

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 7 March 2023

Report of

Head of Planning

Contact Officers:

Misbah Uddin
David Gittens

Category

Minor

Ward

Cockfosters

Councillor Request

Councillor Alessandro Georgiou

LOCATION: 18 Covert Way Barnet EN4 0LT

APPLICATION NUMBER: 22/02990/FUL

PROPOSAL: Redevelopment of site by demolition of existing detached bungalow and construction of a detached 2- storey dwelling house.

Applicant Name & Address:

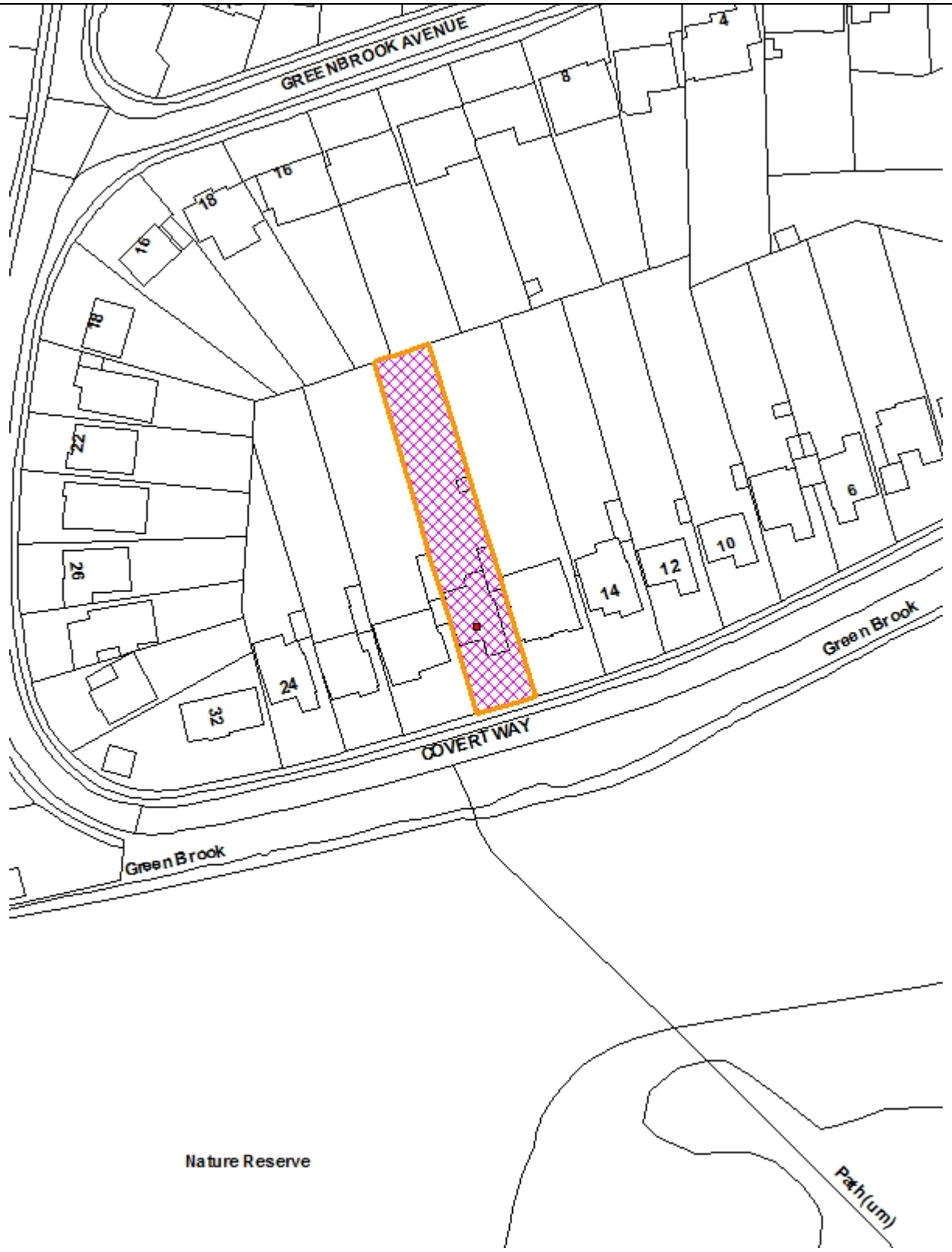
Mrs Esther Kurland
18 Covert Way
Enfield
EN4 0LT

Agent Name & Address:

Mr Oliver Osborne
OOA Ltd
178 Moffat Road
London
CR7 8PX

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.



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North



1.0 Note for Members:

- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application has been reported to committee for determination at the request of Councillor Alessandro Georgiou due to the local interest.

2.0 Recommendation

- 2.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:

1. Time limit
2. Approved plans
3. The flank window of bedroom 4 and ground floor office shall be obscure-glazed.
4. Details of materials
5. Water consumption
6. Energy statement
7. Details of access and parking arrangements
8. Details of levels.
9. Details of refuse
10. Details of cycle parking
11. Private vehicles only – parking areas

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters above

3.0 Executive Summary

- 3.1 The applicant seeks permission for the demolition of the existing bungalow and the construction of a detached 2- storey dwelling house
- 3.2 The scheme is considered acceptable for the following reasons:
- 1) The quality of accommodation that would be provided is of an acceptable standard.
 - 2) There is no identified adverse impact on neighbouring residential amenity.
 - 3) There is no identified adverse impact on the character and appearance of the area.
 - 4) There are no identified adverse effects on highway safety or traffic generation.

4.0.1 Site and Surroundings

- 4.1 The application site comprises a bungalow located on the northern side of Covert Way. The site is approximately 13m wide and 79m in depth. There is a slight fall in levels across the site from the front to the back. The front garden comprises of hard and soft surface and can accommodate off street parking.

- 4.2 The surrounding area is predominantly residential in nature and is characterised by large bungalows set back from the highway. Dwellings generally have large front driveway/ garden areas and large deep rear gardens. More recently, approval has been given for upward extensions to a number of existing properties in this road in accordance with the recent changes to permitted development rights that allow for this. The properties where approval has been given include the applicant site and Nos 2 and 8 Covert Way (please see relevant planning history below).
- 4.3 The site has a PTAL 0 designation, representing very poor access to public transportation services. Hadley Wood Railway Station and Beech Hill Bus stop on Cockfosters Road are both 1 mile and approximately 20 minutes walk from the application site.
- 4.4 The site is within Flood Zone 1. Areas classified as Flood Zone 1 are those that have less than a 0.1% chance of flooding.
- 4.5 The site is not located in a Conservation Area and does not contain a Listed Building. Covert Way is located to the north of Green brook which falls within the Greenbelt, Site of Borough Importance for Nature Conservation, Local Open Space and an Area of Archaeological Importance.
- 4.6 The applicant has signed ownership 'Certificate A' asserting that they are the sole owner of all of the land to which this application relates.

5.0 Proposal

- 5.1 The applicant seeks permission for the demolition of the existing bungalow and the construction of a replacement two-storey dwelling house. The proposed dwelling will broadly align with the front main walls of the adjoining properties. It would extend almost to the boundary with No.16 Covert Way at ground floor level, stepping in at first floor level. The ground and first floor level would be set in approximately 1m from the common boundary with No.20 Covert Way.

6.0 Relevant Planning History

- 6.1 21/04629/CEA - Construction of first floor above existing bungalow with new roof above matching pitch and dimensions of existing bungalow roof. Granted. 10 March 2022.
- 21/03335/PHA - Prior approval for the erection of a 2nd floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 8.5m. Granted 2 November 2022
- 6.2 Other relevant planning history in the surrounding area.
- 6.3 22/02669/PHA - 8 Covert Way Barnet EN4 0LT - Prior approval for the erection of a 2nd floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 8.44m. – Granted. 20 Jan. 2023.
- 6.4 21/00646/PHA - 2 Covert Way Barnet EN4 0LT - Prior approval for the erection of a first floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 9.632 m. Granted 13 May 2021

7.0 Consultation

7.1 Public

Number notified	5
Consultation start date	15.09.2022
Consultation end date	09.10.2022
Representations made	2
Objections	2
Other / support comments	0

7.2 Two objections have been received and the issues raised are summarised below:

- Effect on local ecology
- Inappropriate scale, height, massing
- Close to adjoining properties
- The proposal would create a terracing effect
- Development too high
- General dislike of the proposal
- Loss of privacy
- Out of keeping with the character of the area
- Overdevelopment
- The proposed large window would result in light spillage on the Covert Way Nature Reserve
- The design will render it impossible for emergency services and maintenance workers to access the garden space.
- Excessive use of glass
- Overall design is discordant

7.3 Internal and third-party consultees

<u>Consultee</u>	<u>Objection</u>	<u>Comment</u>
SuDS	No	The applicant has submitted a revised SuDS report which accords with DMD Policy 61
Environment Health	No	Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or noise.
Traffic and Transportation	No	No objections
Education	No	No comments received
Thames Water	No	No comments

8.0 **Relevant Policies**

8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

National Planning Policy Framework (2021)

8.3 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

“(c) approving development proposals that accord with an up-to date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 8.4 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.5 In the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.
- 8.6 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by a planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

The London Plan (2021)

- 8.7 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG2 Making the best use of land
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D6 Housing quality and standards
D11 Safety, security and resilience to emergency
D12 Fire safety
D14 Noise
SI12 Flood risk management
T5 Cycling
T6.1 Residential parking

Core Strategy (2010)

- 8.8 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and

supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP4 Housing quality
CP5 Housing types
CP25 Pedestrians and cyclists
CP28 Managing flood risk through development
CP30 Maintaining and improving the quality of the built and open environment
CP32 Pollution
CP46 Infrastructure contributions

Development Management Document (2014)

- 8.9 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are considered particularly relevant:

DMD6 Residential character
DMD8 General standards for new residential development
DMD9 Amenity space
DMD14 Side Extensions
DMD37 Achieving high quality and design-led development
DMD45 Parking standards and layout
DMD47 Access, new roads and servicing
DMD51 Energy efficiency standards
DMD56 Heating and cooling
DMD58 Water efficiency
DMD59 Avoiding and reducing flood risk
DMD60 Assessing flood risk
DMD 61 Managing surface water
DMD 68 Noise
DMD 83 Development adjacent to the Green Belt
DMD Appendix 7 London Plan parking and cycle standards

- 8.10 Other Material Considerations

National Planning Practice Guidance (NPPG, 2018)
Nationally Described Space Standard (NDSS, 2015)
Enfield 'Waste and Recycling Storage' Planning Guidance (2019)

9.0 Assessment

The main issues arising from this proposal to consider are:

1. Principle of development
2. Quality of accommodation
3. Character and appearance
4. Impact upon the amenity of neighbours
5. Transportation and Parking

Principle of development

- 9.1 The NPPF and the London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy CP 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. There is greatest need in the Borough for family sized housing with 3+ bedrooms. The application site is already in residential use. The application would see the demolition of the existing two-bedroom bungalow and the erection of a replacement four bedroom dwelling house and would contribute to the strategic objectives of the Borough. The addition of a 4 bedroom unit to the Borough's housing stock is deemed acceptable in principle, subject to further planning considerations as outlined below.

Quality of accommodation

- 9.2 The gross internal area of the proposed dwelling is stated to be 266 square metres. This exceeds the minimum London Plan floorspace standard of 124 square metres for 4 bed / 8 persons two storey house. The dwelling would also be dual aspect with good quality daylight and sunlight throughout.
- 9.3 The proposed floor area would be similar to the existing bungalow and as such the rear garden would be similar in size to that of the existing property and those in the surrounding area. The rear garden is substantial and would exceed the amenity space requirements for a 4 bedroom dwelling.
- 9.4 Through consultation, comments have been made about the inability of emergency services or maintenance workers to access the rear garden. As with many types of accommodation across the Borough, particularly terraced housing, access would need to be through the dwelling and this is normal and acceptable practise.

Character and appearance

- 9.4 Chapter 2 'Spatial Development patterns' of the London Plan (Para 2.0.3) highlights that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. Not all change will be transformative – in many places, change will occur incrementally. This is especially the case in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing
- 9.5 Paragraph 3.1.7 of Policy D1 states as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued.
- 9.6 Policy D3 of the London Plan (2021) expects "all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach

requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity”.

- 9.7 Policy DMD 8 (General standards for new residential development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing while Policy DMD 6 provides standards for new development with regards to scale and form of development, housing quality and density. Moreover, Policy DMD 37 encourages development to achieve a high quality and be design led. This is re-iterated by Policy CP30 of the Core Strategy as well as the fundamental aims of the NPPF. Policy CP30 seeks to maintain and improve the quality of the built and open environment. The fundamental aim of the NPPF is to secure sustainable development and to achieve sustainable development. A development is required to have a good design.
- 9.8 In terms of density of the site, the London Plan (2021) does not include a numerical standard for density, however, it is considered that by virtue of all space standards being met, and in addition adequate setback from the front and a large rear amenity space being retained, that the density of development would be acceptable.
- 9.9 With reference to the aforementioned policy context, it is noted that Covert Way is a road comprising of bungalows. However, the application site benefits from Prior Approval and Lawful development Certificate to add an additional full floor to the property thereby creating a two storey dwelling house. Moreover, other properties on the road benefit from similar approvals as set out above. The bulk, scale, massing and the height of the proposed dwelling is similar to that already approved. In this context, it is considered that the proposed dwelling would have no greater impact on the character or appearance of the area.
- 9.10 Comments have been made regarding the size and scale of the dwelling and it leading to a terracing effect. However, it should be noted that the side walls of the dwelling would be set in at first floor level by approximately 1m, with both ground and first floor set in by 1m on the side of No.20 Covert Way.

Impact upon the amenity of neighbours

Impact on no.16 Covert Way

- 9.11 The ground floor of the proposed dwelling would project beyond the rear wall of No.16 Covert Way by a similar amount to the existing property. The first floor is to project to the same extent and is set in approximately 1m from the boundary. There are no windows in the side elevation of No.16. Accordingly, it is considered that the proposed dwelling would not result in any undue loss of light or outlook for the occupiers of this property.
- 9.12 Windows are proposed in the side elevation of the proposed dwelling facing towards No.16. These are fixed glazed high level windows positioned above eye level. Those towards the front of the dwelling serve a landing/hallway space and will face the blank gable wall of No.16 and therefore would not give rise to overlooking. Those to Bedroom 4 towards the rear, are more sensitive and therefore it is recommended that a condition be attached requiring these to be fixed and obscure glazed.

Impact on no.20 Covert Way

- 9.13 No. 20 is similar in depth to the proposed development. It also has a detached garage located on the common boundary with the application site. The proposed dwelling would therefore have no undue impact on the amenities of the occupiers of this property in terms of light or outlook.
- 9.14 One window is proposed in the flank elevation facing No.20 to a ground floor office space. It is recommended that this window is obscure glazed to safeguard the amenities of the occupiers of No.20.

Impact on Greenbelt and Nature Conservation

- 9.15 The application site is located opposite the Greenbelt, which is also a Nature Reserve and a Local Open Space and an Area of Archaeological Importance. The proposed dwelling, whilst two storeys would sit within the established belt of development in Covert Way and have no greater impact on the Green Belt.
- 9.16 Comments have been made about the extent of windows in the proposed dwelling leading to additional light spill and in turn the adverse impact on the site of nature conservation importance. Covert Way itself is already illuminated with street lighting and the internal lighting to the dwelling would not spill beyond this.

Transportation and parking

Car parking

- 9.17 The London Plan, Core Strategy and DMD policies encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 9.18 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments. London Plan policy T5 sets out maximum residential parking standards.
- 9.11 No detailed plans have been provided showing the proposed parking arrangement. However, the site has capacity to accommodate sufficient off-street parking for a 4 bedroom house. Furthermore, there are no parking restrictions on Covert Way and as such the applicant has the option to have on street and off-street parking. A condition is recommended requiring the submission of details of the proposed parking arrangements.

Cycle Parking

- 9.12 The proposal would have ample of space in the front and rear garden for long and short stay cycle parking. A condition would be attached to provide details of cycle parking. This would accord with the London Plan and Policies DMD45 and 47 of the Development Management Document.

Refuse

- 9.13 Refuse storage can be provided in the front garden. However, a condition would be attached to provide details of refuse storage. The proposal would accord with Policy DMD47 of the Development Management Document.

Sustainable Design and Construction

CO₂ Reduction

- 9.14 Policy DMD49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy- related CO₂ emissions which must adhere to the principles of the energy hierarchy in the policy. This follows policy CP20 of the Core Strategy which states that the Council will require all new developments, to address the causes and impacts of climate change by:
- minimising energy use;
 - supplying energy efficiently; and
 - using energy generated from renewable sources in line with the London Plan and national policy.
- 9.15 A condition would be attached for the applicant to provide an energy statement.

Water Consumption

- 9.16 Water efficiency measures would also need to be provided. Information provided is required to demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems which is able to show consumption equal to or less than 105 litres per person per day. A condition would be attached for the applicant to provide water calculations

10.1 Community Infrastructure Levy (CIL)

- 10.2 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development.
- 10.3 The development is CIL liable. However, the applicant has sought a self-build exemption.

11.0 Public Sector Equalities Duty

- 11.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected

characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

- 11.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 11.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the proposed development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.

12.0 Conclusion and Recommendation

- 12.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Moreover, planning permission should be approved unless “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”.
- 12.2 The development would provide replacement unit of accommodation and a larger family sized unit of accommodation in need in the Borough. The quality of accommodation to be provided is acceptable, based on the up-to-date housing quality standards outlined in The London Plan (2021). With the conditions recommended, the development would not result in the harmful overlooking of neighbours nor would it result in harm to the amenity and living conditions of neighbours through loss of light or outlook.
- 12.3 It is acknowledged that the consideration of this report has involved some balanced judgements, for example in relation to the streetscene and the proposed two storey design. However, given that permission is in place for the erection of an upward extension of the property to create a two storey dwelling, in this context, the form, design and appearance of development would not have any further significant impact on the character of the area or the street scene.
- 12.4 The above assessment against the development plan policies has produced the following conclusion:

- The proposal would provide a replacement dwelling with a good quality of accommodation that would contribute to the family housing stock in the borough.
- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality.
- The proposal would not harm the amenity of the occupiers of neighbouring residents through loss of privacy, light or outlook
- There are no identified adverse effects on highway safety or traffic generation.

12.5 Having regard to the above it is considered that planning permission should be granted subject to conditions.

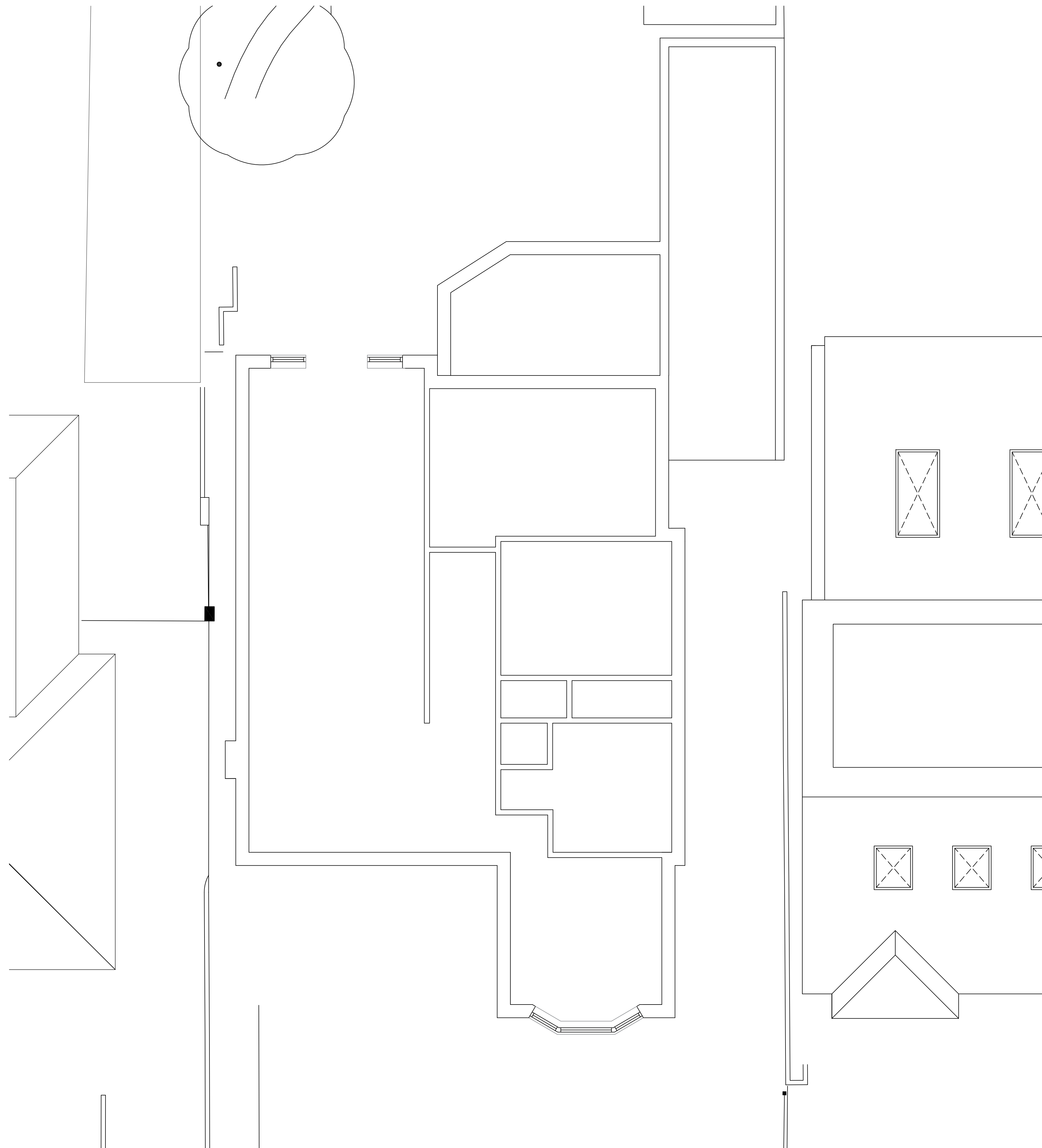
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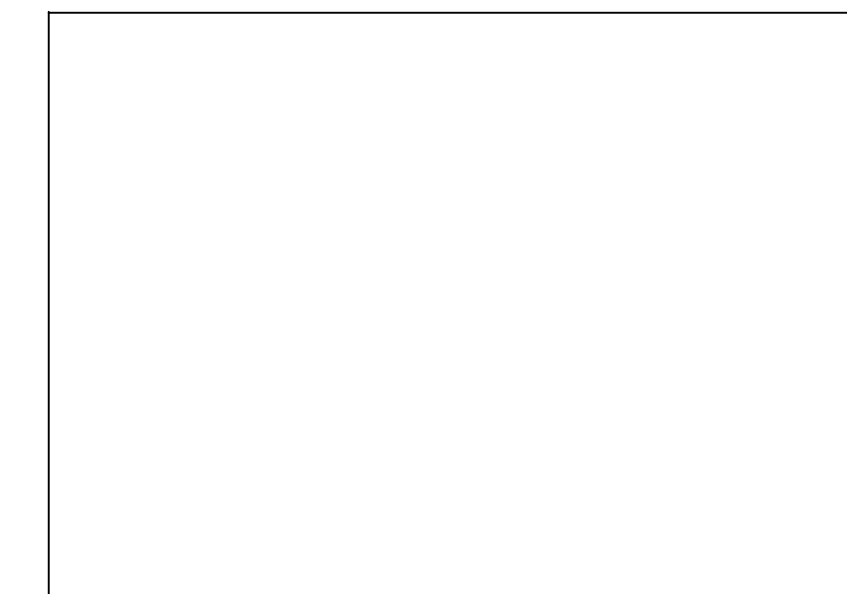
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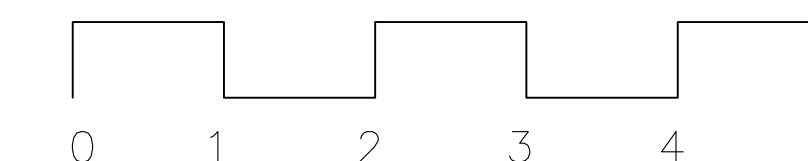


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Covert Way

Project No:
CW_KUR

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Planning

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Client:
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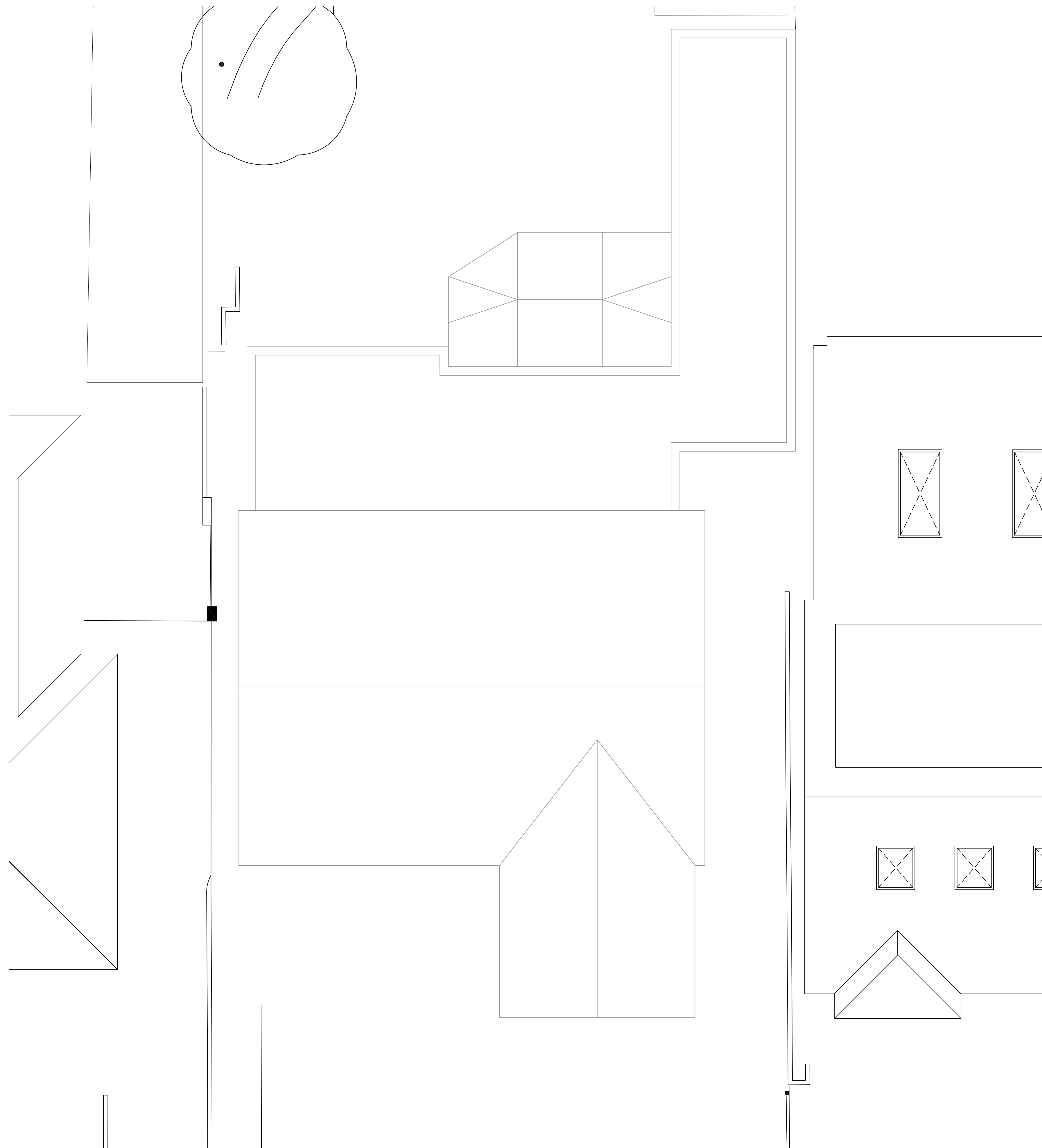
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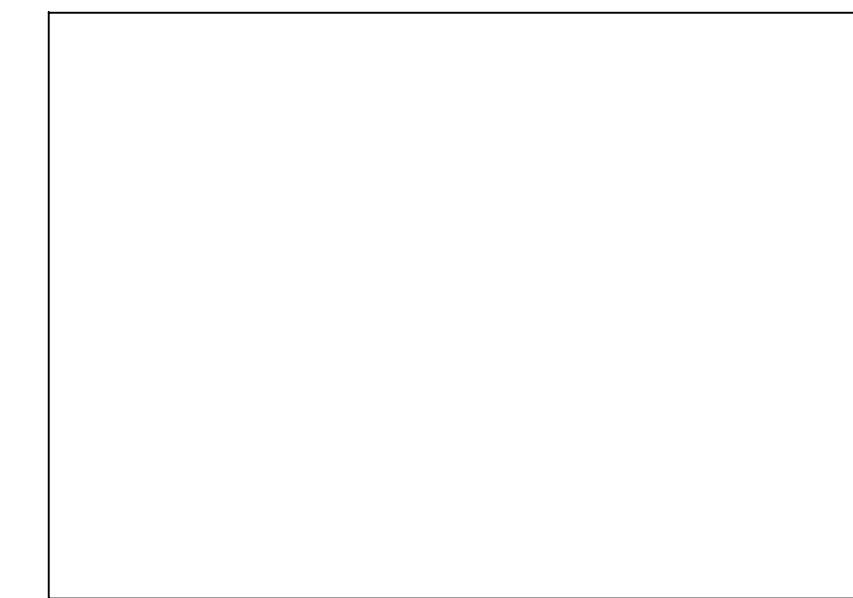
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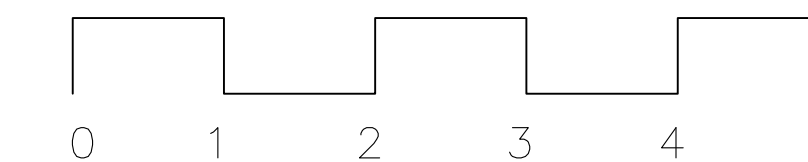


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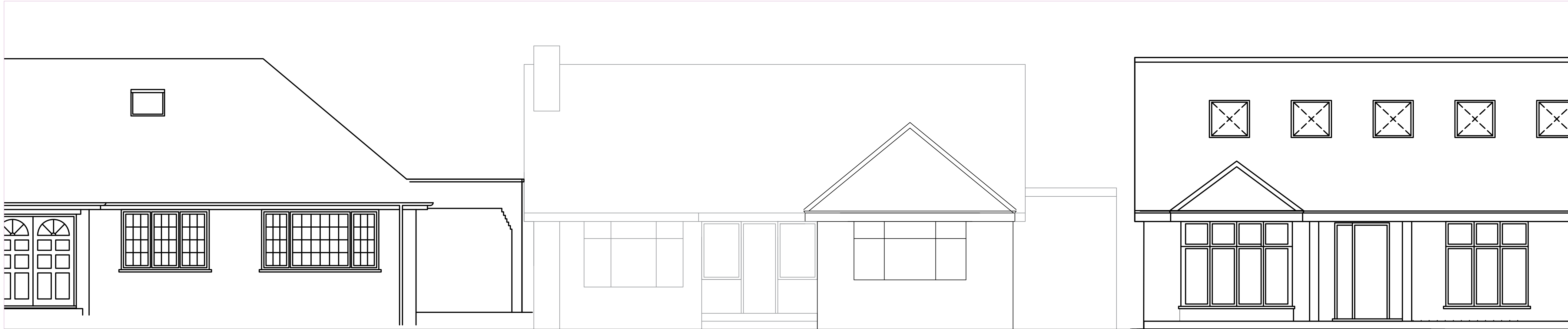
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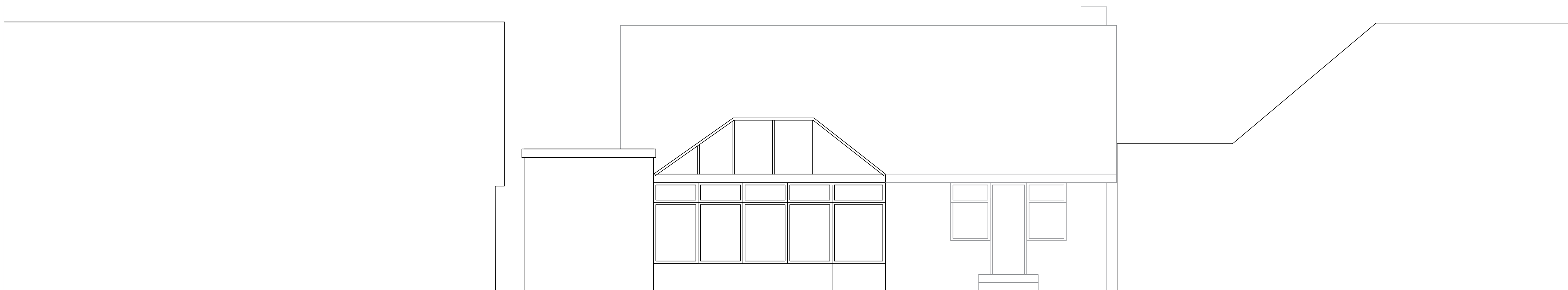
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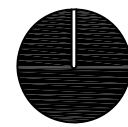


1. Existing Elevation



2. Existing Elevation

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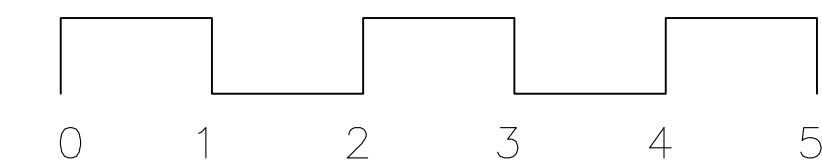


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Client:
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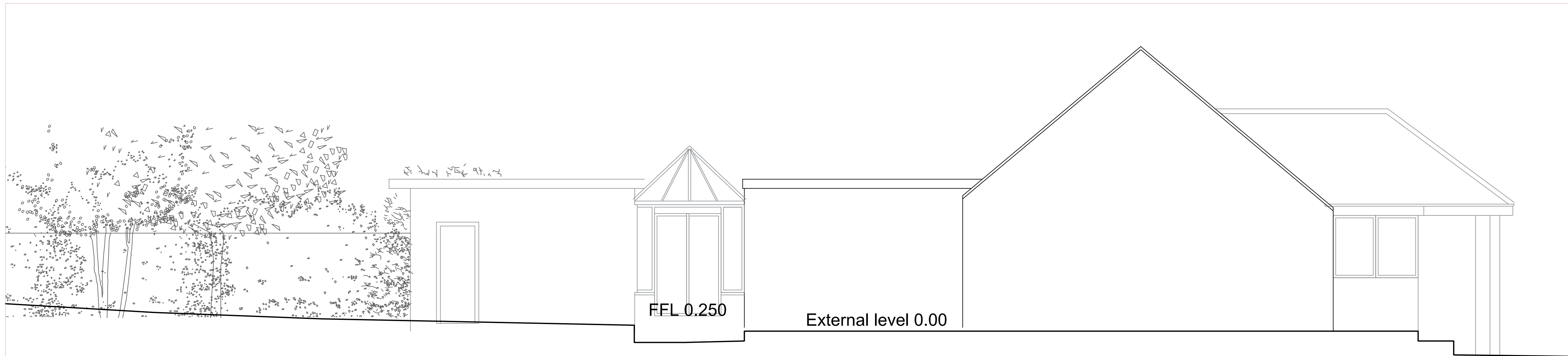
A1 Scale:
1: 50

Drawing Title:
Existing Elevations

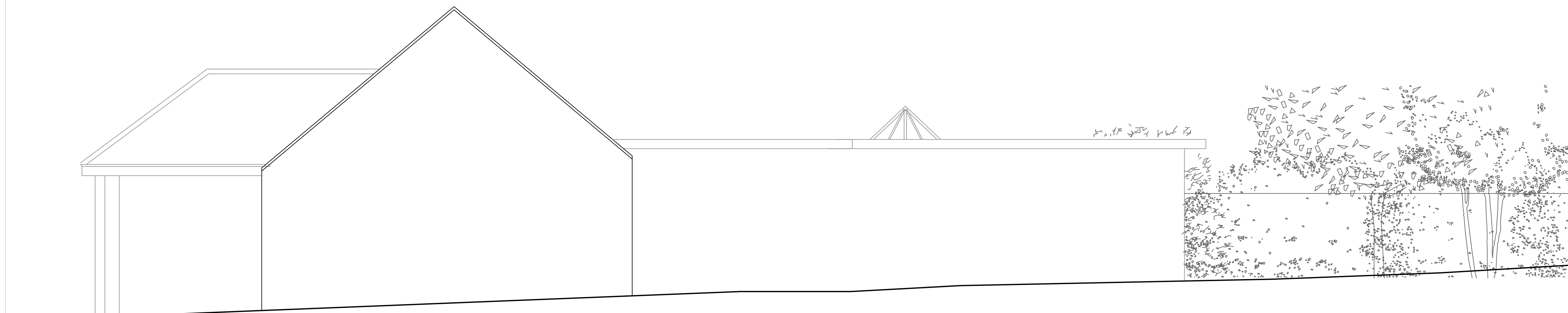
Date:
04.09.2022

Drawing No:
-

Revision:
-

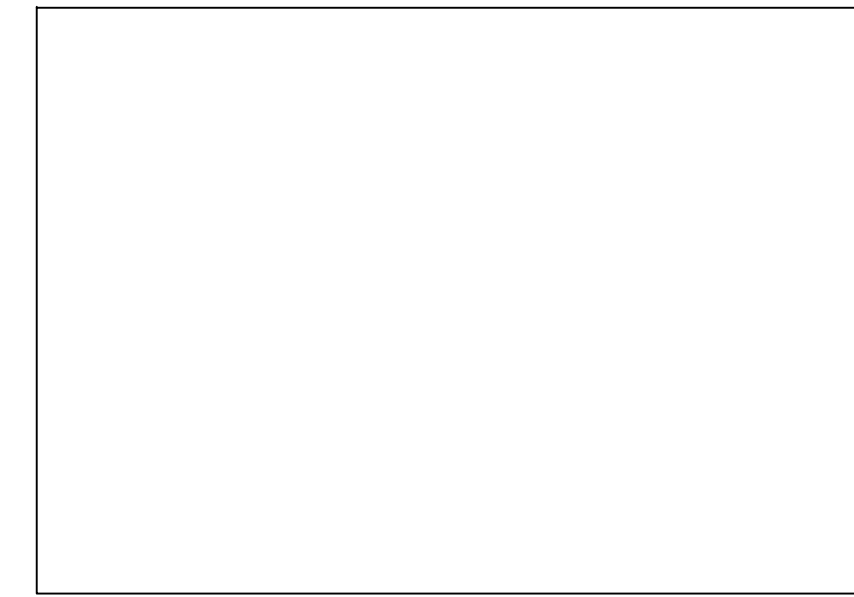


1. Existing Elevation



2. Existing Elevation

Key Plan:

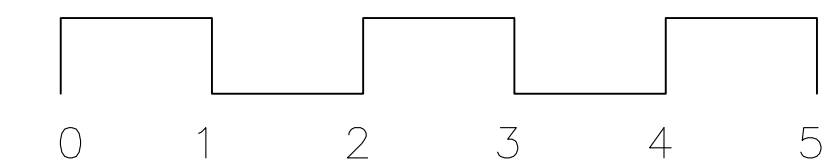


Rev: Date: Details:

- - -

Drawing Notes:

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Project Address:
Covert Way

Project No:
CW_KUR

Drawing Status:
Planning

Drawn/Checked:
-

Client:
-

A1 Scale:
1:50

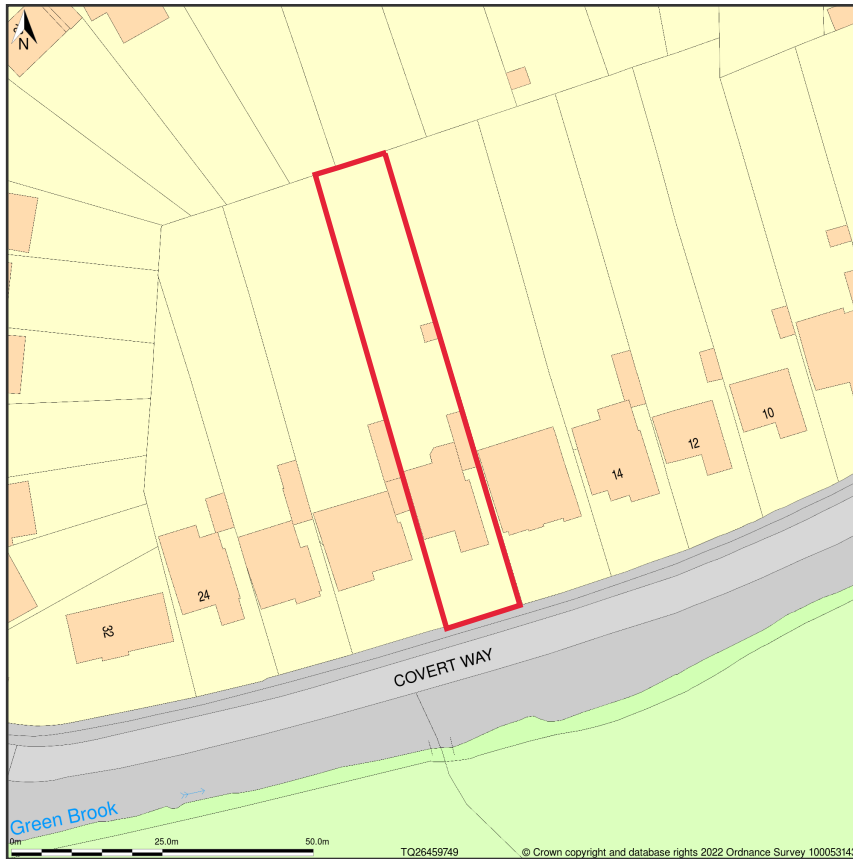
Drawing Title:
Existing Elevations

Date:
04.09.2022

Drawing No:
-

Revision:
-

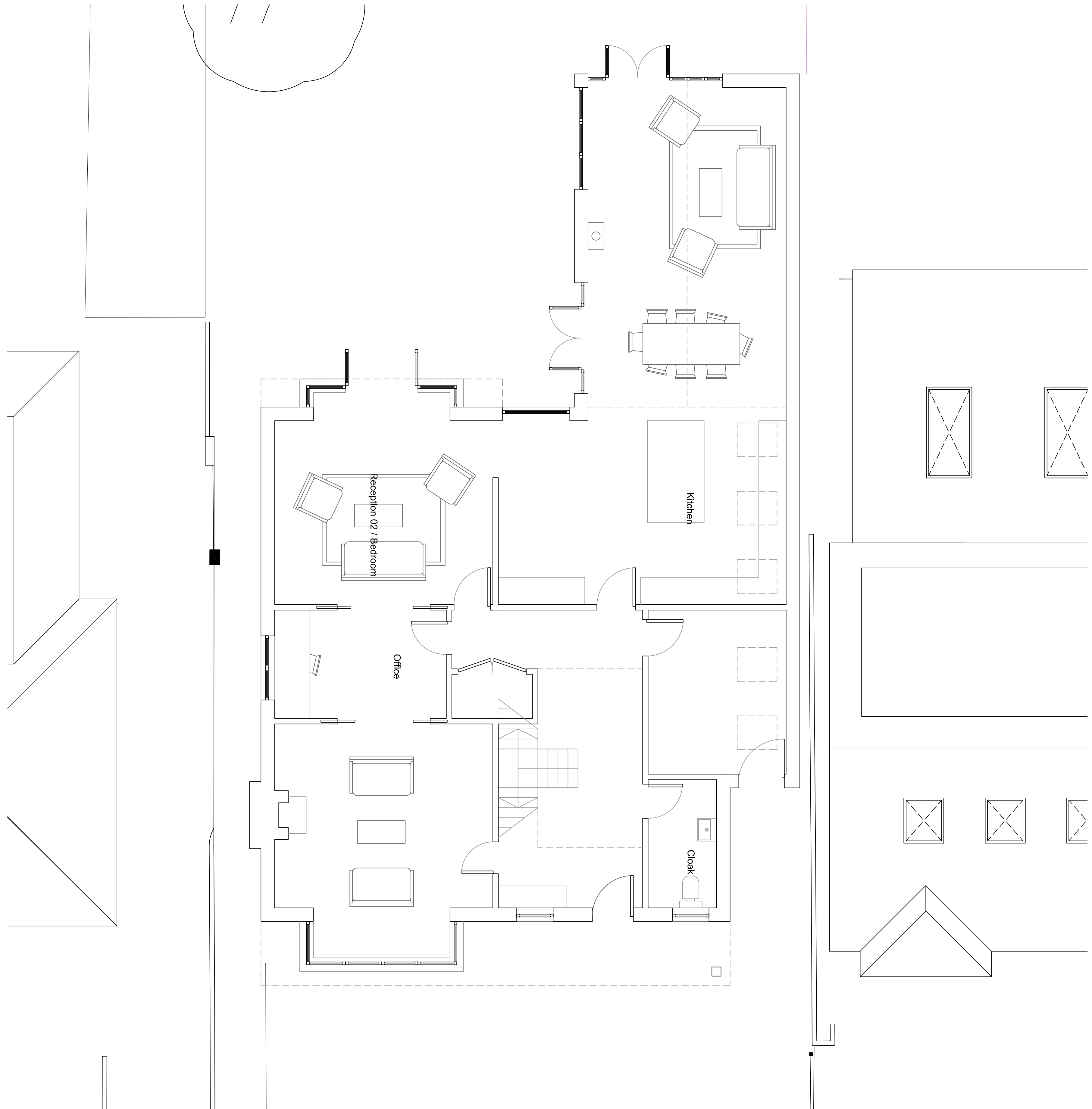
18, Covert Way, Enfield, EN4 0LT



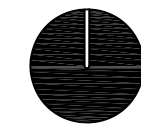
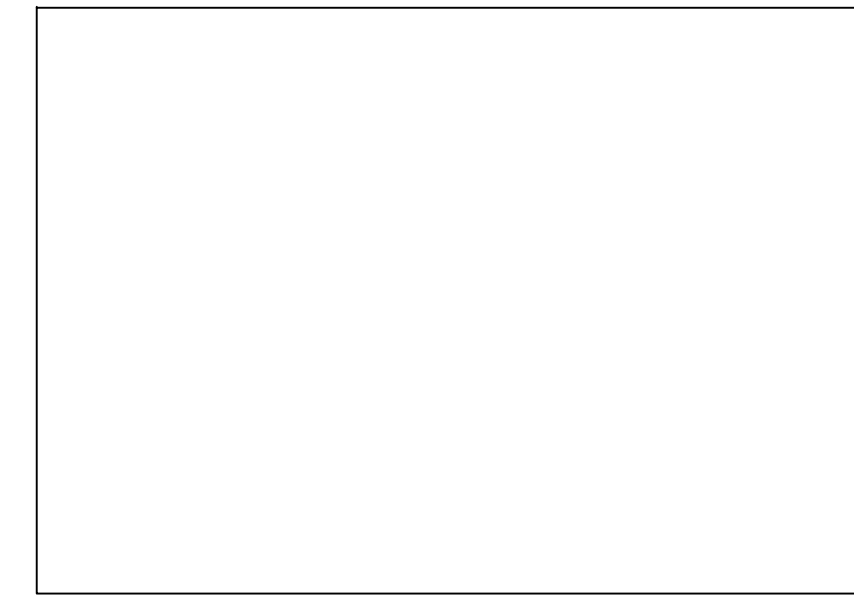
Location Plan shows area bounded by: 526389.26, 197419.86 526530.68, 197561.29 (at a scale of 1:1250), OSGridRef: TQ26459749. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Key Plan:

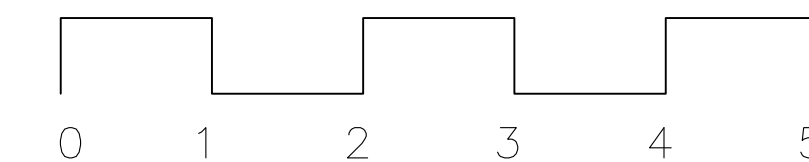


Rev: Date: Details:

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Drawing Notes:

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Project Address:
Covert Way

Project No:
CW_KUR

Drawing Status:
Planning

Drawn/Checked:
-

Client:
-

A1 Scale:
1:50

Drawing Title:
Proposed Plans

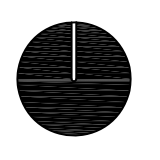
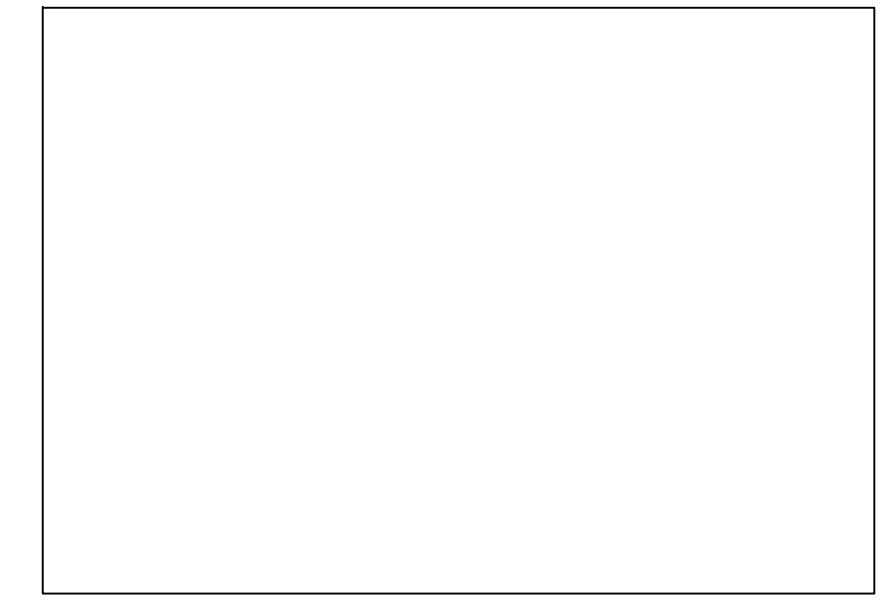
Date:
04.09.2022

Drawing No:
-

Revision:
-

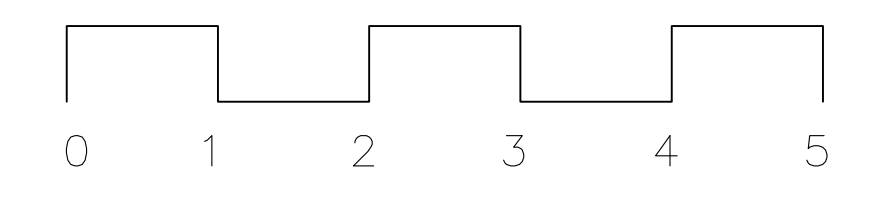


Key Plan:



Rev: Date: Details:
 - - -

Drawing Notes:
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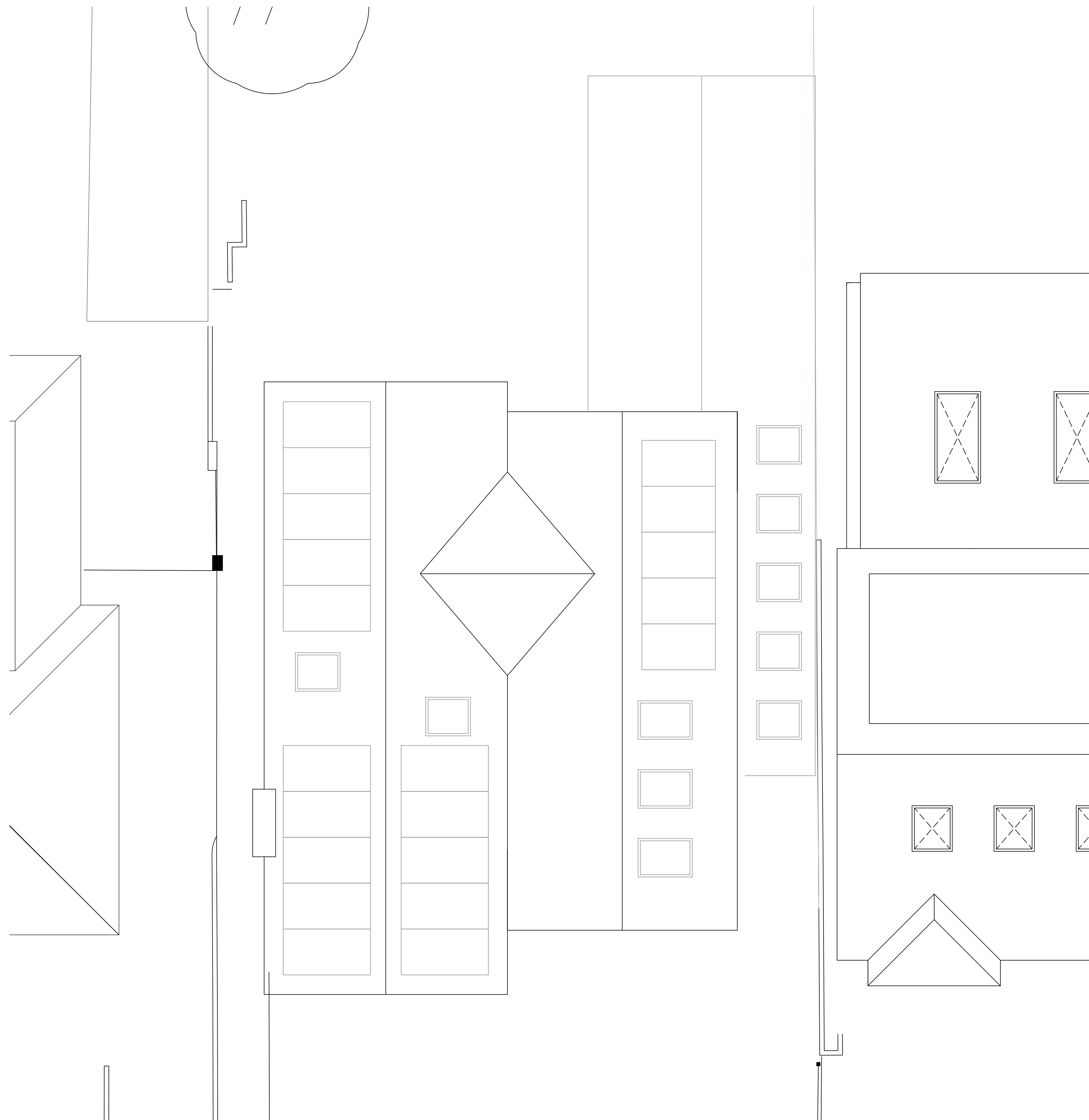


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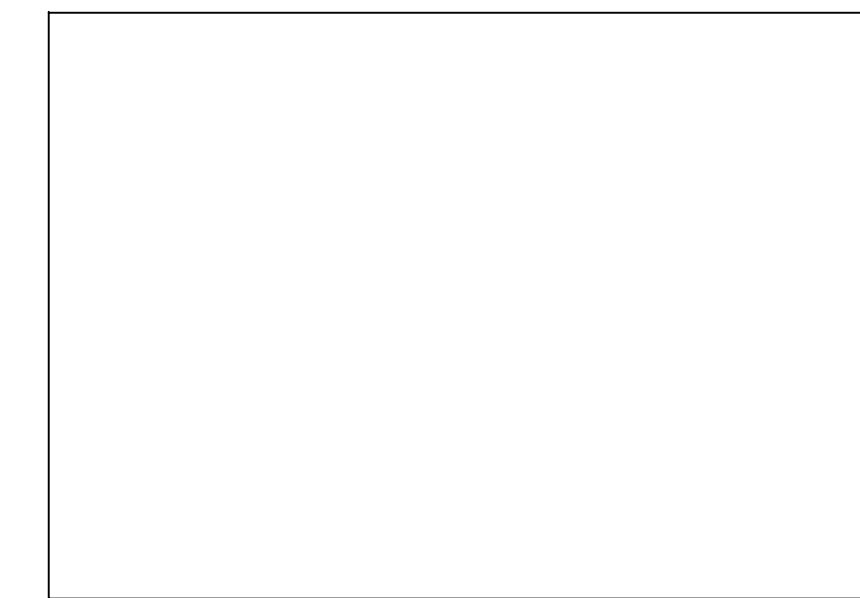
General Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:50
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



Key Plan:

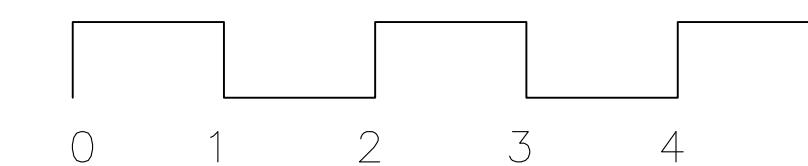


Rev: Date: Details:

- - -

Drawing Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Pre-Application	Drawn/Checked: -
Client: -	A1 Scale: Planning
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



1. Proposed Elevation

Key Plan:

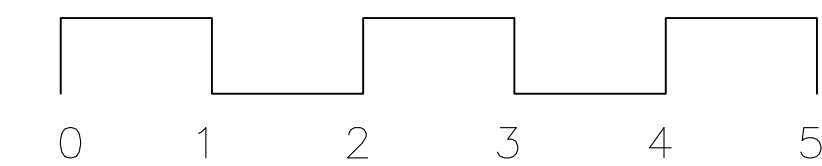


Rev: Date: Details:

- - -

Drawing Notes:

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2. Proposed Elevation

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Project Address:
Covert Way

Project No:
CW_KUR

Drawing Status:
Planning

Drawn/Checked:
-

Client:
-

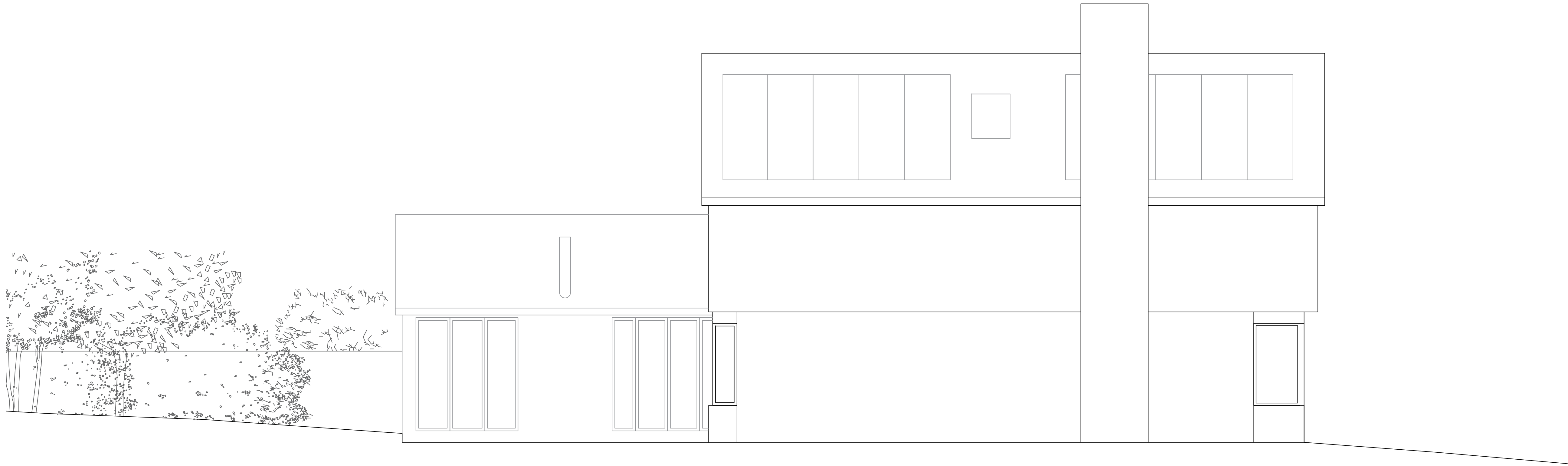
A1 Scale:
1:100

Drawing Title:
Proposed Elevations

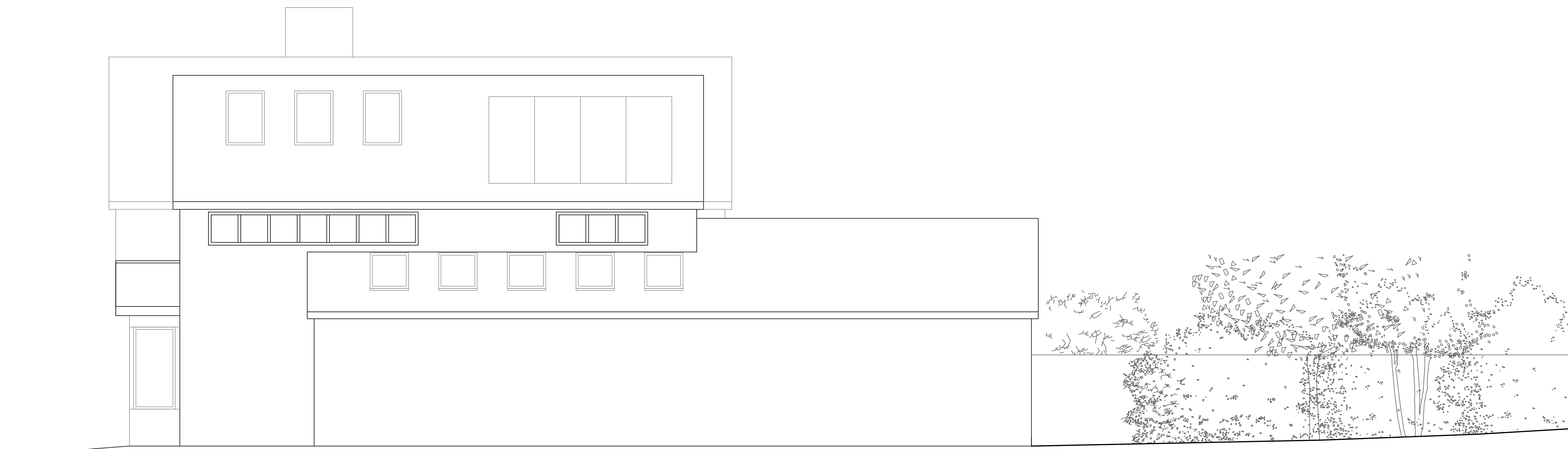
Date:
04.09.2022

Drawing No:
-

Revision:
-

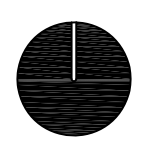


1. Proposed Elevation



2. Proposed Elevation

Key Plan:

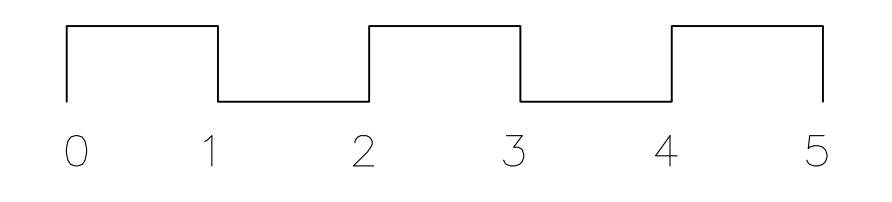


Rev: Date: Details:

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Drawing Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:100
Drawing Title: Proposed Elevations	Date: 07.09.2022
Drawing No: -	Revision: -

Key Plan:

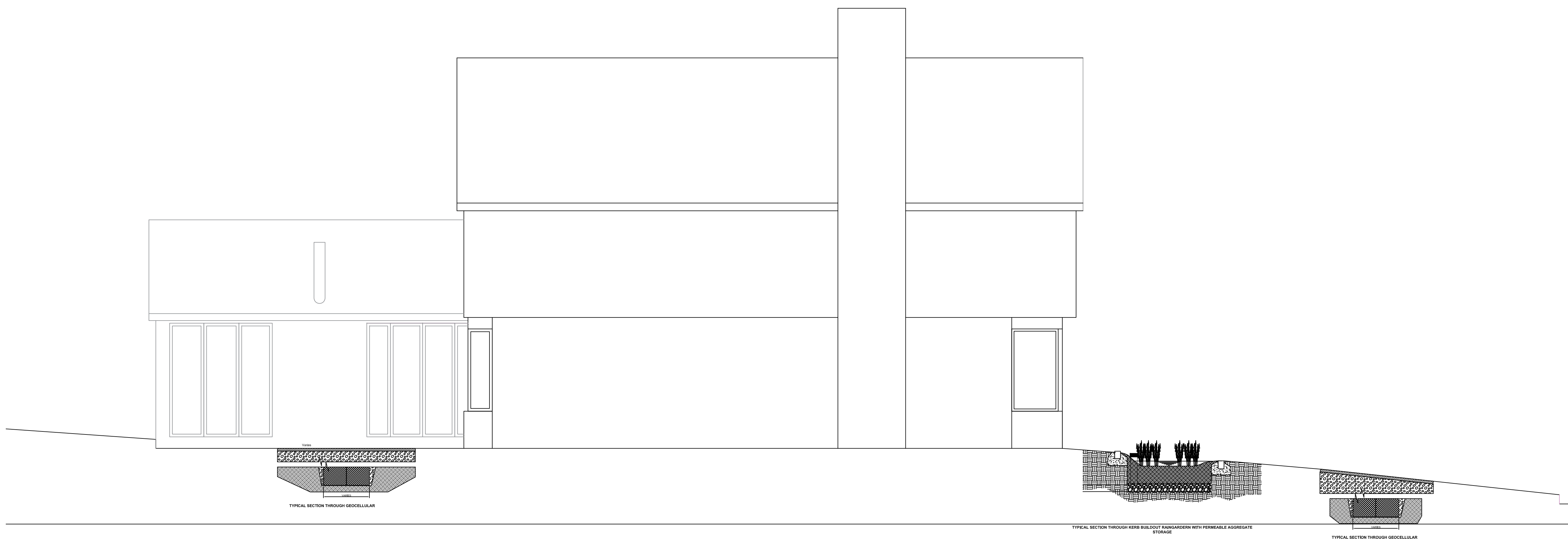
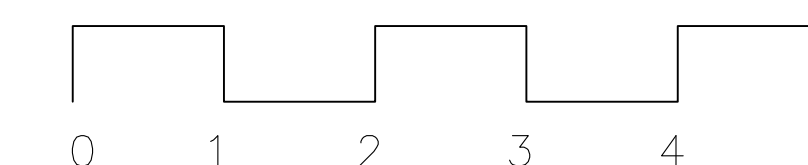


Rev: Date: Details:

- - -

Drawing Notes:

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1. Proposed Section

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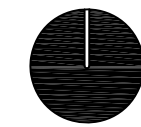
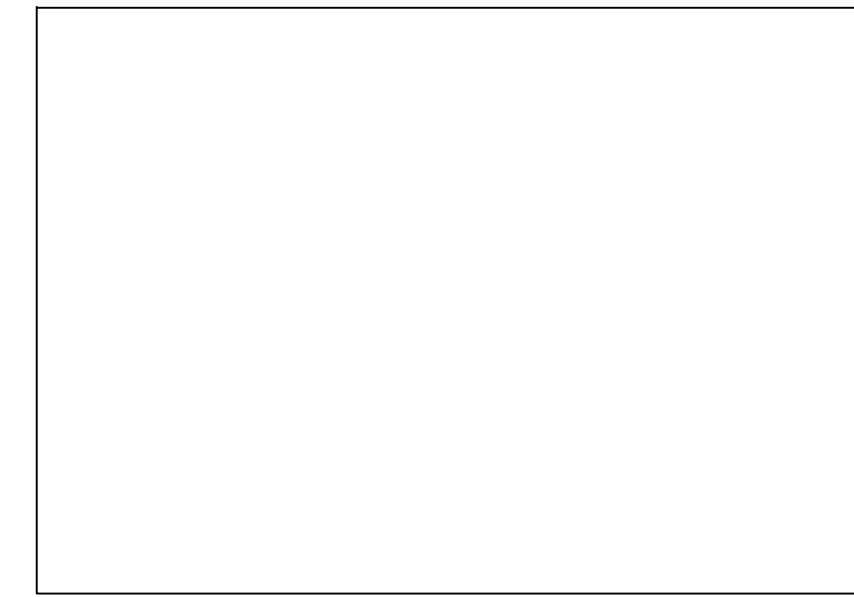
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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: —
Client: —	A1 Scale: 1:50
Drawing Title: Proposed Section	Date: 04.09.2022
Drawing No: —	Revision: —



Key Plan:

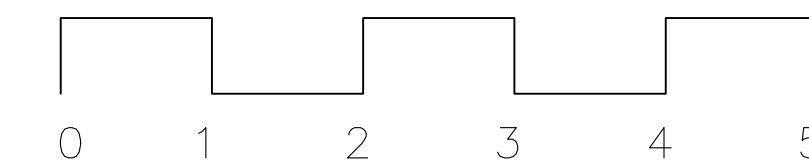


Rev: Date: Details:

- - -

Drawing Notes:

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Project Address:
Covert Way

Project No:
CW_KUR

Drawing Status:
Planning

Drawn/Checked:
-

Client:
-

A1 Scale:
1:50

Drawing Title:
Proposed Plans

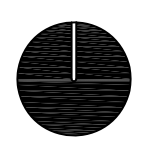
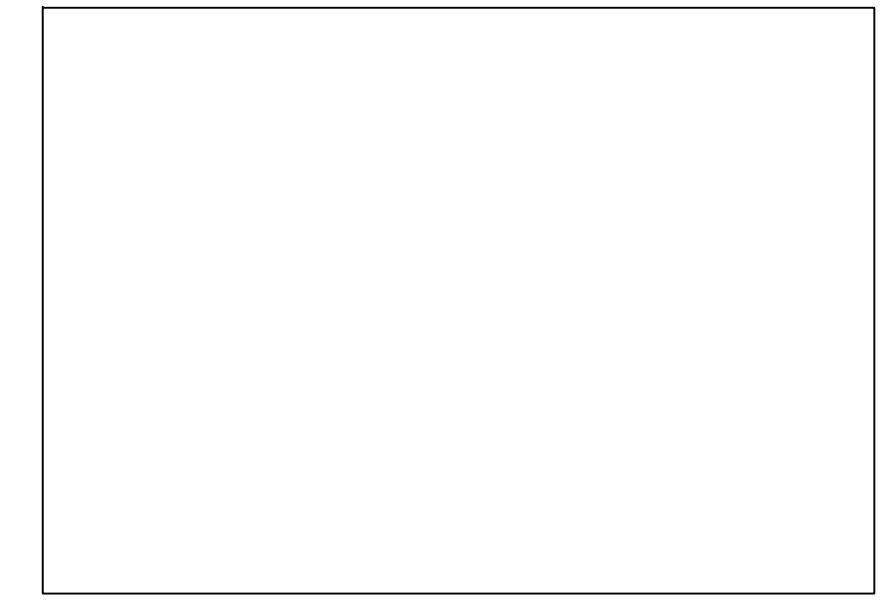
Date:
04.09.2022

Drawing No:
-

Revision:
-

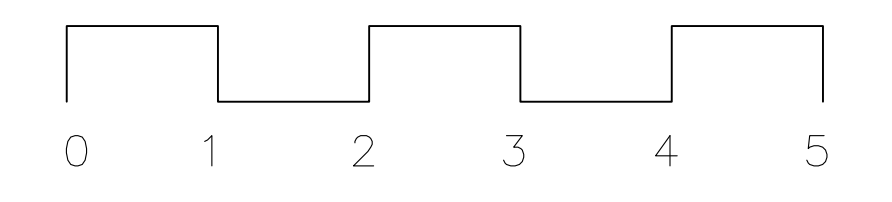


Key Plan:



Rev: Date: Details:
 - - -

Drawing Notes:
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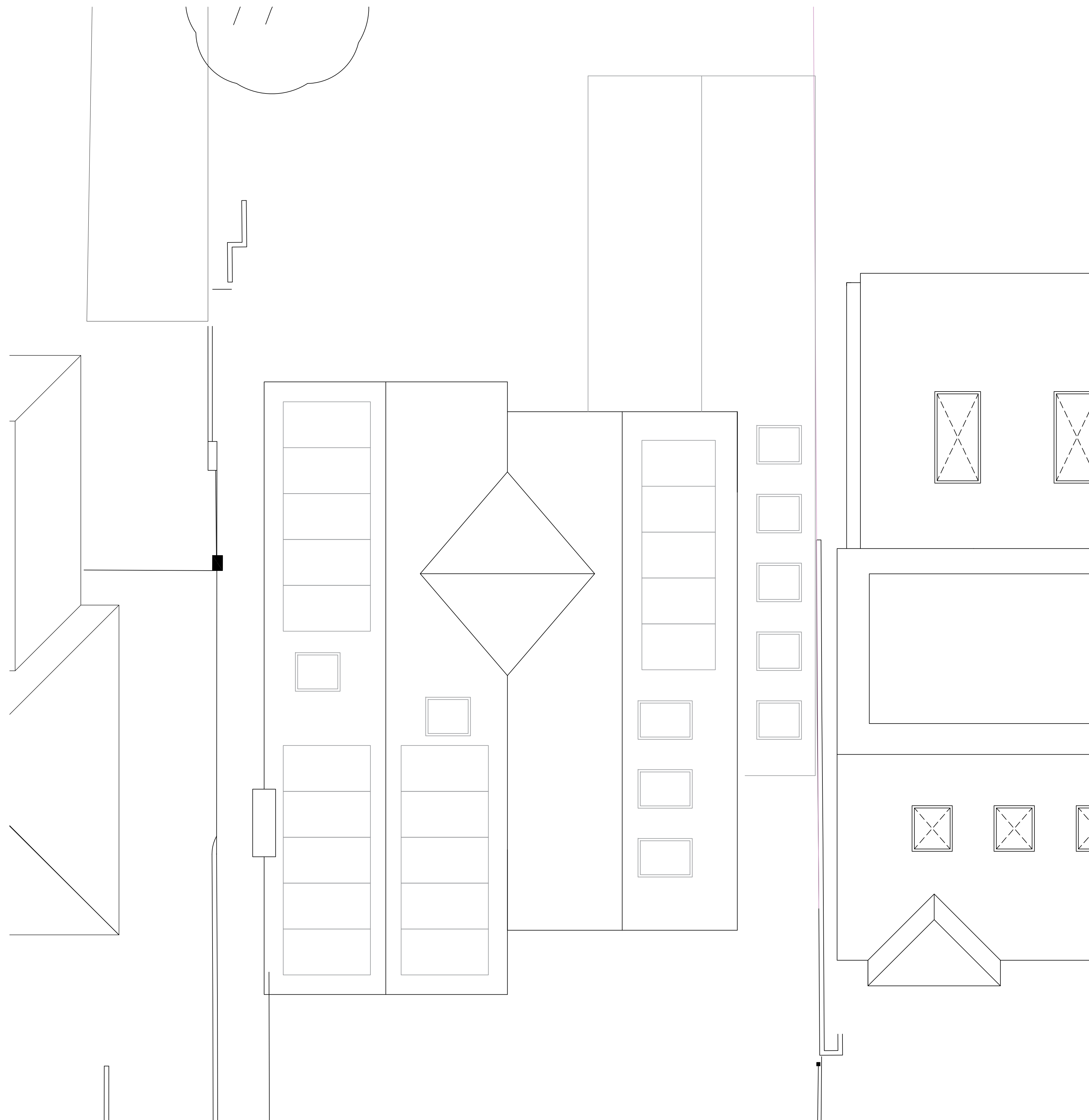


00/A

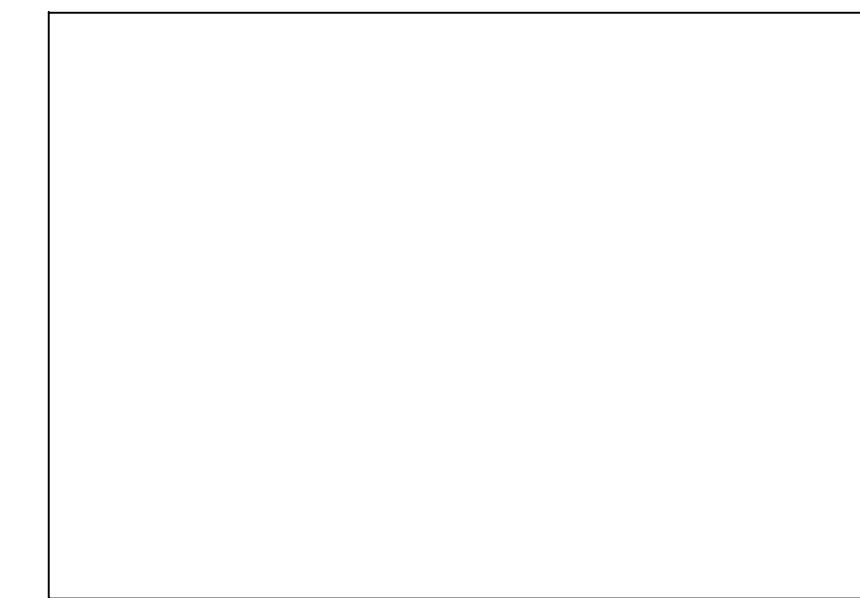
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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:50
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



Key Plan:

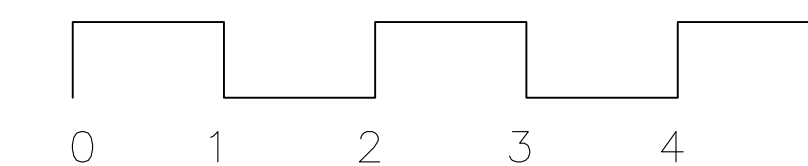


Rev: Date: Details:

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Drawing Notes:

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General Notes:

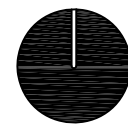
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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Pre-Application	Drawn/Checked: -
Client: -	A1 Scale: Planning
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



1. Proposed Elevation

Key Plan:

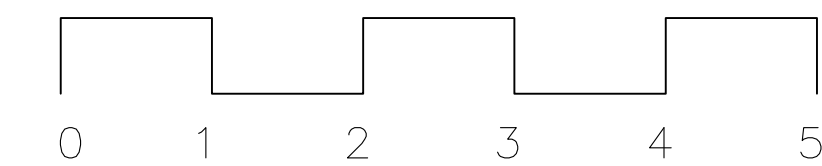


Rev: Date: Details:

- - -

Drawing Notes:

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2. Proposed Elevation

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Project Address:
Covert Way

Project No:
CW_KUR

Drawing Status:
Planning

Drawn/Checked:
-

Client:
-

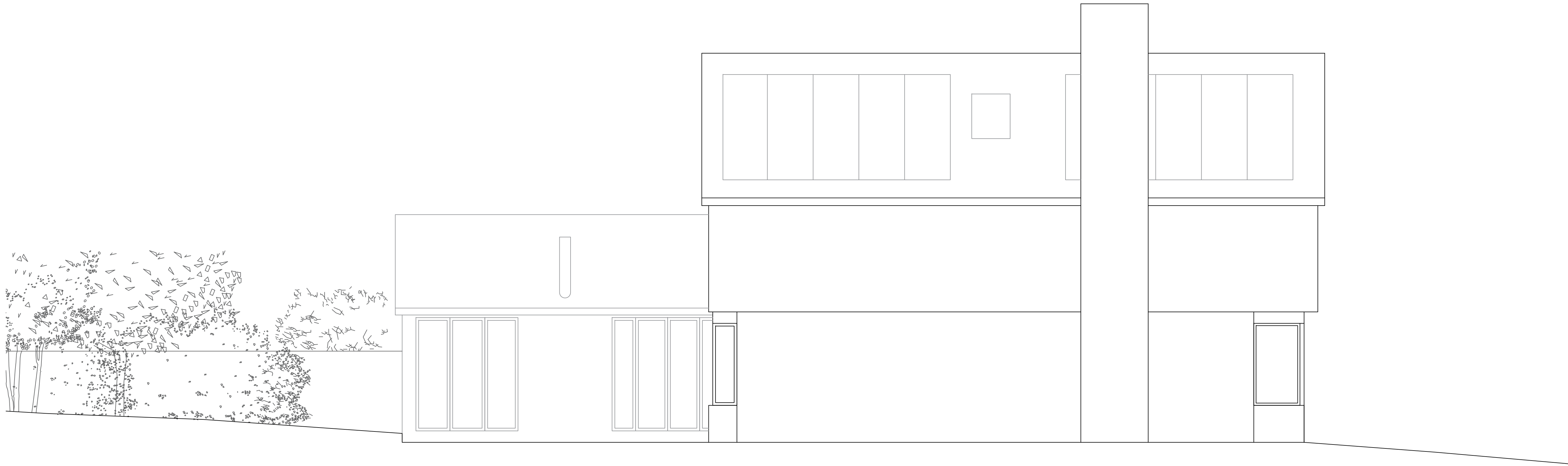
A1 Scale:
1:100

Drawing Title:
Proposed Elevations

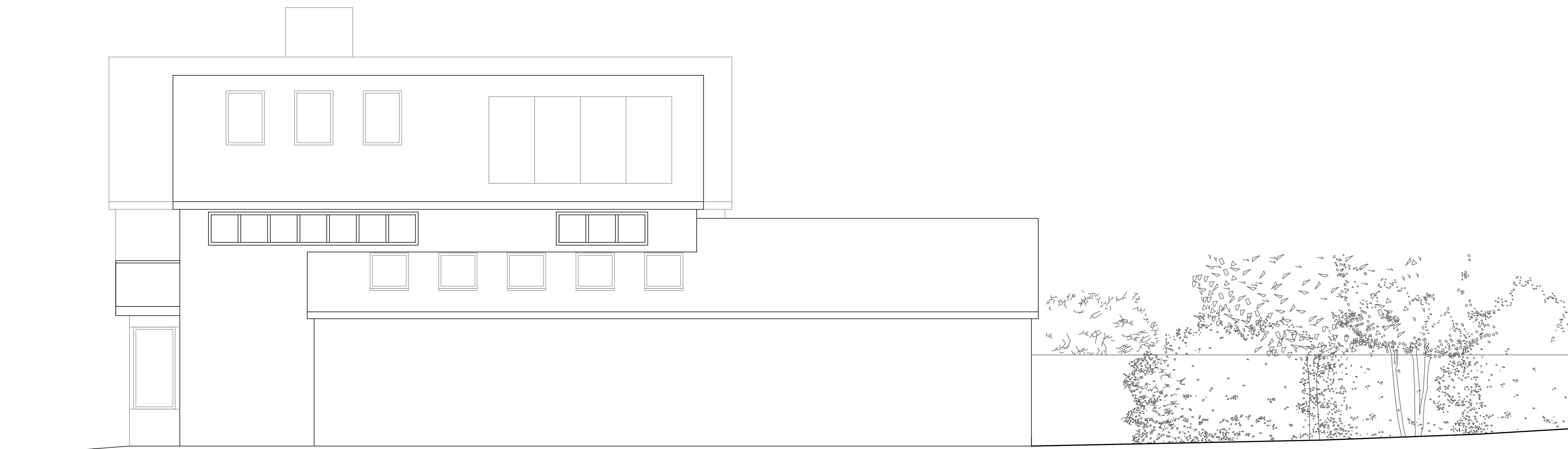
Date:
04.09.2022

Drawing No:
-

Revision:
-

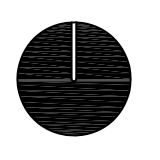
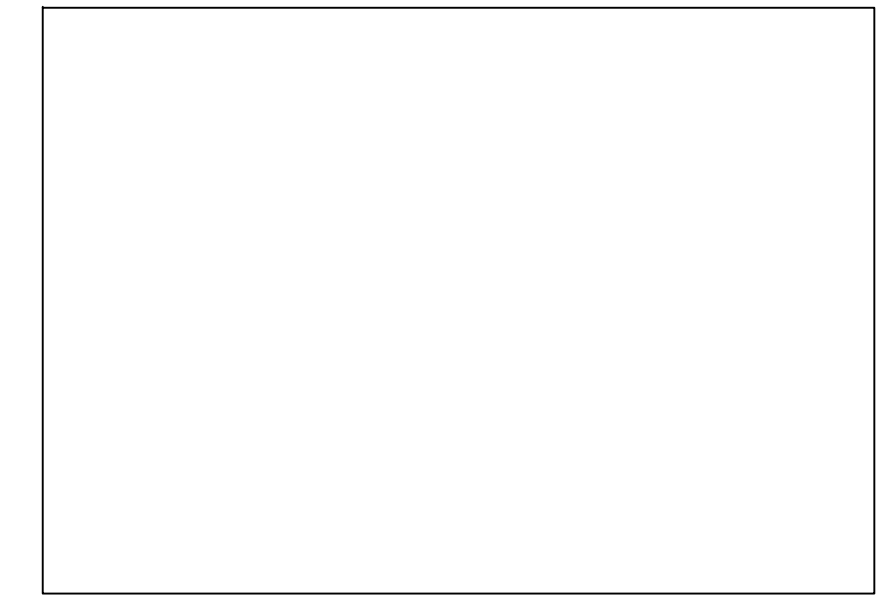


1. Proposed Elevation



2. Proposed Elevation

Key Plan:

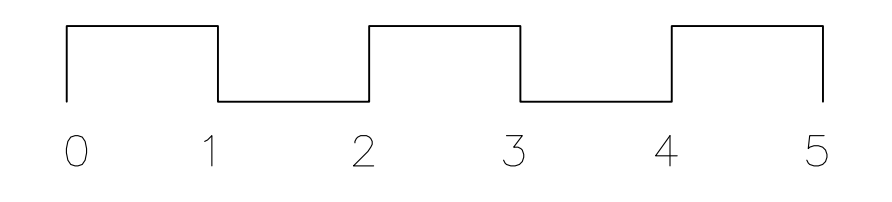


Rev: Date: Details:

- - -

Drawing Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:100
Drawing Title: Proposed Elevations	Date: 07.09.2022
Drawing No: -	Revision: -

Key Plan:

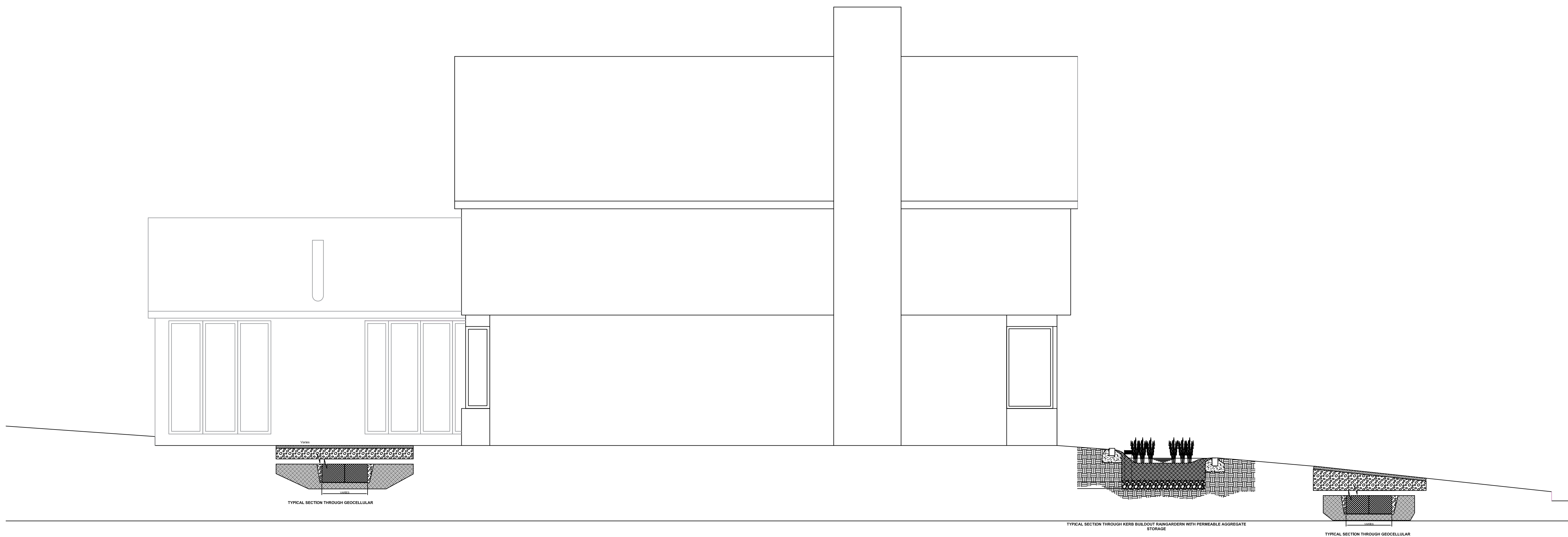
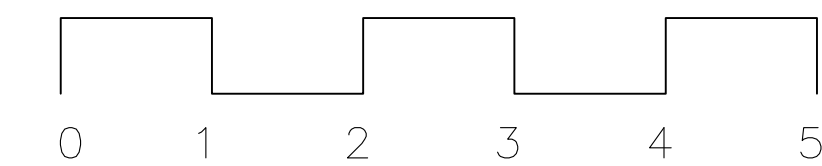


Rev: Date: Details:

- - -

Drawing Notes:

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1. Proposed Section

00/A

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: —
Client: —	A1 Scale: 1:50
Drawing Title: Proposed Section	Date: 04.09.2022
Drawing No: —	Revision: —