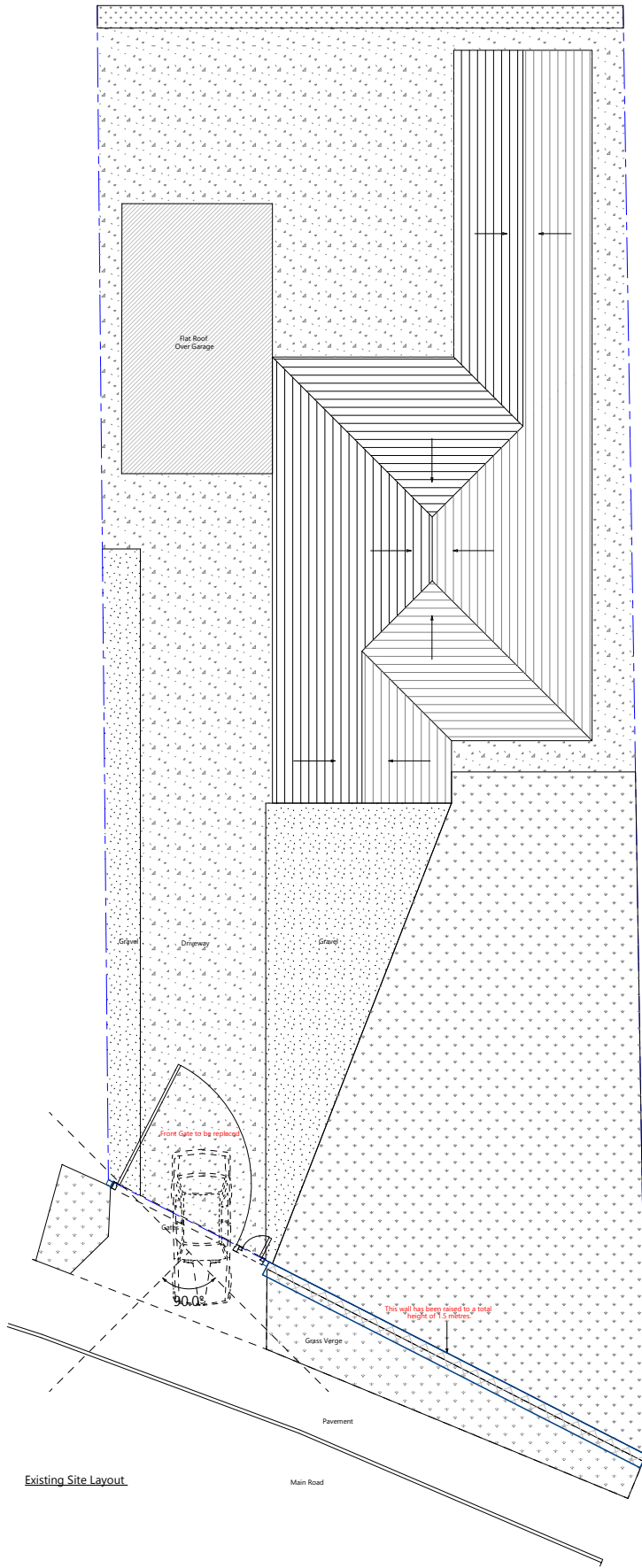
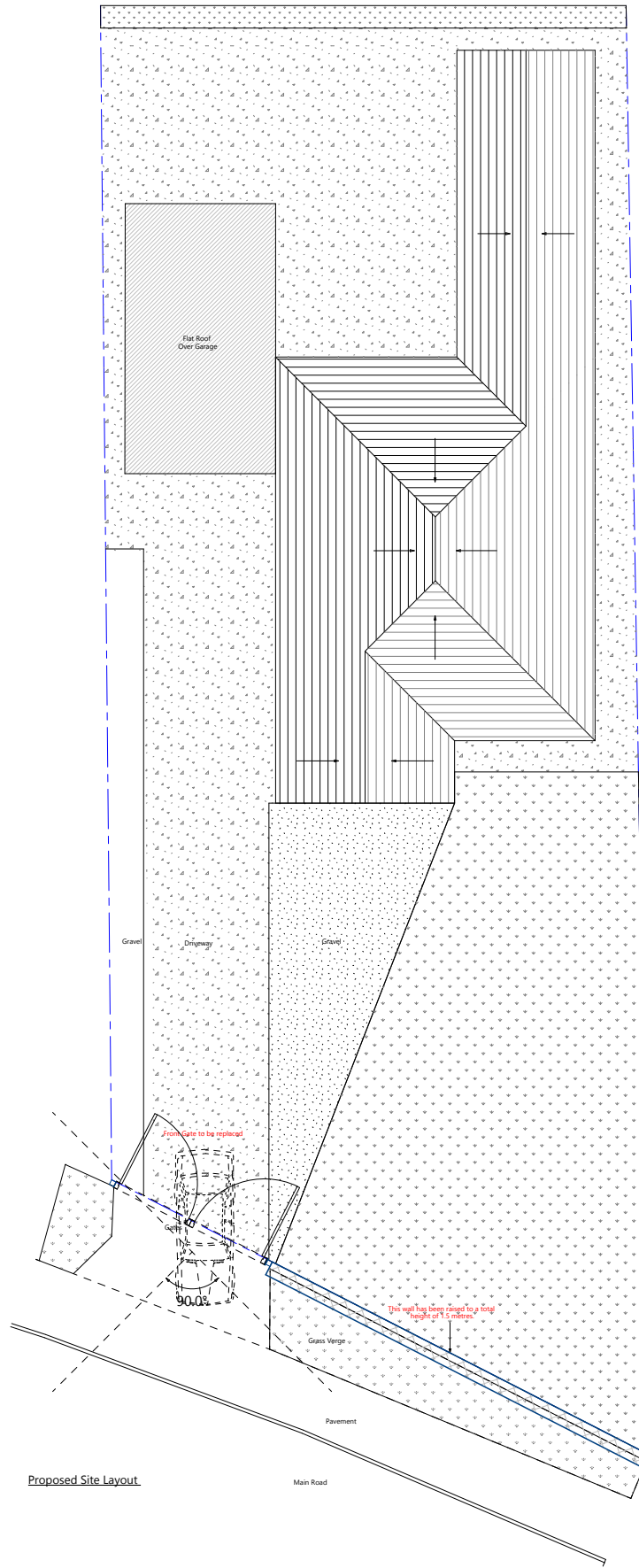




Existing Site Layout



Proposed Site Layout

EXISTING & PROPOSED SITE LAYOUT

Description of Works:

Retrospective planning application for new front boundary wall. The original wall has been raised to 1.5 metres in height from 1.25 metres in height. There is also a proposed new front gate.

Client:

Robinson

Drawing Number:

D101- 07/10/2019

Drawing Revision:

07/10/2019 - A

Site Address:

86 the Castle Way
Willington
Derbyshire
DE65 6BU

Materiality:

The new bricks for the wall match the existing and were sourced from an old outbuilding that belonged to the property.

Planning Permission:

Not Required

Building Control:

Not Approved

DRAWING NOTES

The front boundary wall of the property has been raised by three bricks to 1.5m in height. It therefore exceeds the permitted development rights for the property and requires full planning permission.

The new bricks match the original and are therefore in keeping with the area.

The reasons the wall was raised are below:

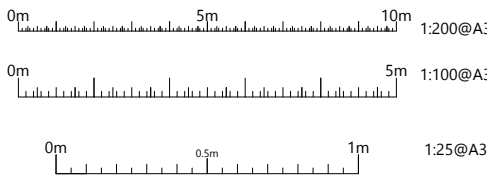
1. The increased height provides more privacy and security from passing motorists. In the past there has been property theft from the front garden.
2. The wall also provides sound reduction from the busy main road.
3. There is a potential new development across the road that will create a new access road opposite the property. The increased height in the wall will therefore reduce the amount of light pollution from headlights.

SCALE & ORIENTATION

Site Layouts scale 1:200 @ A3

Floor plans and elevations scale 1:100 @ A3

Construction Details 1:25 @ A3



LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and /or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control is at the customer's own risk. It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build.

It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management) Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

CONTACT INFORMATION

Main Project Contact:

Benjamin Heginbotham

Phone Number:

07743 686654

Email Address:

hello@practicalplanningco.co.uk



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