

Ward: Radcliffe - North

Item 09

Applicant: 4pureheart

Location: 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH

Proposal: Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking.

Application Ref: 65569/Full

Target Date: 29/07/2020

Recommendation: Approve with Conditions

Description

The application site relates to a four bedroom, detached dormer bungalow at the end of a residential cul-de-sac, located on the edge of Ainsworth village. The immediate locality is residential in character with houses to the north, west and east on Brookfield Avenue and Newquay Avenue. To the south is open countryside. The site is within the Green Belt and is a Special Landscape Area.

The main street through the village is Church Street which is approximately 0.5km to the north and has a small section of shops and services and a park. The primary school in the village is Christ Church Ainsworth C of E School and there are also bus stops on Church Street with bus services to Bury, Radcliffe and Bolton.

The property, which faces south, towards the open countryside, comprises a lounge, kitchen, utility, bathroom and two bedrooms on the ground floor with two further bedrooms on the first floor. To the rear is a paved yard area and detached single garage with a driveway (approximately 17m) onto the turning head on Newquay Avenue. There is a small grassed side garden area between the side gable of the house and Newquay Avenue.

The application proposes a change of use from a dwellinghouse (residential use class C3) to a residential care home which falls within the residential use class C2. The property would accommodate a maximum of 3 children, aged between 7-17 years old and in full time education.

There would be 2 full time members of staff present at all times, operating a 24 hour shift pattern and also a home manager working a day shift (9am - 5pm). The two staff would work 2 shifts each, one during the day and one overnight shift. Shifts start at 7:45m and those staff arriving at that time would finish work the following day, leaving the premises at around 8.15am This means that there would be one 30 minute handover period per 24 hours.

A new area of hardstanding (approximately 6m by 5.5m) would be formed within the side garden to accommodate parking for one car with a space for turning. The hardstanding would be formed behind the existing boundary wall and proposed new planting and a small area of grass would be retained. Including the existing garage, the proposed development would provide 4 spaces in total - 2 in front of the garage and 1 on the proposed new hardstanding with space for turning.

The supporting statement sets out the background to the application - At present 4Pureheart have operated a number of children's care homes throughout the country over the last 20 years. They have one home in Bolton and have recently gained approval for a new home at 121 Lowercroft Road in Bury after the Local Planning Authority granted

planning permission under application reference 64816 in December 2019. The existing care homes are registered with Ofsted and also supervised by the Council's Childrens Services Team.

It is the company's objective to extend childcare that is currently provided at their Bolton and Bury properties. The care home would accommodate up to three young people who require support from individuals who are experienced within the sector of children's residential care.

Visitors to the site would be infrequent, with occasional social workers visits pre-arranged, normally on a bi-monthly basis. There are no planned medical staff attendances to the home because the home would not cater for young people with a physical disability. Formal meetings with families generally take place away from the home.

Relevant Planning History

None relevant.

Publicity

The following 11 neighbours were notified by letter dated 09/06/2020.

27, 29, 33, 35, 38 Brookfield Avenue, 39 and 41 Newquay Avenue, 30 and 32 Harley Avenue, 37 and 39 Moorside.

Objections received from the occupiers of the following 44 properties.

1, 7, 19, 21, 25, 27, 29, 33, 35 and 37 Brookfield Avenue, 17, 18, 26, 28, 31, 32, 33, 35, 37, 39 and 41 Newquay Avenue, 14, 16, 22, 24, 26, 69A, 75 and 82 Church Street, 26 Harley Avenue, 36 and 38 Broomfield Close, 2 and 4 Kingsbridge Avenue, 37 Moorside, 1 Barnsdale Close, 7 Metcalfe Terrace, 1 Churchill Avenue, 11 Deansgate, 1A Devon Avenue, 1 Edgeworth Avenue, 6 Thurlestone Avenue, 16 Bradley Fold Road.

A petition has also been received with 6 names - Casalingo Restaurant, Post Office, Village Dental Practice, Village Store, Zugafun 45 Church Street and the Duke William Inn Well Street.

Ainsworth Community Association have also objected to the proposal.

The objector at 35 Brookfield Avenue has also submitted a letter from the local MP Christian Wakeford in support of his objection - that the development is unsuitable in this location which has high proportions of elderly and disabled. Childrens homes need to be near youth facilities, schools and with good transport.

Objections are summarised below.

- This part of Ainsworth is a quiet area with a lot of elderly people and as such this care home is an unsuitable use in this location.
- The site is at the end of a cul-de-sac with very poor parking and access facilities.
- The site cannot accommodate all the proposed staff and visitor vehicles and this would lead to dangerous manoeuvres on the road and increased traffic on surrounding streets.
- The application has contradictory and misleading information on staff and traffic levels.
- The site location plan is totally misleading with regards to parking and proposed parking areas and indeed the size of the cars on the plan.
- With three staff with vehicles, changes of shift would create gridlock around the site.
- The road already has serious problems with on-street parking and this proposal would make the situation worse.
- The site has posts on the footway to prevent parking in front of the site.
- Access to Nos.33 and 35 is already restricted and this proposal would make the situation worse.
- The premises would be 'open' 24hours.
- Proposal would restrict waste collection even further.
- The company that would be running the care home has had poor Ofsted reports for

their existing care homes.

- Anomalies within application - applicant seems to have resigned as a director of 4Pureheart.
- There is a lack of transparency in the planning process which is skewed in favour of the applicant.
- The application has not been dealt with in accordance with proper procedure or with an impartial outlook.
- The proposal would create severe distress amongst residents.
- Concerns about children causing noise and disturbance, unruly behaviour, groups congregating outside the property.
- Problems with relatives visiting
- Danger of children absconding and anti-social behaviour/crime - drugs, thieving, joy riding, arson etc
- The three ponds near the site are a real risk to child safety in light of the incident last year when sensible teenager Shukri Abdi sadly lost her life by drowning in the River Irwell. Whilst I realise we need vulnerable children in a family surrounding this in my mind is the wrong location.
- There are insufficient facilities for children and teenagers in the area.
- Its disgraceful that the application is even being considered.
- Bury Council in considering this application has a conflict of interest in that they may use this facility.
- Company has a poor reputation and poor Ofsted rating.
- Loss of house values in the area.
- Approving this application would open floodgates for further changes of use in area.

One representation in support of the application has been received from the occupier of 70 Church Street who states:

There are lots of people already pre-judging these children and labelling them as 'unruly' and 'aggressive'. We should welcome them with love and offer kindness, care and compassion as this is what they are likely to need the most. The children may lack attachments and have low self worth which can result in challenging behaviours but surely if we as residents of Ainsworth can be supportive and nurturing we can actually help them in becoming positive members of our community. On that basis I am supporting the application.

Those making representations have been notified of the Planning Control Committee.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to condition.

Environmental Health - No objection.

Children's Services - No objection. From Childrens services perspective 4Pureheart Heart Ltd is a provider that is fully regulated by Ofsted as an operator of Childrens homes. I do know of the provider and understand Bolton Council has used them. They most recently they came to my attention as they opened another home up at 121 Lowercroft in Bury. I do need to point out that we have no connection with the provider or company and have not asked for this home to be opened.

From our perspective we only use homes that are regulated by Ofsted as indeed Lowercroft is and I have no doubt this home will also be at some point. From a purely Childrens services perspective we have no objection to the home as far as the services provided by 4Pureheart Heart are concerned.

GM Police - No objection subject to conditions re security measures.

Pre-start Conditions - Not applicable.

Unitary Development Plan and Policies

OL1	Green Belt
EN9/1	Special Landscape Areas
CF3/1	Residential Care Homes and Nursing Homes
HT2/4	Car Parking and New Development

EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
EN7	Pollution Control
H4/2	Special Needs Housing
CF3	Social Services
OL1/5	Mineral Extraction and Other Development in the Green Belt

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.

Policy and guidance - Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: “where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

The Care Standards Act 2000 states that an establishment is a children's home if it provides care and accommodation wholly or mainly for children.

Over recent years central government has allowed children's care homes to be increasingly operated by private companies, albeit regulated by Ofsted and Local Authorities. Today the vast majority of children's care homes are privately run. As of March 2019, there were 2,304 children's homes of all types. Of these 418 are Local Authority run homes. Out of the 12 million children living in England just over 400,000 (3%) are in the social care system at any one time. More than 75,000 of these children are children in care. Across England, there are 152 LAs responsible for ensuring and overseeing the effective delivery of social care services for children. Ofsted regulates and inspects providers who offer placements for children in care.

The Children's Homes (England) Regulations 2015 and the accompanying guidance document Guide to the Children's Homes Regulations including the Quality Standards (April 2015) provides information and guidance for everyone providing residential child care.

Chapter 5 of the National Planning Policy Framework relating to the supply of homes and indicates that local planning authorities should endeavour to provide a sufficient supply of homes of different sizes, types and tenures.

Chapter 8 of the National Planning Policy Framework relates to promoting healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might otherwise come into contact with each other.
- are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion.
- enable and support healthy lifestyles.

Policy H4/2 Special Needs Housing states that the Council will encourage the provision of special needs housing. Such proposals would be assessed against criteria such as location

in relation to shops and services and should provide the necessary car parking and amenity space required for such uses.

CF3 Social services considers favourably proposals for the provision of new, and the improvement of, existing facilities including children and young people, encouraged to live in the local community rather than in large institutions. Support for new and improved services is supported providing that there is no conflict with existing residential amenity and the environment.

CF3/1 Residential Care Homes and Nursing Homes should be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas.

The size of the house and numbers of bedrooms is such that the property is only able to accommodate a limited number of children at one time - up to 3 as a maximum. OFSTED and Childrens Services would also have a set of criteria for standards of accommodation which would needed to be adhered to for children in care.

The applicant and the company is a Registered Provider and has care homes in Bolton and most recently, in Bury (121 Lowercroft Road application reference 64816). Under current legislation the home would be regularly inspected by OFSTED. In addition, the operation would be inspected by the Children's Services Department.

Childrens Services - The Council's Childrens Services have no objection to the application stating that 4Pureheart Heart Ltd is a provider that is fully regulated by Ofsted as an operator of Childrens homes.

Scale and intensification of use - Given the occupation of the property by 3 children and up to three adults would not go beyond what would be generally expected of a family residing in a four bed property.

In terms of staff numbers and shift patterns, the arrangement to provide 2 full time staff over a 24hr period and an additional manager during the day, would not be dissimilar to the normal comings and goings of two working parents with children, possibly up to 17yrs, carrying out daily work, school and leisure activities and routines. It is thus considered that the proposed use would not change the character of the site or surroundings beyond its current residential use.

It is therefore considered that the scale of the proposed use would not have an adverse or detrimental impact on the character of the surrounding area or adjacent properties.

A number of uses fall under the umbrella of Use Class C2 (residential institutions), including a hospital or nursing home, residential school, college or training centre. The size of the property and the existing parking and access may be substandard for such other C2 Uses which would also have greater impact. As such it is considered reasonable to control the use for a child care facility only and for a maximum of 3 children at any one time. Appropriate conditions to this effect would therefore be included.

Visual Amenity and character of Green Belt - There would be no significant alterations to the house with the layout remaining as existing. Externally an additional hardstanding, to accommodate a turning area or parking, would be created at the side of the house.

The dwelling has a relatively long driveway (approximately 17m) leading to the detached garage, situated behind the house. A revised layout plan, submitted in response to concerns about the limitations of on-site parking, indicates a new area of hardstanding (approximately 6m by 5.5m) to accommodate additional parking, giving a total of 3 spaces on site and a turning facility which would be formed behind the existing boundary wall and proposed new planting. As with the existing arrangement, refuse bins would be stored to the side/rear of the house and brought to the road side on collection day. At the rear the yard area would provide outdoor amenity space as it was when the property was a

dwellinghouse.

It is therefore considered that there would be no detrimental impact on the character of the residential use or appearance of the existing dwelling, which would for all intents and purposes, continue to function as any other dwelling in the area. As the physical characteristics of the property would not significantly change, it would retain the capability of use as a dwelling in the future.

In terms of Green Belt and Special Landscape policies, the site is suburban in character and within the village envelope. It is not considered that the area of hardstanding that would be created would have a significant and detrimental impact on the character and openness of the Green Belt and Special Landscape Area.

As such, it is considered that the proposal would comply with UDP Policies EN1/2, EN9/1, OL1, OL1/5, CF3 and CF3/1 relating to care homes.

Residential amenity - The impact of the care home on the residential amenity of surrounding residents is a critical factor in the assessment. The main factors within this assessment are the potential for noise and disturbance from activities within and around the premises from the occupiers and visitors. Another factor is the numbers of vehicles generated by the use, particularly later at night and early mornings with associated opening and closing of doors, revving engines etc.

With regard to noise and disturbance from occupants of the property, whilst they do not constitute a household as such, with three children and up to three adults within the premises (two overnight), the character and the scale of the use would be generally consistent with that of a 'normal' family household occupying a 4 bedroomed house with the associated day to day activities, including the comings and goings from family/friends visiting or deliveries made. With the children under the supervision by qualified carers who could quickly deal with any problems that may arise, it is not considered that there would be excessive noise and disturbance beyond normal 'domestic' activities. Indeed with the constant supervision, it may well be less than that experienced with a family of similar size.

The applicant is a registered and experienced care provider and would be under the supervision of both the Local Authority and OFSTED with regular inspections to ensure the care home is run in accordance with prescribed standards. Living within a community environment and providing the children with a 'normal' lifestyle is also one of the reasons for accommodating children within a house and residential environment, and it is therefore in the interest of the applicant that they integrate within the immediate community rather than be a cause of conflict.

Objections which have been received by local residents allude to the 'type' of children the home could accommodate and the potential disruption or risk they could pose to the area. Whilst noise and disturbance and the potential for anti-social behaviour or even crime and fear of such, are material considerations, such considerations have to be made with all other considerations taken into account in a balanced assessment. The fact that a child is in need of care does not mean that they would necessarily be of an anti-social disposition or bring any disorder or criminal activities to an area. If there is a case of anti-social behaviour, given the supervision in place, this is likely to be limited and short-lived. Indeed, given the investment within the operation and the regulation by both Ofsted and the Local Authority, it would be in the interests of the operator to ensure that the care home is run in a professional manner that would not give rise to complaints by surrounding residents. One of the objectives of the care home would be to ensure that the children were able to live as part of the local community, functioning as much as possible as a 'normal household' to bring stability and to be able to live as part of the community.

With regard to the impact of vehicles on residential amenity, the most noticeable difference would be during the daily 'change of shift' of the staff.

Staff would work a double shift, one during the day and one overnight shift. Two members of staff would be present at all times. Staff work on rota, completing the double shift including an overnight stay. Shifts start at 7:45am and those staff arriving at that time will finish work the following day. Meaning there is one handover per 24 hour period. New staff would arrive around 7:45am whilst the previous day's staff will leave by 8:15am. This means that there is a 30 minute window for the staff handover. In addition, the home manager would attend the property, their working hours are 9am-5pm and as such they do not crossover with the handover.

There would be some visits by social workers and these would normally be bi-monthly and, as with the majority of visitors, pre-arranged with carers. The applicant states that it is usual practice to have family visits away from the premises, thereby reducing potential traffic generation. It is also indicated that, unlike some families, any teenagers staying at the property would not have a car. The care facility would not cater for children with physical disabilities and as such, special medical attention and visits by medical staff would not be required.

As a 4 bedroomed dwelling, the property could easily be occupied by 3 car owners, plus any additional trips to the site by visitors, friends/family and from deliveries or any servicing requirements associated with day to day living.

There would also be the usual servicing vehicles or potentially deliveries made to the site but this would be typical of everyday life and not dissimilar to that of a family in a dwelling of this size.

Given the nature and number of occupants and the operating procedures that would be in place, it is not considered that the proposal would generate excessive noise and disturbance so as to cause serious and detrimental harm to the residential amenity of surrounding neighbours. As such the proposal would be acceptable and comply with the NPPF and UDP Policies CF3, CF3/1 and EN7/2 with regard to residential amenity.

Highways and Parking - The property has an existing detached garage with access off Newquay Avenue and there are no proposals to change this arrangement. It is proposed to create an additional hardstanding in the side garden area for additional parking and turning within the site. The turning head outside the premises, at the end Newquay Avenue is relatively small but there are no parking restrictions on the road itself. Most properties in the area have their own driveways but it is evident that there is on-street parking along the road.

With a maximum of three children and up to three staff (two staying overnight), it is not considered that the proposed use would generate significantly more traffic than could currently be experienced at the property if a family were in occupation. Given the existing garage and driveway and the proposed additional hardstanding to allow for parking for at least three cars with turning, the proposal layout is considered suitable for the scale of use proposed. Whilst the majority of staff in care homes may arrive by car, some may utilise alternative forms of transport as many conventional households do. Although visitors could park on the road, this would be no more likely than anyone visiting a family, indeed with pre-arranged visits, it is more likely that the parking arrangements would be managed better than in a more ad-hoc family situation.

The traffic team have assessed the scheme and have no objection to the proposal subject to a condition requiring the parking and turning arrangements to be implemented prior to the use commencing. It is considered that the proposed development would not significantly increase traffic to the area or generate levels of parking beyond what would reasonably be expected of a family dwelling of this size. Vehicle parking facilities are therefore considered adequate and the proposal is therefore considered to comply with UDP Policies EN1/2, CF3/1, HT2/4 and HT6/2.

Servicing - The property would be serviced as a regular household would be with the

regular waste collections.

Greater Manchester Police - The police have recommended a number of measures that could be introduced to ensure the facility can be operated safely and securely. It is considered appropriate to attach an informative setting out the recommended measures. A suitable condition would also be attached to any approval requiring details of any external lighting to be submitted to the Local Planning Authority prior to occupation to ensure that it would be suitable in this residential setting.

Facilities for children - Ainsworth Village has a primary school and a range of shops, services and recreational facilities, including park and play area. There are bus services to Bury and Bolton and carers, as with any parents with children living in the village, are able to take children to events or facilities further afield. There are high schools in Bury and Tottington.

Public safety - Children in care homes come from a wide range of backgrounds and experiencing a range of issues. With the proper safeguarding procedures in place, regulated by Ofsted and Children's services, it would be unreasonable to assume the children occupying the property are a serious danger to the public or even criminally minded. Whilst the concerns about the proposed care home amongst residents are recognised to a point, the proposal has to be assessed on policies and material considerations.

With regard to the safety of children, the carers would be suitably qualified to ensure that the proper safeguarding measures are in place and the children are adequately supervised both in the property and outside.

Conditions - It would be reasonable to attach a condition, restricting the use to that of a care home only to prevent a further change to other uses with the C2 use class.

A condition would limit the number of staff and children residing in the property at any one time to prevent any over intensification of use of the C2 care facility.

A condition would require the hardstanding to be completed prior to the use/occupation commencing.

A condition would require details of any external lighting to be submitted and approved prior to use/occupation commencing.

Objections - Where relevant to the assessment of the planning application, the issues raised by the objectors have been addressed in the above report. Although there may be a high proportion of elderly people in the area, government guidance suggests that a suitable mix of tenures and residents is preferable to concentrations of similar groups in a particular area. In addition to elderly people within the area, there are also families and single person households.

With regard to Ofsted and ratings, this care home would be assessed on its own merits in line with current guidelines. Should Ofsted, and/or the Local Authority Children's services, find a problem with the care home, it would take the necessary action which could, in extreme circumstances, include closing the home.

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 - Existing and proposed floor plans and site location plan 31/BA/COU/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. The premises to which this approval relates shall be used for residential accommodation and care for people in need of care and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason: To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which would cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 Townscape and Built Design, CF3 Social Services, CF3/1 Residential Care Homes and Nursing Homes, HT2/4 Car Parking and New Development and HT6/2 Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.
4. There shall be no more than 3 children accommodated at the property hereby approved and no more than 3 staff, including the home manager, on duty at any one time.
Reason. To ensure the appropriate provision of facilities and standards of accommodation are provided for future occupiers and to ensure the use of the property is not over intensified to unacceptable levels which would incur additional activities and disturbances to local residents beyond that which would be accepted for a residential dwelling in a residential area pursuant to Bury Unitary Development Plan Policies EN1/2 Townscape and Built Design, CF3 Social Services and CF3/1 Residential Care Homes and Nursing Homes.
5. The car parking and turning facilities indicated on approved plan reference 31/BA/COU Revision B shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy HT2/4 Car Parking and New Development.
6. Details of the planting along the boundary with Newquay Avenue shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The approved scheme shall thereafter be implemented not later than 6 months from the date the property is first occupied and any plants removed, dying or becoming severely damaged or becoming severely diseased within three years of planting shall be replaced by plants of a similar size or species to those originally required to be planted.

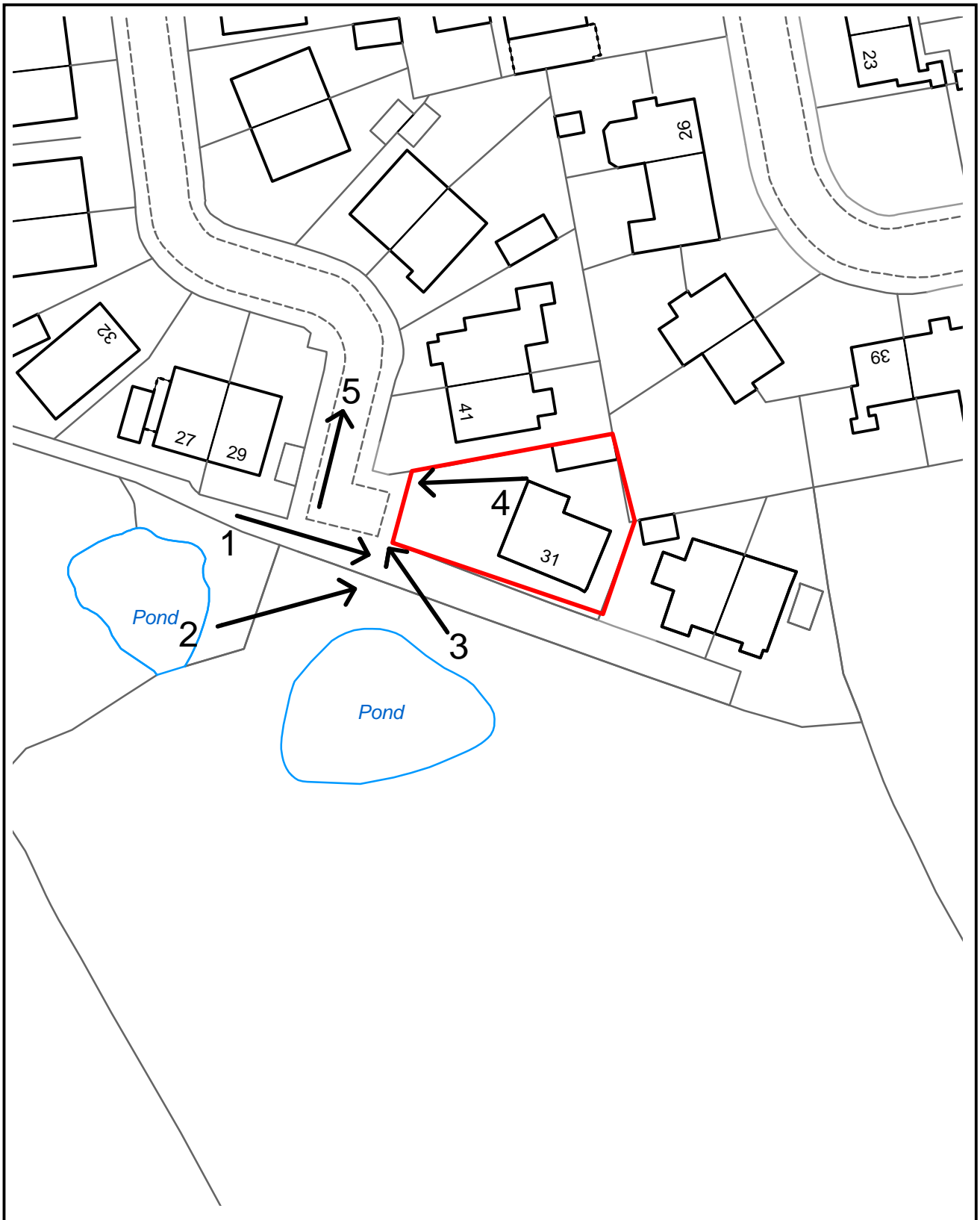
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 Townscape and Built Design and EN1/3 Landscape Provision.

7. Prior occupation, details of all external lighting and/or CCTV to be installed at the premises, shall be submitted to the Local Planning Authority for written approval. Only the approved details shall be implemented and remain in situ thereafter.

Reason. In the interests of security, public safety and residential amenity pursuant to the NPPF and UDP Policies EN1/2, EN1/5, EN7 and CF3.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65569

**ADDRESS: 31 Brookfield Avenue
Ainsworth**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65569

Photo 1



Photo 2



65569

Photo 3



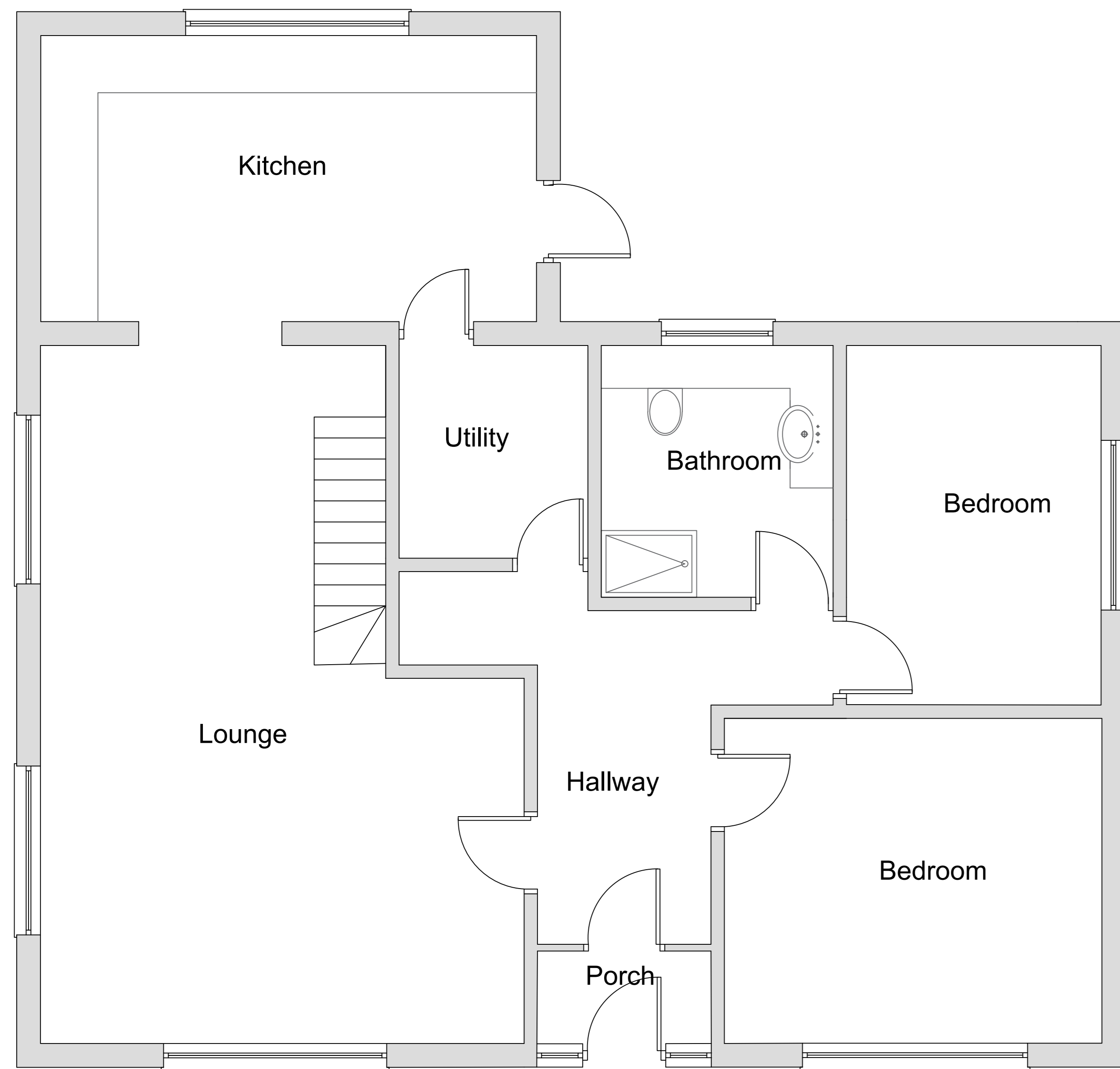
Photo 4



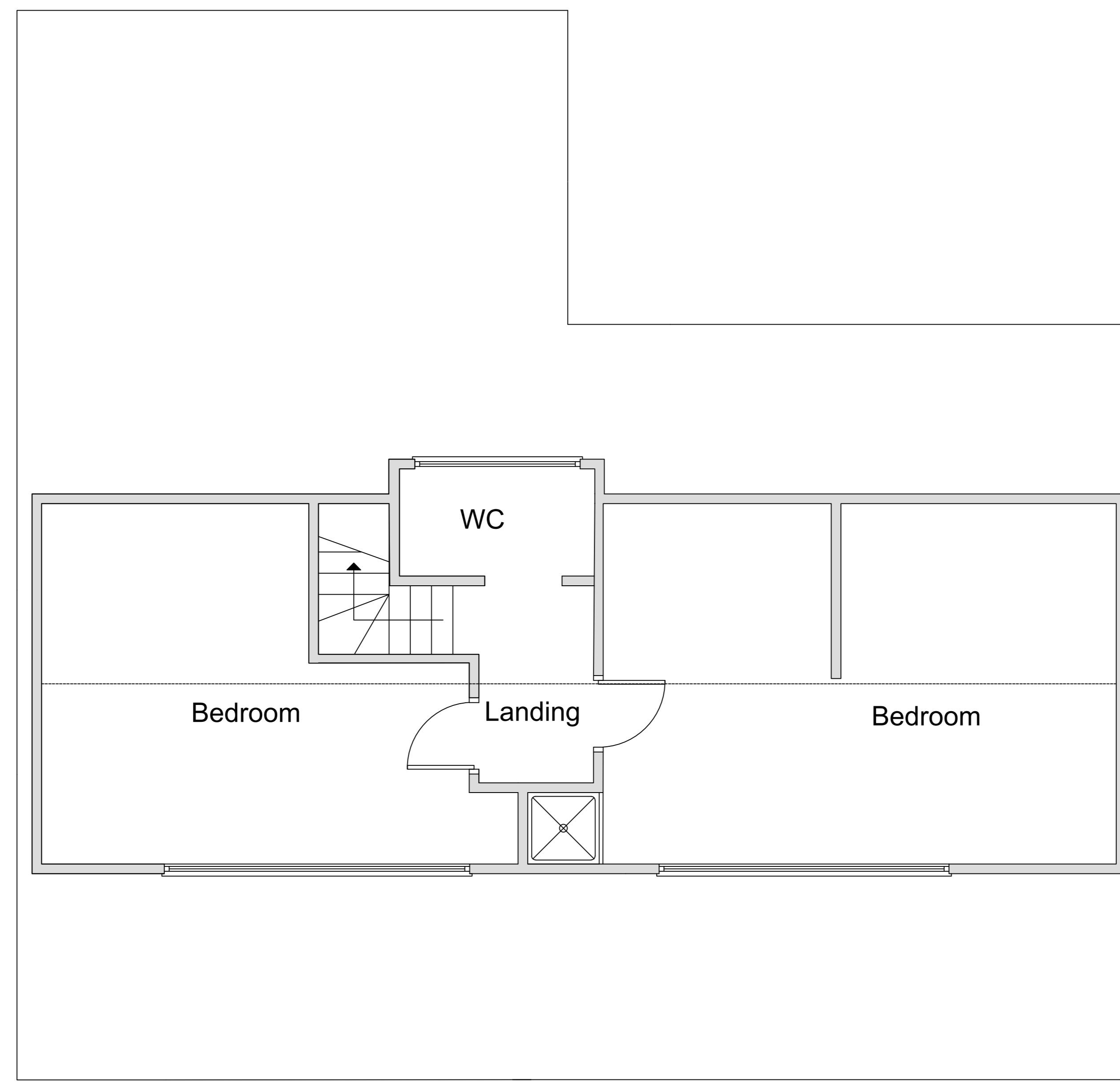
65569

Photo 5

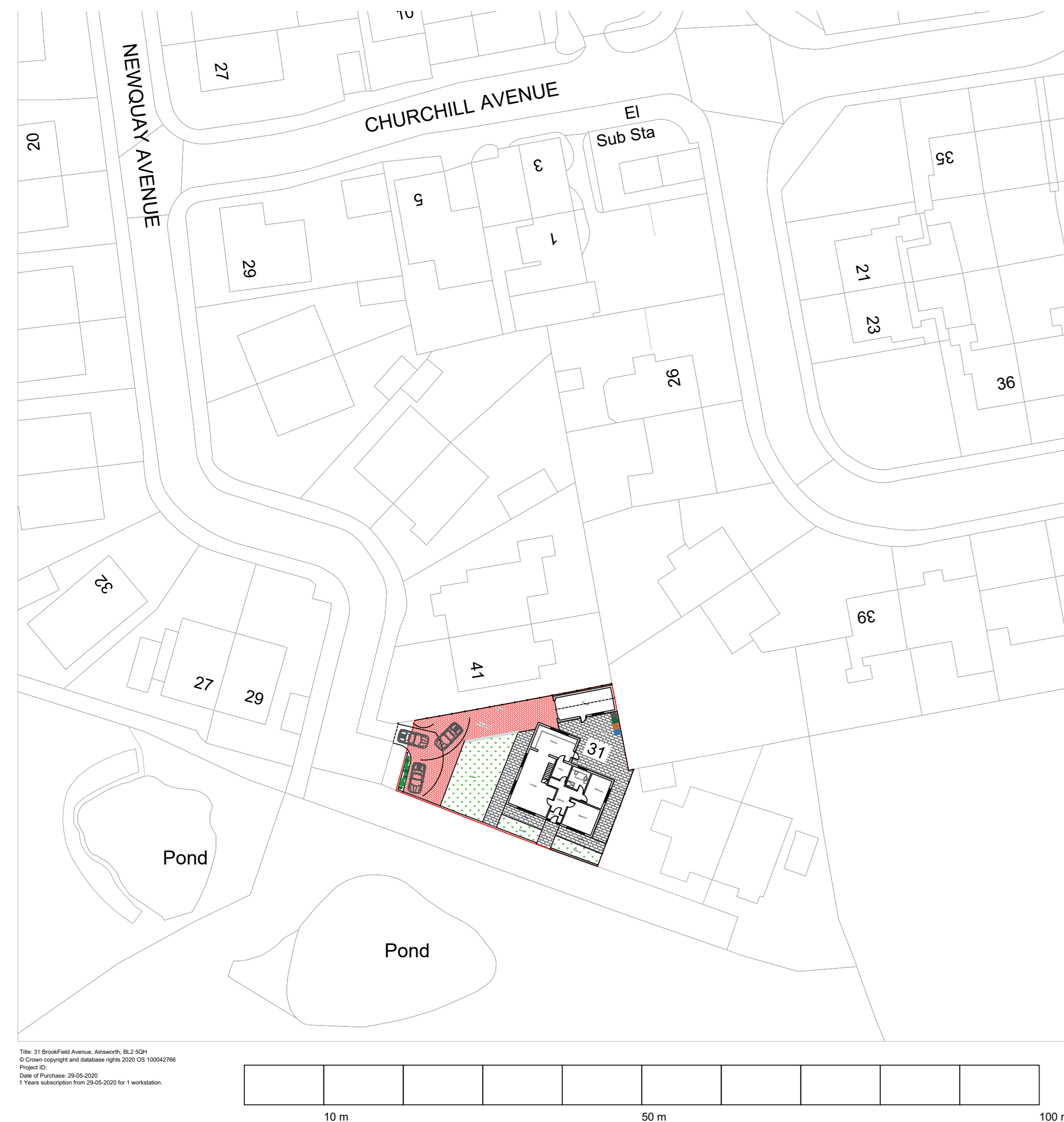




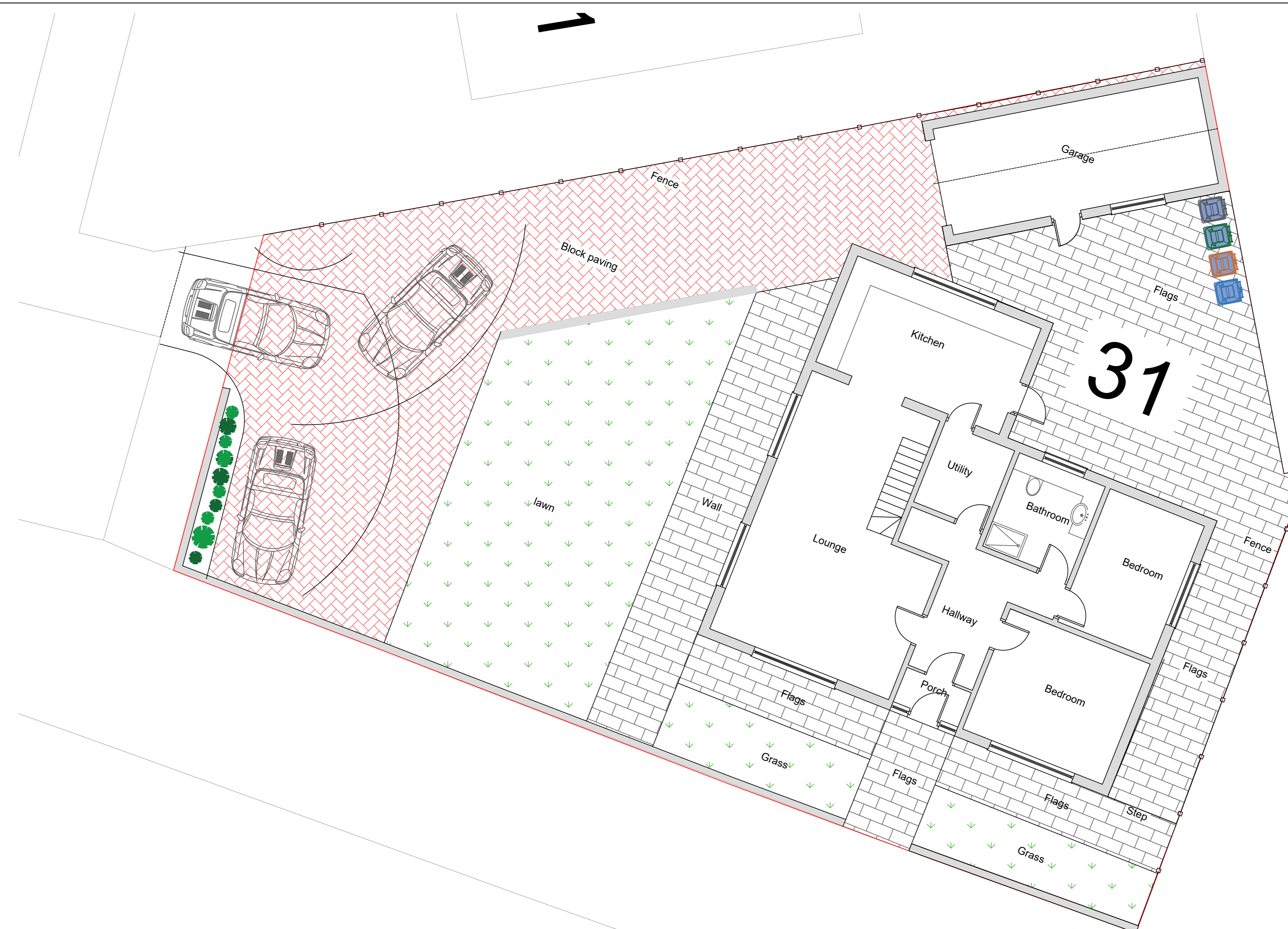
Ground Floor
Existing & Proposed Plans @ 1:100



First Floor



Site Location plan @ 1:1250



Site Layout plan @ 1:200

DO NOT SCALE OFF THIS DRAWING

B	09.07.20	MH	Planting added to boundary.
A	09.07.20	MH	Car sweepth path added. Lawn changed.
Revision:	Date:	By:	Details of Revision:

client

Paul Davidson

project

31 Brookfield Avenue, Ainsworth, BL2 5QH

project no
31/BA/COU

drawing no
Existing & proposed floor plans & site location plan.

rev
B

description -

Change of Use from C3 to C2.

scale
As shown @ A3

date drawn
29.05.2020

drawn by
MH

authorised by
MH

purpose of issue

planning building regs tender comment approval construction