



Title: Wesley Hall
Reference: 2396/15
Site:



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



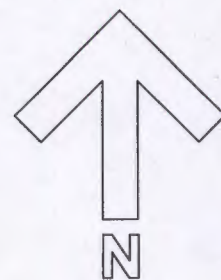
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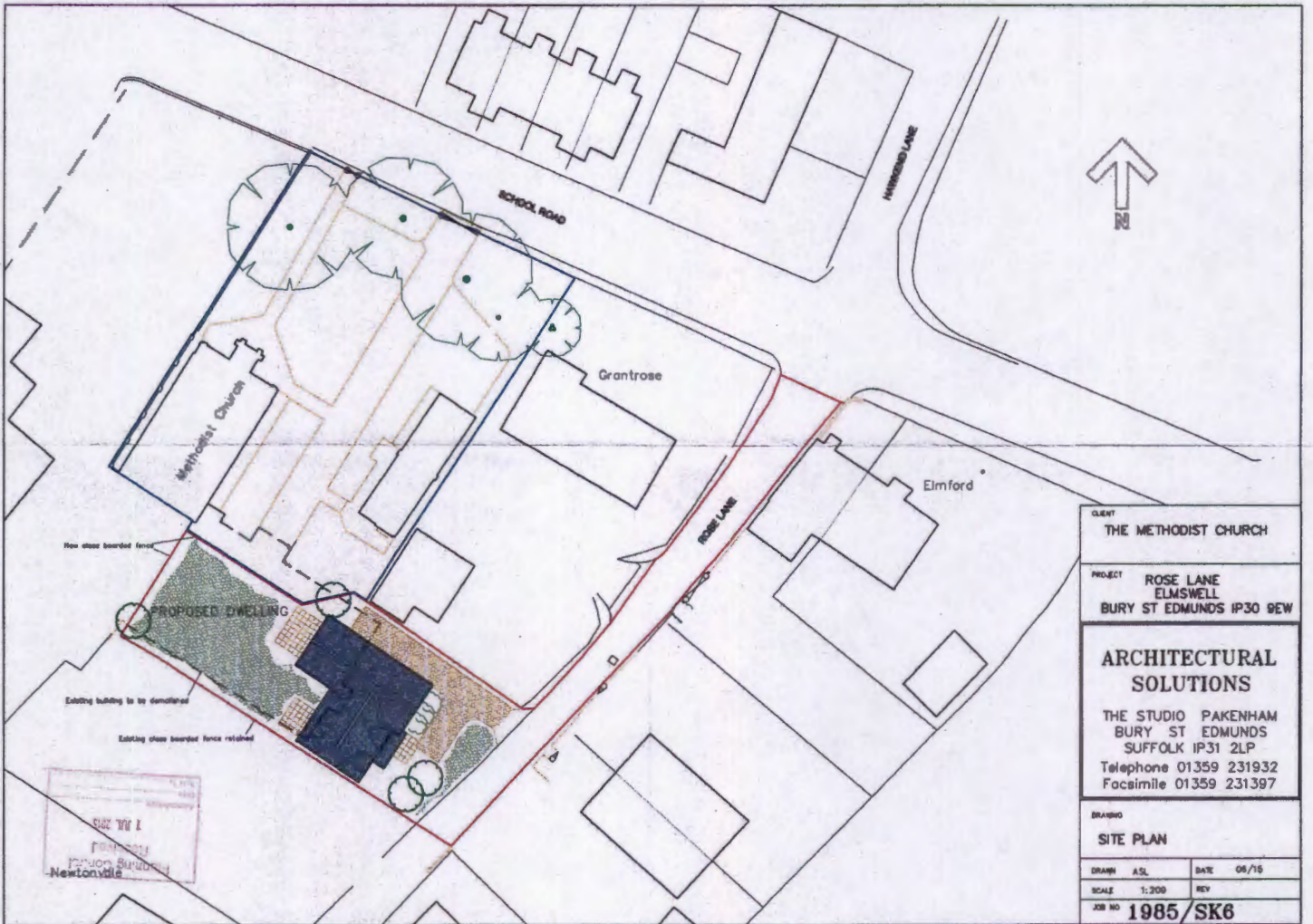
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LOCATION PLAN scale 1:1250

ELMSWELL METHODIST CHURCH
SCHOOL ROAD ELMSWELL
BURY ST EDMUNDS IP30 9EW





CLIENT		THE METHODIST CHURCH	
PROJECT		ROSE LANE ELMSWELL BURY ST EDMUNDS IP30 9EW	
ARCHITECTURAL SOLUTIONS			
THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397			
DRAWING			
SITE PLAN			
DRAWN	ASL	DATE	06/16
SCALE	1:200	REV	
JOB NO	1985/SK6		

NEIL TAYLOR
 1274
 REGISTERED PROFESSIONAL ENGINEER
 INSTITUTION OF STRUCTURAL ENGINEERS
 NEWTONVILLE

REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

END ELEVATION

SECTION A:A

SECTION B:B

GROUND FLOOR PLAN

FIRST FLOOR PLAN

ROOF PLAN

CLIENT	
THE METHODIST CHURCH	
PROJECT SCHOOL ROAD ELMSWELL BURY ST EDMUNDS IP30 9EW	
ARCHITECTURAL SOLUTIONS	
THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397	
DRAWING	
PLOT 4	
DRAWN ASL	DATE 04/15
SCALE 1:100	REV
JOB NO 1985/SK2	

MEMBER REFERRAL TO COMMITTEE

If any Member wishes to refer a planning application to Committee for determination, this form must be completed (in its entirety) and emailed to Philip Isbell or Christine Thurlow – see email addresses below. A copy must also be sent to the Case Officer for the application). The form must be emailed by the expiry of 28 days from the start of the latest publicity period for the application.

See Planning Charter for principles: Paragraph references below link to Planning Charter.

Planning application reference:	2396/15
Planning application address:	Wesley Hall, Rose Lane, Elmswell (land to the rear of Elmswell Methodist Church)
Member making request:	Sarah Mansel
Date of request:	25/8/15
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	ACV – I understand that ACVs can be taken into consideration in planning, and MSDC have planning policies covering conversion of shop/pubs etc, but not community spaces. I believe that it is up to the planning authority to decide whether such an ACV is material or not. The future of the Methodist Church site is a major issue within the community and there have been several letters of objection to the proposal. The parish council unanimously opposed the proposal. For openness and transparency this case should be decided by committee.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Highways access, and footpaths – The access to the proposed dwelling is from Rose Lane, and unsurfaced/narrow and unadopted road which is also a very well used footpath between residential areas and the facilities in the centre of the village. There a few other planning policies which give concern, but as above I think that the ACV should be considered to be material.
13.5 Please detail the wider District and public interest in the application	The whole Methodist Chapel and Wesley Hall site has been listed as an Asset of Community Value. This application for development of part of the site really complicates the issue. The site is now likely to be put on the market piecemeal, making it much more difficult for the community to raise funds to purchase the site. The Wesley Hall is a very well used and supported community facility. Many residents (particularly those who live south of the railway line) really value having these community facilities south of the railway line. The other community facilities in the village are at the Blackbourne Community Centre to the north of the railway line, and that too is well used. The Blackbourne is unable to cater for all the user groups who currently meet in the Wesley Hall.
13.6 If the application is not in your Ward please describe the very significant	N/A

impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have had a good discussion with the case officer prior to completing this request for referral to committee. I have also had discussions with Tracey Brinkley from the Communities team.

Philip Isbell

Christine Thurlow

Corporate Manager – Development Management
Philip.Isbell@midsuffolk.gov.uk

Corporate Manager – Development Management
Christine.Thurlow@babbergh.gov.uk

PARISH COUNCIL

Comments from: Elmswell Parish Clerk

Planning Officer: Sian Bunbury
Application Number: 2396/15
Proposal: Erection of two storey dwelling with parking and access to Rose Lane, following demolition of Wesley Hall
Location: Wesley Hall, Rose Lane (rear of Elmswell Methodist Church) Elmswell.

Councillors object to this Proposal for the following reasons:

	Reason	Reference
1	<p>The Government's NPPF guidance seeks to promote the retention and development of local services and community facilities in villages including, specifically, 'meeting places'. The Wesley Hall is a well used, viable and widely supported meeting place providing a convenient, fully functioning and attractive facility serving a broad range of community uses. To demolish it would run entirely counter to this policy.</p>	NPPF para. 28
2	<p>In 'Promoting healthy communities', the NPPF looks to deliver social recreational and cultural facilities and to service the community's needs by virtue of planning policies and decisions which:</p> <ul style="list-style-type: none"> • plan positively for the provision and use of shared space, community facilities and meeting spaces; • enhance the sustainability of communities and residential environments; • guard against the unnecessary loss of valued facilities; • ensure that established facilities are retained for the benefit of the community; • ensure an integrated approach to considering the location of...community facilities and services. <p>The Wesley Hall is a much-shared space that adds greatly to the community life and cohesion of Elmswell. It is viable and sustainable. It is situated south of the railway line providing an invaluable community asset to less mobile members of the community who cannot easily travel to the community complex at Blackbourne half a mile over the railway crossing. Its loss would be unnecessary. The effects of that loss, by demolition of the venue, on the many established users and on potential user groups would be widely felt and seriously retrograde.</p>	NPPF para 70
3	<p>MSDC's Core Strategy states that the provision of key services needs to keep pace as the population grows. This includes leisure and community centres. The Wesley Hall is just such a key service and the population of Elmswell is set to grow – immediately by up to 190 new dwellings on the redundant Bacon Factory site and, as a CS3 village, well beyond that. The Wesley Hall must be retained as an integral part of the general community provision.</p>	Core Strategy para 1.52
4	<p>It is clearly stated in the District Core Strategy that the provision of opportunities, activities and facilities for people to enjoy their leisure time is vital for Mid Suffolk's community well being. This proposal seeks to demolish a prime central community facility which exactly fulfils this role.</p>	Core Strategy para 1.54

5	<p>The MSDC Supplementary Planning Guidance adopted in February 2004 states that, 'the loss of any village service or facility is a source of concern', and, consequently, has as objectives:</p> <ul style="list-style-type: none"> • to encourage the retention of rural services; • to ensure that proposals for change of use are properly justified. <p>The Wesley Hall provides just such a service. The proposal to dramatically change its use by brutally and summarily ending that use runs entirely counter to these objectives.</p>	SPG 2004 paras 2.1, 2.2
6	<p>The proposed access is on to Rose Lane, an unadopted single-track road accessing some 11 dwellings. It forms part of the Right of Way network as Elmswell footpath 17 which serves as a well-used through route for pedestrians including those wishing to walk to and from the sheltered accommodation at Hanover Court. The traffic generated by another 4 bedroomed family home would be detrimental to the safety of users of this footpath which is already considered hazardous.</p>	NPPF para 75 Local Plan Policies RT12 & T10
7	<p>The effect of a modern 2 storey 4 bedroomed property in the context of the pleasing small scale mixed housing stock that is Rose Lane would present a building mass of a scale and density at odds with the street scene, inconsistent with the pattern and form of development of the neighbouring properties and much to their detriment.</p>	Local Plan policies GP1, H13, & H15
8	<p>This site is registered as an Asset of Community Value with effect from 10.12.14. This value is predicated upon the existing community use of the Wesley Hall which represents a key element of the recreational, educational, cultural and social life of a fast growing community. With a few exceptions, the many activities which are hosted in this venue cannot be relocated elsewhere and this proposal, therefore, seeks to destroy a vital village resource which enjoys broad community support, is viable and is growing.</p> <p>The 2012 Community Value Regulations exist to address exactly this situation. They should be relied upon and, by virtue of that reliance, the proposal to demolish the Wesley Hall should fail.</p>	Mid Suffolk ACV listing

Support

Object ✓

No Comments

Peter Dow

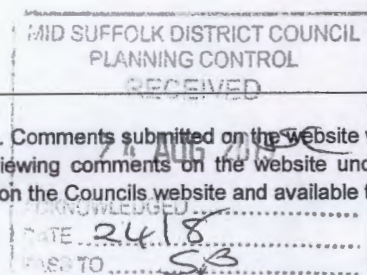
Peter Dow
on behalf of the Elmswell Parish Council

18.08.15

Consultation Response Pro forma

1	Application Number	2396/15 Wesley Hall, Elmswell
2	Date of Response	24.8.15
3	Responding Officer	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> no harm to heritage assets because it would not adversely affect nearby historic buildings or their setting. <p>2. The Heritage Team recommends approval with appropriate conditions.</p>
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The Methodist Church at Elmswell is an attractive building of 1898-1904 by Eade and Johns of Ipswich. Its boldly decorated brickwork makes a strong contribution to the streetscape locally, and relates well to the 1800s brick houses of the village. Although falling short of the very strict criteria for listing buildings of this date, the building should be treated as an undesignated heritage asset.</p> <p>The building to be removed is a plain, utilitarian block of the mid-1900s with no particular merit, but playing the role of understated context for the chapel, and broadly matching its red brickwork.</p> <p>There is no reason to seek retention of the hall, and no reason to object to the proposed dwelling, which is situated so as not to intrude in the main views of the Church. The proposed boundary treatment adjacent to the Church should be carefully handled.</p>
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	<p>The plans show close-boarded fencing on the boundary between the Church and the eastern outbuilding. This would be a poor quality material. I would suggest that a red brick wall would better complement the Church building, and would maintain the integrity of the site.</p>

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



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OUR REF: 2396 / 15 / FUL

PROPOSAL: Erection of two storey dwelling with parking and access to Rose Lane,

following demolition of Wesley Hall

**LOCATION: Wesley Hall, Rose Lane (Rear of Elmswell Methodist Church)
Elmswell**

Hi Sean

Thank you very much for your request for comments on the above application.

We have reviewed the application and based on the information available here appears to be no potential cause for concern on this site from contamination point of view, as such I have no objections to raise in relation to this application but would request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them. Thank you.

Kind regards

Is-haq Muhammad (*MSc Env.*)

Environmental Management Officer

Environmental Health

Babergh and Mid Suffolk District Councils - Working Together

Mid Suffolk: 01449 724855

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]

Sent: 29 July 2015 18:50

To: Environmental Health

Subject: Consultation on Planning Application 2396/15

Correspondence from MSDC Planning Services.

Location: Wesley Hall, Rose Lane (Rear of Elmswell Methodist Church) Elmswell

Proposal: Erection of two storey dwelling with parking and access to Rose Lane, following demolition of Wesley Hall

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please [click here](#)

We request your comments regarding this application and these should reach us

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are H13, NPPF, RT12, GP1, H15, H16, H17, T10, Cor1, Cor5, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

Your Ref: MS/2396/15
 Our Ref: 570\CON\2331\15
 Date: 20 August 2015
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Ipswich
 Suffolk
 IP6 8DL

For the Attention of: Sian Bunbury

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2396/15

PROPOSAL: **Erection of two storey dwelling with parking and access to Rose Lane, following demolition of Wesley Hall**

LOCATION: **Wesley Hall, Rose Lane, Elmswell**

Note: Whilst Suffolk County Council Development Management does not have any direct highway safety concerns please be aware that there are uncertainties over whether the applicant has private vehicular rights to use Public Footpath 17 for vehicular access, as highlighted by Suffolk County Council Public Rights of Way.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 V 3

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 11 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on 1985/SK6 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

4 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: PROW Planning
Sent: 17 August 2015 10:11
To: Planning Admin
Cc: Kyle Porter; Glyn French
Subject: RE: Consultation on Planning Application 2396/15

Our Ref: W234/017/ROW374/15

For The Attention of: Sian Bunbury

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, paragraph 7.2) and that public rights of way and access should be protected.

Public Footpath 17 is recorded along Rose Lane, the proposed access to the development area.

The Rights of Way and Access Team therefore **objects** to the proposal as submitted on the basis that:

There are uncertainties over whether the applicant has private vehicular rights to use Public Footpath 17 for vehicular access.

The applicant must have private rights to take motorised vehicles over the public right of way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a public right of way other than a byway.

Informative Notes Attached: "Public Rights of Way Planning Application Response - Applicant Responsibility" and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team
Rights of Way and Access
Resources Directorate, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

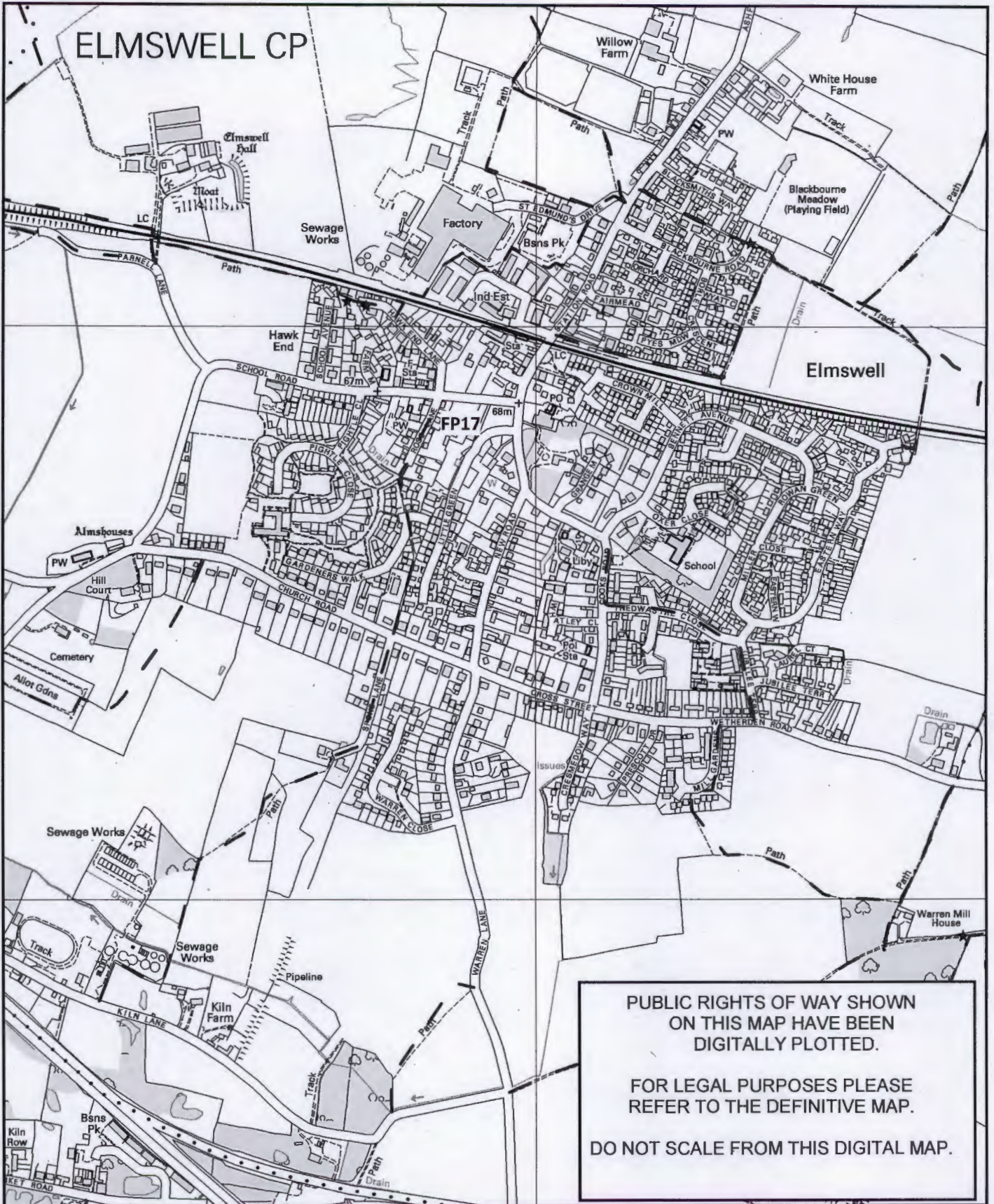
☎ (01473) 260811 | ✉ jackie.gillis@suffolk.gov.uk |

🌐 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

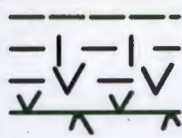
Sent: 29 July 2015 18:50



2396/15 Wesley Hall, Rose Lane (rear of Elmswell Methodist Church) Elmswell
Public Footpath 17



Resources Directorate,
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Ordnance Survey MasterMap

Public Footpath
Bridleway
Restricted Byway
Byway
Definitive Map Parish Boundary

Scale 1:7500



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Date: 17/08/2015



Appeal Decision

Site visit made on 31 December 2012

by **Anne Napier-Derere BA(Hons) MRTPI AIEMA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 February 2013

Appeal Ref: APP/W3520/A/12/2183110

Adjoining Grantrose, Rose Lane, Elmswell, Stowmarket, Suffolk IP30 9EB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Karl Gridley against the decision of Mid-Suffolk District Council.
 - The application Ref 0118/12, dated 10 January 2012, was refused by notice dated 8 March 2012
 - The development proposed is 2 storey detached dwelling and garage following demolition of existing garage.
-

Decision

1. The appeal is allowed and planning permission is granted for a 2 storey detached dwelling and garage following the demolition of the existing garage at land adjoining Grantrose, Rose Lane, Elmswell, Stowmarket, Suffolk IP30 9EB in accordance with the terms of the application, Ref 0118/12, dated 10 January 2012, and the plans submitted with it, subject to the conditions set out in the attached Annex.

Preliminary Matter

2. A previous appeal decision has been drawn to my attention, Ref APP/W3520/A/11/2152280, which was dismissed in August 2011. I am advised that, in all respects, the proposal was identical to the current appeal proposal, but was dismissed due to its failure to contribute to open space and community facilities.

Main Issue

3. The main issue in this appeal is whether the proposal makes adequate provision for social infrastructure.

Reasons

4. An executed unilateral undertaking was received by the Planning Inspectorate on 8 October 2012 and the Council has confirmed that it is satisfied that this undertaking is enforceable. The obligation secures a financial contribution to meet the demand likely to be generated by the future occupiers of the proposal for social infrastructure. It is in line with the Council's adopted *Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation 2006* (SPD) and policy CS6 of the *Mid Suffolk Core Strategy 2008*, which seeks to ensure that new development supports the delivery of infrastructure to meet justifiable needs.

5. The SPD, together with the comments received from the Council's Community Development Officer on the application, outlines how the need for social infrastructure in the area has been identified, explains the basis for the calculation of the amount of the contribution required from new development and identifies a number of current projects to which the sums concerned could contribute at a local, sub-district and district level, depending on the nature of the provision.
6. On the basis of the information provided, I am satisfied that that obligation is necessary to make the development acceptable in planning terms, would be directly related to the development and would be fairly and reasonably related to the development in scale and kind. I therefore consider that it would meet the tests of section 122 of the Community Infrastructure Regulations 2010 and paragraph 204 of the National Planning Policy Framework (the Framework). Accordingly, I have taken it into account in reaching my decision. I conclude that, with the completion of the obligation, the proposal makes adequate provision for social infrastructure.

Other matters

7. Since the previous appeal was determined, the National Planning Policy Framework has been introduced to provide national guidance and replace the previous guidance provided in Planning Policy Statements and other documents. Whilst this is a material consideration, I consider that it has not resulted in any significant change in policy context as far as the current proposal is concerned, in comparison with the previous scheme. Accordingly, I share the view of my colleague that, in all other respects, the proposal is acceptable and would meet the requirements of the various development plan policies and other material considerations. In particular, I have had regard to concerns raised about living conditions, access and drainage, but consider that these are not reasons to dismiss the appeal.
8. I have also considered the effect of the revocation of the East of England Regional Strategy but, in the light of the facts in this case, the revocation does not alter my conclusions.

Conclusions and conditions

9. The Council has suggested a number of conditions that it considers would be appropriate were I minded to allow the appeal. I have considered these in the light of Circular 11/95. For the purpose of clarity and to ensure compliance with the Circular, I have amended some of the Council's suggested wordings.
10. In the interests of the character and appearance of the area and to protect future living conditions, it is necessary to control the external appearance of the buildings and the slab and ground levels of the proposal. To ensure that the external materials are complementary to their surroundings, it is necessary to specify the use of clay pantiles. In the interests of highway safety, it is necessary to ensure that the parking area is provided before the appeal dwelling is first occupied.
11. However, the Council has suggested the withdrawal of a range of residential permitted development rights in respect of the proposal. Taking into account the relationship of the dwelling with the surrounding development including the community buildings to the rear, the limitations on permitted development within the Town and Country Planning (General Permitted Development) Order

1995 (as amended) and the guidance within Circular 11/95, I consider that insufficient evidence has been put forward to demonstrate that exceptional circumstances exist sufficient to justify the withdrawal of these rights. I am therefore not satisfied that it would be reasonable or necessary to impose these conditions.

12. The Council has also suggested the imposition of a separate condition requiring the plinth and quoin detailing to be implemented as part of the approved development. I consider that this separate condition is not necessary, given my intention to impose a more general condition requiring the development to be carried out in accordance with the approved plans.
13. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be allowed, subject to the conditions in the Annex.

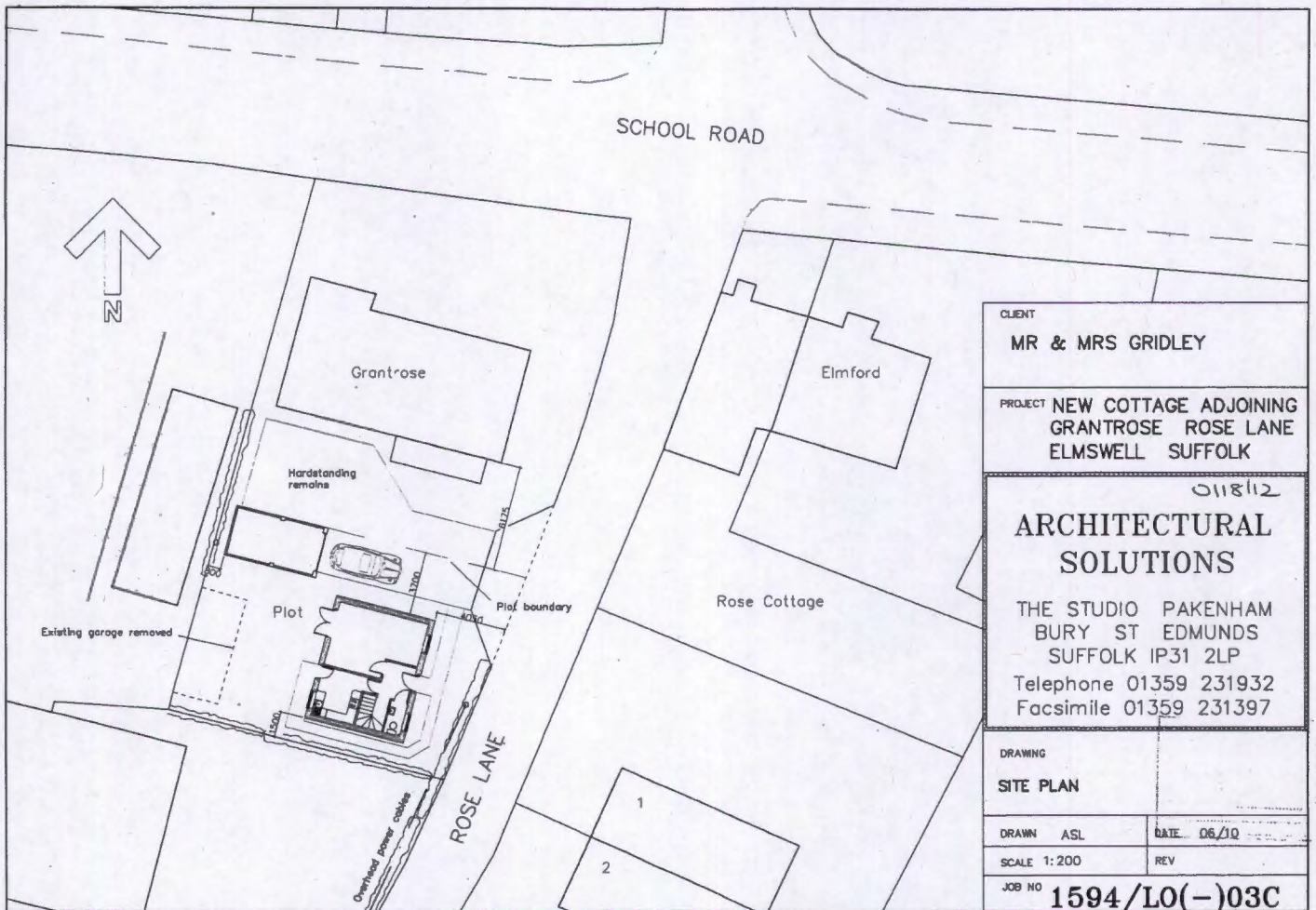
Anne Napier-Derere

INSPECTOR

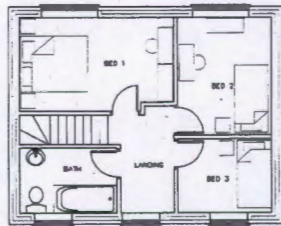
Attached – Annex - Conditions

Annex**Conditions**

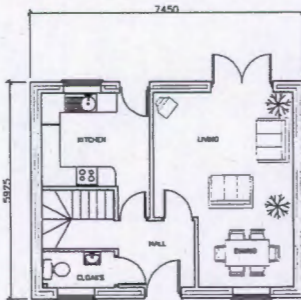
- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1594/LO(-)03C; 1594/LO(-)02B; and 1594/SK1B.
 - 3) The dwelling hereby approved shall not be occupied until space for access and car parking has been laid out within the site and made available for use, in accordance with drawing No 1594/LO(-)03C. Once provided, this space shall be retained as such thereafter.
 - 4) No development beyond slab level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. These details shall include the manufacturer's name, the type and colour of the materials proposed and shall specify the use of clay roofing tiles. Development shall be carried out in accordance with the details as approved.
 - 5) No development shall take place until details of existing ground levels, finished ground levels and the slab level of the dwelling hereby approved have been submitted to and approved in writing by the local planning authority. Each of the aforesaid levels shall be referenced to a fixed off-site datum. The existing and finished ground levels shall be specified at the geometric centres of the front and rear garden areas of the dwelling hereby permitted. The development shall be carried out in accordance with the details as approved.
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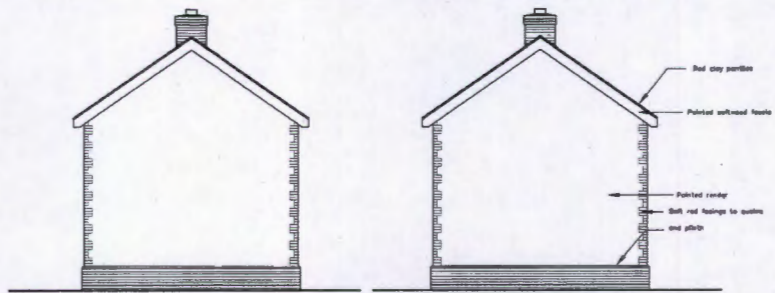
CLIENT		MR & MRS GRIDLEY	
PROJECT		NEW COTTAGE ADJOINING GRANTROSE ROSE LANE ELMSWELL SUFFOLK	
		0118112	
		ARCHITECTURAL SOLUTIONS	
		THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397	
DRAWING			
SITE PLAN			
DRAWN	ASL	DATE	06/10
SCALE	1:200	REV	
JOB NO	1594/LO(-)03C		



FIRST FLOOR

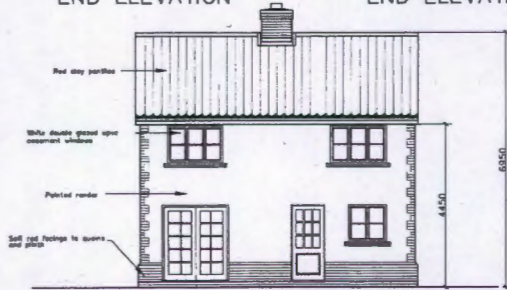


GROUND FLOOR

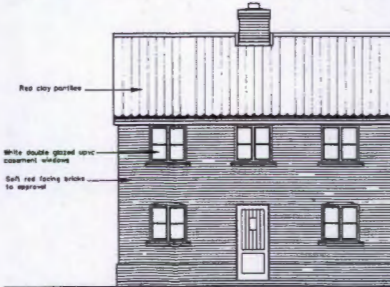


END ELEVATION

END ELEVATION



REAR ELEVATION



FRONT ELEVATION

CLIENT
MR & MRS GRIDLEY

PROJECT
NEW COTTAGE
ROSE LANE
ELMSWELL

ARCHITECTURAL SOLUTIONS

THE STUDIO PAKENHAM
BURY ST EDMUNDS
SUFFOLK IP31 2LP
Telephone 01359 231932
Facsimile 01359 231397

DRAWING
SKETCH SCHEME 2

DRAWN ASL DATE 10/10

SCALE 1:100 REV

JOB NO **1594/SK1B**