

Ward: North Manor

Item 04

Applicant: Mr & Mrs Hoyle

Location: Ivy House, Bolton Road West, Ramsbottom, Bury, BL0 9RN

Proposal: Erection of 1 no. dwelling

Application Ref: 65114/Full

Target Date: 11/05/2020

Recommendation: Approve with Conditions

Description

The site forms part of the rear garden to No. 1 Ivy Street. The site is level and there is a lower garden area, which is approximately 2 metres lower. There are a number of mature trees in the lower garden area. Access is taken from Ivy Street and there is parking for 2 vehicles.

There are residential properties to all boundaries.

Planning permission was granted in 2016 for the erection of a dwelling in the rear garden of No. 1 Ivy Street. The proposed dwelling would be single storey at the rear of 1 Ivy Street with a lower ground floor set into the slope of the land.

The proposed development involves the erection of a dwelling in the rear garden of No. 1 Ivy Street. The proposed dwelling would be single storey at the rear of No. 1 Ivy Street and there would be a lower floor set into the slope of the land. The proposed dwelling would be constructed from stone with a green roof and there would be a balcony along the rear elevation. The site would be accessed from Ivy Street and a ramp would provide access to parking and a garage at the lower level.

Relevant Planning History

59345 - Erection of 1 no. dwelling with associated car parking and landscaping at land to rear of 1 Ivy Street, Ramsbottom. Approved with conditions - 19 January 2016.

Adjacent site

40275 - Single storey extension and car port at side and erection of conservatory on other side at 7 Ash Grove, Ramsbottom. Approved with conditions - 25 February 2003

40314 - Conservatory at rear at 5 Ash Grove, Ramsbottom. Approved with conditions - 21 March 2003.

57624 - First floor extension at side, dormers at front and rear at 467 Bolton Road West, Ramsbottom. Approved with conditions - 30 June 2014.

Publicity

The neighbouring properties were notified by means of a letter on 19 March 2020.

6 letters have been received from the occupiers of 1, 3, 5, 7 Ash Grove, Nabbs Farm, 434 Bolton Road, which has raised the following issues:

- As the proposed house will have 4 bedrooms, what provision has been made for parking? There will be a garage, but what about the other properties?
- In an agreement with the previous owner, Number 3 parked their cars at the rear of the property, but this is not the case. And forces those vehicles to park in the bays on the

opposite side of Bolton Road.

- The house would overlook our land as the trees have been cut down.
- The building will impact upon the occupiers of the bungalow behind the new build.
- The soak away would be located behind a stone retaining wall.
- I would ask that the application is deferred until coronavirus is dealt with.
- The proposal will impact upon our property and a site visit is imperative to see this.
- The scale of the development makes this over development of the site and contrary to the previous application that was approved.
- The proposed garage would be built where a pond is currently. This is a natural feature caused by the run off from the surrounding gardens. This has increased in size with the recent flooding in the area.
- The height of the garage is out of keeping with the surrounding buildings.
- This is a second application for the land and we objected to the first application.
- We object as the house appears to be a large structure on a small site and the garage will impact on light.
- Concerned about drainage.
- Impact on wildlife as the birds that frequent our garden come from the trees on the land concerned.
- Concerned about the lack of privacy from the balconies and the loss of trees.
- The siting, design and height of the garage will impact. The land would be raised by 1.52 metres above the current levels. The height of the garage is 3 metres, giving an overall height of approx 5 metres.
- The construction would result in a wall 5 metres high and 7.7 metres in length along the boundary of our property and would affect afternoon sunlight to our conservatory and garden.
- The height of the garage is in excess of a normal garage and implies the intention of more than domestic use.
- A normal garage, with a height of 2.1 - 2.4 metres at the existing levels could not be objected to.
- Is Section 106 applicable? If so, the applicant should be made responsible for the cost of providing resident only parking on Bolton Road West and Ash Grove and NO PARKING restrictions on the lowest part of Ash Grove.

The neighbouring properties and objectors were notified of revised plans by means of a letter on 11 June 2020. The revisions included the lowering the finished floor level of the proposed dwelling and relocating the proposed garage.

Any comments received will be reported in the Supplementary Report.

The objectors have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections in principle and further comments will be reported in the Supplementary Report.

Drainage Section - No response.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - Recommend the inclusion of a condition relating to electric vehicle charging points.

Waste Management - No response.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds and landscaping.

Pre-start Conditions - Awaiting confirmation that agent agrees with the conditions.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design.
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT4	New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Residential) - The National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land. .

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located within the urban boundary and there are residential properties to all boundaries. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. The principle of residential development was established in 2016 when planning consent was granted for a single dwelling. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwelling would be located in the rear garden of No. 1 Ivy Street and would be two storeys in height. The proposed dwelling would be set into the sloping site and only the ground floor of the building would be visible from street level, with the lower ground floor below. The proposed dwelling would be modern in design and would

use traditional material of stone with a green roof. The proposed materials would add interest and break up the elevations. There is a variety of materials and the style of dwellings in the immediate area and as such, the proposed dwelling would not be a prominent feature within the streetscene.

Revised plans have been received, which have relocated the proposed garage to the south eastern corner of the site, which would reduce the impact upon the neighbouring properties by not requiring alterations to levels meaning the height of the structure and mass has moved away from Nos 5 and 7 Ash Grove. The proposed dwelling would have a rear garden and the level of private amenity space would be acceptable. The bins would be stored to the north of the site and would not be visible within the streetscene. The proposed boundary treatment would be either a wall or a timber fence, which would be acceptable. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2, EN1/2, EN2/1 and EN2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties. If there is a difference in levels of 2.5 metres between the sites, the aspect standards must be increased by 3 metres. i.e. for a 3 storey dwelling, the aspect standard between directly facing windows would be 23 metres

There would be 27 metres between No. 1 Ash Grove and the gable elevation of the proposed dwelling. This would be in excess of the 13 metre aspect standard, based on a two storey blank wall and in excess of the 16 metre aspect standard, which takes into account the difference in levels.

There would be 37 metres between No. 3 Ash Grove and the proposed dwelling. There would be 34 metres between the rear of No. 5 Ash Grove and the proposed dwelling and garage. Both these distances would be in excess of the 23 metres aspect standard required.

There would be 17.5 metres between the building to the south and the proposed garage; 23.7 metres between the proposed balcony and the building to the south and 25.2 metres between the proposed dwelling and the building. The distances would exceed the aspect standards required.

There would be 20.2 metres between the proposed dwelling and No. 7 Ash Grove and 21.7 metres between the proposed balcony and No. 7 Ash Grove. No. 7 Ash Grove is located on an angle in relation to the proposed dwelling and the distance of 20.2 metres would be acceptable as there would not be a direct relationship.

Opaque full height glazing would be provided adjacent to the boundary with No. 461 Bolton Road West, which would prevent any overlooking.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Trees - The previous approval on site resulted in the removal of 6 trees and a group of trees but retained 8 trees along the southern and western boundaries. The trees to be removed as part of the previous consent were all category C or U and as such, were of poor quality.

The proposed garage would be located in the south eastern corner of the site and the existing trees would need to be removed. This is considered to be acceptable as the trees are of poor quality. The proposed landscaping plan involves the planting of pleach trees along the southern and western boundaries, which would act as a screen and would replace the trees removed. GM Ecology Unit has no objections to the proposal, subject to the inclusion of conditions relating to nesting birds and a landscaping scheme. Therefore, the proposed development would be in accordance with Policy EN8/1 of the Bury Unitary Development Plan.

Highways issues - The proposed dwelling would be accessed from Ivy Street and would share this access with the existing dwelling. There would be an acceptable level of visibility at the junction of Ivy Street and Bolton Road West. Turning facilities for both properties would be provided. The Traffic Section has no objections in principle and further comments will be reported in the Supplementary Report. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a 4 bed dwelling is 3 spaces.

The proposed development would provide 3 parking spaces for the proposed dwelling and 2 parking spaces would be retained for use by the existing dwelling. The proposed development would comply with the maximum parking standards and would provide appropriate parking facilities for the existing dwelling. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to traffic, parking, privacy, loss of light, have been addressed in the report above.
- A condition requires the applicant to submit a drainage scheme.
- The case officer has undertaken a site visit.
- The garage has been reduced in height and re-located to the opposite side of the site.
- GM Ecology Unit has no objections, subject to the inclusion of conditions relating to nesting birds and landscaping.
- Planning obligations would not apply in this case. The applicant is providing parking within the site for the existing and proposed dwellings and complies with the maximum standards.
- All planning applications received will be dealt with and determined during this time and the extract below from the Planning Update letter issued in March 2020 by the Chief Planner for the Ministry of Housing, Communities and Local Government is clear in the expectation for decision making to continue - 'It is important that authorities continue to provide the best service possible in these stretching times and prioritise decision-making to ensure the planning system continues to function, especially where this will support the local economy.' Planning and Development Management is considered by the Council to be a Priority 1 Service during the current pandemic concern. Planning applications and processes are continuing within safe and as close as possible to normal practices and staff hold letters of authorisation to carry out their duties.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the

date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered ZT19-196-01, ZT19-196-03 B, ZT19-196-04 B, ZT19-196-05 B, ZT19-196-06 B, ZT19-196-07 B, ZT19-196-08 B, ZT19-196-09 A, ZT19-196-10 B, ZT19-196-11 B and the development shall not be carried out except in accordance with the, drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

6. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat

bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

8. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

9. The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H1/2 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development Policy EN1/2 - Townscape and Built Design

10. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use for the existing and the proposed dwelling prior to the dwelling hereby approved being brought into use.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

11. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to

minimise dust nuisance caused by the operations

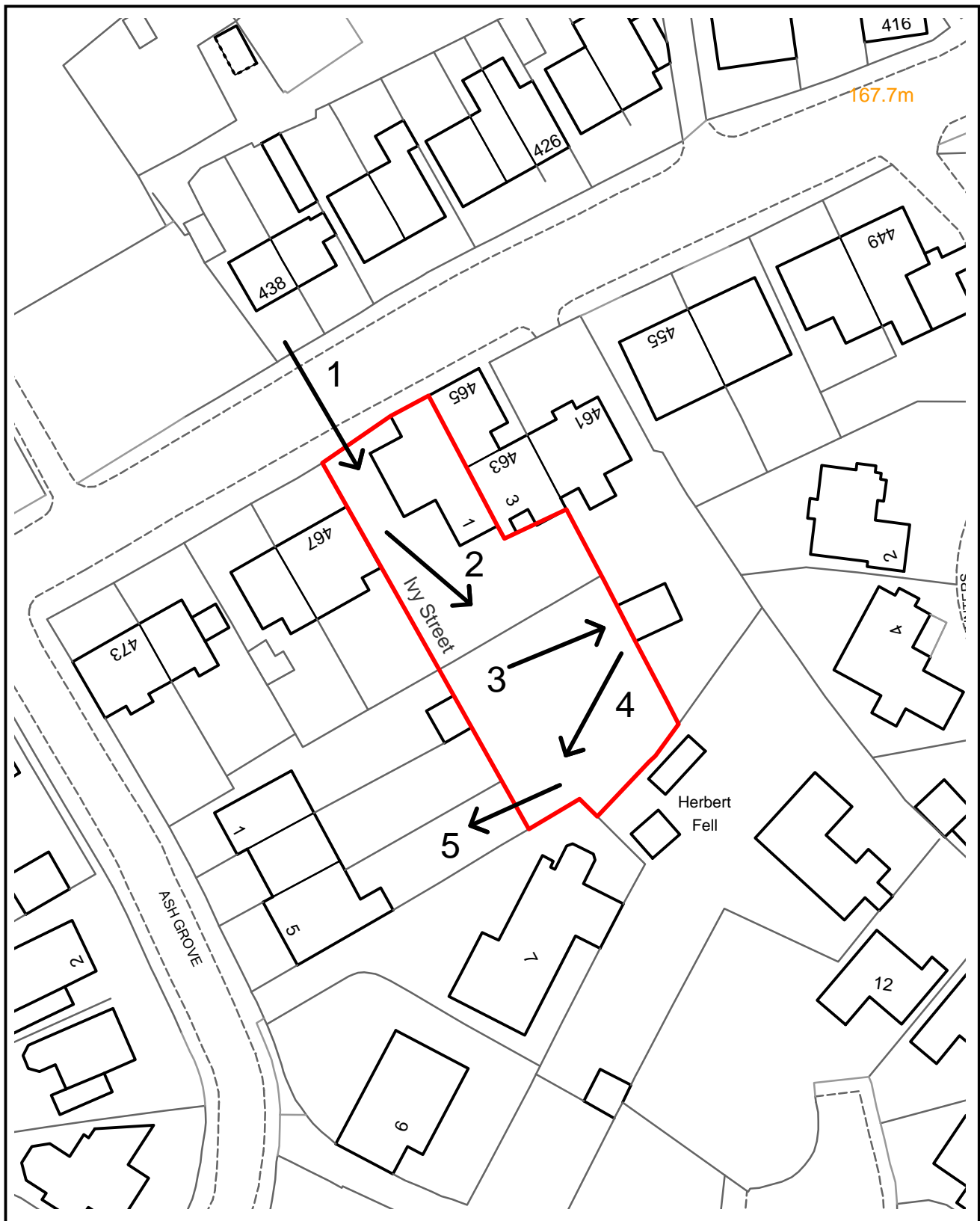
The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

12. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65114

**ADDRESS: Ivy House, Bolton Road West
Ramsbottom**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65114

Photo 1



Photo 2



65114

Photo 3



Photo 4



65114

Photo 5





01 Proposed Site Plan
Scale 1:500

Notes

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All levels to be checked on site

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All component sizes and references to be checked before ordering



SURVEY ORIENTATED TO MAGNETIC NORTH

B	Garage Repositioned	10.06.20	ZT	
A	Detail added to plan	01.04.20	ZT	
Rev	Description	Date	By	Chk

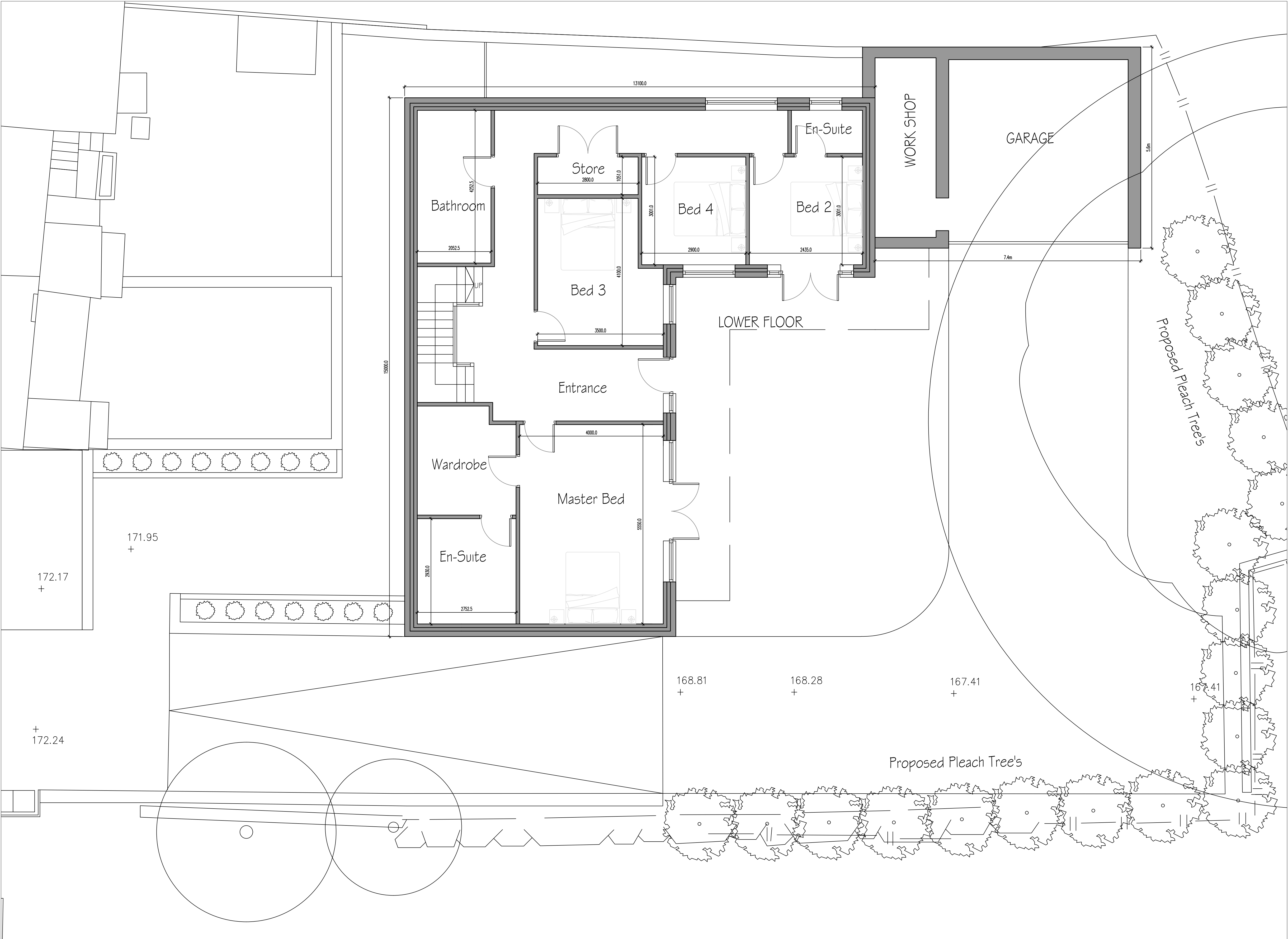
Status		Purpose for Issue		
Planning	<input type="checkbox"/>	Tender	<input type="checkbox"/>	PLANNING
Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>	

Client
Mr & Mrs Hoyle

Contract
Proposed New Build Property

Drawing
Proposed Site Plan

Drawing No.	ZT19-196-03	Revision	B
Scales	1:500 @ A3	Date	Jan '20
Drawn	ZTT	Checked	



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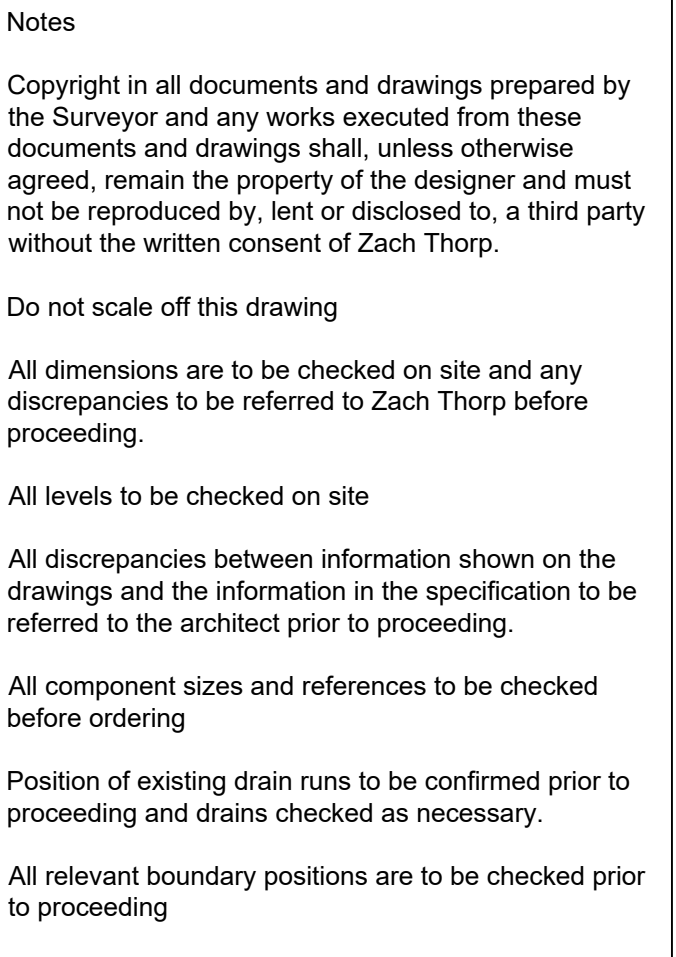
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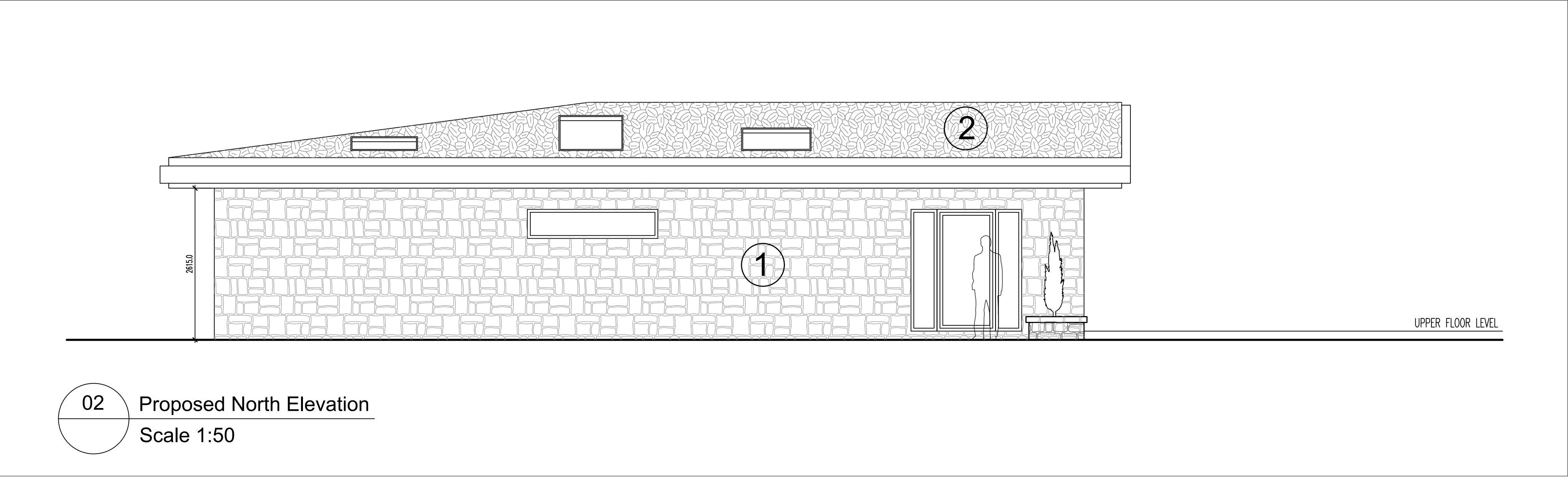
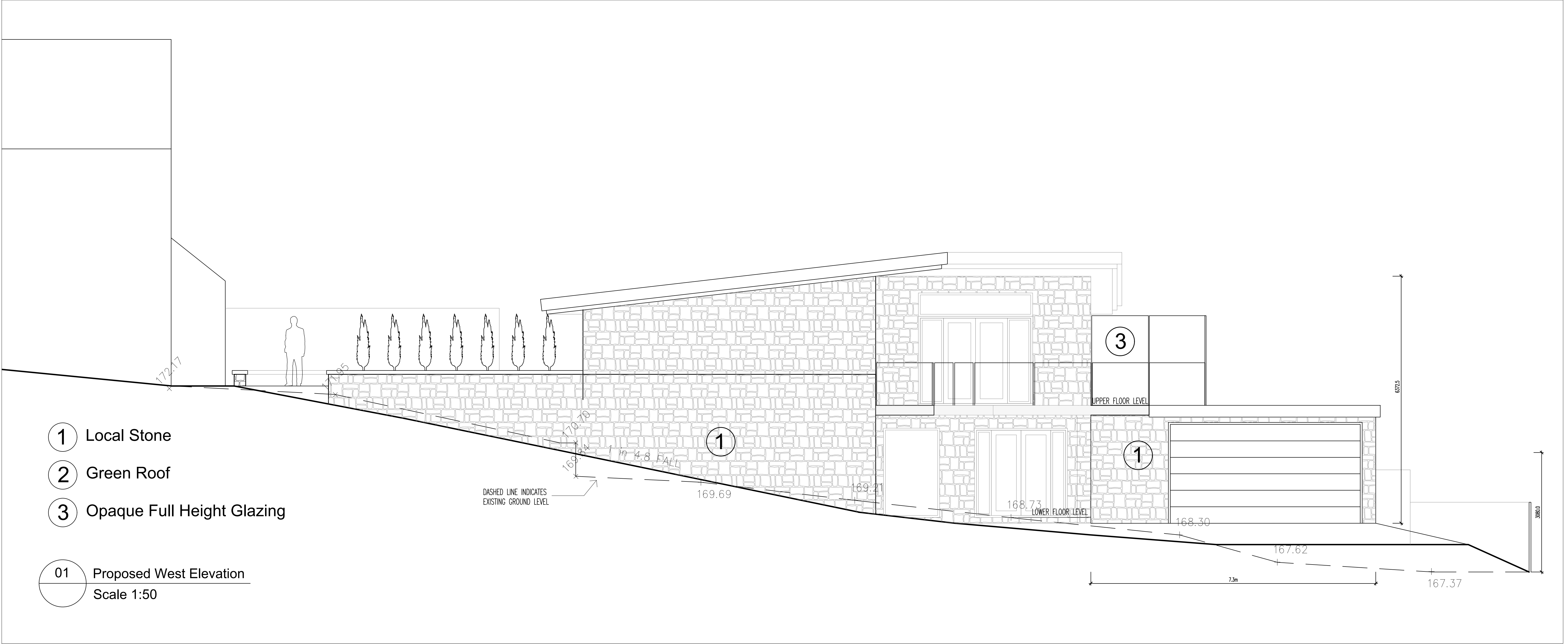
Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

B	Garage repositioned	10/06/20	ZTT	
A	Property lowered into site. Extra Pleach trees added	03/06/20	ZTT	
Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey		<input type="checkbox"/> Tender	<input type="checkbox"/>	
Construction		<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>	
Client				
Mr & Mrs Hoyle				
Contract				
Proposed New Build				
Drawing				
Proposed Lower Floor Plan				
Drawing No. ZT19-196-04		Revision	B	
Scales 1:50		Date	Oct '19	
Drawn ZTT		Checked		



Drawing No.	ZT19-196-05	Revision	B
Scales	1:50	Date	Oct '19
Drawn	ZTT	Checked	



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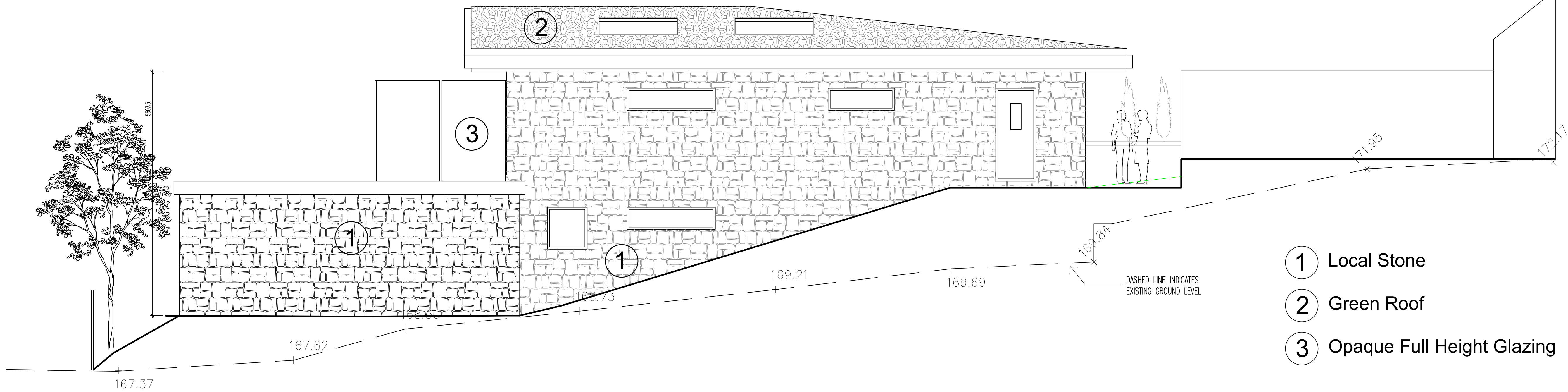
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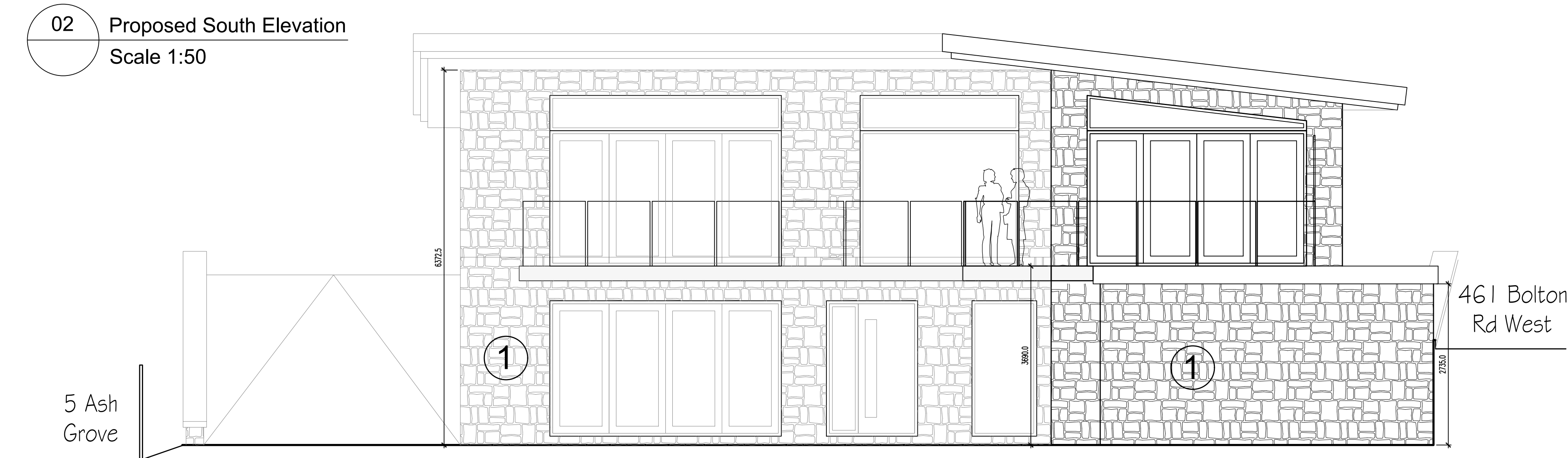
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B	Garage repositioned	10/06/20	ZTT	
A	Property lowered into site. Extra Pleach trees added	03/06/20	ZTT	
Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	<input type="checkbox"/>	Tender	<input type="checkbox"/>	
Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>	
Client				
Mr & Mrs Hoyle				
Contract				
Proposed New Build				
Drawing				
Proposed Elevation Sheet 1 of 2				
Drawing No. ZT19-196-07		Revision	B	
Scales	1:50	Date	Oct '19	
Drawn	ZTT	Checked		



01 Proposed East Elevation
Scale 1:50

- 1 Local Stone
- 2 Green Roof
- 3 Opaque Full Height Glazing



02 Proposed South Elevation
Scale 1:50

Notes

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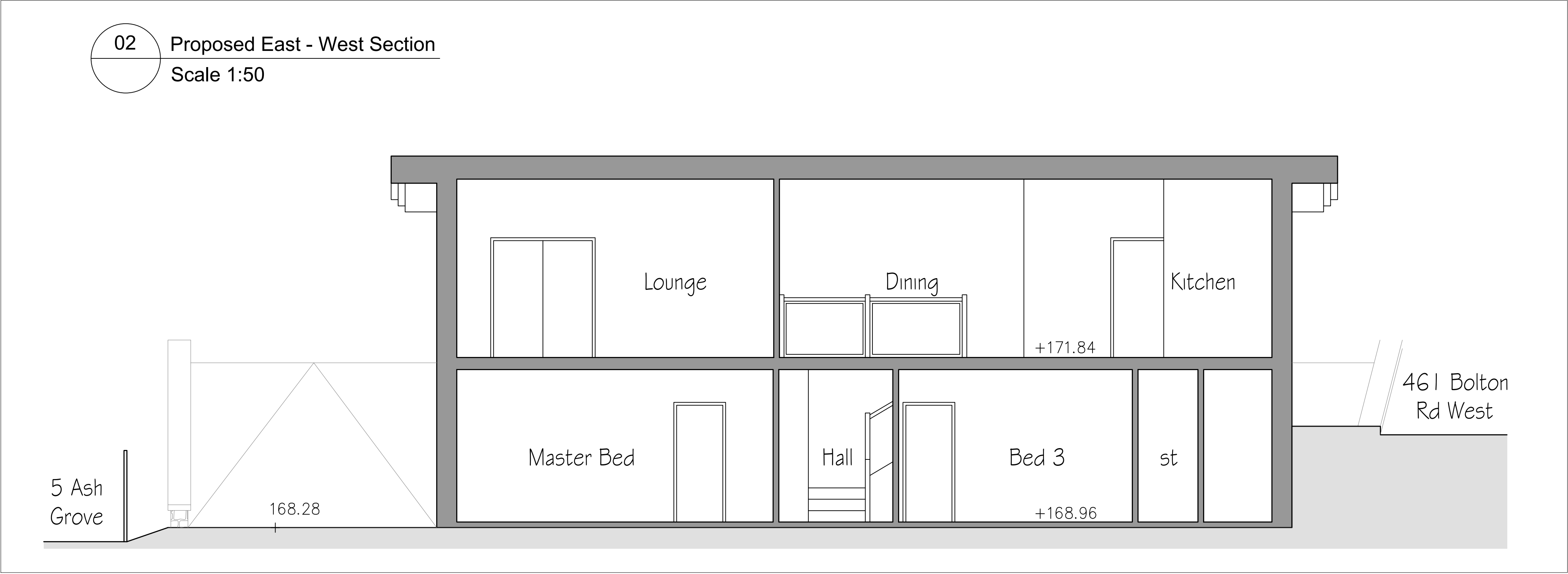
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Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	<input type="checkbox"/> Tender	<input type="checkbox"/>		
Construction	<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>		
Client				
Mr & Mrs Hoyle				
Contract				
Proposed New Build				
Drawing				
Proposed Elevation Sheet 2 of 2				
Drawing No. ZT19-196-08		Revision	B	
Scales	1:50	Date	Oct '19	
Drawn	ZTT	Checked		



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Rev	Description	Date	By	Chk
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A	Property lowered into site. Extra Pleach trees added	03/06/20	ZTT	

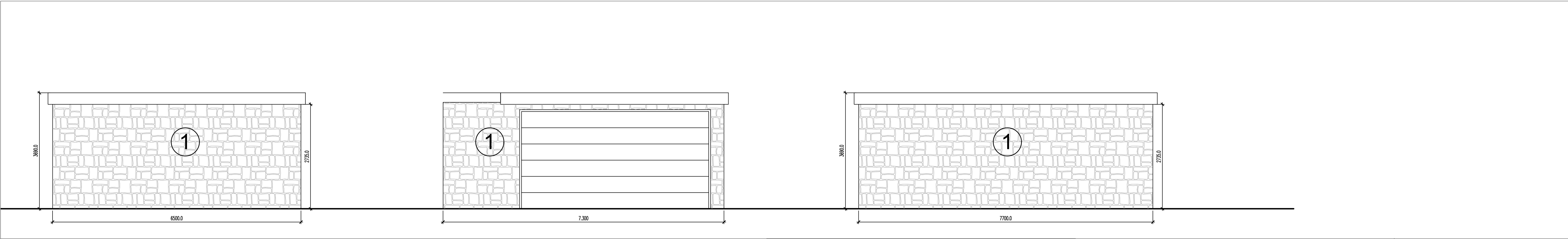
Status	Purpose for Issue
Survey <input type="checkbox"/> Tender <input type="checkbox"/>	
Construction <input checked="" type="checkbox"/> As Built <input type="checkbox"/>	

Client
Mr & Mrs Hoyle

Contract
Proposed New Build

Drawing
Proposed Site Sections

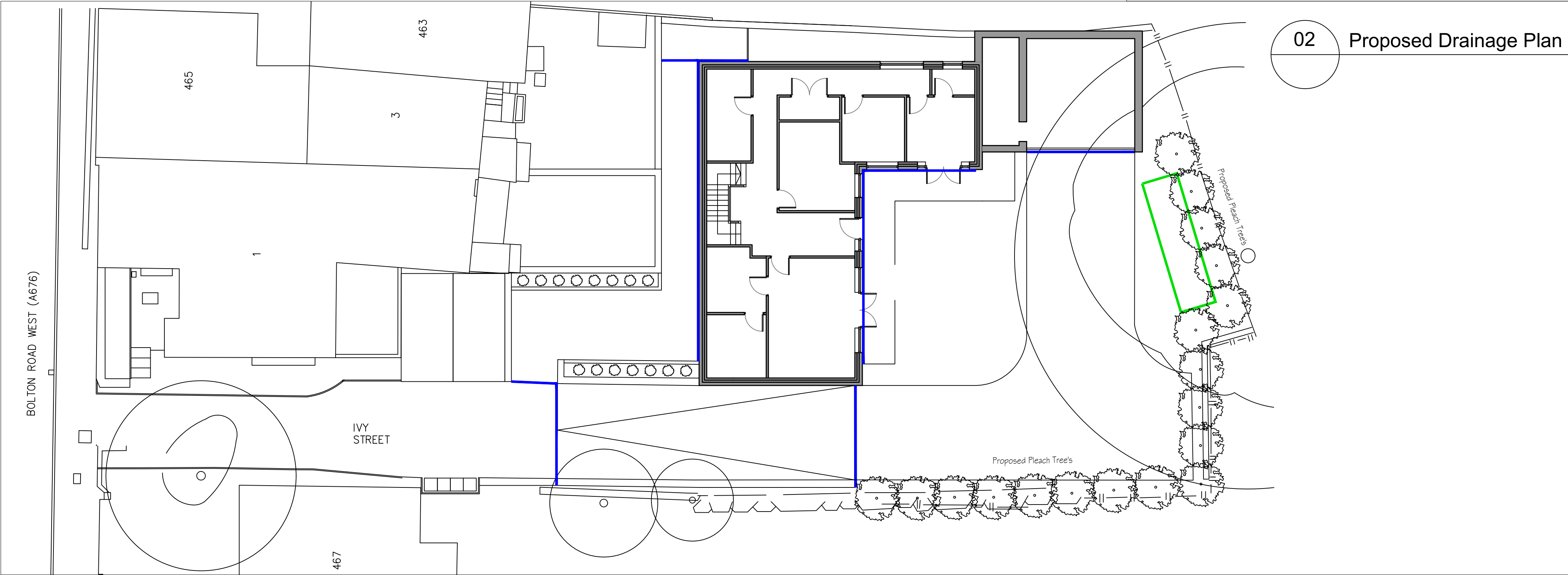
Drawing No.	ZT19-196-11	Revision	B
Scales	1:50	Date	Feb '20
Drawn	ZTT	Checked	



- 01
- Proposed Garage Elevation

Scale 1:50
- 1
- Local Stone
- 2
- Green Roof
- 3
- Opaque Full Height Glazing

- Proposed Drainage:
1.
- Proposed Aco Drain Locations
2.
- Proposed Soak away location



- Bin Storage:
1.
- Bins area for Ivy House is to be created at the top of the ramp - This will be fenced and will hold 4 bins (1x Black/Brown/Blue/Green).
2.
- Bins area for Ivy Lodge is to be created on the upper floor adjacent to the utility door - This will hold 4 bins (1x Black/Brown/Blue/Green).
- Note - Bins from both properties will be stored in there current location on Bolton Road West on bin collection day.
- Boundary Treatments:
1.
- New tree's to be planted along southern boundary of site.
2.
- Existing hedges to be reestablished down east/west boundaries.
3.
- Small ornamental shrub/trees to be planted near entrance to property.
4.
- Any boundary walls are to be repaired where needed.
5.
- New fencing to be installed where there is no existing walls.
- Landscaping Materials:
1.
- Area to the south of the house to be newly grassed.
2.

Notes

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Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to Zach Thorp before proceeding.

All levels to be checked on site

All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked before ordering

Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

B	Garage repositioned	10/06/20	ZTT			
A	Property lowered into site. Extra Pleach trees added	03/06/20	ZTT			
Rev	Description	Date	By	Ch		
Status		Purpose for Issue				
Survey	<input type="checkbox"/> Tender	<input type="checkbox"/>				
Construction	<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>				
Client						
Mr & Mrs Hoyle						
Contract						
Proposed New Build						
Drawing						
Proposed Garage Elevations, Drainage, Bins and Landscaping						
Drawing No.	ZT19-196-10	Revision	B			
Scales	1:50	Date	Feb '20			
Drawn	ZTT	Checked				