

Planning Committee

Borough Council of
King's Lynn &
West Norfolk



SLIDE NO. 2

22/00306/F

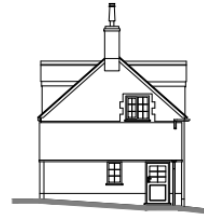


22/00306/F

SLIDE NO. 3



West Elevation



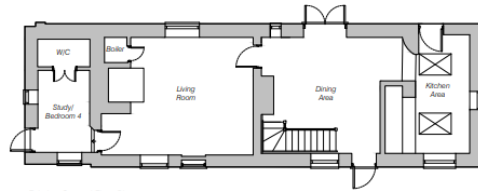
North Elevation



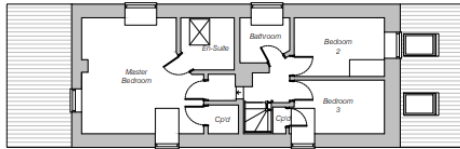
East Elevation



South Elevation



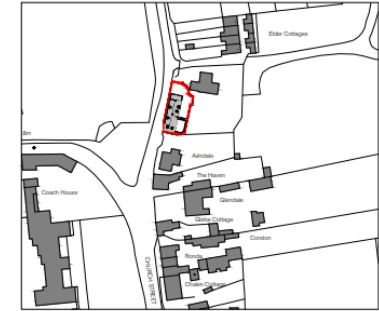
Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100



Existing Site Plan
Scale 1:200



Location Plan
Scale 1:1250



Unit 12, Dove Orchards, Thornham Road,
Helmston Road, The Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
Church Cottage
Church Street
Thornham
Norfolk, PE36 6NJ
Title:
Proposed Extension & Alterations
to Existing Dwelling
Existing Floor Plans, Elevations
Site & Location Plan

Scale(s): As Shown @A2 Date: 22.07.2021

Drawn: EA Checked: JL

Drawing issued for: Planning

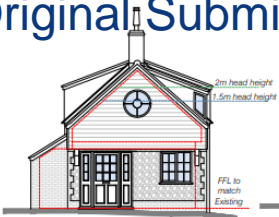
Dwg No. 585-01 Rev: B

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West Elevation



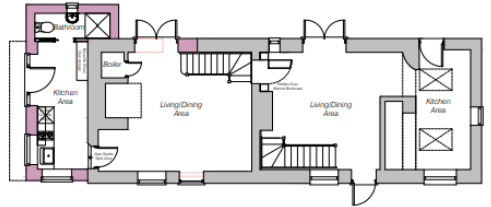
North Elevation



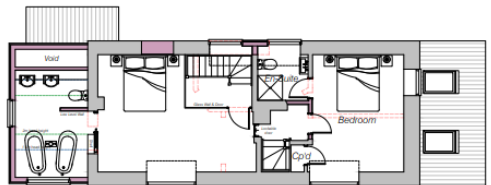
South Elevation



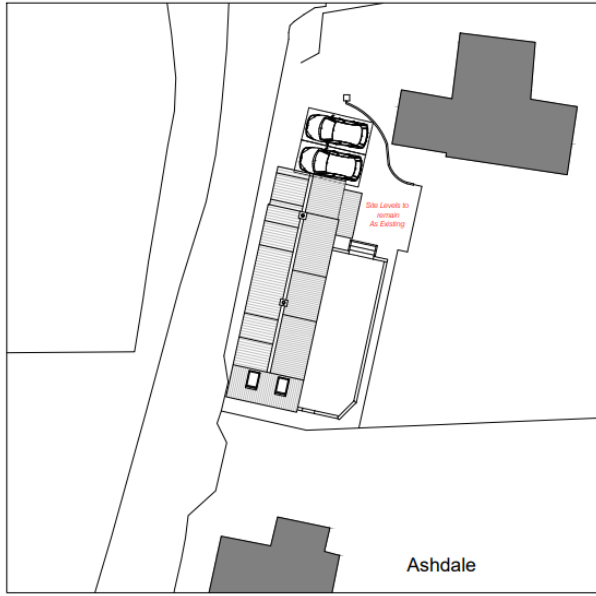
East Elevation



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Proposed Site Plan
Scale 1:200

Ashdale



Proposed Visuals
Not to Scale



Unit 12, Grove Orchard, Thornham Road,
Holme-next-the-Sea, Norfolk, PE36 6LS
Tel: 01268 738229 Web: www.strataarchitecture.com

Project:
Church Cottage
Church Street
Thornham
Norfolk, PE36 6NJ

Title:
Proposed Extension & Alterations
Proposed Floor Plans, Elevations
Site Plan

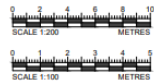
Scales: As Shown @A2 Date: 22.07.2021

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Drawing issued for: Planning

Dwg No: 585-02 Rev: A

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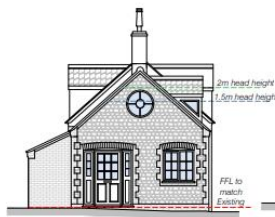
Amended Scheme

EA	A 11 03 2022	FFL Added	EA
B 27 06 2022	Elevations & Floor Plans Updated	EA	
C 08 08 2022	Elevations & Floor Plans Updated	EA	
D 08 10 2022	Front Dormers Updated	EA	
E 08 11 2022	Elevation Labels Updated	EA	

22/00306/F



West Elevation



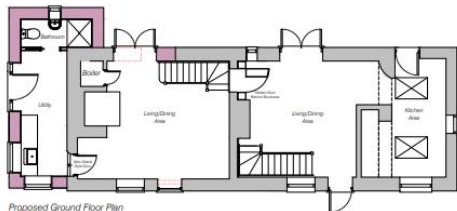
North Elevation



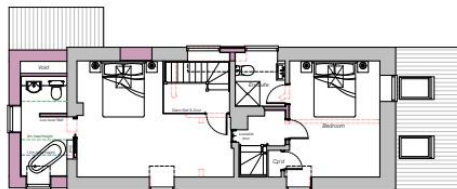
East Elevation



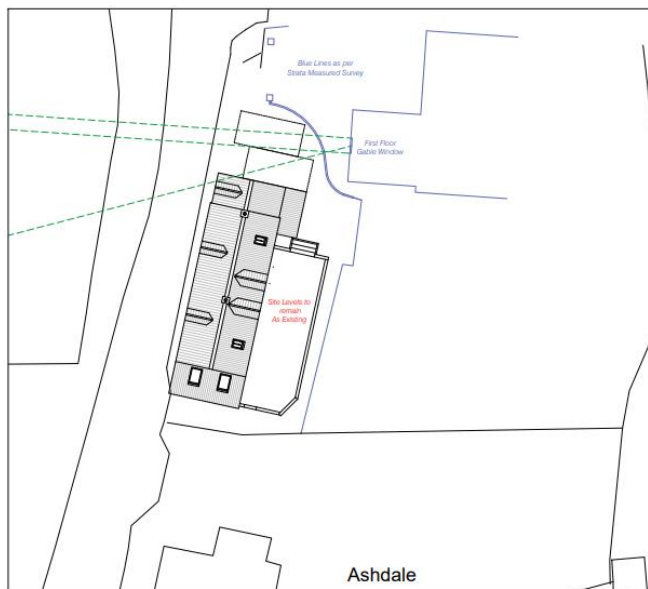
South Elevation



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Proposed Site Plan
Scale 1:200



Unit 12, Drive Orchards, Thornham Road,
Holtby near the Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
Church Cottage
Church Street
Thornham
Norfolk, PE36 6NJ

Title:
Proposed Extension & Alterations
Proposed Floor Plans, Elevations
Site Plan
Option 1

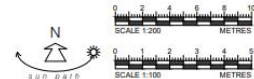
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Drawn: EA Checked: JL

Drawing issued for: Planning

Dwg No: 585-02 Rev: F

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Front elevation, looking east





Front elevation, looking north/east





Street scene looking south/east





Side elevation, looking south





Rear elevation, looking south/west





Existing side projection and parking, looking west





Rear boundary and southern neighbouring dwelling



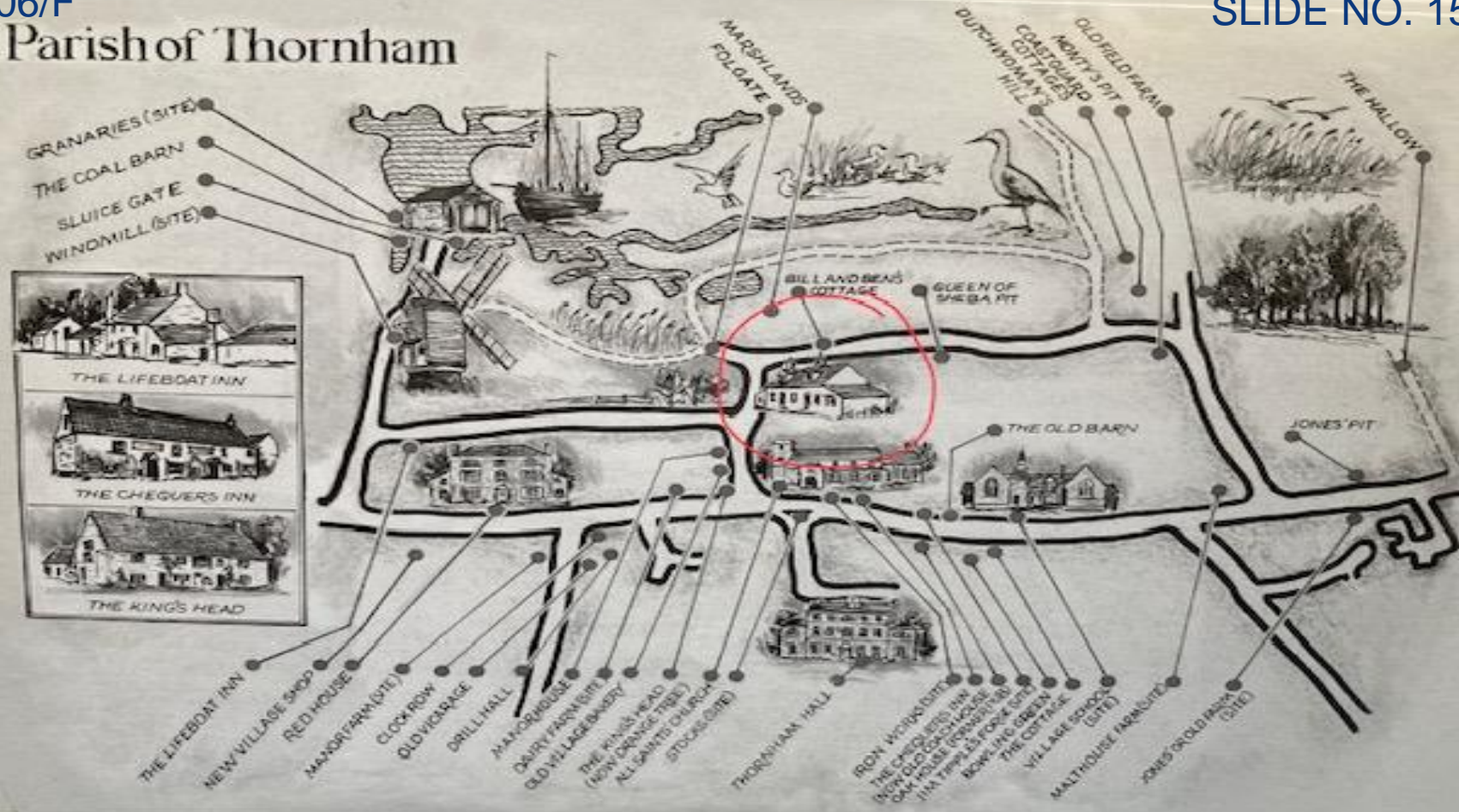


Northern boundary and neighbouring dwelling

Speaker James Haggie



The Parish of Thornham





North extension will destroy
simple balance



22/00306/F

Overlooking Waders front
room

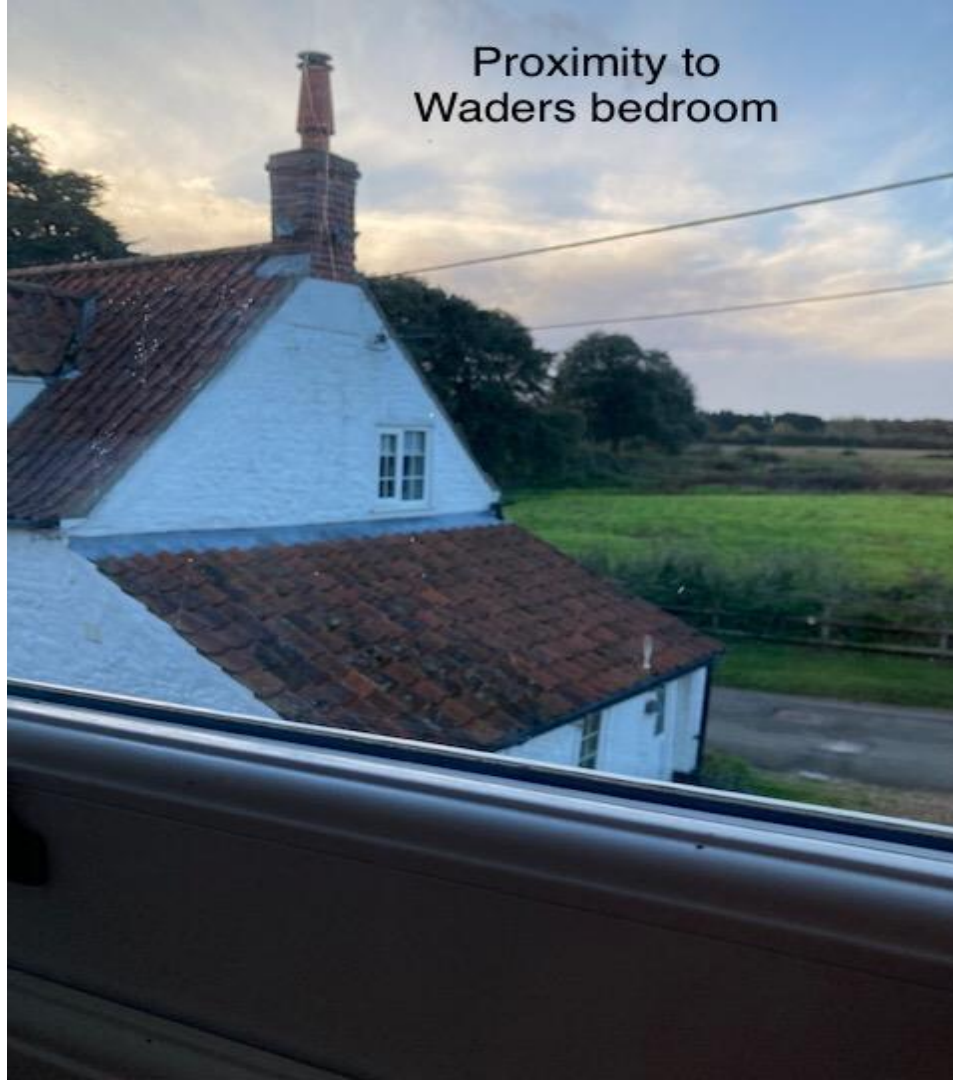
SLIDE
NO. 17



22/00306/F

Proximity to
Waders bedroom

SLIDE NO. 18



22/00306/F

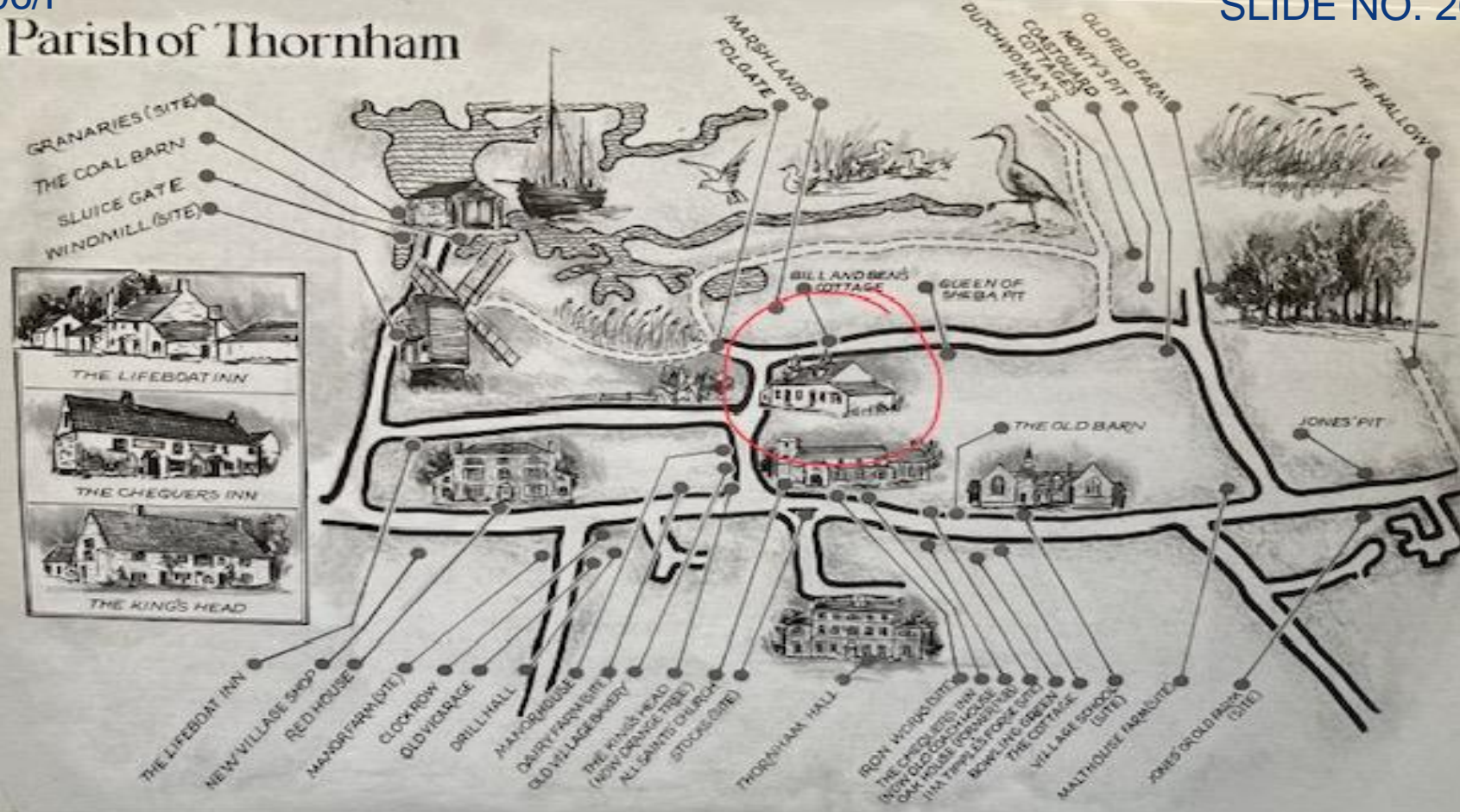
Looking West from
Waders patio



SLIDE NO. 19

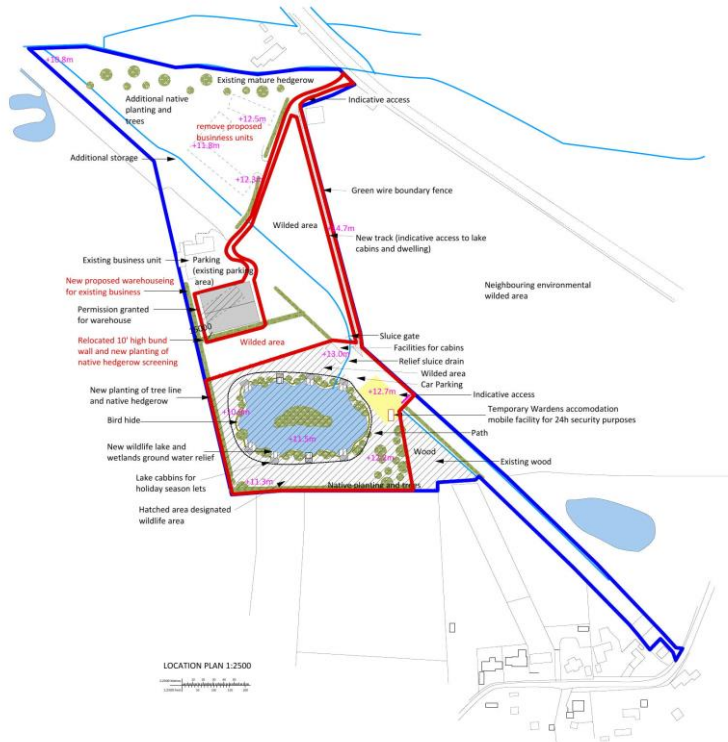


The Parish of Thornham



21/02392/OM







Red line incorrect but shows site as existing



1:100 Metres 1 2 3 4 5 1:100 Feet 5 10 15 20 <small>Do not scale from these drawings. Figure dimensions only to be taken. All dimensions to be verified on site prior to commencement of work.</small>		GENERAL: <small>All work to be carried out in accordance with the Building Regulations 1991 including all current revisions, and, all current British Standard Code of Practice information contained on this drawing is confidential and may not be used for any purpose other than that for which the drawing is supplied without prior written authority. All rights reserved.</small>	Details: EXISTING	Client: OAKLAND	Scale: PRINT A3
		Revision: B	Drawing No: PL21/18	Date: 25/01/21	Page No: 1

21/02392/OM

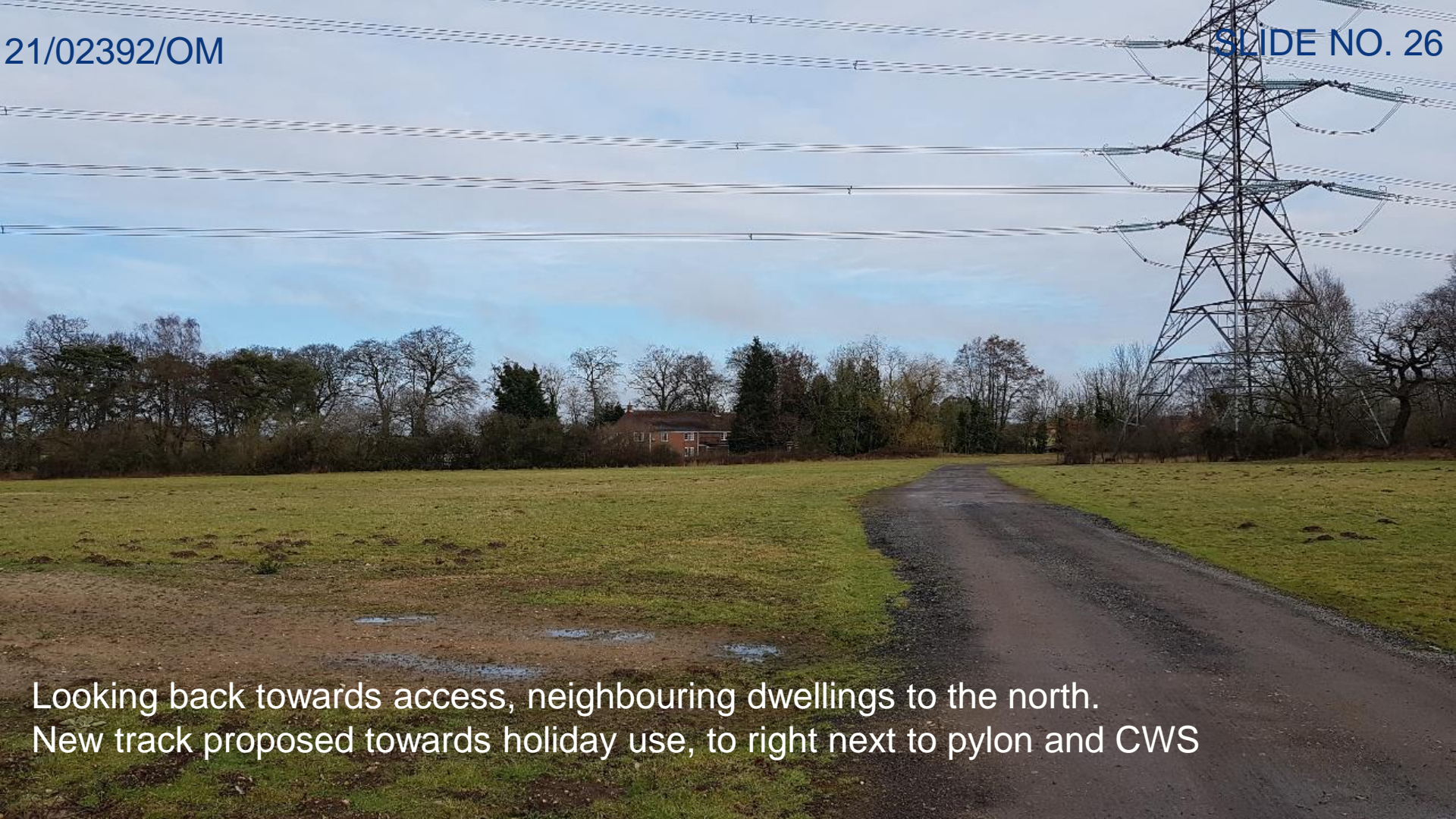


Looking towards access onto A47

21/02392/OM



Looking towards access onto A47, CWS to the right hand side including pylon



Looking back towards access, neighbouring dwellings to the north.
New track proposed towards holiday use, to right next to pylon and CWS



County Wildlife Site (CWS) to the immediate east)

21/02392/OM



Semi-detached dwellings to the north of the site and access



Existing storage business



Existing storage business

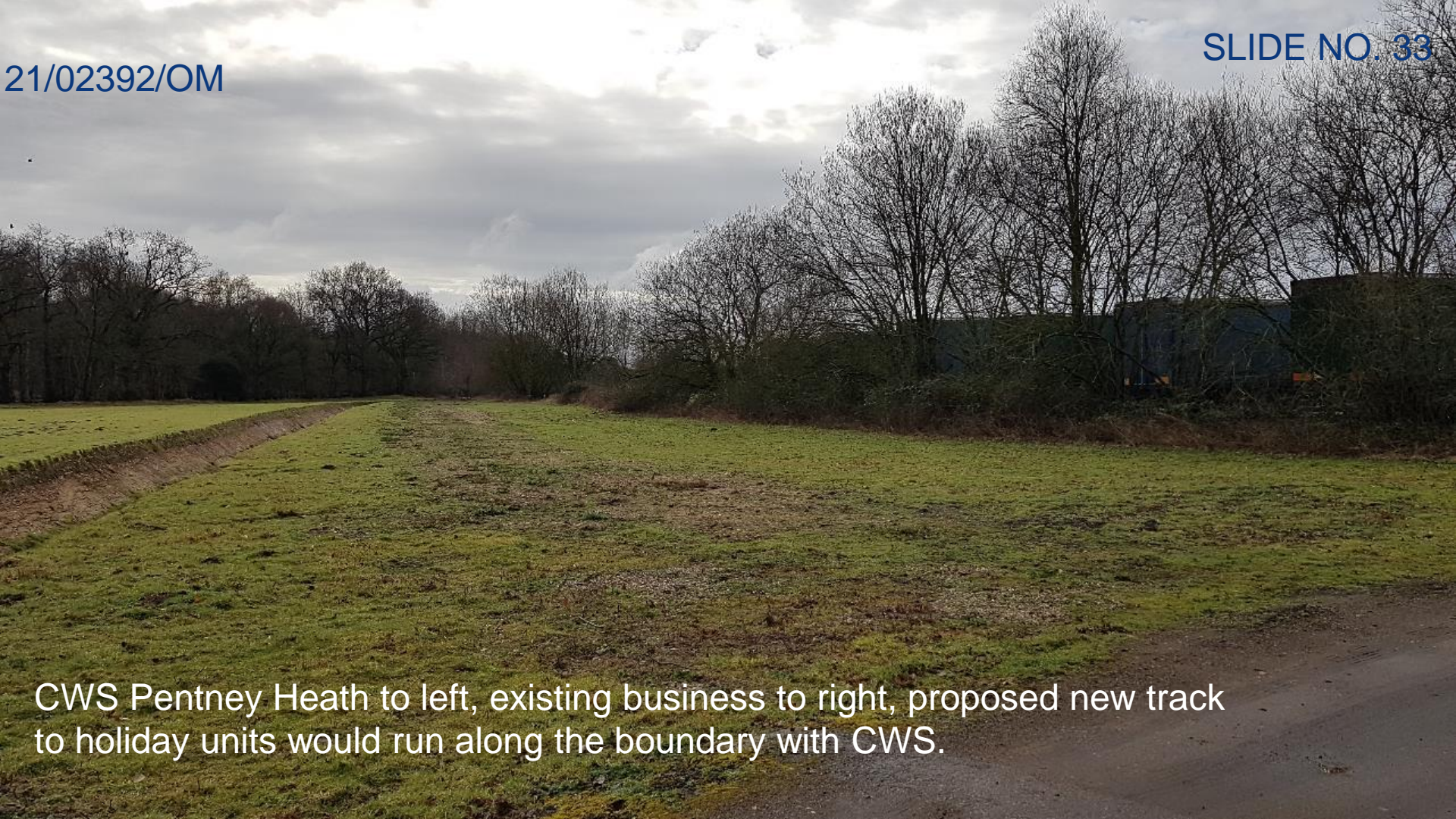


Existing storage business

21/02392/OM



Existing storage business



CWS Pentney Heath to left, existing business to right, proposed new track to holiday units would run along the boundary with CWS.

21/02392/OM



Drainage ditch where proposed sluice would be positioned CWS to rear and proposed access would access holiday site here



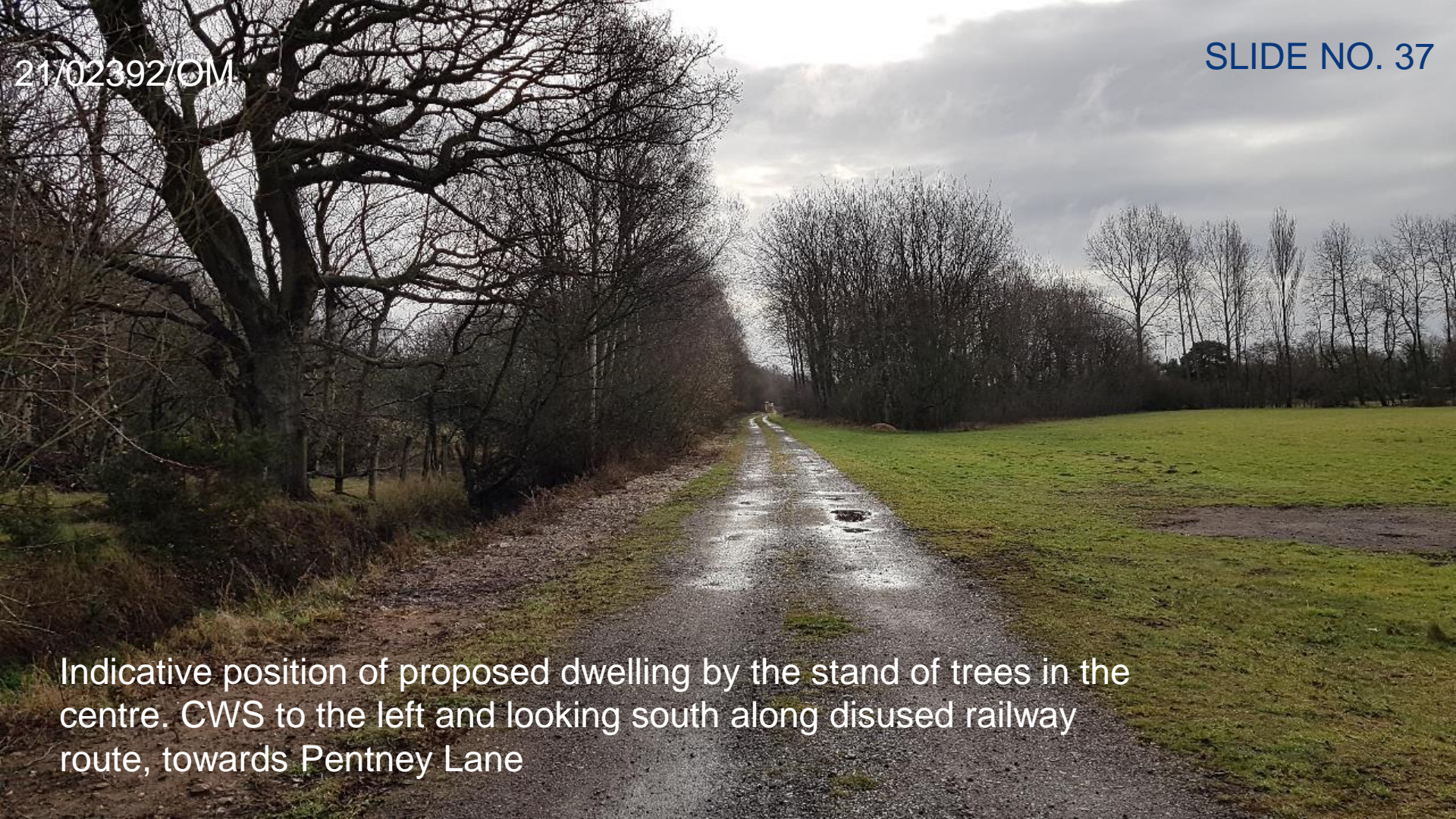
Looking north from proposed holiday site towards existing storage business and access to the left hand side.



Proposed site for holiday units and lake (exiting business to the left)

21/02392/OM

Indicative position of proposed dwelling by the stand of trees in the centre. CWS to the left and looking south along disused railway route, towards Pentney Lane





Proposed area for siting of holiday units and lake, Pentey Lane visible in the distance.

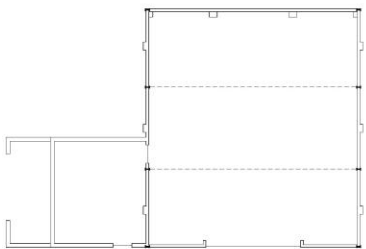
21/02392/OM



Proposed site for holiday units and lake

22/01638/F

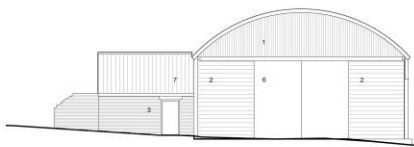




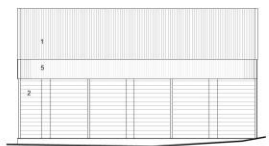
EXISTING FLOOR PLAN
1:100



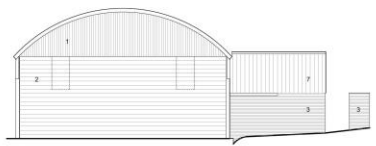
EXISTING SITE LAYOUT (Scale 1:200 when printed at A1)



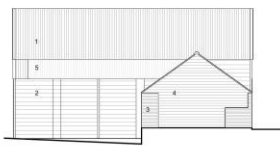
EXISTING EAST ELEVATION
1:100



EXISTING NORTH ELEVATION
1:100



EXISTING WEST ELEVATION
1:100



EXISTING SOUTH ELEVATION
1:100

- KEY TO MATERIALS
- 1: Powder coated metal sheathing
 - 2: Concrete block
 - 3: Brick
 - 4: Timber cladding
 - 5: Transparent sheathing
 - 6: Barn doors
 - 7: Corrugated sheathing



NOTES

1. These drawings are prepared in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning Regulations 1988. The drawings are prepared on the basis of the information provided by the client and the site visit. The client is responsible for the accuracy of the information provided.

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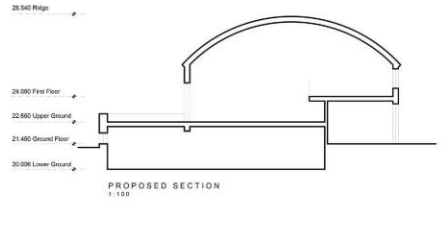
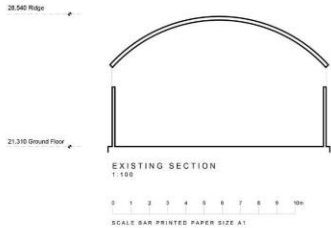
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10. The drawings are prepared on the basis of the information provided by the client and the site visit. The client is responsible for the accuracy of the information provided.



DESIGNER:
Atelier Associates
Architecture + design
JANE AND ROBERT SCOTT ARCHITECTS

THE BIG BARN
SITE LOCATION PLAN AND SECTIONS
DATE: 12/01/18
DRAWING NUMBER: 1201-108
PROJECT: THE BIG BARN

MON01_02.03

Barn@ Home Farm Common Road Southwold Suffolk IP19 0 0985 04708 © atelierassociates.com

FLOOR AREAS:
Existing: 175m²
Proposed: 350m²

GLAZING ANALYSIS:
Area of Existing openings: 61m²
Proposed glazed area: 52m² (excluding slats)

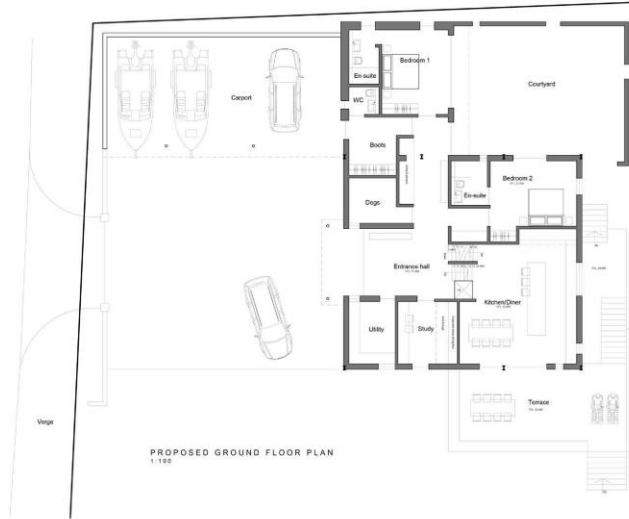
Mitigation:
The existing openings are made up of 5 large areas. Where existing proposed openings have been kept, existing large areas of glazing have been broken with upright timber slats. Garden walls have also been proposed to limit light spill and an overhang has been introduced above the rear bedroom doors. We believe this represents an improvement over the existing situation.



PROPOSED LOWER GROUND
1:150



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED GROUND FLOOR PLAN
1:100

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PROPOSED EAST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



PROPOSED WEST ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100

- KEY TO MATERIALS
- 1: Powder coated metal sheeling
 - 2: Flint
 - 3: Brick
 - 4: Barn doors
 - 5: Proposed timber cladding

Atelier Associates
Architecture + design
JANE AND ROBERT SCOTT MONCREIF
THE BIG BARN
PROPOSED DETAILS WITHOUT COURTYARD WALL
DATE: 01/10/22 01/10/22 01/10/22 01/10/22 01/10/22
DRAWN: 11/08/22
MONO1.02.05 E
Barn 3 Stone Farm Curzon Road Southwold Suffolk IP21 3PT
T: 01473 614729 E: info@atelierassociates.co.uk



Front elevation (east)

22/01638/F

SLIDE
NO. 45



North elevation



22/01638/F

SLIDE
NO. 46



View from South East





Fields to west of site, existing farm track





South elevation of existing



View along Common Lane to South





View from edge of Brancaster Staithe to the north, existing roof visible



Speaker
Jane Scott Moncrieff



57 The Barn from Barrow Common - BEFORE

SLIDE NO. 52

22/01638/F



The Barn from Barrow Common - AFTER

22/01638/F

SLIDE NO. 53



54 Protect and Enhance our Natural, Built and Historic Environment

SLIDE NO. 54

22/01638/F



NORFOLK COAST PARTNERSHIP, Sydney Jacus, Project Officer:

“Currently the barn and its surroundings are a mess and an environmental wasteland. The detailed landscaping plans promise to reverse that ... the garden and planting will deliver a meaningful positive impact on the biodiversity of the site, which has been disused for some time”

LPA approved Dutch Barn Conversions in other AONBs

22/01638/F



Dutch Barn conversion in AONB
Outside the village of Warham
10 miles from Brancaster Staithe
Approved by North Norfolk District
Council
August 2018



RIBA Shortlisted Dutch Barn in
Sussex (not AONB) seen on Grand
Designs

Castle Acre Water Tower



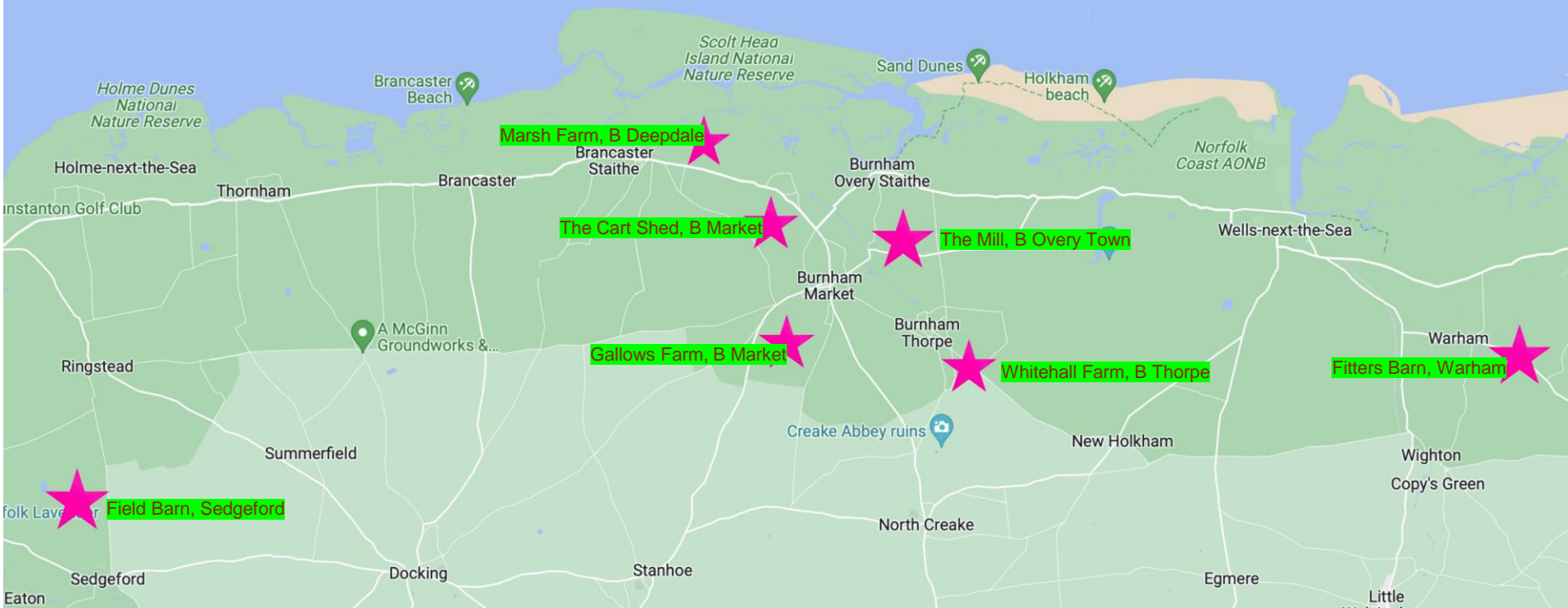
Image: The Architects' Journal



- Mayor's Award, Conversion Scheme 2022
- RIBA National Award 2021
- RIBA East Award 2021
- House of the Year Retrofit 2021
- Celebrates original structure
- Well loved local landmark
- Minimal intervention in restoration
- Re-use of original materials
- “Ingenious eco-build accommodates natural setting” : RIBA

Planning granted for barn conversions in our AONB outside village development boundaries

22/01638/F



Doing the Right Thing for this Building



- Central Government encourages preservation
- Sustainable architecture & restoration
- Norfolk Coast Partnership Nature Recovery Plan
- Convert into 3-Bed Home & 2 Home Offices
- Base for growing business = employment
- No objection from any Official Consultees
- Significant support locally
- Local couple to live here



Summary

BRANCASTER NEIGHBOURHOOD PLAN – Relevant Policies

1. House size & AONB views



2. Blend in/Low Eco materials:



3. Footprint remains



4. Parking remains



5. Footprint remains



8. Enhance AONB



9. Enhance AONB



NO OBJECTION FROM OFFICIAL CONSULTTEES

NCC HIGHWAYS



ENVIRONMENT



PARISH COUNCIL



NATURAL ENGLAND



Supporters 25
Objectors 5

CS06 Considerations

The existing building makes a positive contribution to the landscape



Central Govt. guidance, conservation architect report, local opinion

A non-residential use is proven to be unviable



Savills report

The accommodation to be provided is commensurate with the site's relationship to the settlement pattern



3-Bed home, home offices, show garden for business, trial beds replacing wasteland

The building is easily accessible to existing housing, employment and services



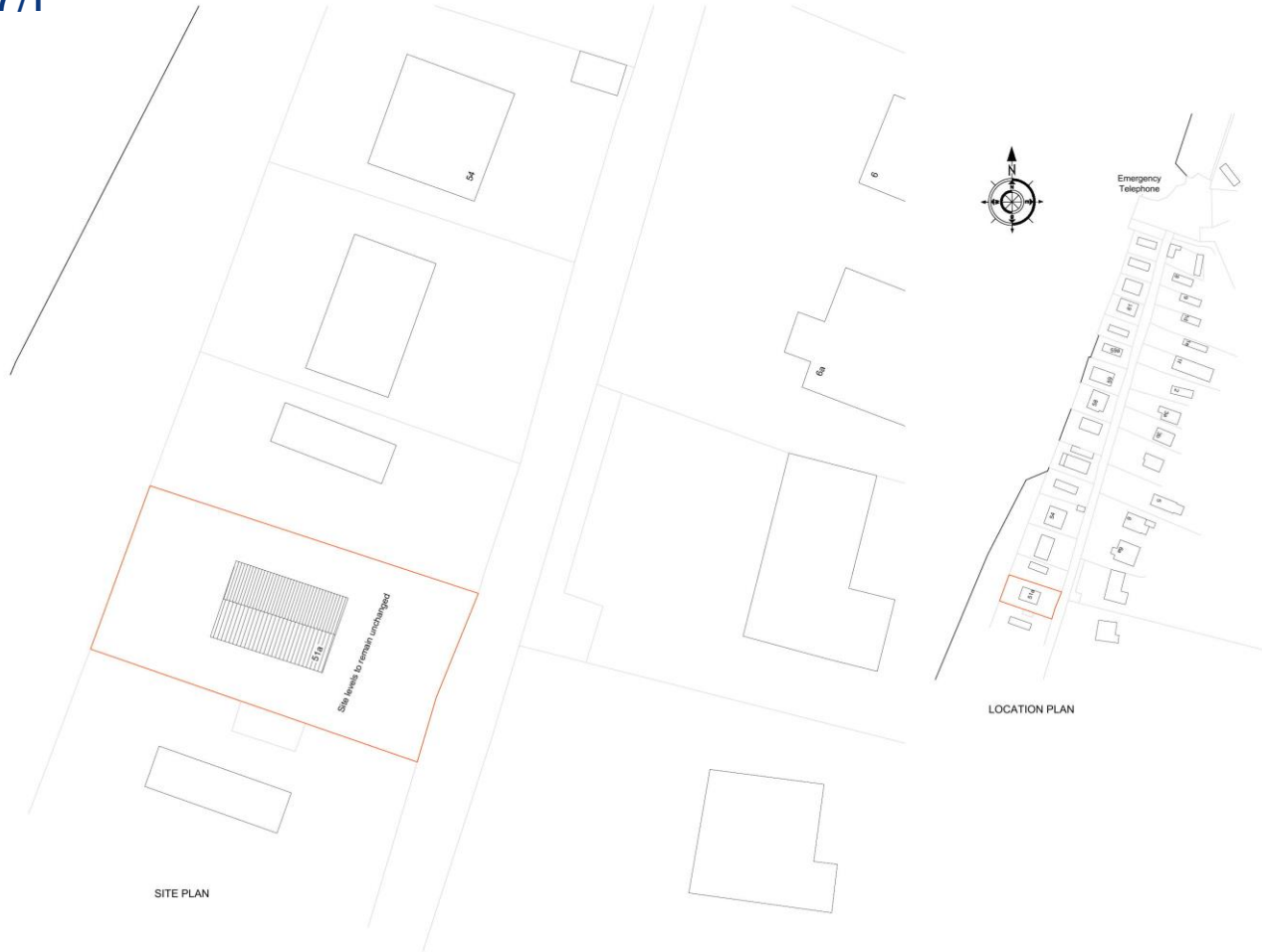
Just over 100M from neighbours, already served by main utilities



22/01447/F



22/01447/F



SITE PLAN

LOCATION PLAN

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 Ensure CDM 2015 Requirements have been fulfilled
 prior to commencing work on site.

A. Minor amendments to clients request
 Rev.



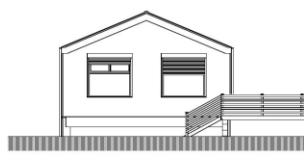
64-66 Westwick Street
 Norwich
 NR2 4JZ
 mobile: 07816332098
 email: nigel.cooper@norwicharchitects.com

Client :
 Bespoke Norfolk Group
 Project :
 51a South Beach, Heacham, Norfolk

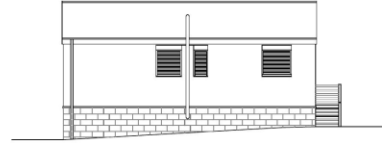
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 Site Plan & Location Plan

Project No. NA-170	Scale 1:200 & 1:1250
Drawing No. SB-H-N-SL01 A	Date August 2022

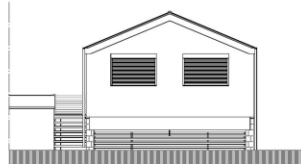
22/01447/F



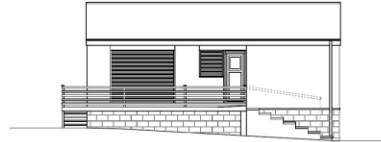
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

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Rev.



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Client :
 Bespoke Norfolk Group

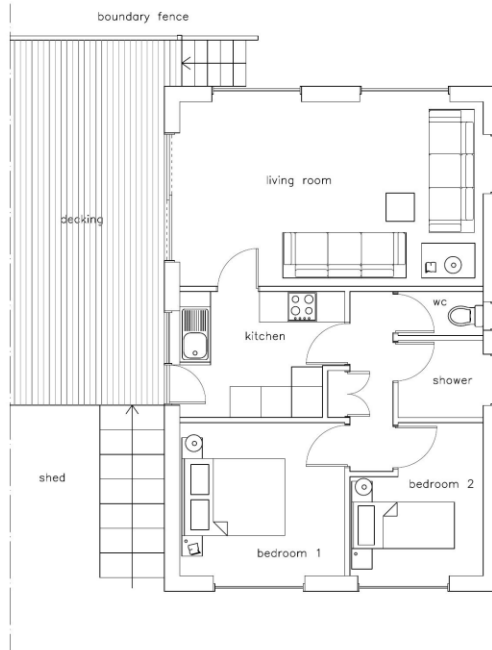
Project :
 51a South Beach, Heacham, Norfolk

Drawing Title:
 Existing Elevations

Project No. NA-170	Scale 1:100
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Drawing No. BR-H-N42	Date April 2022
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22/01447/F



GROUND FLOOR PLAN

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Rev.

64-66 Westwick Street
 Norwich
 NR2 4SE
 mobile: 07816332098
 email: nigel.cooper@norwicharchitects.com

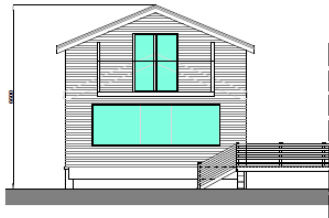
Client :
 Bespoke Norfolk Group

Project :
 51a South Beach, Heacham, Norfolk

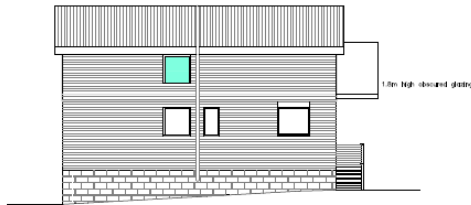
Drawing Title:
 Existing Floor Plan

Project No. NA-170	Scale 1:50
Drawing No. SB-H-N-01	Date April 2022

22/01447/F



REAR ELEVATION



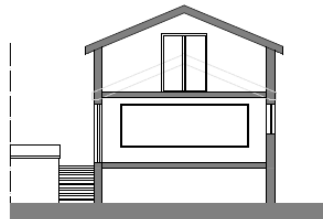
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



BUILDING SECTION

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Ensure CDM 2015 Requirements have been fulfilled
prior to commencing work on site.

- F. Minor amendment to LPA request
- E. Minor amendment to LPA request
- D. Minor amendment to LPA request
- C. Minor amendments to LPA request
- B. Building Section Added
- A. Minor amendments to clients request
- Rev.



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email: nigel.cooper@norwicharchitects.com

Client :
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Project :
51a South Beach, Heacham, Norfolk

Drawing Title:
Proposed Elevations

Project No. NA-170	Scale 1:100
Drawing No. BR-H-N-05 F	Date April 2022

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Only use indicated dimensions, do not scale from
this drawing
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are discharged prior to commencing work on site.
Ensure any CIL Payments are completed prior
to commencing work on site.
Ensure COM 2016 Requirements have been fulfilled
prior to commencing work on site.

- E. Minor amendment to LPA request
 - D. Minor amendment to LPA request
 - C. Minor amendments to LPA request
 - B. Number of habitable rooms reduced
 - A. Minor amendments to clients request
- Rev.



64-68 Wechloak Street
Norwich
NR2 4BE
mob: 07815532058
email: nigel.cooper@norwicharchitects.com

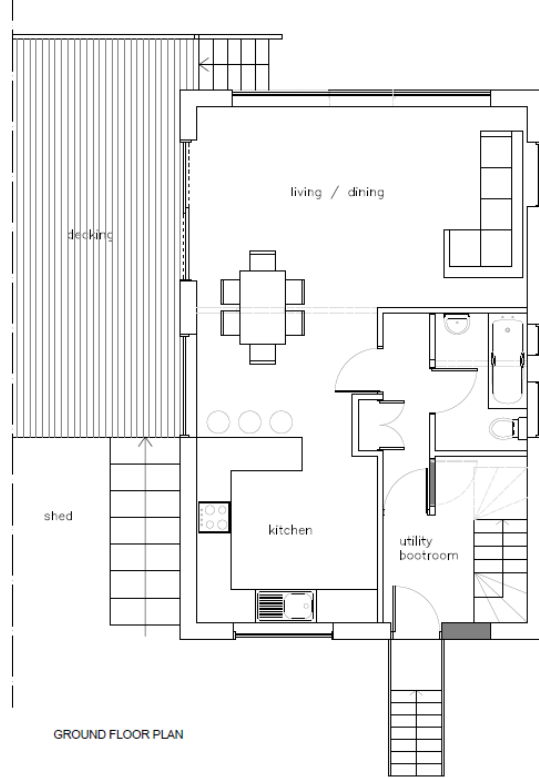
Client :
Bespoke Norfolk Group

Project :
51a South Beach, Heacham, Norfolk

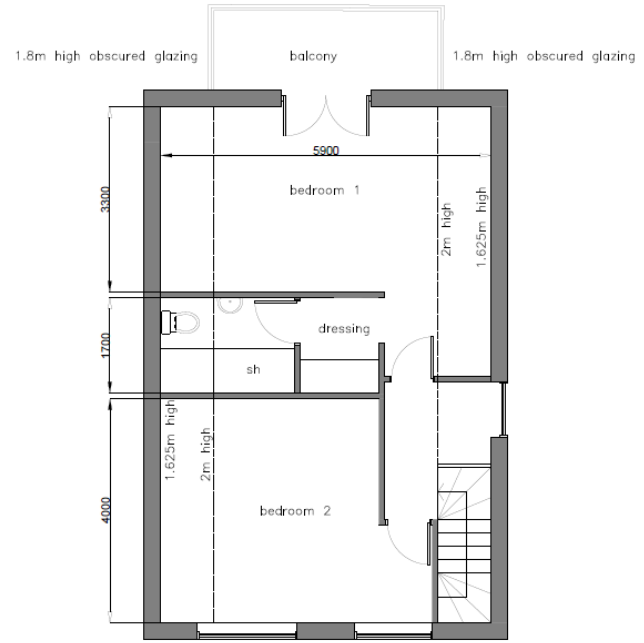
Drawing Title:
Proposed Floor Plans

Project No. NA-170	Scale 1:50
Drawing No. GB-HH-03 E	Date April 2022

22/01447/F



GROUND FLOOR PLAN



FIRST FLOOR PLAN

22/01447/F

SLIDE
NO. 66



Front elevation and neighbouring dwellings, looking west

22/01447/F

SLIDE
NO. 67



Relationship between northern neighbouring dwelling/site,
looking west



22/01447/F

SLIDE
NO. 68



Relationship between southern neighbouring dwelling, looking west



22/01447/F

SLIDE
NO. 69



Rear elevation, looking east.



22/01447/F

SLIDE
NO. 70

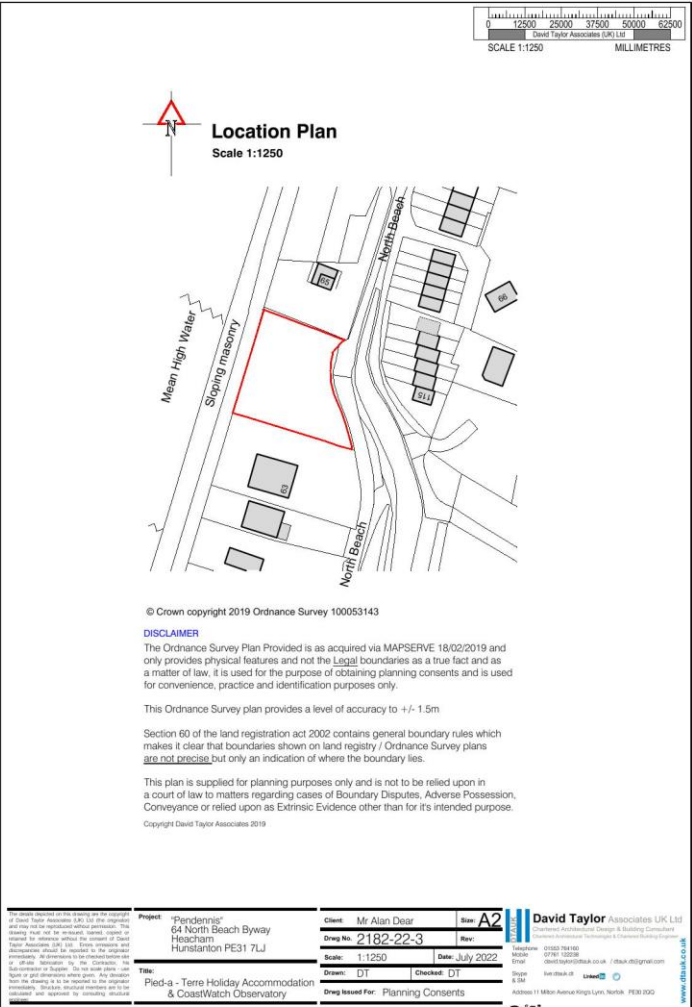


View looking west

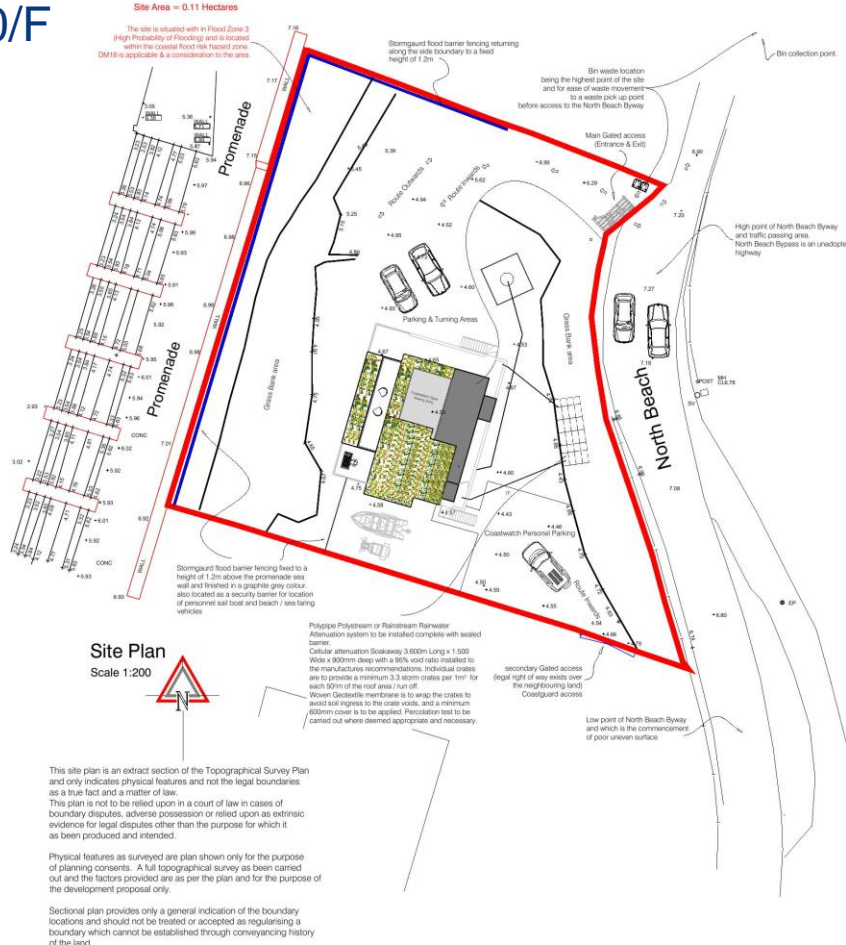


22/01400/F





22/01400/F

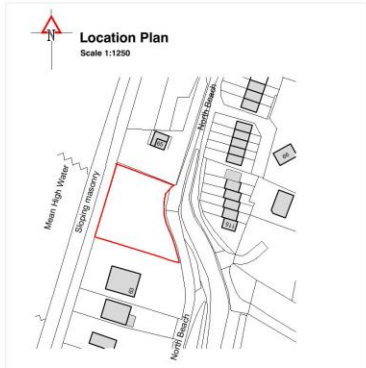


Site Plan
Scale 1:200

This site plan is an extract section of the Topographical Survey Plan and only indicates physical features and not the legal boundaries as a true fact and a matter of law. This plan is not to be relied upon in a court of law in cases of boundary disputes, adverse possession or relied upon as extrinsic evidence for legal disputes other than the purpose for which it is as produced and intended.

Physical features as surveyed are plan shown only for the purpose of planning consents. A full topographical survey as been carried out and the factors provided are as per the plan and for the purpose of the development proposal only.

Sectional plan provides only a general indication of the boundary locations and should not be treated or accepted as requiring a boundary which cannot be established through conveyancing history of the land.



Location Plan
Scale 1:1250

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This Ordnance Survey plan provides a level of accuracy to +/- 1.5m

Section 60 of the land registration act 2002 contains general boundary rules which makes it clear that boundaries shown on land registry / Ordnance Survey plans are not precise but only an indication of where the boundary lies.

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LinkedIn
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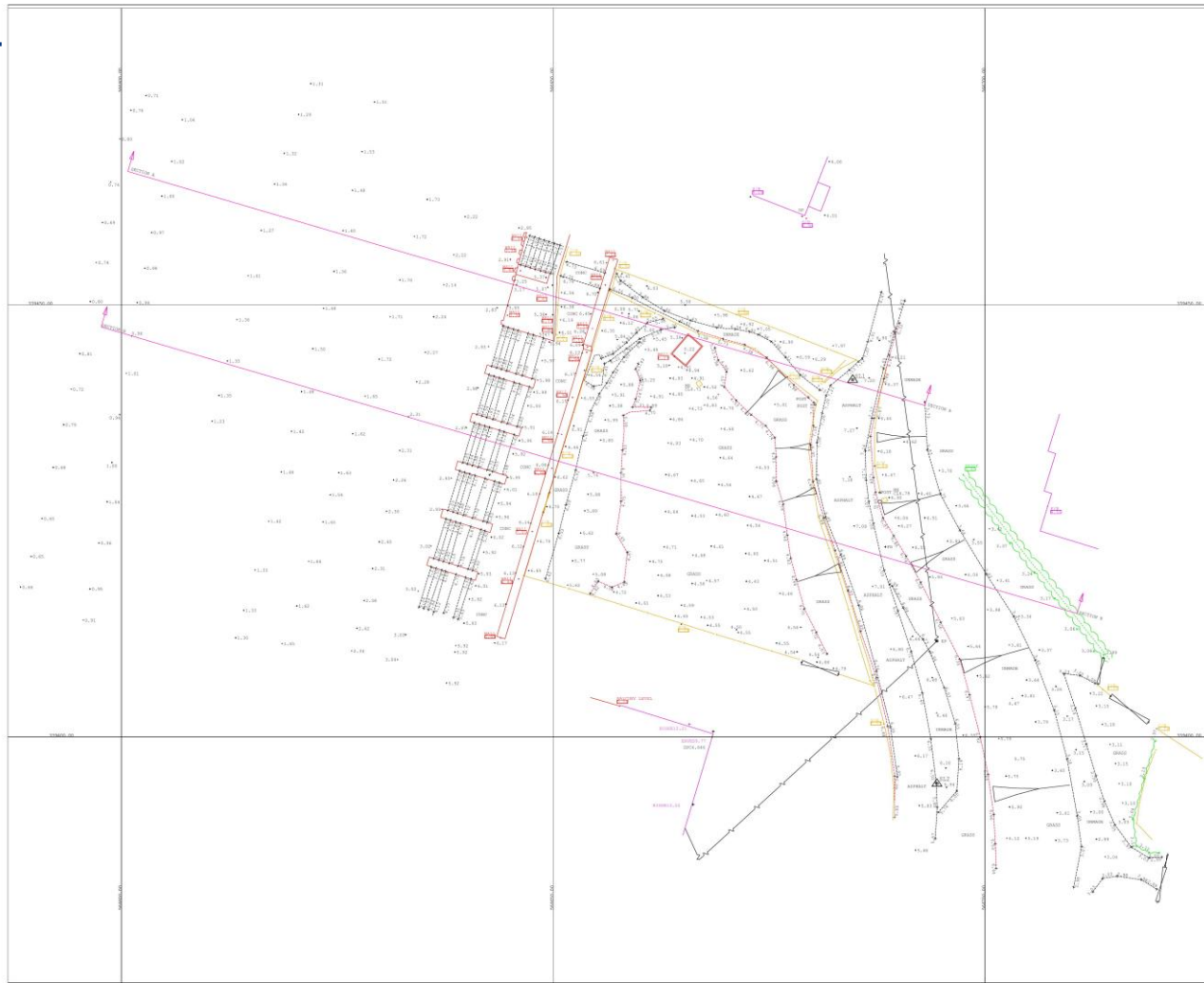
Address: 11 Milton Avenue Kings Lynn, Norfolk PE30 3QG

Project:	'Pondnings' 64 North Beach Hunstanton Hunstanton PE31 7LJ
Client:	Mr Alan Dear
Title:	PIED-A-TERRRE HOLIDAY ACCOMMODATION & COASTWATCH OBSERVATORY

Drwg No:	2182-22-2	Rev:	
Scale:	1:200 / 1:1250	Date:	June 2022
Drawn:	DT	Checked:	DT

Drawing Issued For: Planning Consents

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Coordinate Table			
Point No	Northings (m)	Eastings (m)	Reduced Level (m)
1.1	506494.429	139394.578	3.350
1.2	506494.429	139394.578	3.350

NOTE: RELATIVE TO OS DATA (EG OSGRAND BENCH 0013) OR OTHERWISE INDICATED BY THE DRAWING FROM WHICH THESE COORDINATES WERE DERIVED.

North Arrow

Logos:

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Drawing No: **SJG2484**

Scale: **1:200**

Author: **BEN HORNIGOLD**

Project: **North Beach, Heacham, Kings Lynn, PE31 7LJ**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	Boundary	1	Boundary
2	Boundary	2	Boundary
3	Boundary	3	Boundary
4	Boundary	4	Boundary
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100	Boundary	100	Boundary

SYMBOLS:

DATE: 12/12/2012

SCALE: 1:200

PROJECT: North Beach, Heacham, Kings Lynn, PE31 7LJ

CLIENT:

DESIGNER:

48c Thoroughfare
Halesworth
Suffolk
IP19 8AR
Tel: 01386 872716 Fax: 01386 875175
email: mail@sjgematics.co.uk
web: www.sjgematics.co.uk



Application site viewed from North Beach





Existing dwellings to South



22/01400/F

SLIDE
NO. 78



Side elevation of neighbouring dwelling





View from Application site north towards Hunstanton



22/01400/F

SLIDE
NO. 80



Existing road, site to left (north), dwellings at South Beach Road



Speaker David Taylor



22/01400/F



Indications of Recent New Builds approved along North Beach

1st Site under construction along North Beach – 3 plots to the south of the proposed site



Location Plan
Scale 1:1250

Not Replacement
New position and larger = New Build ?



New Construction

Previous building



2nd Site under construction along North Beach

2 x bases Constructed.

New excavations and Foundations marked out in virgin ground.
This is Not a Replacement build but is New Build.



22/01400/F

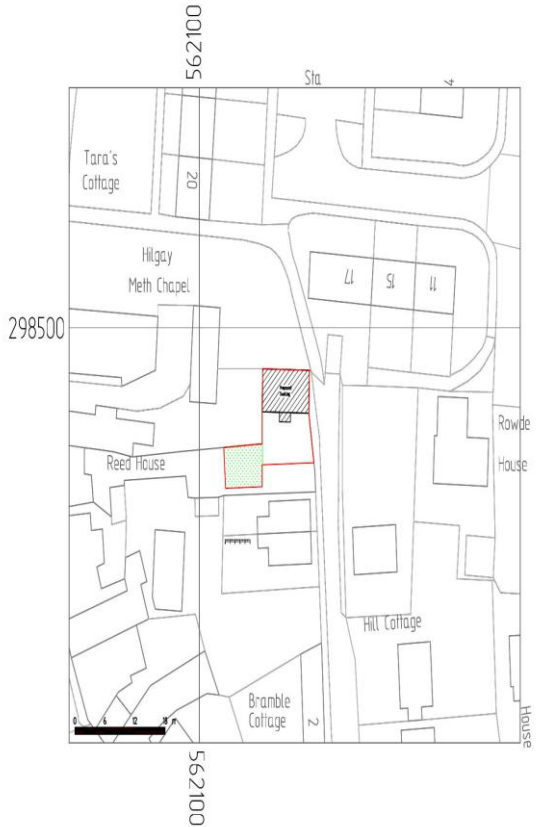


Picture Taken at 7:40am on the 27th of October 2022 – Date of the highest tide of the year.

22/02008/F



1:500 Site Plan



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 All dimensions to be checked on site.

Name and Address:
 Mr Peter Dacie
 New Bald Laurence's Lane
 Hilgay
 PE29 6LE

Project Title:
 Proposed matters application to address access, appearance, landscaping and scale.

Scale: 1:500 on A3	Date: 02/10/2019
Dwg No: AH091912/08	
Dwg Title: 1:500 Site Plan	
Revision:	Revision Date:

AH Building Design
 A local family run drawing practice



7 Cross Lane, Little Downham
 Ely, Cambridgeshire, CB6 2TJ

Tel: 01853 440747
 Fax: 01853 443848
 email: camrtd@aahbuildingdesign.co.uk





The Plans to be checked with the B.C. to verify other regulations or Licences if Local Plans are proposed for the site. Plans may be not sufficient to meet other regulations for proposed works. Attention to be given to the above info. Plans to be checked to verify that proposed works are in accordance with the relevant laws.

NOTES: All work should be done in accordance with the Building Regulations 2010. The proposed new building.

DATE	2018/02/01	BY	AD/AD
DATE	2018/02/01	BY	AD/AD
DATE	2018/02/01	BY	AD/AD

All Building Design
 1 Cross Lane, Little Thetford
 Suffolk, IP26 4LJ

TEL: 01283 825213
 FAX: 01283 825214
 EMAIL: info@allbuildingdesign.co.uk







Front elevation of the dwelling





Front 'garden' of application site and front elevation of dwelling





Looking south towards neighbouring dwelling

22/02008/F

SLIDE
NO. 92



Facing south towards Lawrence's Lane





Facing north to side of dwelling towards Hill's Court





Rear elevation of the dwelling





Rear elevation of dwelling and neighbouring barn to the west







Facing west towards High Street.





Facing north towards Hill's Court.



22/00230/F



EN-PLAN

PLANNING & ARCHITECTURE

LOCATION, BLOCK & SITE PLAN

PLANS TO BE PRINTED ON A3.



Location Plan

1:1250



Site Plan

1:200



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ENV-N3

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A
4
1:100
Side Elevation



A
5
1:100
Side Elevation



A
6
1:100
Rear Elevation



A
7
1:100
Front Elevation



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A
8 Side Elevation
 1:100

Obscured
 Glazing
 on
 rear
 dormers



A
9 Side Elevation
 1:100



A
10 Rear Elevation
 1:100



A
11 Front Elevation
 1:100

EN-PLAN

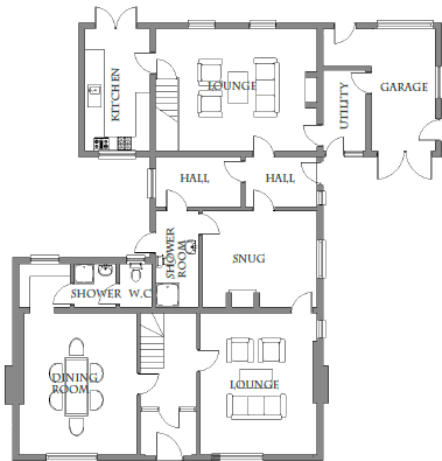
EN-PLAN

PLANNING & ARCHITECTURE

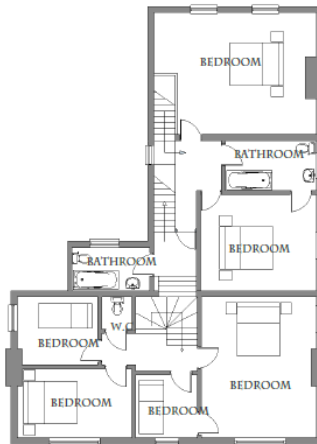
EXISTING FLOORPLANS

PLANS TO BE PRINTED ON A3.

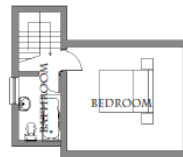
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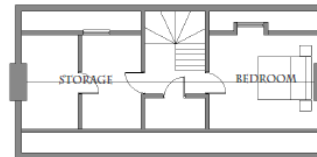
A 12 Ground Floor
1:100



A 13 First Floor
1:100



A 14 Second Floor
1:100

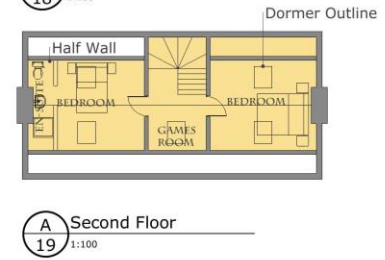
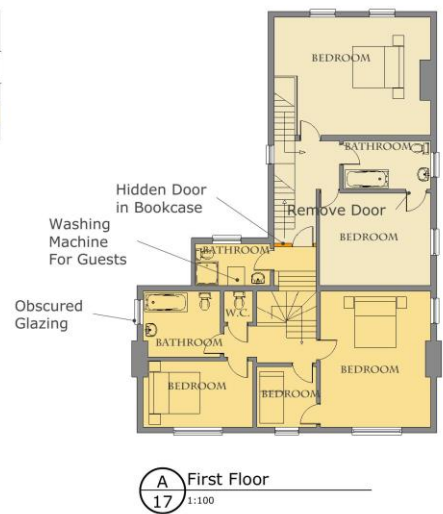
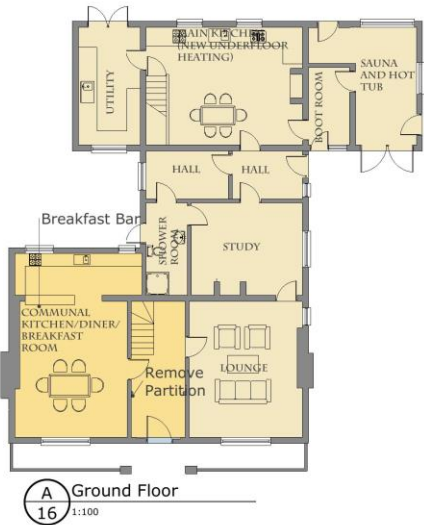


A 15 Second Floor
1:100



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OWNERS ACCOMMODATION
 HOLIDAY LET ACCOMMODATION



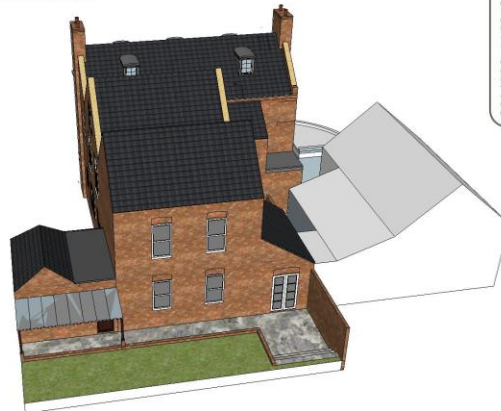
EN-PLAN

PLANNING & ARCHITECTURE

PROPOSED 3-D VIEWS

PLANS TO BE PRINTED ON A3.

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ENV-03



Front elevation



22/00230/F

SLIDE
NO. 107



Front elevation, showing semi-detached neighbour





Satellite View showing existing rear dormers



End of Presentation

