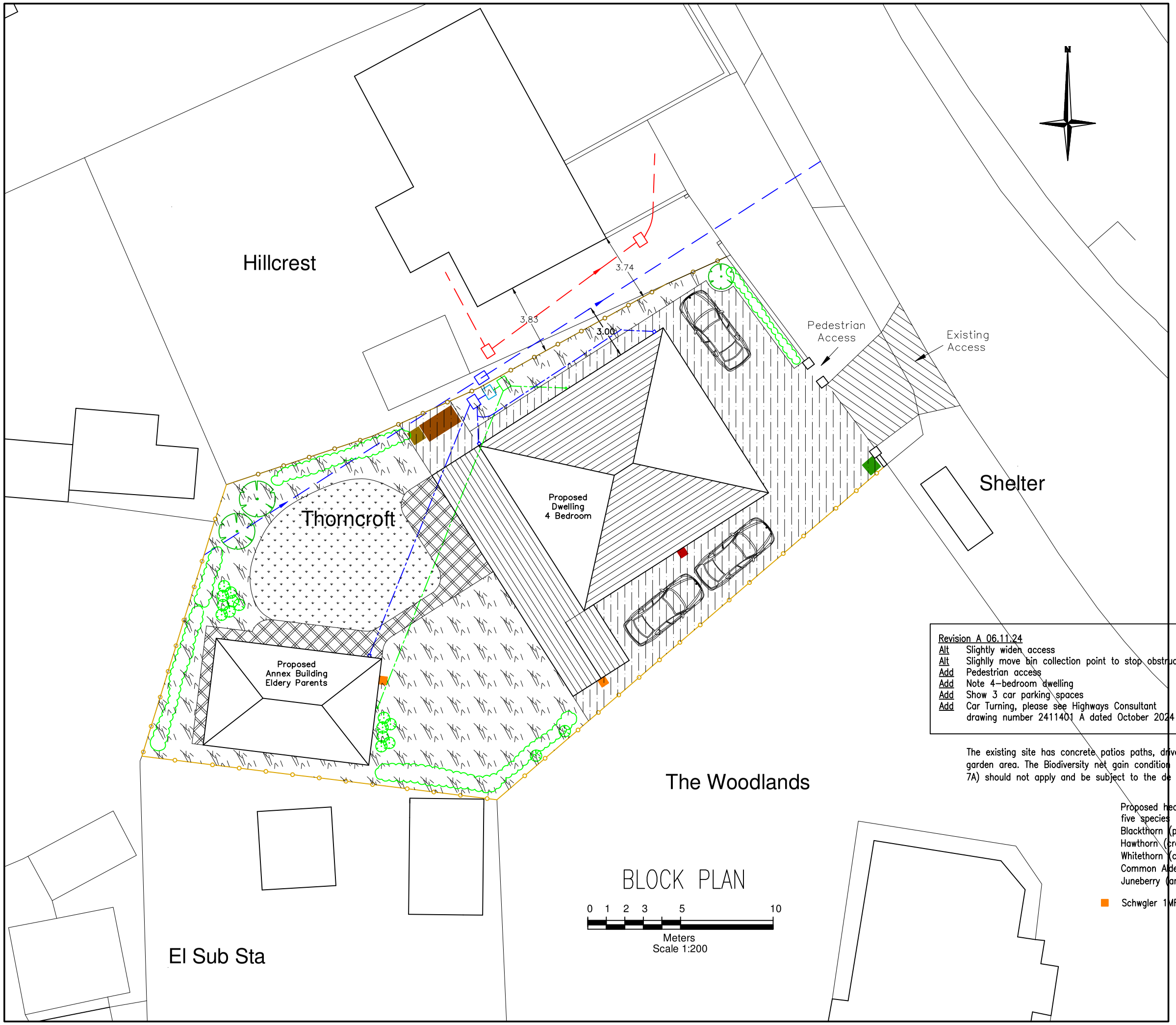

Existing 2.4m boundary fence
Existing concrete hard surfacing
Existing privet hedge
Existing small trees
Existing boundary walls 0.70m high
Proposed Bin Collection
Proposed Bin Store
Proposed Vehicle Charge Point, Minimum 2no
Proposed Bicyle Store
Proposed 2.1m high fence with 0.30m gravel board, 100 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

Revision A 06.11.24

Alt	Slightly widen access
Alt	Slighlly move bin collection point to stop obstruction
Add	Pedestrian access
Add	Note 4–bedroom dwelling
Add	Show 3 car parking spaces
Add	Car Turning, please see Highways Consultant drawing number 2411401 A dated October 2024

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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Wakefield WF3 1BE

CLIENT Mr & Mrs Paul Mellor
42 Church Lane
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WF12 0JZ

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	A