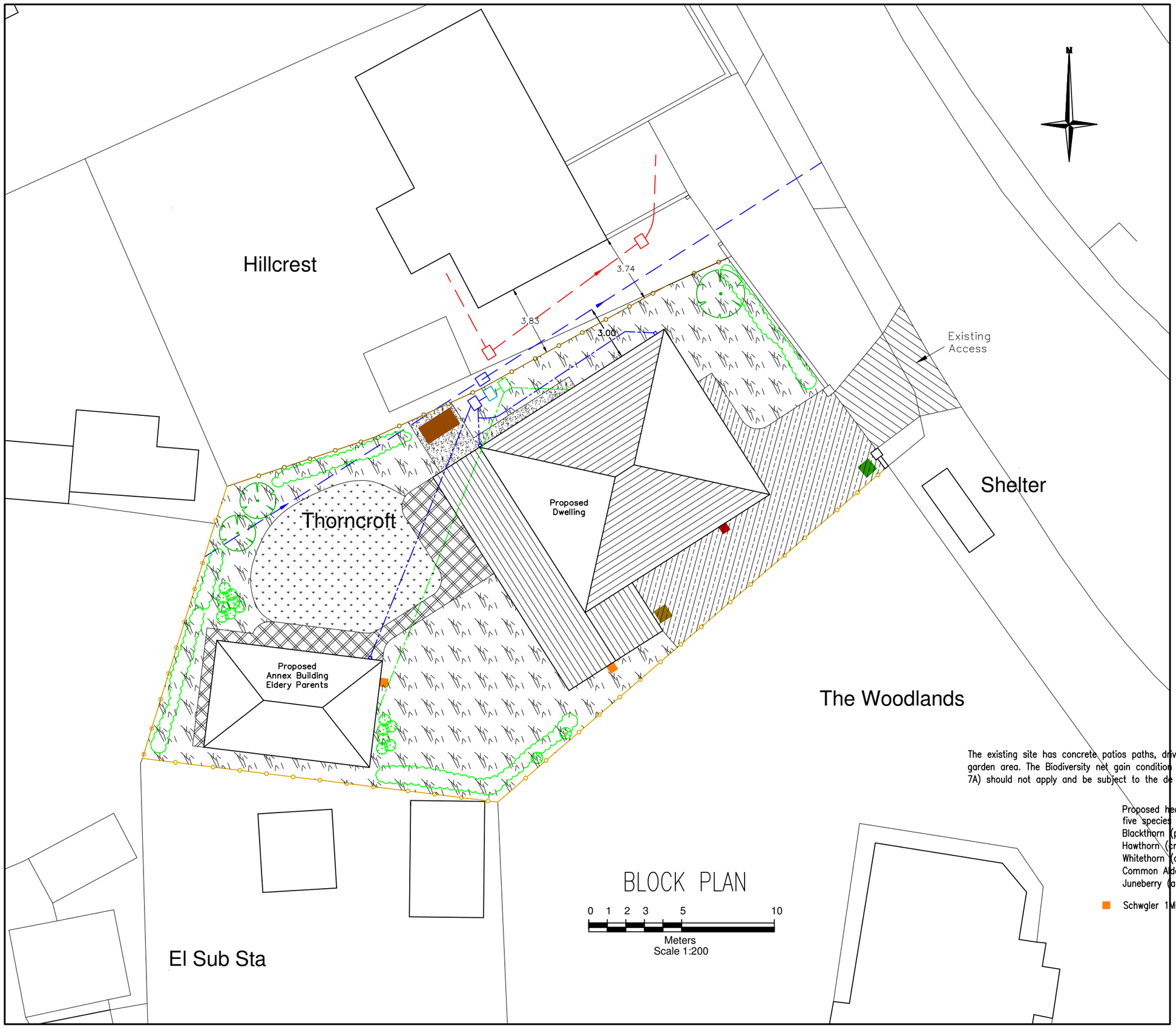

BLOCK PLAN

0 1 2 3 5 10

Meters
Scale 1:200

- Existing 2.4m boundary fence
- Existing concrete hard surfacing
- Existing privet hedge
- Existing small trees
- Existing boundary walls 0.70m high
- Proposed Bin Collection
- Proposed Bin Store
- Proposed Vehicle Charge Point, Minimum 2no
- Proposed Bicyle Store
- Proposed 2.1m high fence with 0.30m gravel board, 100 x 100mm posts with 1.8m ship lap fence infill panels. Finish dark oak finish
- Proposed Drive area Permeable surface finish
- Proposed Paving Permeable surface finish
- Proposed permeable gravel
- Proposed grassed area
- Proposed Planting Native Flower Mix
- Proposed shrub planting
- Proposed hedge planting five species

Drainage

- Existing 225mm combined water sewer
- Existing 225mm surface water sewer
- Existing 100mm private combined drain
- Existing combined IC to sewer
- Proposed private FW connected to existing combined IC
- Proposed private SW connected to existing combined IC

Highways

- Existing access & vehicle drop kerb cross over

Services

Existing water supply on site
Existing electrical supply on site

Permeable – Non permeable surfaces

Existing site	
Dwelling	75
Garage	25
Concrete hardstanding	130
Total non–permeable	230sq.m

Proposed site	
Dwelling	174
Annex	52
Total non permeable	226sq.m

Proposed permeable surface	
Paving	33
Drive	68
Total permeable	101sq.m

The existing site has concrete patios paths, driveway and lawned garden area. The Biodiversity net gain condition (para 13 schedule 7A) should not apply and be subject to the de minimis exemption.

Proposed hedge planting
five species
Blackthorn (prunus spinosal)
Hawthorn (crataegus monogyna)
Whitethorn (caraegus monogyna)
Common Alder (alnus glutinosa)
Juneberry (amelanchier lamarkii)

- Schwgler 1MR Avianex bird box

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PROJECT Proposed Dwelling and Annex Building

TITLE Proposed Block Plan

SCALE 1:200 (A3)	DATE 15/08/24
DRAWN BY	CHECKED
DRAWING NO P02	REVISION