

LOCAL MEMBER OBJECTION AND PETITION

COMMITTEE DATE: 02/03/2022

APPLICATION No. **23/00030/FUL**

APPLICATION DATE: 05/01/2023

ED: **GABALFA**

APP: TYPE: Full Planning Permission

APPLICANT: MR PAUL COUSINS

LOCATION: 60 MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3EA

PROPOSAL: GROUND AND FIRST FLOOR REAR EXTENSIONS AND REAR DORMER ROOF EXTENSION CONVERTING DWELINGHOUSE INTO HOUSE IN MULTIPLE OCCUPATION

In accordance with the powers delegated to me by the County Council under the above Act, my decision is as follows:

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the following conditions:

1. C01 – Statutory Time limit
2. The development shall be carried in accordance with the following approved plans:
 - P01 Revision B
 - P08 Revision D
 - P09 Revision B

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Prior to the beneficial use of the property as a C4 HMO 6 undercover and secured cycle parking spaces, as indicated on the submitted plans shall be provided within the curtilage of the property and shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.
4. Prior to the beneficial use of the property as a C4 HMO a refuse storage area as indicated on the approved site layout plan shall be provided within the curtilage of

the property. The refuse storage area shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.

5. The materials to be used in the construction of the external surfaces of the extensions and dormer roof extension hereby permitted shall match those used on the existing roof covering.

Reason : To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

- 6.. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the side elevation of the extensions facing 62 Mynachdy Road.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: The applicant be advised that the property may now be licensable under Part 2 of the Housing Act 2004 and in this respect they should contact Shared Regulatory Services on 0300 123 6696 to confirm if a license is required.

RECOMMENDATION 3: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application seeks planning permission to change the use of the property from a C3 residential dwelling into a 6 bedroom C4 HMO together with the erection of a two storey rear extension, a single storey rear extension and a rear dormer roof extension. The submitted drawings/details provide information regarding the principal matters for consideration as set out in the relevant Supplementary Planning Guidance.
- 1.2 Internally the property accommodates two ensuite bedrooms and a lounge/kitchen/diner on the ground floor; three ensuite bedrooms and a bathroom on the first floor; and one bedroom within the converted roofspace.
- 1.3 Externally a private amenity area of approximately 125 square metres will be provided to the side and rear of the property excluding the area shown for waste storage and cycle storage.

2. DESCRIPTION OF SITE

- 2.1 The site comprises a two storey semi detached property within the Gabalfa Ward of Cardiff. The lawful use of the property is as a C3 residential dwelling.

3. RELEVANT SITE HISTORY

- 3.1 21/01747/MNR – A planning application has been submitted seeking planning permission for the erection of a two storey side extension, single storey rear extension and the conversion of the property into a 6 bedroom HMO. This application has not yet been determined due to issues surrounding the extension and potential impact upon the two adjoining street trees.

22/02394/CLD – This application sought to confirm that a two storey rear extension, a single storey rear extension and rear dormer roof extension could be erected as Permitted Development in that planning permission would not be not required. On 30th November 2022 it was confirmed that planning permission was not required for the proposed works as they constituted development permitted by Class A and Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013.

4. POLICY FRAMEWORK

- 4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

Relevant National Planning Guidance:

Planning Policy Wales (2021)
Future Wales: The National Plan 2040 (2021)
Planning Policy Wales TAN 11: Noise
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 15: Development and Flood Risk
Planning Policy Wales TAN 21: Waste

Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy KP8: Sustainable Transport
Policy KP13 : Responding to Evidenced Social Needs
Policy EN 14 (Flood Risk)
Policy H5 : Sub-Division or Conversion of Residential Properties
Policy T1 : Walking and Cycling
Policy T5 : Managing Transport Impacts
Policy W2 : Provision for Waste Management Facilities in Development

Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)
Houses in Multiple Occupation (2016)
Cardiff Residential Extensions and Alterations (2017)

5. INTERNAL CONSULTEE RESPONSES

5.1 Waste Management have been consulted and have advised that the proposed area for the storage of waste and recycling has been noted. They also advise that the property will require the following for recycling and waste collections and provide general advice for the applicant:

- 1 x 140 litre bin for general waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

5.2 Traffic and Transportation have been consulted and have advised the following:

- Currently, excluding the detached garage located in Wyfan Place, there is room on the hardstanding at the front of the building to accommodate two car parking spaces and one car parking space in front of the detached garage in Wyfan Place.
- Cardiff SPG on Transportation adopted in July 2018 sets a maximum number of on site car parking spaces that can be provided based on land use and whether in the Central or Outer Parking Area but does not set a minimum number of car parking spaces that must be provided. The SPG prescribes that for this proposed development a maximum of one on site car parking spaces can be provided. Although it is noted there are three existing on site car parking spaces.
- On street car parking policy is currently under review, once finalised and if agreed with or without changes by citizens elected representatives would be implemented. On street car parking is self-controlled in theory by the narrowness of the carriageway on Mynachdy Road rather than controlled by resident parking permit bays in the on street car parking bays which are located alongside on site car parking spaces on hardstandings. Despite this, cars do park on the footways and on footways across driveways. If Mynachdy Road did have on street car parking controlled by resident parking permits the proposed house in multiple occupation would be treated as one household and currently be eligible for two resident parking permits and one visitor car permit.
- Cycle parking is proposed in the garage alongside waste and recycling facilities. Quantum of cycle parking spaces provided is in accordance with the Cardiff SPG Transportation on minimum cycle parking spaces of one cycle parking space per bedroom should be provided. However, the layout of the cycle parking spaces is not adequate. A 0.6 metre width and 0.7 metres in width spacing between horizontal cycle stands (facing edges of adjoining cycle stands not centre-line to centre line) would only allow one cycle to be parked instead of two cycle parking spaces. A minimum spacing of 1 metres in width (facing edges of adjoining cycle stands not centre-line to centre line) would allow two cycles to be parked next to each other. Adequate space needs to be maintained to access the public highway from the garage when a car is parked on the hardstanding. This is possible if the car parking space is marked out and the

garage doors from Wyfan Place to the hardstanding and the garage door in the building fronting the hardstanding are both up and over doors. It is recommended that the LPA either seek amended plans for the cycle storage and adequate retained access between the garage and the public highway during the remainder of this planning applications consideration stage. Alternatively if the LPA are minded to grant planning consent for this change of use it is recommended a suitably worded planning condition is attached to the planning consent:-

Prior to beneficial use of the development, hereby approved, the cycle parking spaces and footpath connection to the public highway shown on the approved plans shall be implemented in accordance with the approved details and thereafter so retained and maintained for the sole purpose of cycle parking.

Reason: In the interests of promoting and providing facilities for sustainable modes of transport in accordance with Policies KP5, KP8, T1 and T5 of the Cardiff Local Development Plan 2006-2026.

Since these comments were made revised plans have been submitted enlarging the spaces between the Sheffield stands within the garage to ensure their suitability.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have been consulted and have not commented on this planning application.

7. **REPRESENTATIONS**

- 7.1 Neighbours have been notified of the application. Two objections have been received from the occupier of 58 Mynachdy Road together with an e-mail objection against the proposal. A summary of the objections are as follows:

Loss of family housing;

Issues with parking and highway safety;

Issues around social interaction;

Anti social behaviour from tenants;

A covenant exists which prevents the property from being used for business purposes or any other use other than a single private dwelling house;

Potential impact of the development on the two street trees on Wyfan Place;

Issues surrounding asbestos and chrysotile.

- 7.2 A valid petition of 57 signatories has also been submitted objecting to the proposal although no reasons have been given as to the nature of the objection other than they wish for Cardiff County Council to refuse the application.

- 7.3 An objection has been received from local ward councillors Ashley Wood and Rhys Taylor. They object to the proposal for the following reasons:

We would like to object to the planning application (Ref: 23/00030/FUL) at 60 Mynachdy Road for "Ground and First Floor Rear Extensions and rear dormer roof extension, converting dwelling house into House in Multiple Occupation".

The grounds of concerns/objection are as follows:

Section 5.2 of the Flat Conversions SPG states the council favours conversion of such family homes to two-bedroom flats, this proposal is not consistent with the approach. This application is does not appear to be consistent with Policy H5 of the LDP, that that any conversion to HMO or Flats will only be permitted where “The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.”

We have concerns with developers buying family homes to convert to multiple occupation for profit at the detriment to the community and contributing to the housing crisis. Houses of multiple occupation, such as the application proposes, encourage transient tenants on short term contracts, this can be associated with poor compliance with waste policies, as well as negatively affecting community cohesion. There is concern based on experience of previous conversions in the area that additional houses of multiple occupation increase demands on parking, local amenities, and public services at the detriment of the existing community.

The enlargement of the property will be out of proportion to neighbouring properties.

We also remain concerned at the possible impact on nearby street trees (on Wyfan Place) and how the development it may potentially impact on the root system.

Finally, we believe consideration needs to be given by the planning committee to the covenant in place on the property (as with others in Mynachdy) as to whether they are satisfied that this development and its proposed use as an HMO are consistent with its requirements.

8. **ANALYSIS**

8.1 This application seeks planning permission to change the use of the property from a C3 residential dwelling into a 6 bedroom C4 HMO together with the erection of single storey and two storey rear extension together with a rear dormer roof extension. As the proposal seeks tenanted living accommodation occupied by up to six people, who are not related and who share one or more basic amenities as their only or main residence, the main issue for this application is the impact the change of use will have on the character of the area, the community and the living conditions of future occupiers of the property together with the impact of the extensions and dormer roof extension.

8.2 **Policy Considerations** - In respect of the conversion of the property to a C4 HMO Policy H5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted HMO SPG.

8.3 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

“Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

- i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.*
- ii. There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.*
- iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.*
- iv. Does not have an adverse effect on local parking provision."*

8.4 The approved Supplementary Planning Guidance on HMO's further expands on this Policy and aims to provide background information on and provide a rationale for how the Council will assess applications for planning permission to create new C4 and Sui Generis HMOs. It aims to identify the threshold at which it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing and it is recognised that demographic change has driven many of the changes that have seen traditional family homes become HMOs. HMOs are a popular accommodation source for many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, concentrations of HMOs clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to:

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

Having identified some of the issues caused by HMOs the Council considered it was necessary to determine a threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied and in all other wards, the figure of 10% is to be applied.

This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in planning terms) then this development would be considered unacceptable. In other Wards the figure would be 10%. This is justified because Cathays and Plasnewydd

are home to a vastly greater number of HMO's than other parts of the city and are designated as Additional Licensing Areas.

When considering the level of concentration, a definition of 50m from the property in question will be used. Within this 50m radius all dwellinghouses that have their main street facing entrance within the radius will be included. It is considered that 50m is deemed an appropriate extent to reflect an area that lies within a sphere of influence of a property, such as being affected in terms of amenity or disruption. It is also an appropriate distance in densely populated inner wards and will ensure that many properties are taken into account.

When calculating the number of HMOs within the 50m radius, it is important to refer to and respect the location of existing HMOs. This will be determined by using data at the Councils disposal such as planning applications, licensed HMO data, Council Tax data or electoral roll information. This will help identify the areas where the concentration is such that the Council will seek to prevent additional HMOs.

Having regard to the "cumulative impact" of such conversions in respect of this application an analysis has been made on the extent of HMO's (including those defined as such under Sections 254 of the Housing Act 2004) against the threshold limits identified above. As the application site is located within the Mynachdy Ward of Cardiff a 10% threshold limit will be relevant. There are 23 properties which have their main street facing entrance within a 50m radius of the application site. Of these 0 are registered as HMO's which equates to 0%. The threshold for Mynachdy is 10% therefore the proposal complies with advice contained within the SPG on HMO's.

- 8.5 **Room Sizes** – The Cardiff HMO Licensing Fire & Safety Standards (updated in 2014) sets standards in terms of amenity, space standards and facilities which must be adhered to in order to obtain a License from the Council. From a planning perspective, paragraph 6.1.1 of the adopted HMO SPG identifies that this would be the minimum that would be expected to be achieved for all applications for both C4 HMO's and larger sui generis HMO's. Having had regard to this criteria the submitted plans indicate that these standards would be met.
- 8.6 **Waste** – Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily assessable.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the LDP relating to the provision of waste management facilities in new development. Paragraph 4.12 of the approved SPG on Waste Collection and Storage Facilities advises that for HMO's the recommended bin allocation for between 6-8 residents is as follows :-

1 x 240L bin for general waste
1 x 240L bin for garden waste (if required)
2 x 25L bins for food waste
Green bags for recycling equivalent to 140 litres.

Details of waste provision have been submitted as part of this application which is considered acceptable. Condition 3 has been imposed accordingly.

- 8.7 **Transportation** – Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP.

The creation of a HMO in this sustainable location is considered to fundamentally accord with the principles of sustainable design, locating places to live within walking distance of local amenities, public transport links and places of work. It would therefore intrinsically accord with the principles of sustainable transport and the promotion of a 50/50 modal split, as promoted by Policy KP8, as occupiers would not be reliant upon the private car as a mode of transport. The creation of bicycle parking spaces for occupiers of dwellings is considered an essential element in promoting sustainability and achieving the modal split. The Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a C4 HMO will require a minimum of 1 cycle parking space per bedroom. As the proposal is for a 6 bedroom HMO then 6 cycle parking spaces will be required.

In respect of cycle parking the applicant has submitted details showing the provision of 6 under cover and secure cycle parking spaces situated within the rear garage which is considered acceptable and accords with advice contained within the Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG. Condition 3 has been imposed accordingly.

In respect of car parking the Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a 6 bedroom HMO will require between zero and one off street car parking space to be policy compliant. Whilst the application shows the provision of two hardstandings at the property these are existing hardstandings and capable of parking three vehicles, two on the hardstanding within the front garden and one on the hardstanding within the rear garden in front of the garage. Whilst it is acknowledged that this exceeds the maximum limit of one car parking space it is considered that it would be unreasonable to require the owner to remove the front hardstanding so that only one car parking space is provided considering car parking has been raised as a major concern with respect to the proposal. Occupiers of the property would also be eligible for parking permits should such a scheme be introduced.

- 8.8 **Amenity Space** – Criterion i) of Policy H5 of the LDP advises that planning permission will be granted where *“The property is of a size whereby the ...external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.”* This is further reinforced by the HMO SPG which advises that amenity space is important in retaining a quality of life for people living within the dwelling. Paragraph 6.3.2 of the SPG states *“The City of Cardiff Council has typically used the figure of 25m² as the minimum expected external useable amenity space for C3 dwellings, i.e. for those dwellings up to 6 persons. This level should also apply to C4 properties. Each additional*

person would be expected to have 2.5m². As such, for example, the minimum expected for a 7 bed HMO would be 27.5m² of external amenity space. Each additional person should result in a corresponding increase of 2.5m². Useable amenity space is considered to be at least 1.4m wide, enabling storage and access."

In respect of amenity space as the application seeks permission for to change the use of the property to a C4 HMO then 25 square metres will be required. Having undertaken an assessment of the property a private rear amenity space of approximately 125 square metres will be available for occupiers to use in addition to provision for bin and cycle storage facilities. As the minimum amenity space requirement as specified in the HMO SPG will be 25 square metres the proposal is therefore considered acceptable when considered against the HMO SPG.

- 8.9 **Ground Floor and First Rear Extension** - The proposed ground floor and first floor extension are considered acceptable in regards to their scale and design and will provide a subservient addition to the dwelling which would not prejudice the general character of the area or the existing dwellinghouse. The scale of the extension and its relationship with neighbouring properties is considered acceptable. It will also be finished in materials to match the existing property.

It is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern. Furthermore, subject to condition 5, it is considered that the proposal would not prejudice the privacy of neighbours.

It should also be noted that an extension of this size could also be erected utilising existing Permitted Development rights. This has also been confirmed by planning application 22/02394/CLD which confirmed the extension did not require planning permission

- 8.10 **Dormer Roof Extension** – The proposed dormer roof extension is set up from the rear elevation and is to be finished in material to match the existing roof covering in accordance with advice contained within the Residential Extensions and Alterations SPG.

It should also be noted that a dormer roof extension of this size could also be erected utilising existing Permitted Development rights. This has also been confirmed by planning application 22/02394/CLD which confirmed the dormer roof extension did not require planning permission

- 8.11 **Objections** – In respect of the petition and objections in respect of this application the following comments should be noted:

Loss of family housing – This is covered in Paragraph 8.8.2-8.4 of this report;
Issues with parking and highway safety - This is covered in Paragraph 8.7 of this report;
Issues around social interaction and community cohesion - This is covered in Paragraph 8.8.2-8.4 of this report;
Anti-social behaviour from tenants – This would be a matter for the police;
A covenant exists which prevents the property from being used for business purposes or any other use other than a single private dwelling house – This is not a planning matter;

Potential impact of the development on the two street trees on Wyfan Place – Whilst the concerns are noted the extensions have been confirmed as Permitted Development and do not require planning permission;

Issues surrounding asbestos and chrysotile – This is not a planning matter but would be covered under Building Regulations;

Does not comply with the Flat Conversion SPG – This proposal does not seek planning permission for the conversion of the property into flats and so this SPG is not relevant;

Extension out of proportion – The extensions have already been confirmed as benefiting from Permitted Development.

9. OTHER CONSIDERATIONS

9.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

9.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

10. RECOMMENDATION

10.1 The Council is mindful of the current climate with respect to the amount of HMO’s within the City and that there are concerns that a proliferation of such uses can undermine the character of an area to the detriment of local residents.

In respect of this application the Council is satisfied that the proposal complies with the Cardiff Local Development Plan 2026-2026 and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance, Waste Collection and Storage Facilities Supplementary Planning Guidance, Cardiff Residential Extensions and Alterations Supplementary Planning Guidance and the Managing Transportation Impacts (Incorporating Parking Standards) (2018) Supplementary Planning Guidance, as mentioned previously in this report.

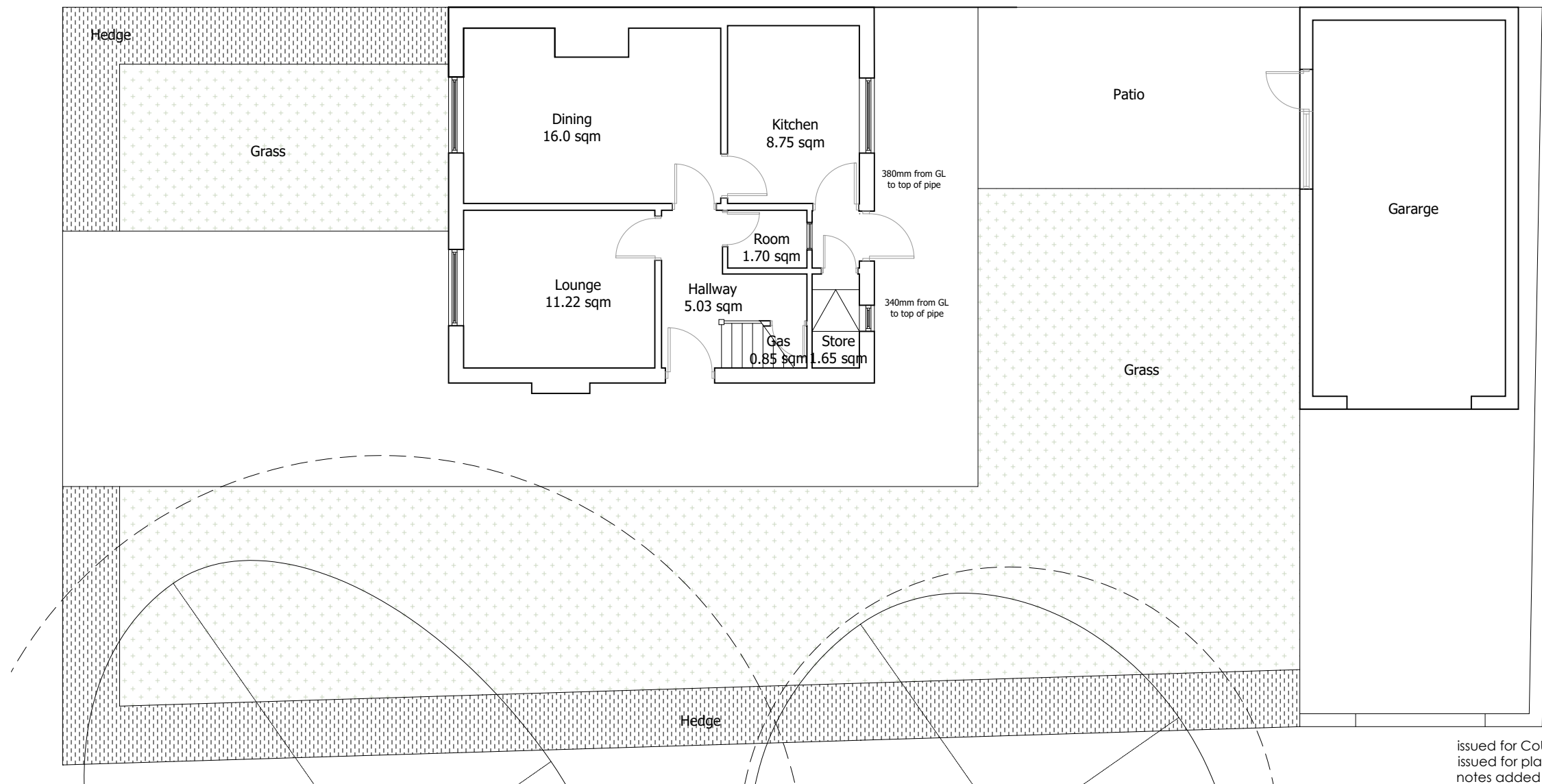
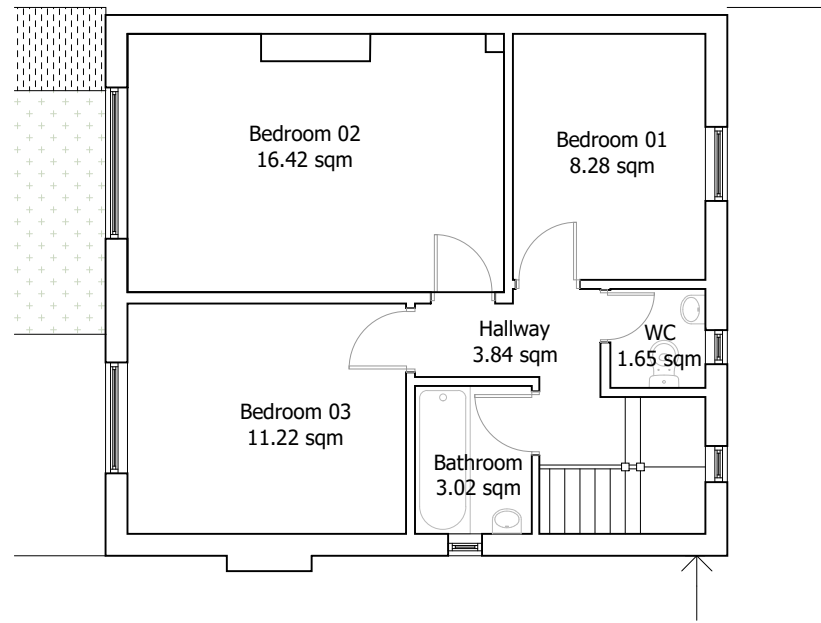
Having taken all of the relevant factors into consideration there are no grounds to justify a

refusal of this application and it is therefore recommended that planning permission be granted, subject to conditions.



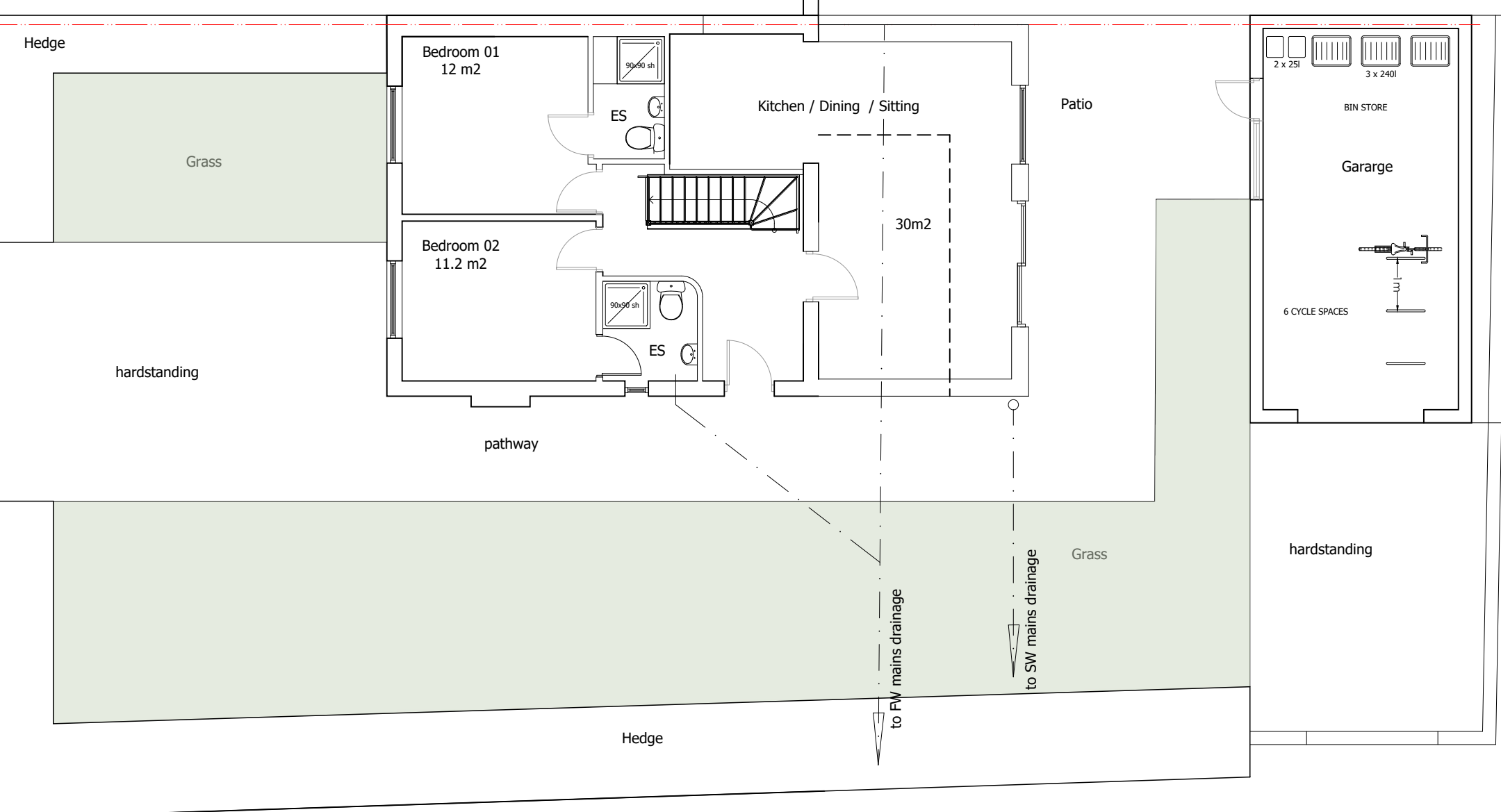
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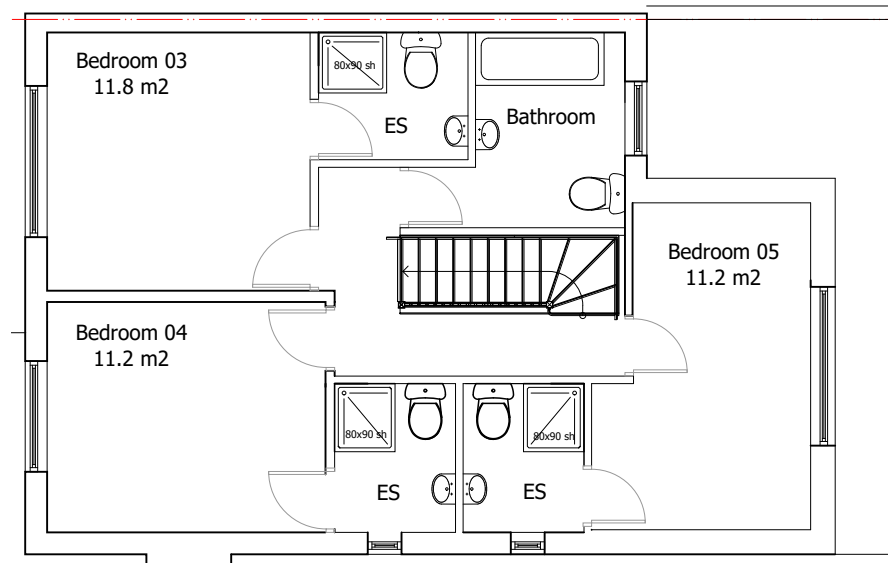


issued for CoU app
 issued for planning
 notes added
 Trees & areas added

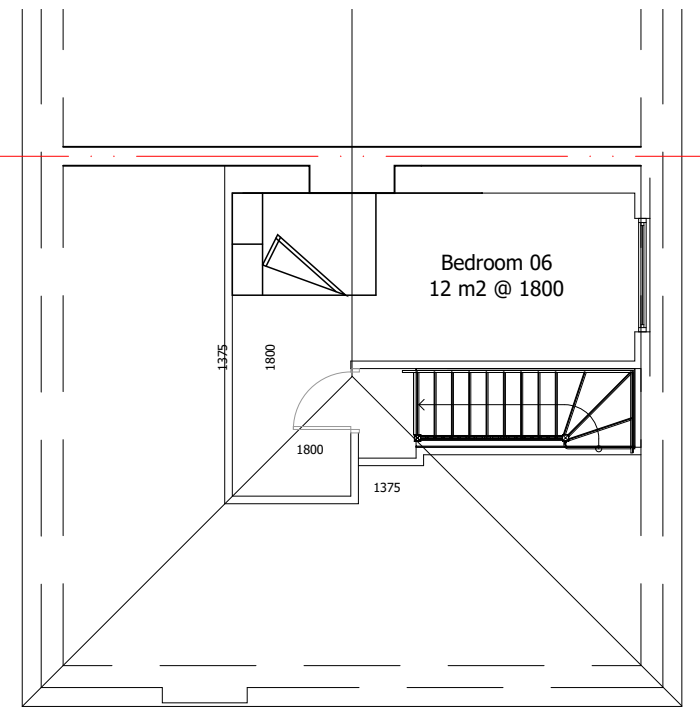
14.12.22 D
 11.10.22 C
 10.01.22 B
 25.11.21 A



GROUND FLOOR PLAN

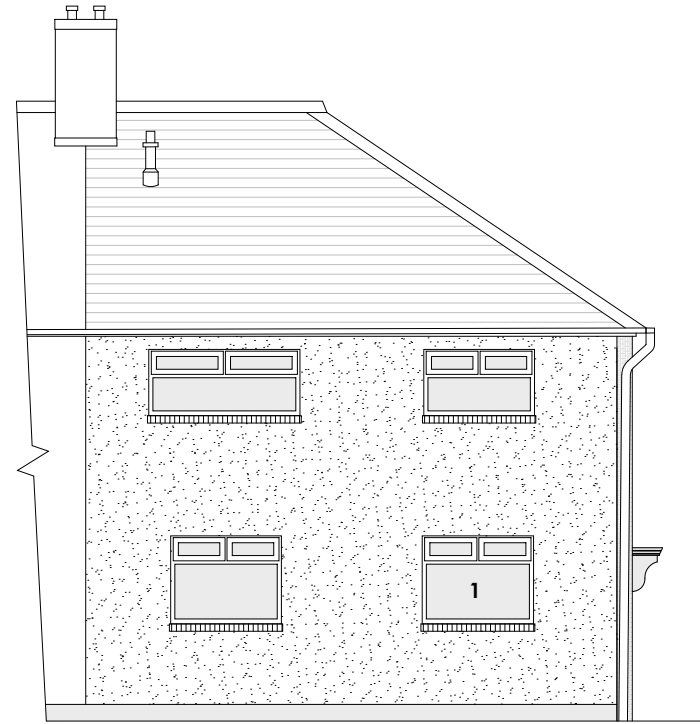


FIRST FLOOR PLAN

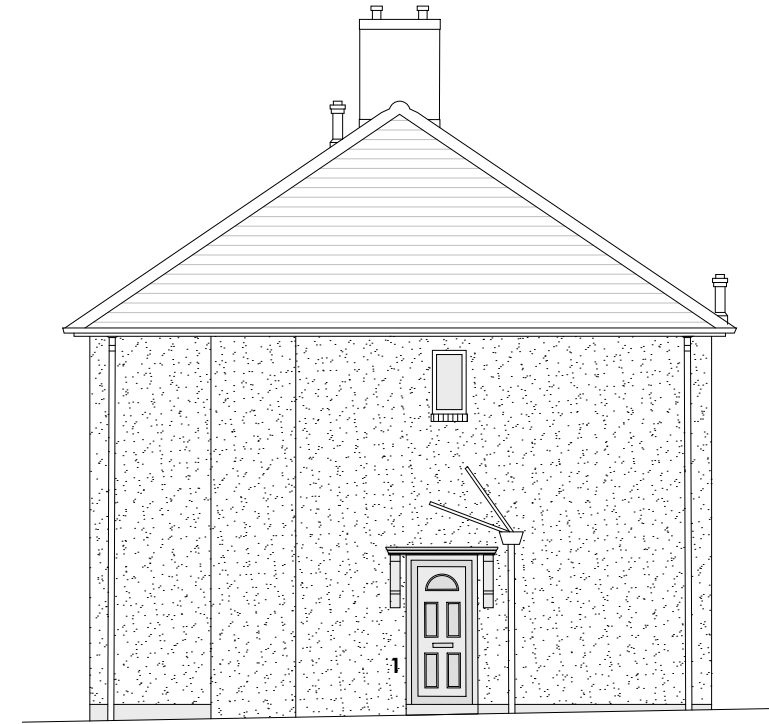


ATTIC FLOOR PLAN

cycles amended	09.02.23	D
refuse/cycles added	04.01.23	C
issued for CoU app	14.12.22	B
issued for planning	11.10.22	A
item	date	rev
Scale	Dwg No.	Rev
1:100 @ A3	J21/07	P08
Job No.		



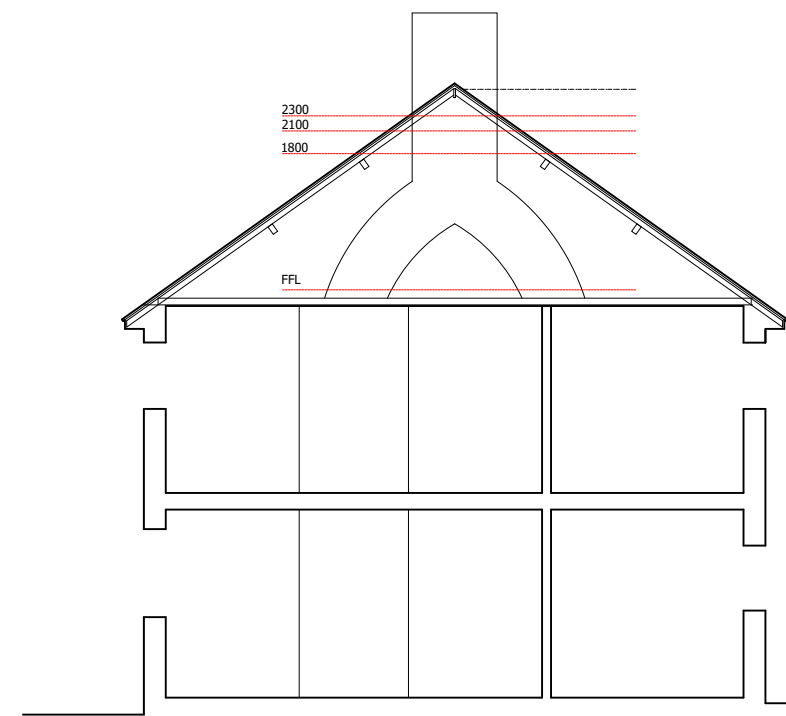
FRONT ELEVATION





SIDE ELEVATION



REAR ELEVATION

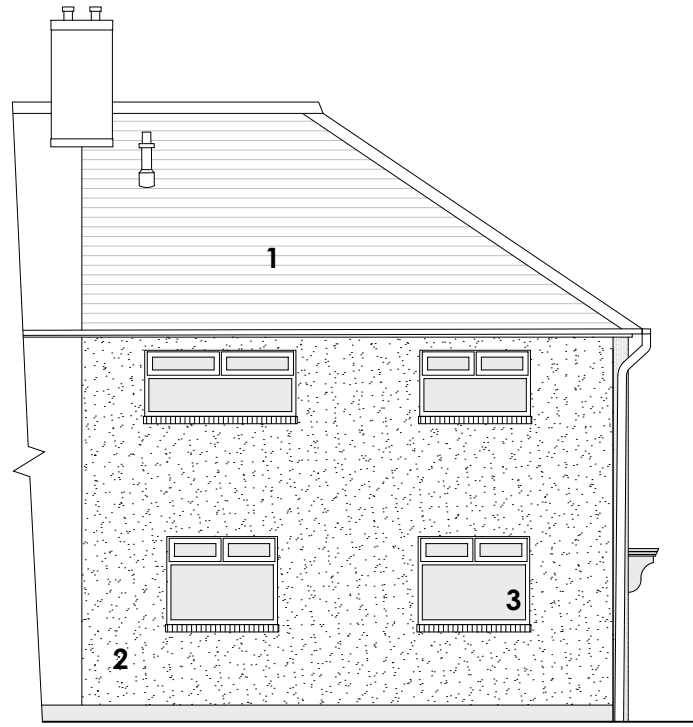


SECTION

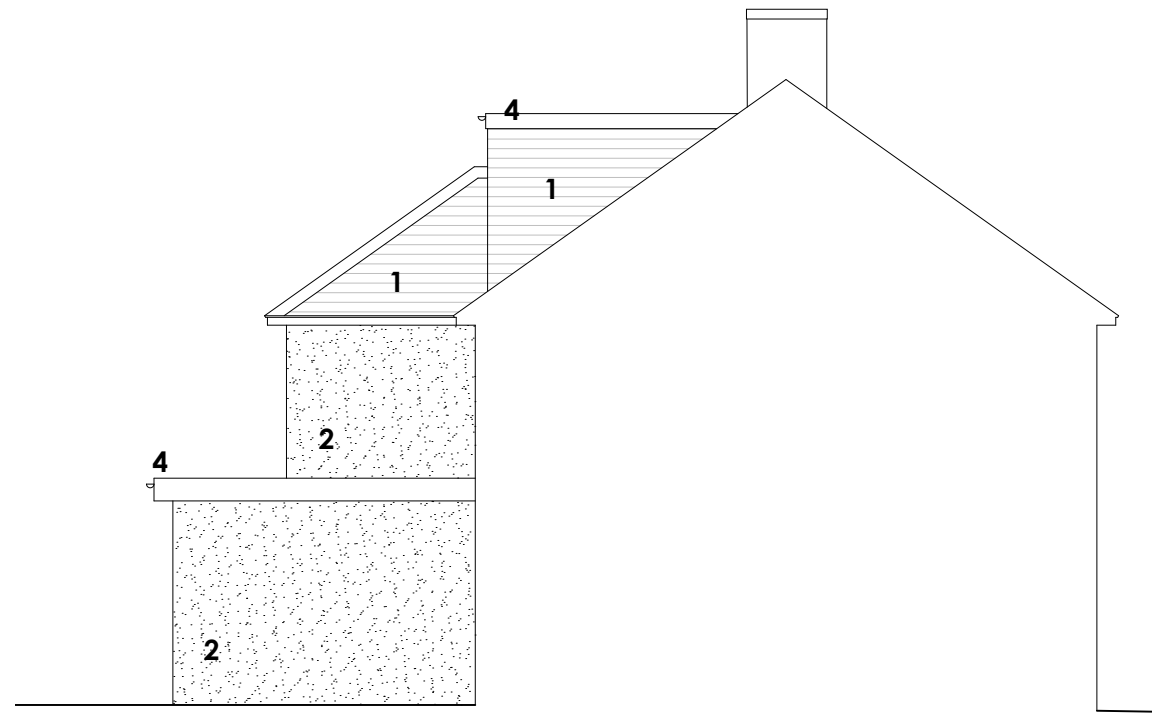
- Key
-  Render wall
 -  Slate roof
 - 1** UPVC Windows & Doors

LEGEND

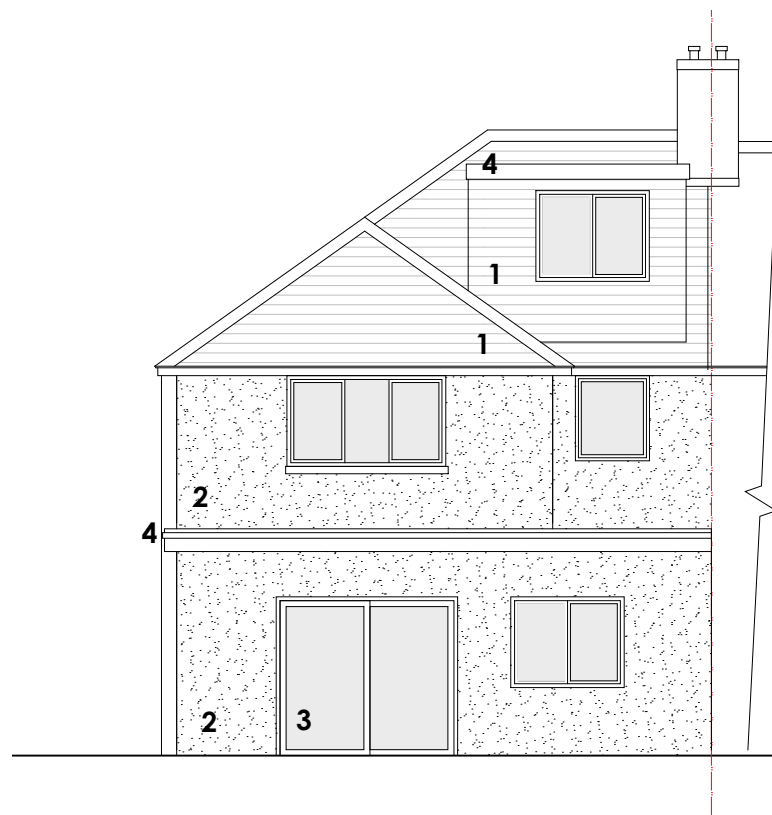
- 1. Slate
- 2. Render
- 3. UPVC windows & doors
- 4. Single ply membrane



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION