



South Downs
National Park Authority

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Victoria Villa, Winchester Road, Upham, Southampton, SO32 1HD
SDNP/16/05827/FUL

19/4/17

Scale: 1:1191

Item No: 5
Case No: SDNP/16/05827/FUL
Proposal Description: Construction of 2 x 3 bed dwellings with associated car parking and access from Upham Street.
Address: Victoria Villa, Winchester Road, Upham, Southampton
Hampshire, SO32 1HD

Parish, or Ward if within Winchester City: Upham Parish
Applicants Name: Imperial Homes Ltd c/o Agent
Case Officer: Mrs Jane Rarok
Date Valid: 22/11/16

Site Factors:
Recommendation: That the application be approved for the reasons and subject to the conditions set out in the report.

Executive Summary

This application is reported to committee because it has attracted 6 letters of objection contrary to the case officers recommendation.

Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

1 Site Description

Victoria Villa is a large, detached period dwelling set centrally in its generous plot on a triangular parcel of land between Winchester Road and Upham Street, Upham. It is a two storey dwelling with access from Winchester Road. Either side of the site are other residential dwelling. To the west a single dwelling with access onto Upham Street and to the east a number of detached and semi detached dwellings.

The site itself is part of the rear garden of Victoria Villa, which is to the rear of the site fronting Winchester Road. It has a road frontage of approximately 29m and a depth of 27m. The site's boundaries consist of a low hedge along the frontage with Upham Street and conifer trees and shrubs along the east and west boundaries. The site is relatively flat, with a number of fruit trees and a silver birch.

2 Proposal

Erection of 2nos 3 bedroom dwellings with associated garage and access from Upham Street.

3 Relevant Planning History

None.

4 Consultations

Ian Elvin Engine (Highways)

The proposed layout plan shows a new central shared vehicle access is to be constructed onto Upham Street. Each property is to have a garage and a second car parking space immediately in front. It should be noted that the minimum internal dimension for each garage must be 3m by 6m and the car parking spaces in front must be at least 2.4m by 4.8m. On site turning is available which will allow each vehicle to enter and depart the adjoining carriageway in forward gear. The existing boundary hedge is to be altered to allow improved visibility splays.

The proposal if permitted will generate only a small increase in traffic - estimated to be in the region of 14 multi-modal trips with perhaps 8 of these being by private motor car and the remainder comprising 4 pedestrian movements and 2 cyclist movements.

Mindful of the above I do not consider sufficient demonstrable material harm will occur to justify a highway reason for refusal at any subsequent planning appeal.

Drainage Engineer - D Lewis

Site not in a flood risk zone 2/3 so no FRA required. Site not in a ground water protection area zone 1. No mains drainage available. Application states using a soak away for surface water and a package treatment plant for foul, which if installed to building regs will be fine. Area is clay however so they need to size for this when they design the systems infiltration.

I offer no objections to this development

Environment Agency

We would advise that the developer put in place measures to protect the well pre, during and post construction to ensure groundwater is protected and for health and safety reasons (with an open well shaft). We would also not want the well to be used as any part of a surface water drainage scheme either (or foul for the matter). Alternatively, if they do not want to keep the well on the property, they could decommission it. This would mitigate against further risks to groundwater and health and safety. For decommissioning we would refer them to the attached guide: Decommissioning redundant boreholes and wells.pdf.

Design Review Panel

The DRP considered that the site could accommodate two dwellings and parking, however, the proposed siting did not relate well within the surrounding context. Instead, bringing the built form away from the edges/boundaries and forward on the site to address the street would be better. It was noted that the main view into the site would be of a large area of hard standing/manoeuvring space, parked cars and the garage, and it was suggested that straightening up the buildings would be more typical to the surrounding context and would benefit the immediate setting. The panel liked the proportions of the dwellings although the proportion and scale of the garage was considered excessive.

It was felt that attention was needed to:

1. Siting of the dwellings so they are moved forward and align with the road and are moved in from the edges of the site.
2. Reduce the garage proportions
3. Allowing for a green back drop and separation from Victoria Villa.

Amended plans have been submitted to address these comments.

Parish Council Consultee

Upham Parish Council object to the original and revised plans as they agree that the site would be over-developed, the turning and access is too tight and not workable, and the impact on the street scene is not acceptable.

Ecologist & Biodiversity Officer

Referring to the Walkover Ecology Assessment of October 2016 by Emma Pollard, the recommendations are appropriate and shall be followed. Protection for trees is proposed, and the EcoUrban Ltd Arboricultural report states that only 4 small trees are to be removed as part of the proposals. Emma Pollard's report states that no trees on site have potential bat roosting features. Maintaining the trees will maintain bat foraging and commuting habitat and there are proposals to enhance this with planting, bat boxes, bat tiles, bat bricks, bird boxes, planting – details of which shall be submitted to the LPA for approval prior to commencement of any works or preparatory works.

5 Representations

5 letters of objection (not including PC objections above)

Amenity

- loss of privacy
- over development

Drainage/flooding

- highway water table
- road regularly floods
- development will exacerbate local flooding

Highway

- narrow roads with pavements
- no safe turning space
- concern about visibility

Ecology

- impact on bats and birds

4 letters of support

Much need small family homes for the area

Infill development preferable to encroaching into countryside.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Achieving sustainable development
- NPPF - Delivering a wide choice of high quality homes
- NPPF - Requiring good design
- NPPF - Conserving and enhancing the natural environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- DP10 – Pollution generating development
- T2 - Development Access
- T4 - Parking Standards

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- DS1 - Development Strategy and Principles
- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP2 - Housing Provision and Mix
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP16 - Biodiversity
- CP17 - Flooding, Flood Risk and the Water Environment
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 50
- General Policy 55

The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2nd September to 28th October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

8 Planning Assessment

Principle of development

The application site is located in Upham, which policy MTRA3 identifies as a settlement without a clearly defined boundary. In these smaller settlements, development which consists of infilling a small site within a continuously developed road frontage will be permitted where it is compatible with the character of the village and does not involve the loss of important gaps. Development should also be appropriate in scale and design and conserve the settlement's identity, countryside setting, historic characteristics and local features as identified in the Village Design Statement.

Upham's VDS identifies the site as located in Lower Upham. It states that:

The variability between largest and smallest plots is a major element of the character of the village, contributing to its visual variety.

The smaller plots are found in specific locations and encourage a sense of community. Examples are Widlers Lane, Shoe Lane and the Lower Upham triangle.

Buildings on smaller plots often front the street directly, creating focal points. Larger buildings tend to be set well back into plots, giving seclusion and breaking-up any sense of ribbon development.

Policy DP3 requires that development responds positively to the character and appearance of an area in terms of design, scale and layout, and does not lead to unacceptable adverse impact on the neighbouring properties.

Policy CP11 seeks Code for Sustainable Homes Code Level 5 for energy and 4 for water. This is still the Council's aspiration but recent changes in Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. The supporting D&AS make reference to CP11 and pre and post planning conditions are recommended to secure this policy requirement.

Policy CP19 relates to the South Downs National Park and requires that development should be in keeping with the context, setting of the landscape and settlements of the National Park. Here the emphasis is on small-scale proposals that are in sustainable locations and do not conflict with the Park's purposes.

It is considered that the proposal accords with development plan policy.

Design and layout

The scheme has been amended to reflect comments made by the Design Review Panel, which can be seen in the 'consultation' section above. The two dwellings now sit straight in their plot fronting Upham Street, and slightly pulled away from the shared boundaries. Their position reflects the building line created by the dwellings either-side. Vehicle access is shared from a central point off Upham Street with turning provided to the front of the plots and parking and garage to the rear side.

The dwellings both have 3 (double) bedrooms. Plot 1 is located on the western end of the plot and has a floor area of approximately 129sq.m. It has a building length of approximately 9.5m and depth of 6.3m, with a small single storey extension to the rear. The dwelling is two storey with an overall height of approximately 7.8m. The height is kept low by drawing down the eaves and punctuating them with dormer windows to serve the first floor.

Plot 2 is approximately 6.5m along the front elevation and 9.2 to the rear, extended by a further 2.5m to include a single storey rear element. The roof form is hipped with an overall height of 7.9m and ridge running front to rear. Eaves again are kept low with half dormers to the side elevation and truncated roof plane to the front and rear.

Both designs are traditional and include a chimney, and the proportions are well balanced. Materials include slate or clay tile roof and facing brick. Precise details of which can be secured by a planning condition.

The single large garage was proposed to serve both properties but has been amended to a smaller single garage each, reflecting the comments raised by the case officer and the DRP. The original garage was considered too bulky and tall in its central location which spanned the two dwellings. The scheme has been amended to include two individual garages both with pitched roofs which allow for glimpses between the built form, breaking up the mass of development when viewed from the road frontage. Both garages are slightly staggered on the plot which provides visual relief.

As well as parking and turning space within the front garden, both properties have modest rear gardens. Gated access to the rear garden with the bulk of the enclosure created by the garage side elevation. Bin storage is provided within the rear gardens.

Other boundaries will be retained, including existing Leyland cypress hedges on the east and west boundaries. The new boundary with Victoria Villa will be a 1.8m high close boarded fence with soft planting proposed inside the plot.

Impact on the character and appearance of the area

The surrounding area is an eclectic mix of some very recent developments (including the small development of 4 detached houses opposite the site and those at Meadow View) and older detached and semi detached dwellings and single storey dwellings. As such these two dwellings compliment the existing built form and respect the prevailing character of the area.

The VDS makes reference to soft boundary landscaping and it is considered important that a hedge is retained here along the site's boundary with Upham Street. Whilst some of the existing hedge on the frontage will be lost to provide access, a new hedge should be replanted in its place – having regard to appropriate sight lines. A planning condition is sufficient to secure a replacement hedge.

Impact on the amenity of neighbouring properties

Plot 2 is 4m from the neighbouring boundary and behind an existing evergreen hedge. There is a further 16m to the rear elevation of The Old Hall which is east of the proposed dwelling. On this basis it is considered unlikely that the new dwelling will result in material harm to the privacy and other amenities of this neighbour. The only first floor window on Plot 2 lights a bathroom and should be obscured glazed (condition). The orientation of these dwellings on site and the presence of the existing hedge means it is unlikely to lead to overshadowing of the rear garden of The Old Hall.

Side windows on Plot 1 are limited to ground floor and will not result in overlooking the neighbour to the west. Additional windows in the first floor side elevations for both plots can be controlled by removing permitted development rights for installation.

There is approximately 9m and an evergreen hedge between the flank walls of Plot 1 and the existing dwelling to the west. The orientation of these two dwellings on a similar building line means that it is unlikely that the proposal will lead to harm to neighbouring amenities.

From the rear, both the new properties will face the side elevation of Victoria Villa. To protect the amenities of the new occupants, it is proposed to obscure glaze the two first floor windows on that elevation and to insert an additional window in the rear elevation. This work can be undertaken to Victoria Villa under its existing permitted development rights provided the new window is obscure glazed.

Ecology and trees

The proposal includes a tree report which identifies retained trees and hedges on site and includes the silver birch to the front of the site and the willow within Victoria Villa. The proposal will result in the loss of a number of fruit trees but these are not considered significant or particularly worthy of retention.

The proposal also includes an ecological survey (Emma Pollard reference October 2016 SU524 195) which concludes that there is no evidence of protected species on site. However, it does go on to suggest that mature trees and vegetation around the site boundaries are retained and protected during development, which is reflected in the submitted EcoUrban Arboricultural Method Statement and should be conditioned.

Other matters

The Local Planning Authority has been advised that there is a well on the site and submitted plans suggest it is located at the approximate location of the proposed boundary fence between Victoria Villa and the rear garden on Plot 1. There is no evidence on site above ground of the well, however, concern has been raised in one of the objection letters about a covenant granting access to the well to the adjacent neighbour. The terms of the covenant are a civil matter and not one that can influence planning decisions. However, it is relevant in terms of ground water protection for which the Environment Agency has provided conditions.

Concern has also been raised in third party letters regarding drainage and in particular flooding. The Council's Drainage Engineer has fully assessed this proposal and is confident that appropriate drainage can be achieved on site. Any surface water run off from the plots would be dealt with via the soak aways.

9 Conclusion

In conclusion, the infilling of this site accords with policy and provides for two 3 bedroom dwellings. The layout and design reflect the character and variety of dwellings in Lower Upham and the proposal has been widely consulted on and found acceptable in highways and drainage terms. There are no material planning reasons to warrant refusing this scheme and it is recommended for approval subject to conditions.

10 Reason for Recommendation and Conditions

It is recommended that the application be approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the plans noted below.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details set out in the planning application documents and approved plans, no development shall take place until samples of the materials to be used in the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with policy DP3, CP13 and to ensure a satisfactory visual relationship between the development and the surrounding area.

4. The proposed access and drive shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority. NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access and to comply with policy T2.

5. Before the development hereby approved is first brought into use, the access/parking and turning space shall be constructed with a non-migratory surfacing material details of which to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with policy DP3, T2.

6. Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 25 metres (to a point measured 1 metre within the road from the edge of carriageway) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety and to accord with policy T2.

7. Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety and to comply with policy T2.

8. The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a dwellinghouse.

Reason: In the interests of highway safety and to comply with policy T2.

9. No development, including demolition, shall take place until a construction Method Statement has been submitted to and approved by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. Pre, during and post construction measures to ensure that groundwater is protected from any pollutants entering via the existing well

Reason: The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of water pollution and to comply with policy DP10.

10. Notwithstanding the details submitted for the proposed development of the site, there shall be:

- i. No use of the existing well on site as part of any surface water disposal scheme.

Reason: The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of water pollution, and to comply with policy DP10.

11. No development shall take place until details of the biodiversity enhancements as set out in the 'Recommendations' section of the Walkover Ecology Assessment (SU524 195 Emma Pollard October 2016) have been submitted to and approved in writing by the Local Planning Authority. The enhancements shall include bat boxes, bat tiles, bat bricks, bird boxes, and planting as appropriate.

Reason: to accord with policy CP16 and paragraph 109 of the National Planning Policy Framework to minimise impacts on biodiversity.

12. The development shall be carried out in accordance with Arboricultural Method Statement (Section 5, EcoUrban Ltd, Report ref 16836-AIA, 9th November 2016) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with policy DP3 and to ensure the trees and hedgerows shown retained on the approved plans will be protected during construction.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. hard surfacing materials

Soft landscape works shall include:

- iv. planting plans;
- v. written specifications (including cultivation and other operations associated with plant and grass establishment);

- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- vii. implementation programme.

Reason: to accord with policy DP3 and CP13 and to ensure a satisfactory visual relationship between the development and the surrounding area.

14. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: to accord with policy DP3 and CP13, to accord with Condition 13vii above, and to ensure a satisfactory visual relationship between the development and the surrounding area.

15. No development shall take place until details of the new hedgerow identified on the Proposed Site Plan (160016- 03-A) have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i. named native mix of species;
- ii. planting plans.

The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted

Reason: to accord with policy CP19 and in the interests of visual amenity of the area.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed in the development hereby approved.

Reason: To accord with policy DP3 and in the interest of the amenities of the neighbouring properties.

17. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

18. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Informatives:

01. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

02. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The applicant has been kept up to date on the progress of the application, has met with the Council's Design Review Panel and been invited to amend the proposal accordingly.

Appendix 1 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - SITE LOCATION PLAN	160016 01		22.11.2016	Approved
Plans -	160016 03		22.11.2016	Superseded
Plans - PROPOSED SITE PLAN	160016 03	A	08.03.2017	Approved
Plans - EXISTING HOUSE DETAILS	160016 07		22.11.2016	Superseded
Plans - PROPOSED FLOOR PLANS AND ELEVATIONS PLOT 2	160016 05		22.11.2016	Superseded
Plans - PROPOSED FLOOR PLANS AND ELEVATIONS PLOT 2	160016 05	A	08.03.2017	Approved
Plans - PROPOSED FLOOR PLANS AND ELEVATIONS PLOT 1	160016 04		22.11.2016	Superseded
Plans - PROPOSED FLOOR PLANS AND ELEVATIONS PLOT 1	160016 04	A	08.03.2017	Approved
Plans - PROPOSED FLOOR PLAN AND ELEVATIONS GARAGE	160016 06		22.11.2016	Superseded
Plans - PROPOSED FLOOR PLANS AND ELEVATIONS GARAGE	160016 06	A	08.03.2017	Approved
Plans - TOPOGRAPHIC SURVEY	5646/01		22.11.2016	Approved
Plans - BLOCK PLAN	160016 02	A	08.03.2017	Approved
Plans -	160016 02		22.11.2016	Superseded

Reasons: For the avoidance of doubt and in the interests of proper planning.