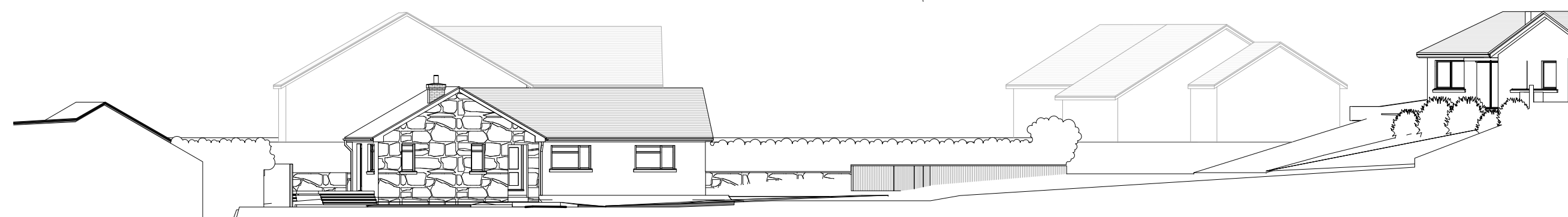
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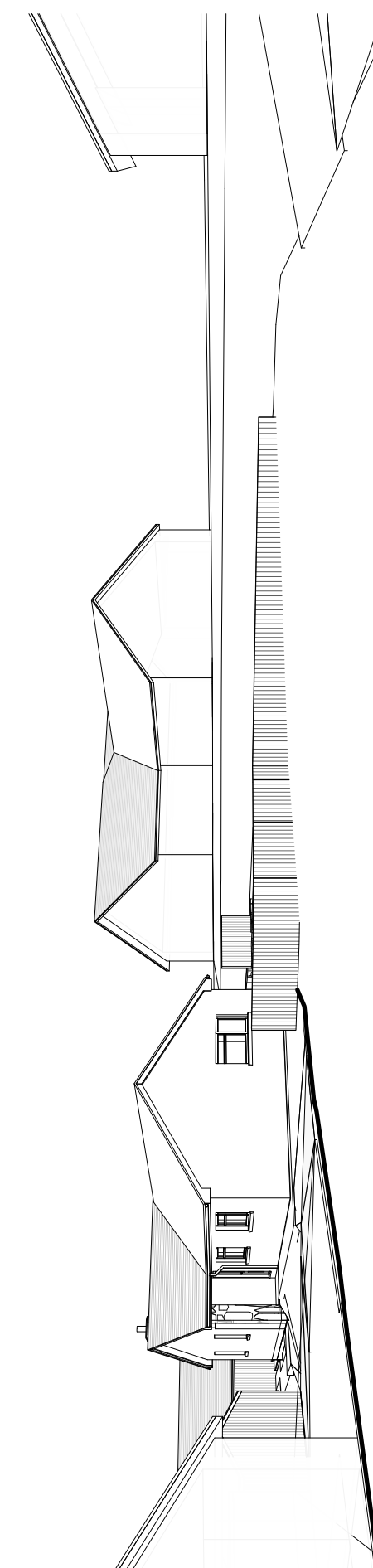


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VIEWPOINT 1
STREET LEVEL

21 WARLONS MEADOW, MANORBIER

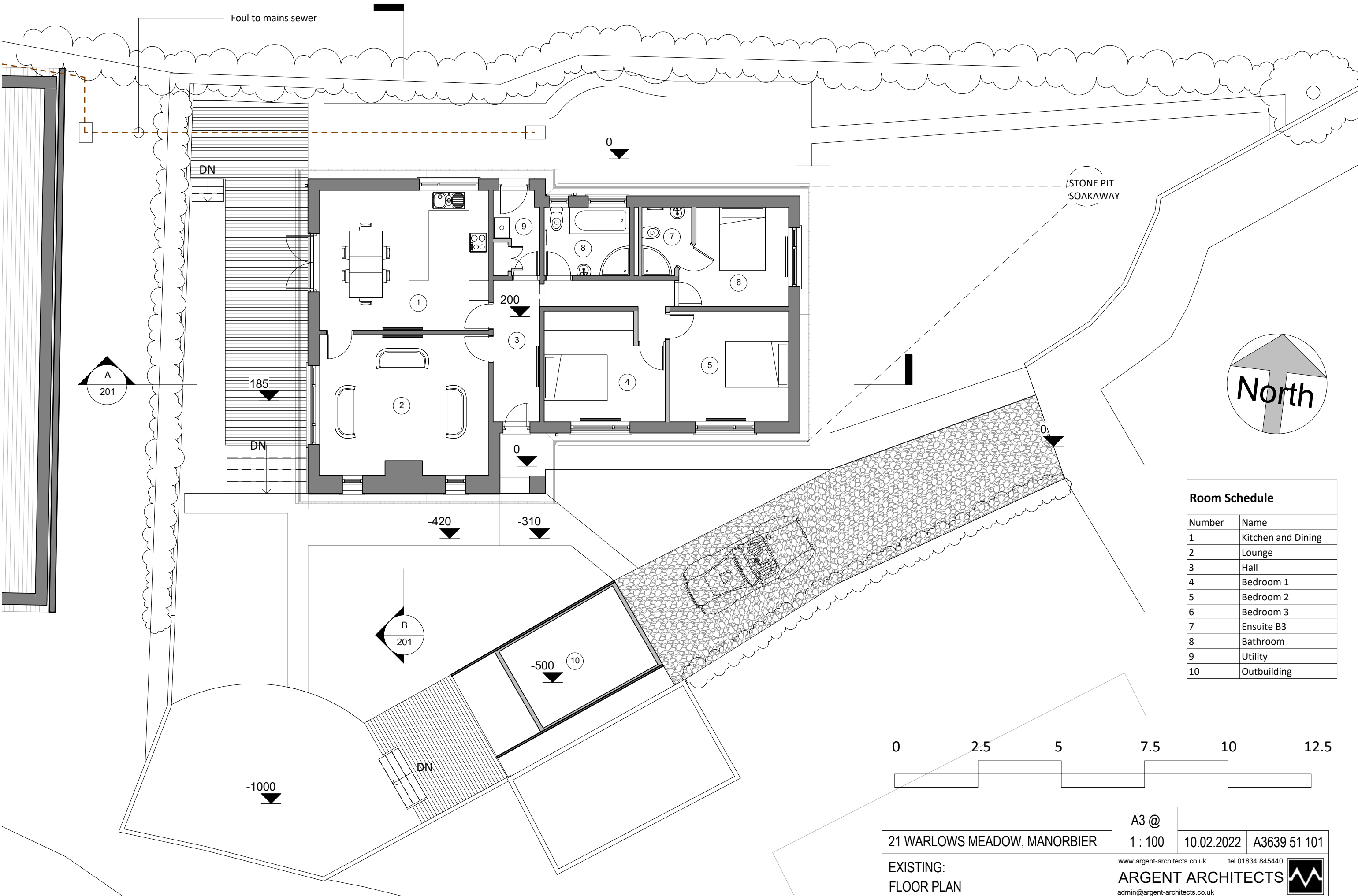
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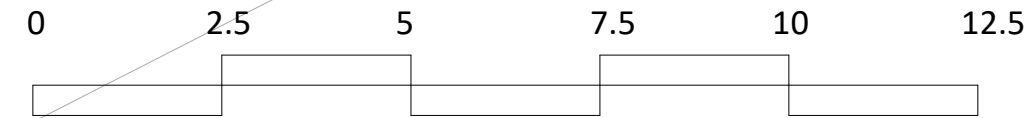
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admin@argent-architects.co.uk





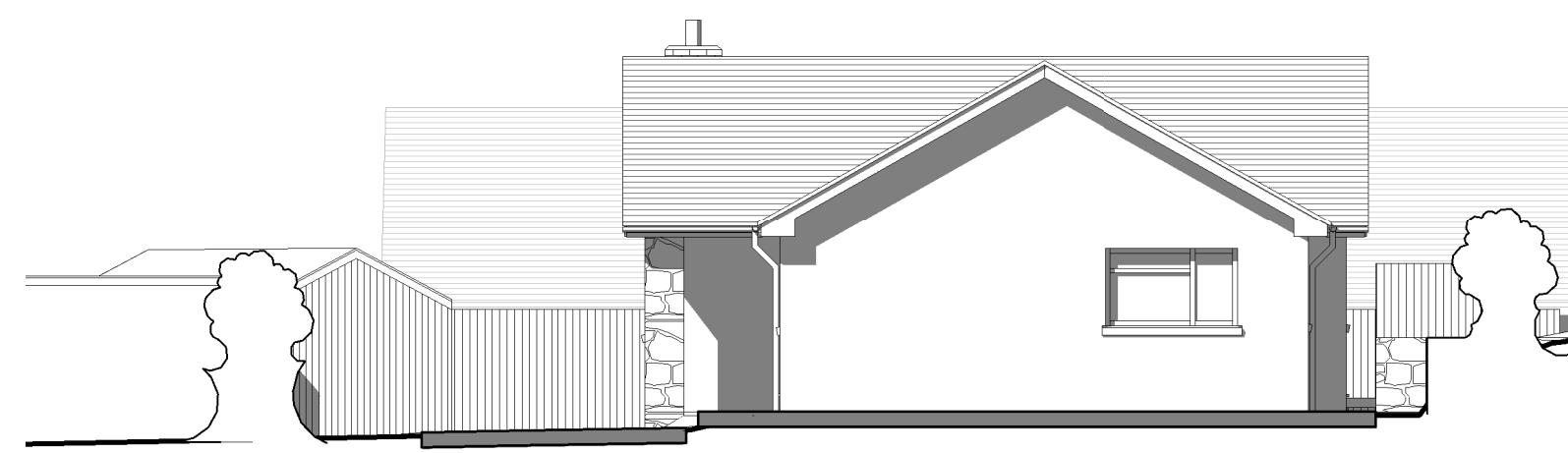
Room Schedule	
Number	Name
1	Kitchen and Dining
2	Lounge
3	Hall
4	Bedroom 1
5	Bedroom 2
6	Bedroom 3
7	Ensuite B3
8	Bathroom
9	Utility
10	Outbuilding



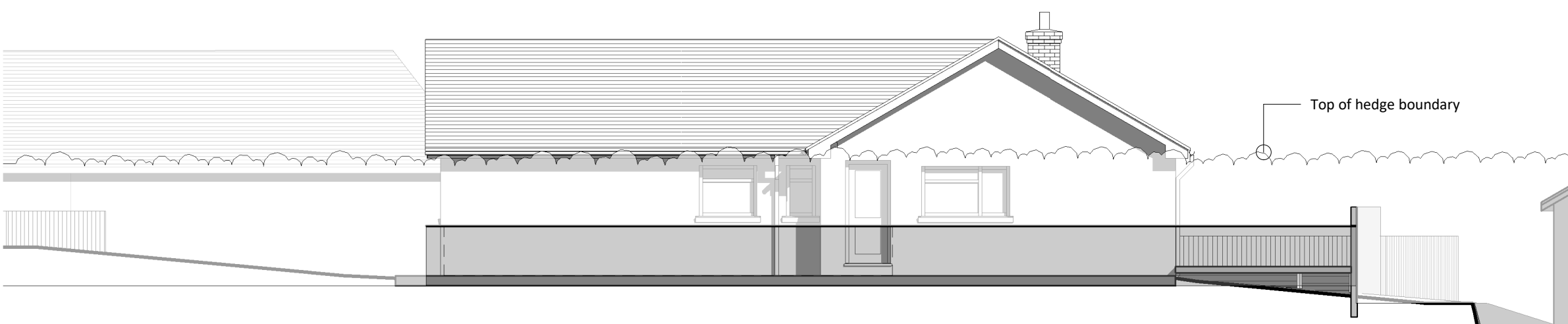
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	1 : 100		
EXISTING: FLOOR PLAN	www.argent-architects.co.uk tel 01834 845440		
	admin@argent-architects.co.uk		



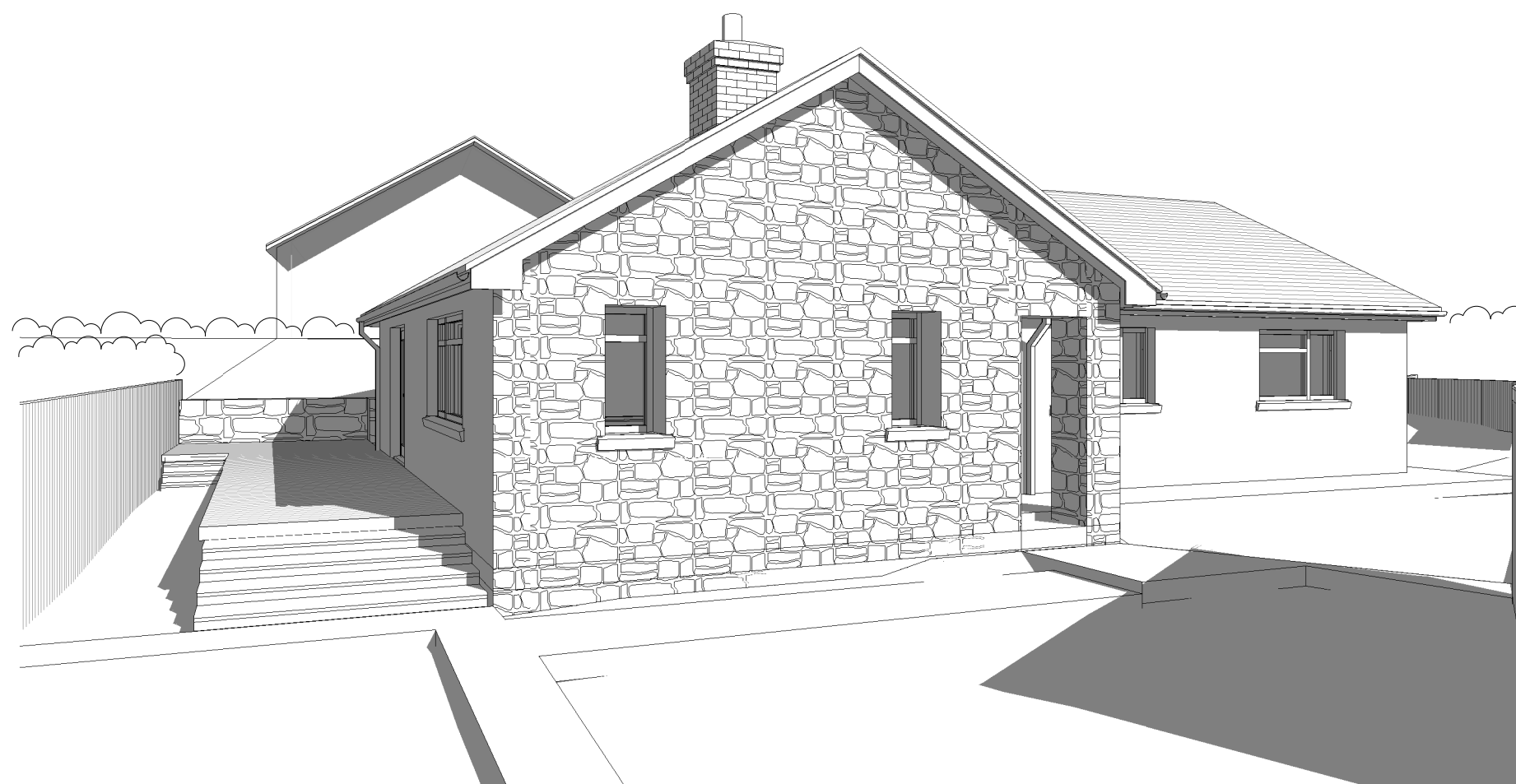
SOUTH



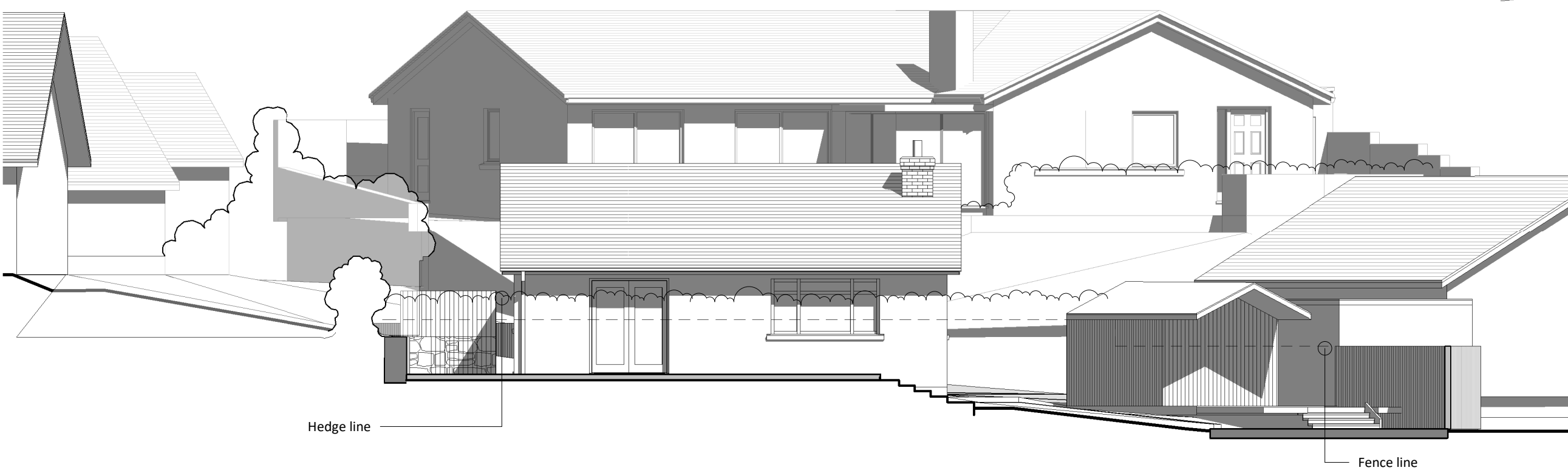
EAST



NORTH



SOUTH WEST PERSPECTIVE

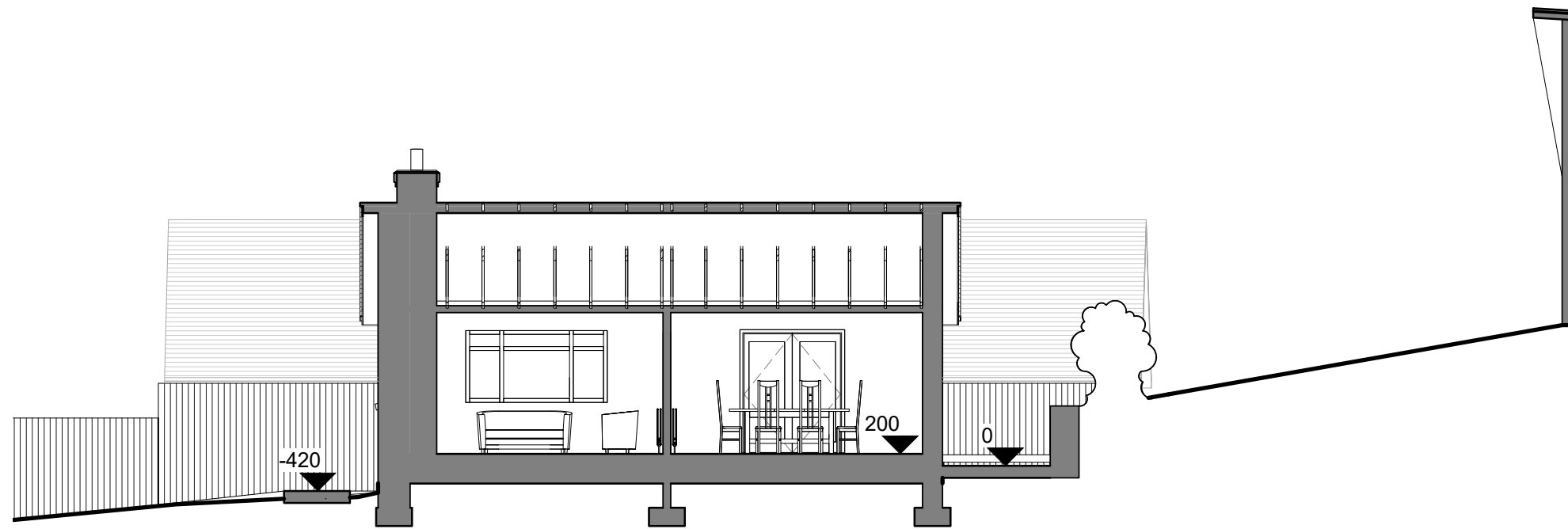


WEST

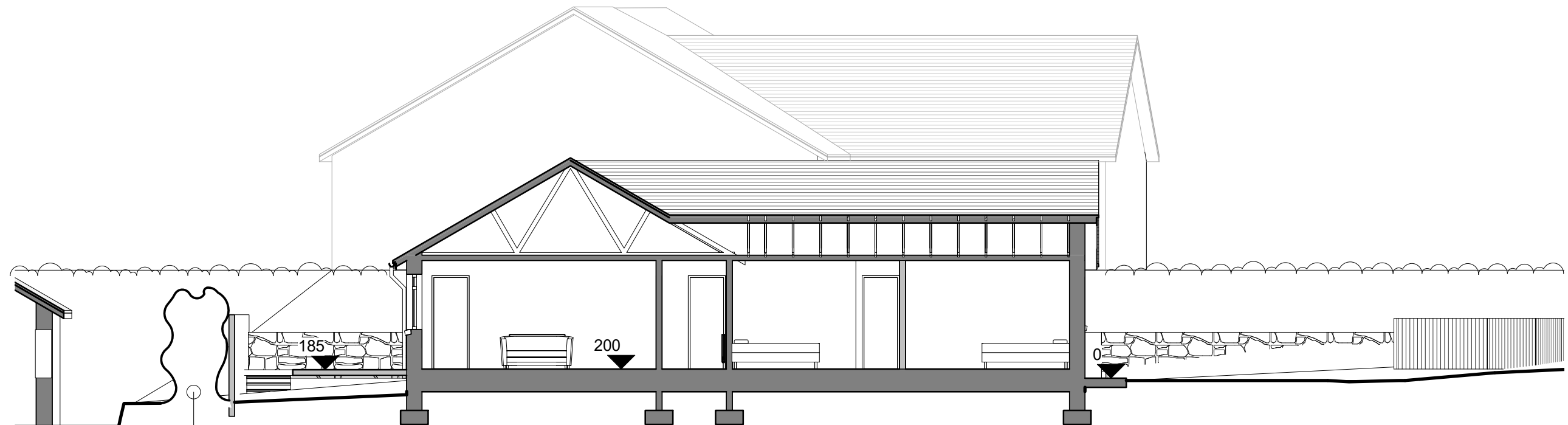


MATERIALS	
ROOF:	CONCRETE TILES
RW GOODS:	WHITE UPVC
WALLS:	WHITE PAINTED SMOOTH RENDER & RANDOM STONE GABLE END
W&D:	WHITE UPVC

21 WARLOWS MEADOW, MANORBIER	A2 @ 1 : 100	10.02.2022	A3639 51 301
EXISTING: ELEVATIONS	www.argent-architects.co.uk admin@argent-architects.co.uk	ARGENT ARCHITECTS 	



SECTION B



SECTION A

Existing established hedge belonging to Carnabrae

21 WARLOWS MEADOW, MANORBIER

EXISTING:
SECTIONS A & B

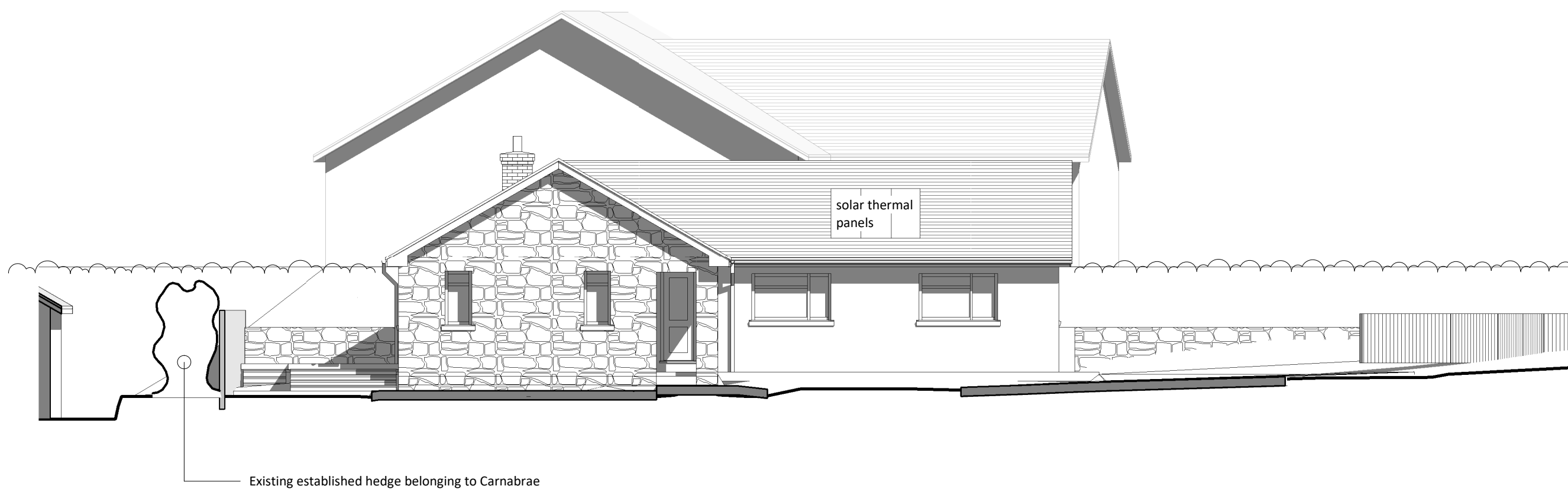
A3 @
1 : 100

10.02.2022 A3639 51 201

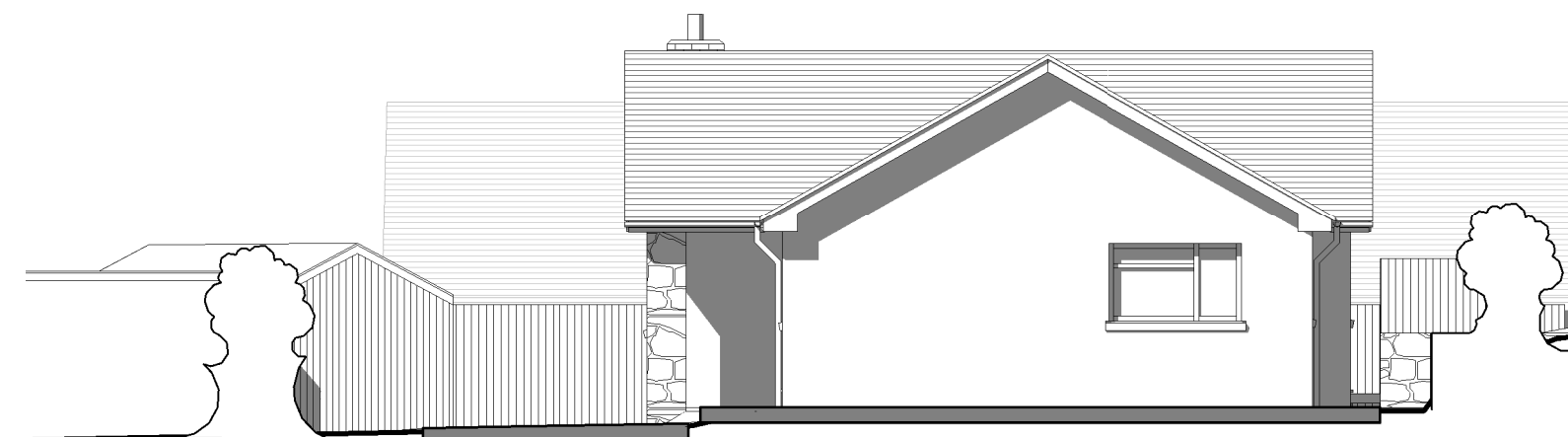
www.argent-architects.co.uk tel 01834 845440

ARGENT ARCHITECTS
admin@argent-architects.co.uk

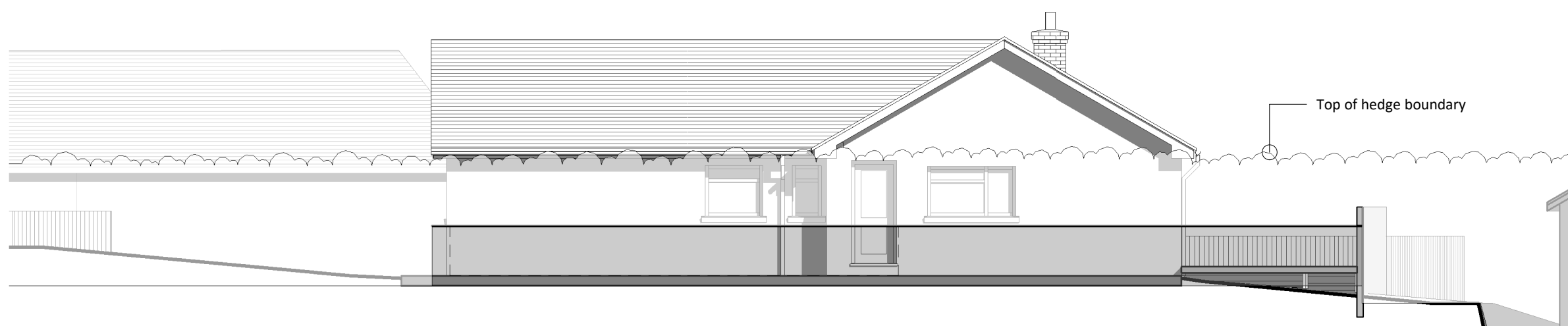




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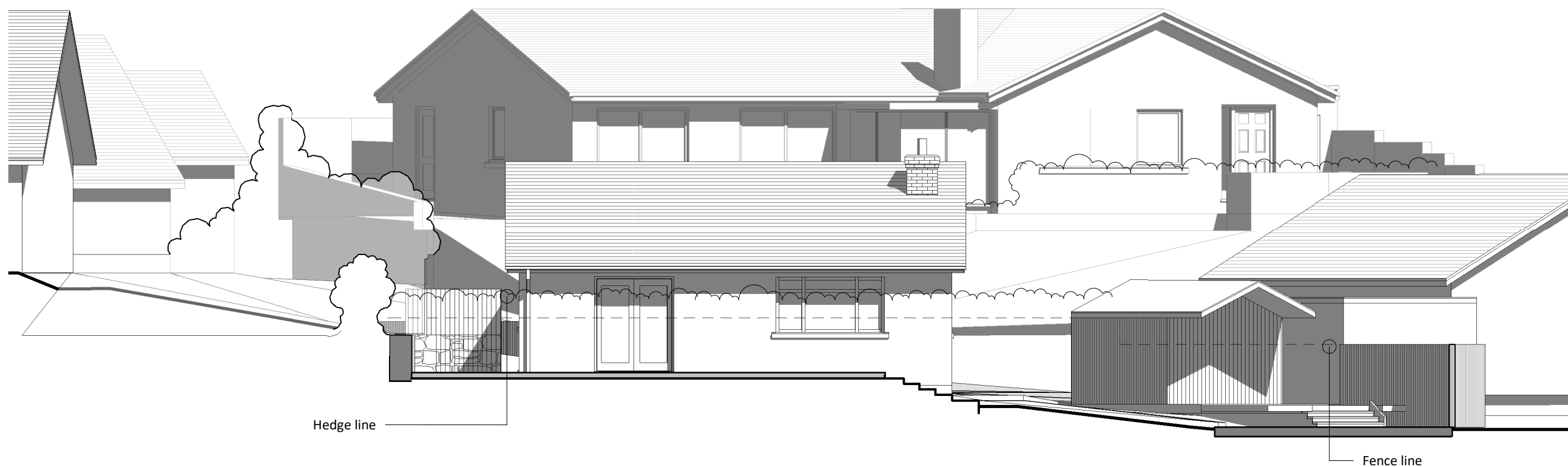
EAST



NORTH



SOUTH WEST PERSPECTIVE



WEST



MATERIALS

ROOF: CONCRETE TILES
 RW GOODS: WHITE UPVC
 WALLS: WHITE PAINTED SMOOTH
 RENDER & RANDOM STONE
 GABLE END
 W&D: WHITE UPVC

21 WARLOWS MEADOW, MANORBIER

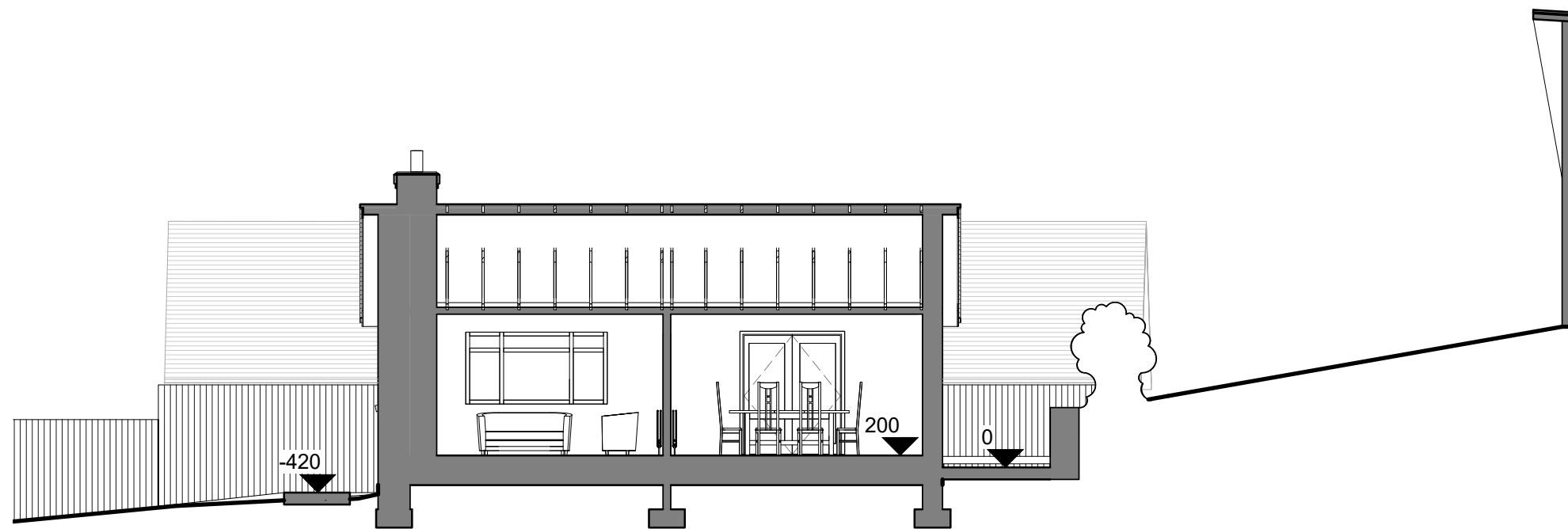
EXISTING:
 ELEVATIONS

A2 @
 1 : 100

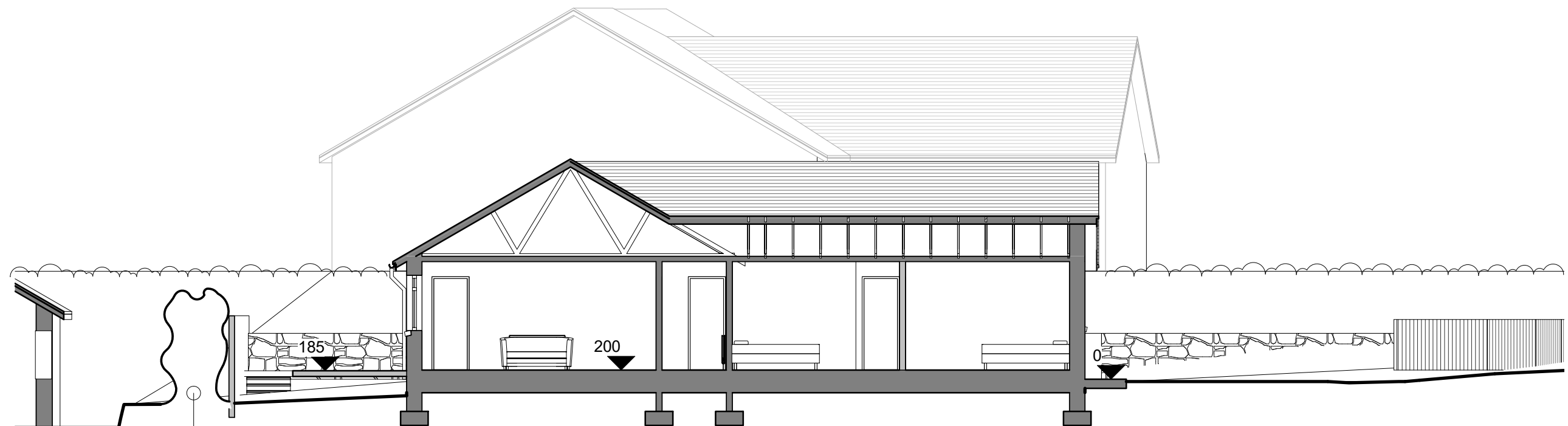
10.02.2022 A3639 51 301

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 admin@argent-architects.co.uk





SECTION B



SECTION A

Existing established hedge belonging to Carnabrae

21 WARLOWS MEADOW, MANORBIER

EXISTING:
SECTIONS A & B

A3 @
1 : 100

10.02.2022 A3639 51 201

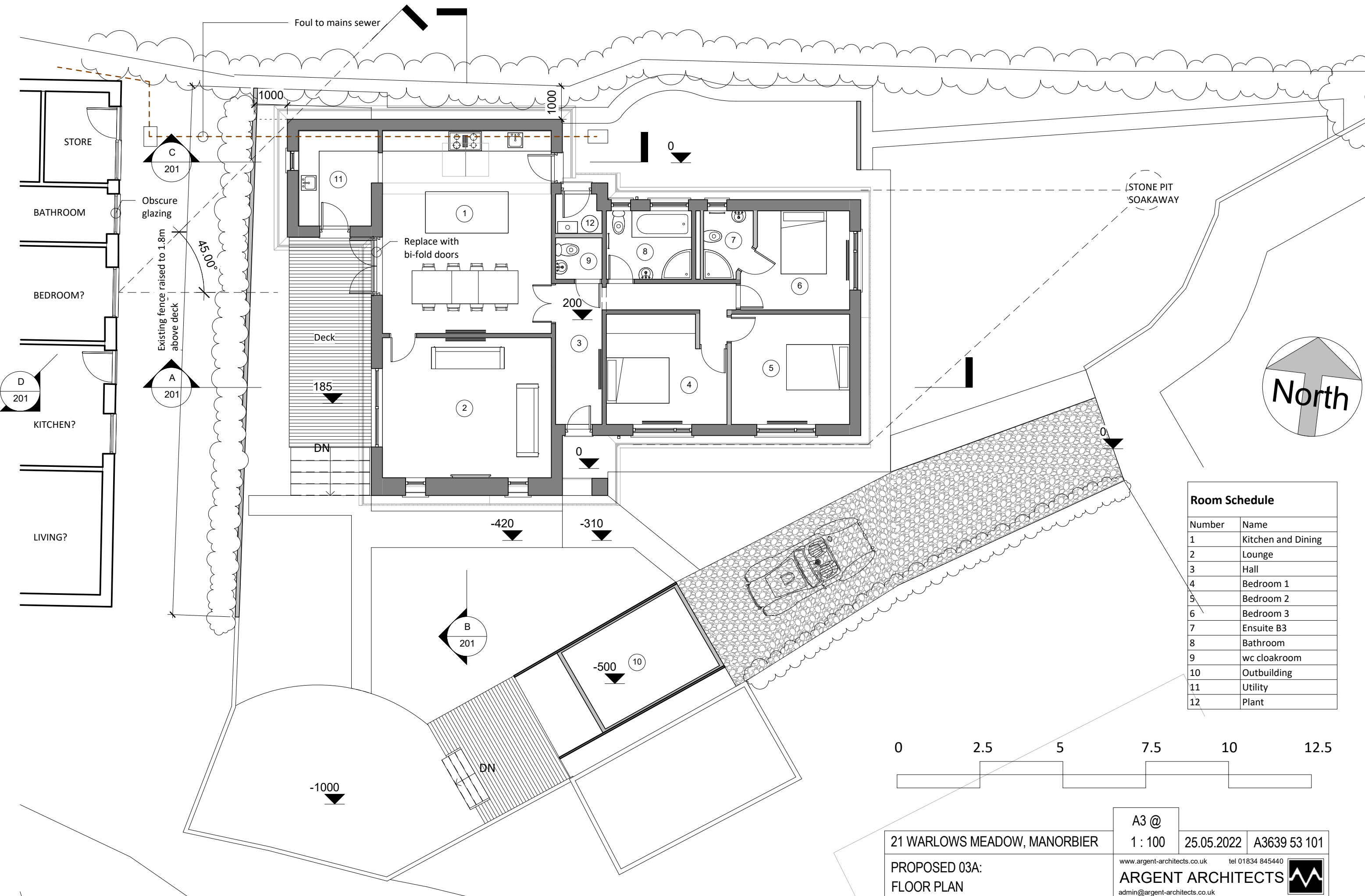
www.argent-architects.co.uk

tel 01834 845440

ARGENT ARCHITECTS

admin@argent-architects.co.uk





Room Schedule	
Number	Name
1	Kitchen and Dining
2	Lounge
3	Hall
4	Bedroom 1
5	Bedroom 2
6	Bedroom 3
7	Ensuite B3
8	Bathroom
9	wc cloakroom
10	Outbuilding
11	Utility
12	Plant



21 WARLOWS MEADOW, MANORBIER

PROPOSED 03A:
FLOOR PLAN

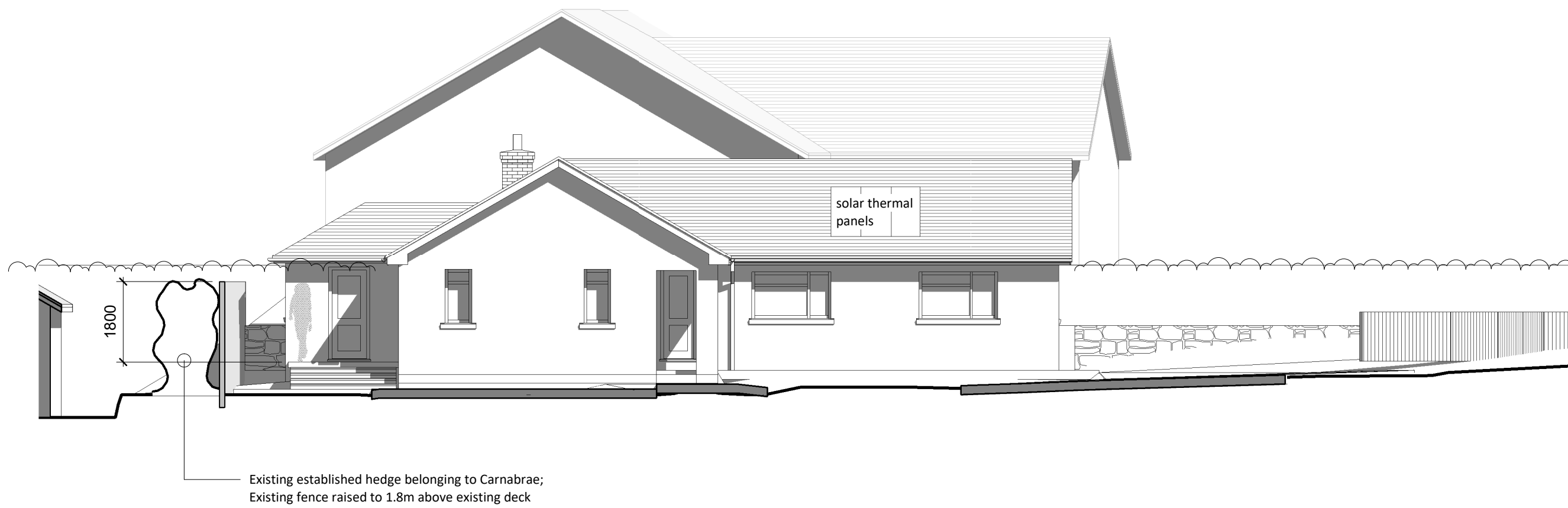
A3 @
1 : 100

25.05.2022

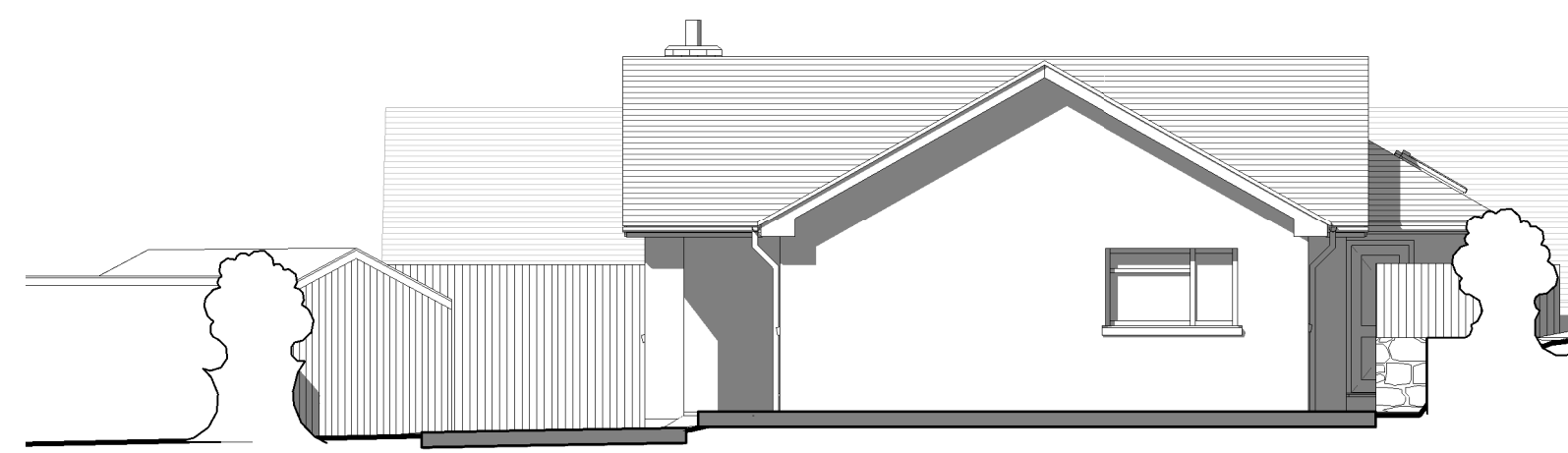
A3639 53 101

www.argent-architects.co.uk
admin@argent-architects.co.uk

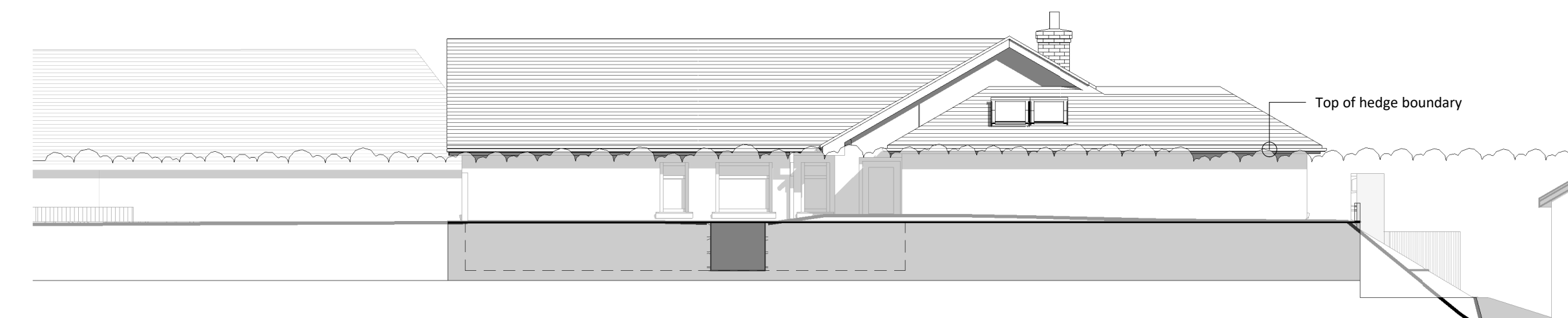
tel 01834 845440



SOUTH



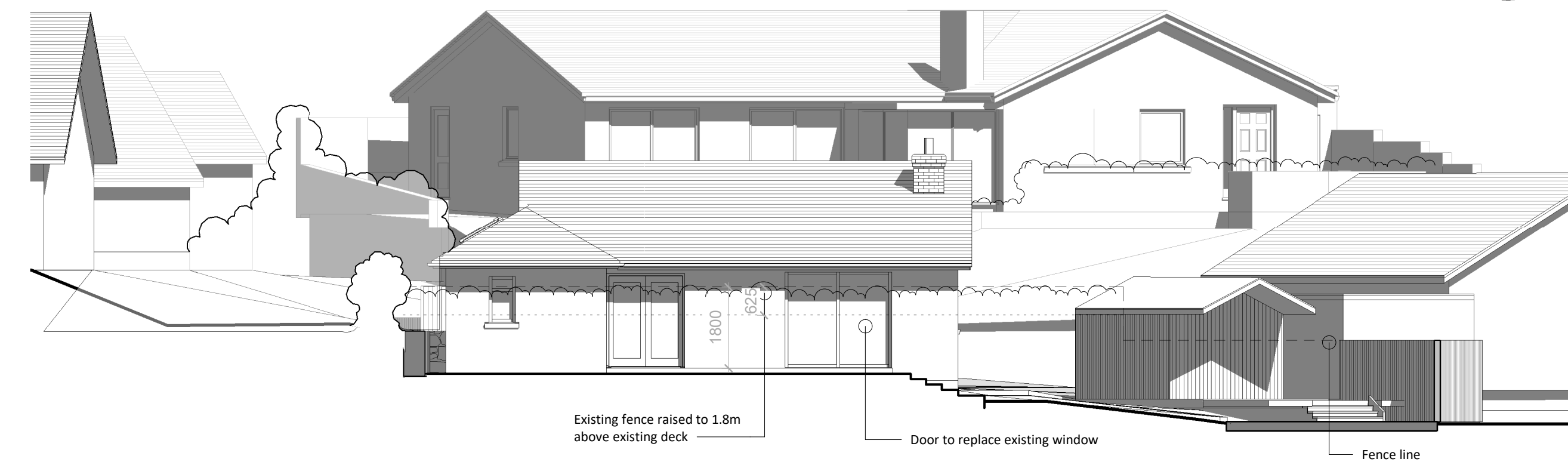
EAST



NORTH



SOUTH WEST PERSPECTIVE



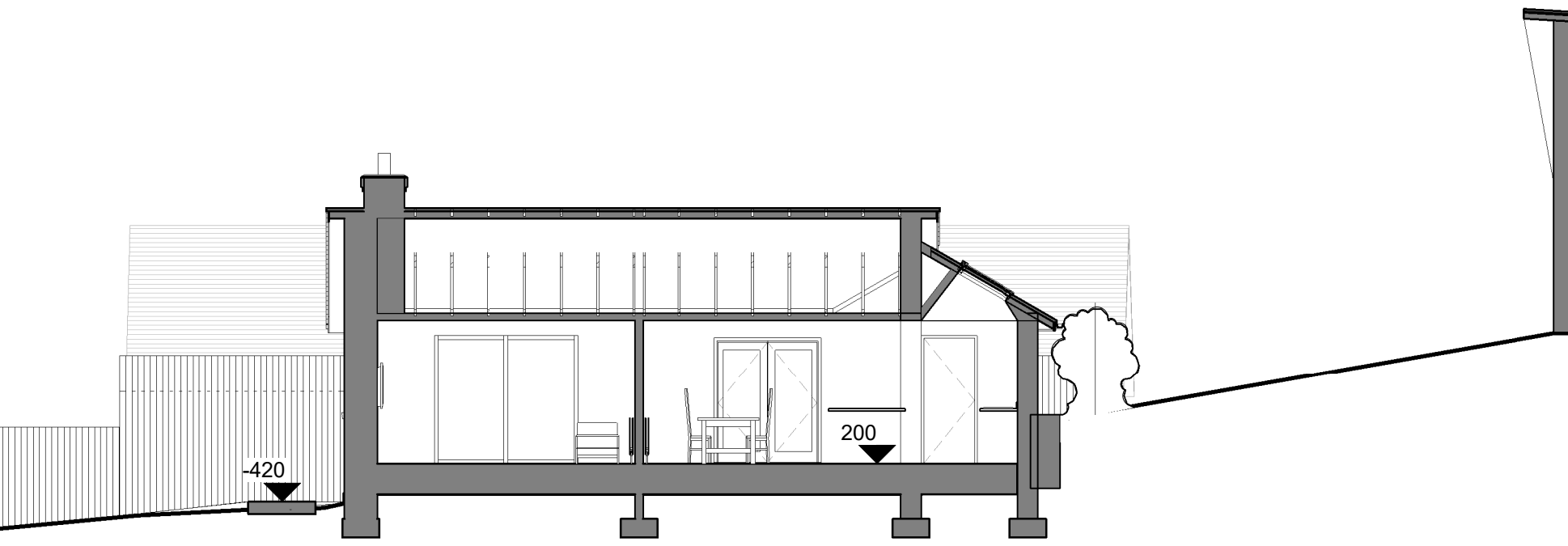
WEST



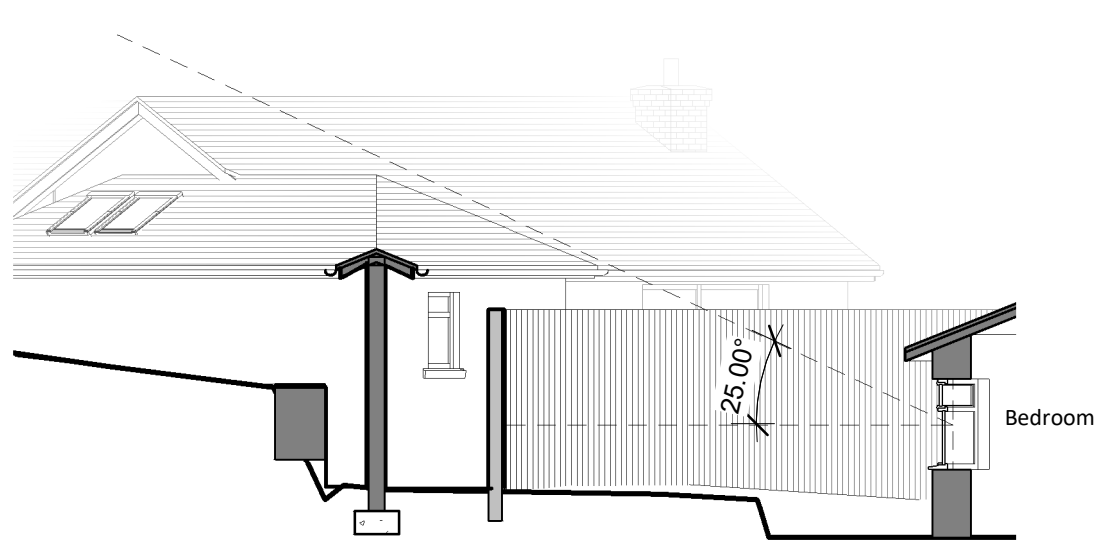
MATERIALS

ROOF:	CONCRETE/ SLATE TILES
RW GOODS:	UPVC/ALUMINIUM
WALLS:	WHITE PAINTED SMOOTH RENDER
W&D:	UPVC/ALUMINIUM

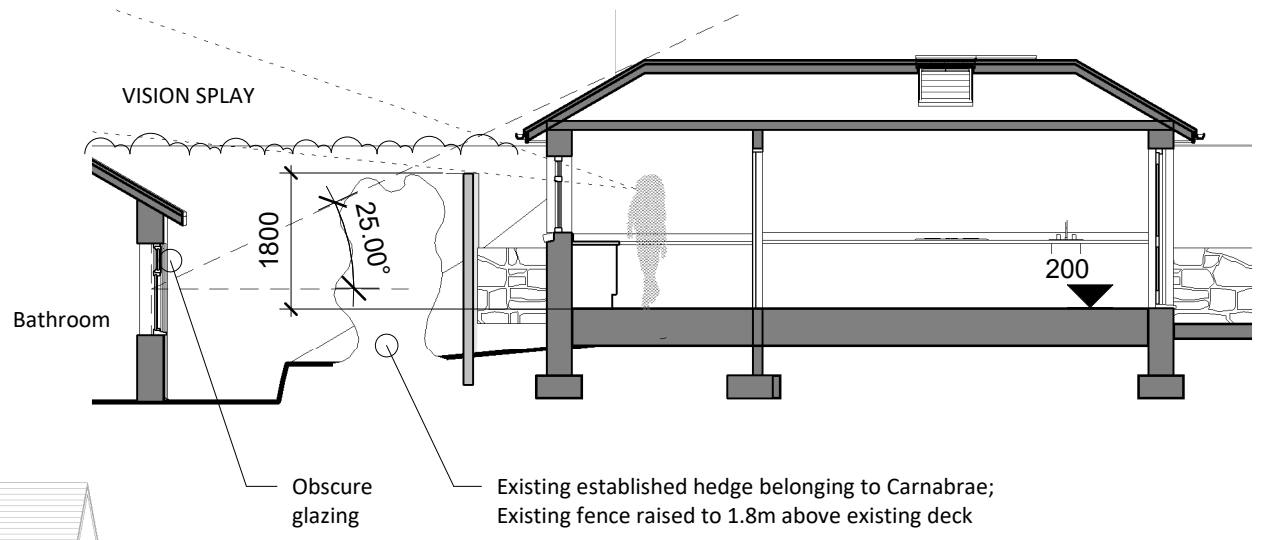
21 WARLOWS MEADOW, MANORBIER	A2 @ 1 : 100	25.05.2022	A3639 53 301
PROPOSED 03A: ELEVATIONS	www.argent-architects.co.uk admin@argent-architects.co.uk	tel 01834 845440	ARGENT ARCHITECTS



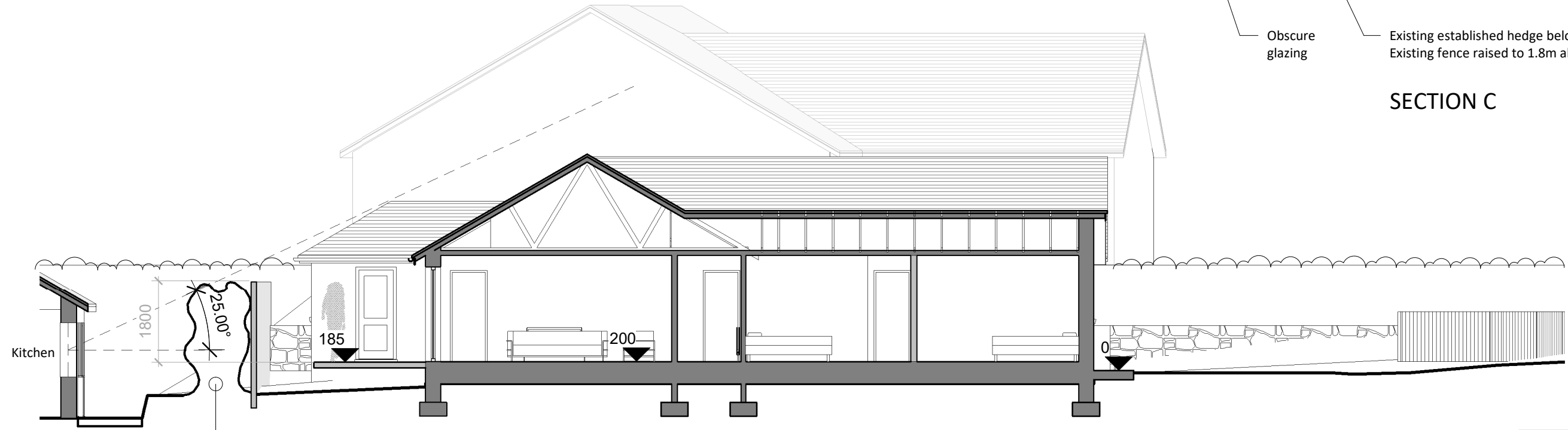
SECTION B



SECTION D



SECTION C



SECTION A



21 WARLOWS MEADOW, MANORBIER	A3 @	25.05.2022	A3639 53 201
	1 : 100		
PROPOSED 03A: SECTIONS A B C & D	www.argent-architects.co.uk tel 01834 845440 ARGENT ARCHITECTS admin@argent-architects.co.uk		