

**Item No 03:-**

**18/01635/FUL**

**Land To The Front Of 1 Moorgate  
Downington  
Lechlade  
Gloucestershire  
GL7 3EH**

**Item No 03:-****Erection of new 4 bedroom detached dwelling with detached garage at Land To The Front Of 1 Moorgate Downington Lechlade Gloucestershire GL7 3EH**

<b>Full Application 18/01635/FUL</b>	
Applicant:	Mr & Mrs S Campbell
Agent:	Adams PPS Ltd
Case Officer:	Adrian Walker
Ward Member(s):	Councillor Sue Coakley Councillor Stephen Andrews
Committee Date:	8th August 2018
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Principle of Development
- (b) Design and impact on the Conservation Area and Listed Buildings
- (c) Amenity
- (d) Impact on the Highway
- (e) Trees
- (f) Flood Risk

**Reasons for Referral:**

This application has been referred to Planning and Licensing Committee at the request of Cllr Coakley for the following reasons:

'This area was deliberately left as open space / garden when the then new development at Moorgate was built so as not to impact on the Grade 2 listed Applegarth house (all new construction was behind the build line of Applegarth house) and the heritage asset of the Three Horseshoes which is very close to the boundary of this garden was also left in clear view. So I believe this contravenes the requirement in the NPPF to respect open spaces, and not infill gaps deliberately created in previous development.'

**1. Site Description:**

The application site is an area of garden to the front of 1 Moorgate, part of a 20th Century housing estate. The application site is within the development boundary of Lechlade. The site is not listed; however, it is within the Lechlade Conservation Area. The site is within Flood Zone 2.

**2. Relevant Planning History:**

17/05013/FUL: Erection of a detached 4 bedroom dwelling and garage. Withdrawn 07.12.2017

**3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR18 Develop within Development Boundaries  
 LPR15 Conservation Areas  
 LPR42 Cotswold Design Code  
 LPR46 Privacy & Gardens in Residential Deve  
 LPR38 Accessibility to & within New Develop  
 LPR39 Parking Provision

LPR10 Trees, Woodlands and Hedgerows  
LPR06 The Water Environment

#### **4. Observations of Consultees:**

Conservation Officer: No objection subject to conditions.

Tree Officer: No objection subject to condition.

Environment Agency: No objection.

#### **5. View of Town/Parish Council:**

Lechlade Town Council objects to the application on the following grounds:

- Impact on Conservation Area
- Impact on Listed Building
- Other
- Privacy light and noise
- Trees and landscaping

#### **6. Other Representations:**

Objections have been raised by three neighbouring residents on the following grounds:

- Design
- Highway access and parking
- Impact on Conservation Area
- Impact on Listed Building
- Loss of general amenity
- Privacy light and noise
- Trees and landscaping

#### **7. Applicant's Supporting Information:**

Design and Access Statement  
Flood Risk Assessment  
Tree Survey

#### **8. Officer's Assessment:**

The application proposes the erection of new 4 bedroom detached dwelling with detached garage. The dwelling will be accessed from Moorgate, adjacent to the access for the existing dwelling. The dwelling has been designed in the Cotswold vernacular using natural stone for the walling and reconstituted slates for the roof with timber windows.

##### **(a) Principle of Development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' At the time of writing this report, the starting point for the determination of this application is the current development plan for the District which is the Cotswold District Local Plan 2001-2011 (existing Local Plan). By the date of the Committee meeting, however, it is expected that the currently emerging Local Plan will be adopted and its policies will carry full weight and supersede the 2001-2011 policies. As a result, both sets of policy will be quoted in this report.

The site in question is located within the Lechlade Development Boundary as designated in the existing Local Plan. Development on the site is therefore primarily subject to Policy 18 (Development within Development Boundaries of Cirencester and the Principal Settlements) which allows for this form of development subject the scheme meeting the requirements of the policy, which generally seek to ensure that development respects its surrounding environment.

The site also lies within the development boundary for Lechlade in the Emerging Local Plan. Emerging Local Plan Policy DS2 (Development within Development Boundaries) sets out that within the Development Boundaries, applications for development will be permissible in principle.

It is also noted that paragraph 70 of the NPPF states that; "Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Whilst this does not preclude the development of gardens, the stance that the NPPF takes on this issue does mean that the development of such land requires careful consideration. Therefore, whilst the principle of development can be considered acceptable given the location of the site within a settlement boundary, the acceptability of the scheme will be subject to satisfying the remaining key issues set out below.

The NPPF is a material consideration in the determination of planning applications. The NPPF requires Local Planning Authorities to deliver a sufficient supply of homes (NPPF, chapter 5) and requires planning decisions for housing to be considered in the context of the 'presumption in favour of sustainable development' (NPPF, paragraph 10 and 11).

The NPPF explains that the planning system has three overarching objectives in order to achieve sustainable development: economic, social and environmental. These objectives 'which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)'. (NPPF, paragraph 8)

To this end, it is a necessary requirement to have full regard to economic, social and environmental considerations when assessing proposals for new development. Of particular relevance to this case is the need to balance the social need to provide new housing (which would weigh positively in favour of the proposed development) against the environmental and social impacts.

Paragraph 73 of the NPPF states that 'Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing'. It also states that a 'five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan'. Given the status of the emerging Local Plan it is considered the Council can demonstrate a minimum of five years supply of housing including an appropriate buffer.

In terms of the sustainability of the location, Lechlade enjoys a high level of service provision and the majority of these services are within easy walking or cycling distance from the site. This reduces the reliance on the use of the private car, which is advocated by the NPPF as a fundamental way of ensuring development is sustainable.

Ultimately, the proposal would contribute towards one of the NPPF's principal aims of boosting the supply of housing. Having regard to the principles of Policy 18, emerging Policy DS2 and the NPPF, the proposal to develop the site for residential purposes is acceptable in principle. However, there are other material considerations that need to be taken into account, which will be discussed in the following sections of this report.

### **(b) Design and impact on the Conservation Area and Listed Buildings**

The application site is situated within the Lechlade Conservation Area (designated heritage asset), wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

To the opposite side of Moorgate in the adjacent corner plot is Applegarth House which is a Grade II Listed Building (designated heritage asset). The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the NPPF seeks to achieve well-designed places. Paragraph 124 states that, 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Section 16 of the NPPF (2018) seeks to conserve and enhance the historic environment.

Paragraph 189 states that, 'In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 200 requires Local Planning Authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

Policy 15 (Conservation Areas) of the existing Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials).

Policy 42 (Cotswold District Design Code) of the existing Local Plan states that development must respect the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship. The detailed design, materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding area.

The emerging Local Plan Policy EN11 (Conservation Areas) points a, b and c are relevant and state:

Development Proposals, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area
- c. Will not result in the loss of open space, including garden areas and village greens, which because of their openness, make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area

Similarly Policy EN10 (Designated Heritage Assets) of the emerging Local Plan is also relevant in regard to the setting of the Applegarth House. It states that:

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation in proportion with the importance of the asset.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- The importance of the asset
- The scale or harm; and
- The nature and level of the public benefit of the proposal.

Policies EN1 (Built, Natural and Historic Environment) and EN2 (Design of the Built and Natural Environment) of the emerging Local Plan are also relevant along with Appendix D, the Cotswold Design Code.

The Lechlade-on-Thames Neighbourhood Plan has also recently passed a public referendum and therefore now forms part of the Development Plan for the District. Policy D1 Design Principles is relevant and states;

Applications for new development will only be permitted where these criteria are met:

- (a) Respect views into and out of the town.
- (b) Would not adversely affect the character of the town.
- (c) Conform to the Cotswold Design Code or its successor document.
- (d) Conform to the character of the local area as set out at Appendix 7.

The application site is located at the junction of Moorgate, adjacent to the Three Horseshoes which is a unlisted building but is considered to be a non-designated heritage asset due to its historic and architectural interest as well as making a positive contribution to the character and appearance of the Conservation Area.

It is considered that the setting of Applegarth House as a listed building would not be harmed by the siting of a house in the proposal plot, providing it is set back from the main road as is characteristic in this part of the Conservation Area. Applegarth House is set back from the main road and has a proportionate level of open side space commensurate with its size, status and character. The application site is to the opposite side of Moorgate and although limited side space is maintained the proposed house is characteristically set back in the plot preserving the character and layout of this part of the Conservation Area.

Similarly it is considered that the setting of The Three Horseshoes as a non-designated heritage asset would remain unharmed as it is of smaller size and has a lower status architectural character to Applegarth House (and the other larger houses in larger plot which characterise this part of the Conservation Area) and retains a garden plot and side space which relates successfully to this.

The proposal plot is not visually perceived to characteristically form part of the Three Horseshoes plot and it is not considered to form an important area of open space in the Conservation Area. It appears to have been the left over portion of a plot following the insertion of the access road into Moorgate. It does assist in retaining in the relatively low density and green character of this part of the Conservation Area, but it is considered that by setting back a proposed house would retain this open character to the front of the site and leave the character and appearance of the Conservation Area unharmed.

The proposal involves the construction of a detached two-storey house and garage on the site of the existing front garden of 1 Moorgate. It should be noted that the design has been subject to significant amendments to address the Conservation Officer's initial concerns which have now

been resolved. The main amendments were to reduce the depth of the main form, to increase the pitch of the roof, reduce the size of the porch and consolidate the pattern of fenestration.

The main range of the house appropriately addresses the main street and is set back from the Three Horseshoes which retains its significance. A rear projecting wing is a fairly typical form and is recessed from the access road. The height of the house is relatively modest in proportions, and the gable width suitably restricted, to respect traditional vernacular dwellings. The materials are appropriate for the Cotswold vernacular with imitation stone roof slates, natural stone walling and painted timber windows and doors all of which will be conditioned.

It is therefore considered that the proposed dwelling and outbuilding conversion would preserve the setting of nearby listed buildings and the character and appearance of the Lechlade Conservation Area, sustaining the significance of those designated heritage assets. The proposals would also meet the requirements for high quality design respecting local distinctiveness in accordance with the Cotswold Design Code. The application is therefore considered to accord with Sections 66(1) and 72(1) of the Planning (LBCA) Act 1990, the NPPF, Policies 15 and 42 of the current Local Plan, as well as policies EN1, EN2, EN10 and EN11 of the emerging Local Plan.

### **(c) Amenity**

Cotswold District Local Plan Policy 46 (Residential Amenity) states that the design and layout of new residential development, including extensions to existing dwellings should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight and adequate private outdoor living space. This is reiterated in the Design Code (Appendix D) of the emerging Local Plan.

It is considered that the dwelling has been designed to respect the amenity of neighbouring properties. The proposal does not raise any concerns to neighbours in regards to overlooking as there are no side facing first floor windows. The property 'Three Horseshoes' has three windows which face onto the application site. The proposed dwelling does not directly block these windows and it has also been confirmed that these windows do not serve habitable rooms; they serve a bathroom, hallway and landing. As such the proposal is not considered to have an unacceptable impact on loss of light.

The proposal will result in the loss of over half of the existing amenity space to number 1 Moorgate. The loss of this amenity space is considered to be acceptable given that the property will retain sufficient amenity space at the rear. The proposed dwelling will have a similar amount of amenity space which is also considered acceptable and commensurate to the size of the proposed dwelling.

Overall it is considered that the proposed scheme does not present harm to residential amenity and is in accordance with the NPPF, existing Local Plan Policy 46 and EN2 of the emerging Local Plan.

### **(d) Impact on the Highway**

Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.

Policy 38 (Accessibility to and within New Development) of the Council's adopted Local Plan requires the appropriate provision of improvements to access or enhanced transport infrastructure to be provided as part of a development. Sustainable and safe access should be provided with modes for alternative transport to be safe, well-considered and attractive. Traffic arising from the development shall not have an unacceptably detrimental effect on the highway network.

Policy 39 (Parking Provision) seeks to secure vehicle parking that takes account of the proposed use, its scale and location, its existing and potential accessibility by walking, cycling and public transport, and the proximity and capacity of any existing off-street public parking.

Emerging local plan policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport. Links with green infrastructure, PROWs and wider cycle networks should be provided. Development that would have a detrimental effect on the amenity of existing infrastructure will not be permitted.

Emerging local plan policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

Emerging Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network.

Policy H6 (Residential Parking) of the Lechlade Neighbourhood Plan requires new residential development will only be permitted where it can be demonstrated that off street parking provision is adequate to meet likely future needs.

The proposal provides two parking spaces within the garage and two parking spaces in front of the garage. This is considered acceptable for the size of the dwelling.

With regard to access, the proposed development will be served by a vehicular access onto Moorgate adjacent to the existing access. The proposed entrance will open onto a relatively straight section of road which is subject to a 30mph speed limit. Manual for Gloucestershire Streets Standing Advice Technical Note recommends visibility of 54m in each direction from a point 2.4m back from the edge of the carriageway. There is no obstruction within the 54m in each direction.

The addition of a single dwelling within the development boundary for Lechlade is not considered to cause any detrimental effect on the highway network.

As such, the scheme would not result in an adverse impact on the highway, parking or highway safety in accordance with Policies 38 and 39 of the existing Local Plan, Policies INF3, INF4 and INF5 of the emerging Local Plan and the NPPF.

#### **(e) Trees**

There are a number of mature trees located within the application site which are protected by virtue of the Conservation Area. As such the applicant submitted an Arboricultural Impact Statement, Method Statement and Tree Protection Plan. The Council's Tree Officer has assessed the submitted details and raises no objection subject to conditions. As such the proposals are considered to be in accordance with Policy 10 (Trees) of the existing Local Plan and EN7 (Trees, Hedgerows and Woodlands) of the emerging Local Plan.

#### **(f) Flood Risk**

The site is Flood Zone 2 due to the flood risk from the small watercourse that flows along the southern boundary of the site. A Flood Risk Assessment (FRA) is therefore required by the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Environment Agency's guidelines and the local Strategic Flood Risk Assessment (SFRA). The Environment Agency has reviewed the submitted Flood Risk FRA and have no objection to the proposed development. The following informative was requested to be placed upon any permission granted.



## Informative

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permitS>

As such the proposals are considered to be in accordance with Policy 06 (The Water Environment) of the existing Local Plan and EN14 (Managing Flood Risk) of the emerging Local Plan.

### 9. Conclusion:

The application is considered to be in accordance with National and Local Policies and it is recommended that planning permission should be granted.

### 10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any other statutory instrument amending or replacing it, no extensions shall be added to the dwelling hereby approved, or outbuildings (including sheds/greenhouses), walls, gates, fences or other means of enclosure erected or sited within the application site other than those permitted by this Decision Notice.

**Reason:** The property is located in a sensitive location within the Lechlade Conservation Area. It is important that the Local Authority retains a degree of control over the future development of the building in accordance with the design and landscape considerations of the National Planning Policy Framework, Cotswold District Local Plan Policies 15 and 42.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan.

No shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.



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**COTSWOLD**  
DISTRICT COUNCIL

**LAND TO THE FRONT OF 1 MOORGATE DOWNINGTON LECHLADE** 1:1250

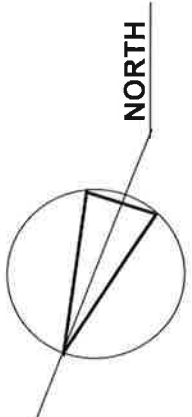
Organisation: Cotswold District Council

Department:

Date: 26/07/2018

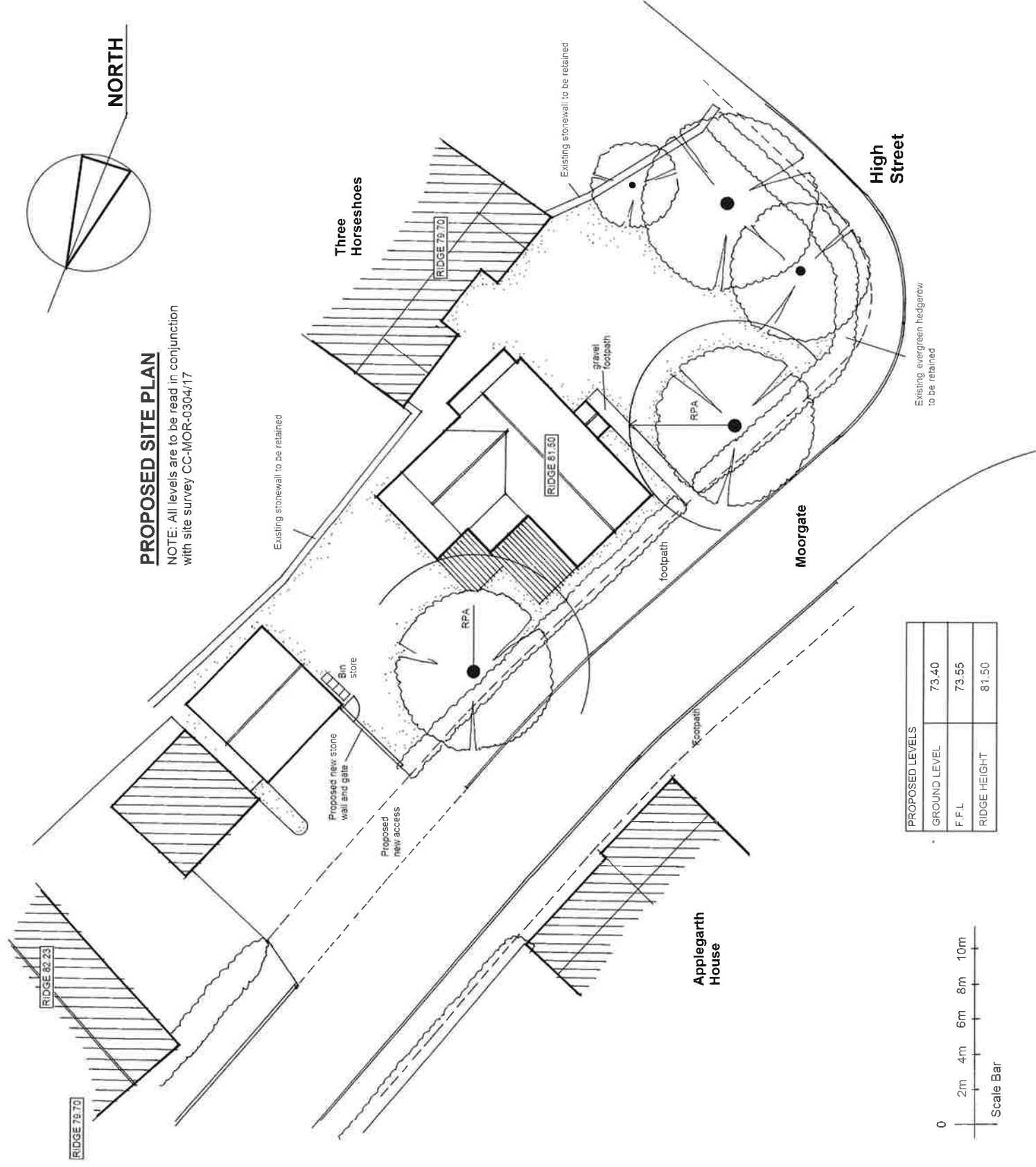


<b>Revisions</b>	
REV A - Landscaping amended to address tree officers concerns.	
REV B - Layout altered to reflect new property design	
REV C - Layout altered to reflect alterations to proposed design following comments from Conservation Officer	
<b>Client</b>	<b>Mr &amp; Mrs Campbell</b>
<b>Site Address</b>	<b>Land in front of 1 Moorgate Lechlade Gloucestershire GL7 3EH</b>
<b>Drawing Number</b>	<b>17-099/SP1C</b>
<b>Scale:</b>	<b>1:200</b>
 <b>POTTON</b> A KINGSPAN COMPANY Kingspan Timber Solutions Ltd Tel: 03767 976090 Email: sales@potton.co.uk Web: www.potton.co.uk The company is the registered provider of Kingspan Timber Solutions Ltd and is not liable for any claims or damages arising from the use of the information contained in this document. The company is not responsible for the accuracy of any information contained in this document. The company is not responsible for the accuracy of any information contained in this document.	

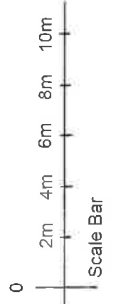


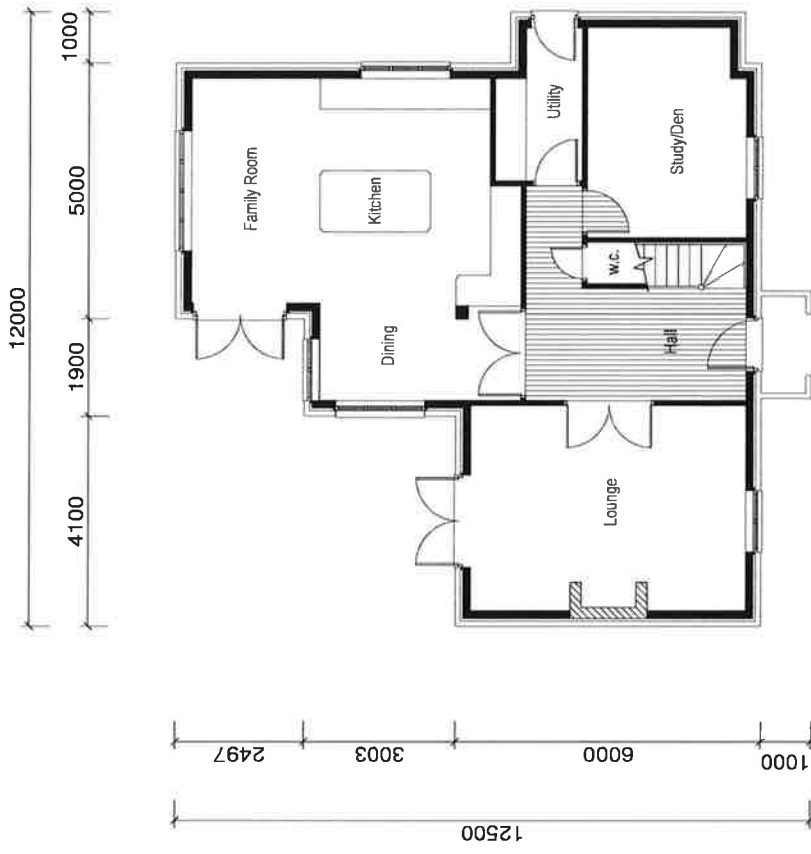
**PROPOSED SITE PLAN**

NOTE: All levels are to be read in conjunction with site survey CC-MOR-0304/17



PROPOSED LEVELS	
GROUND LEVEL	73.40
F.F.L	73.55
RIDGE HEIGHT	81.50




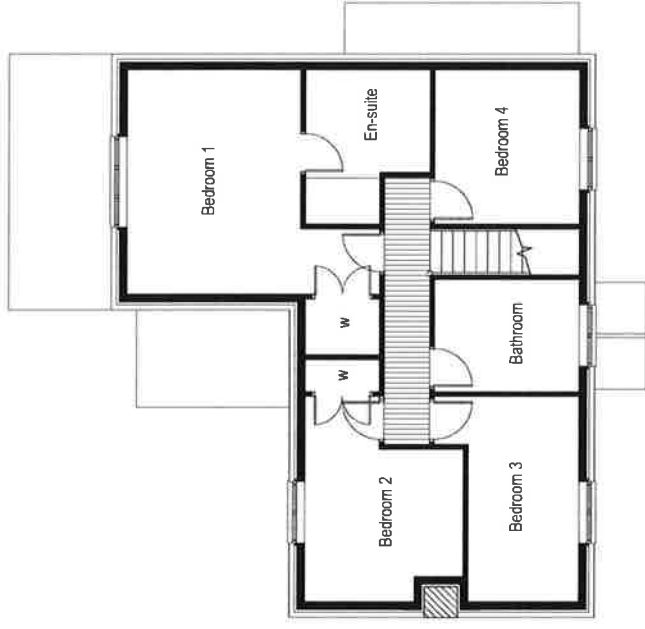


**GROUND FLOOR PLAN**




<b>Revisions:</b> REV B - Design revised to meet Conservation Officers comments.	
<b>Client:</b> <b>Mr &amp; Mrs S Campbell</b>	43
<b>Site Address:</b> <b>Land in front of 1 Moorgate</b> <b>Lechlade</b> <b>Gloucestershire</b> <b>GL7 3EH</b>	
<b>Drawing No.:</b> 17-099/1B	<b>Scale:</b> 1:100 @ A3
<small>           Kingspan Timber Solutions Ltd            Ellisley Road            Lechlade, Gloucestershire            BS48 3AR            Tel: 01752 676400            Fax: 01752 676444            Email: sales@kingspan.co.uk            Web: www.potton.co.uk            Kingspan Timber Solutions Ltd is a member of the Kingspan Group of companies. The Kingspan Group of companies is a leading manufacturer of high performance insulation products. Kingspan Timber Solutions Ltd is a member of the Kingspan Group of companies. The Kingspan Group of companies is a leading manufacturer of high performance insulation products.         </small>	

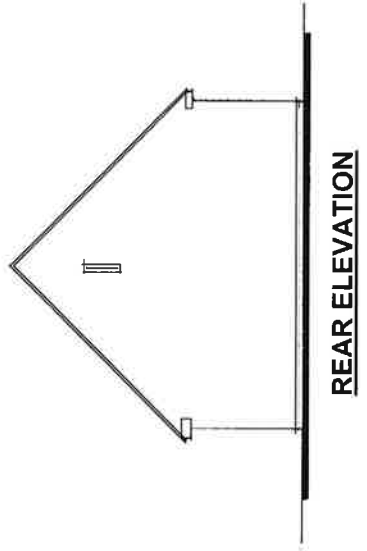
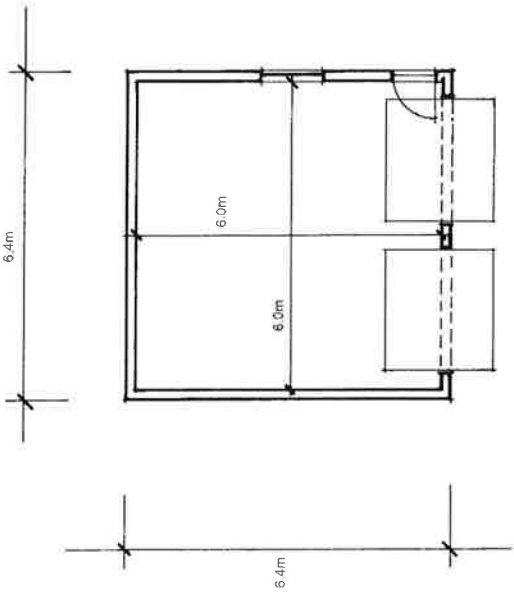
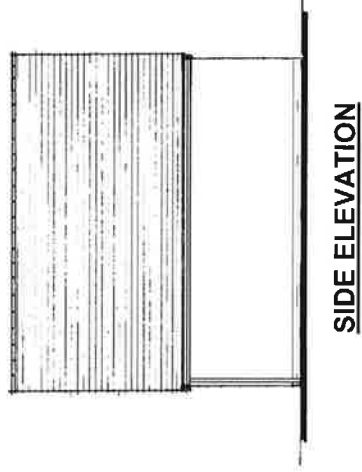
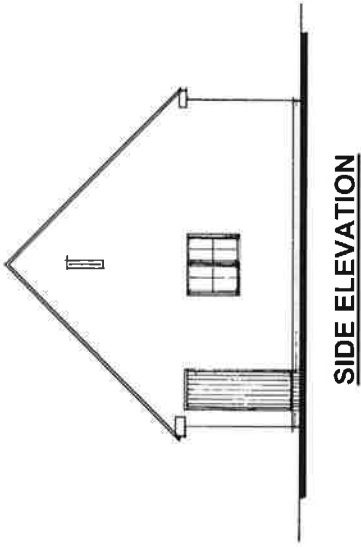
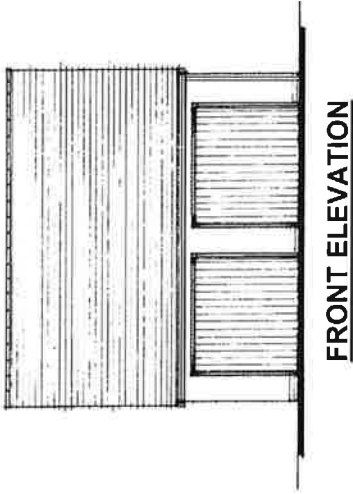
Revisions:	
REV B - Design revised to meet Conservation Officers comments.	
Client:	Mr & Mrs S Campbell
Site Address:	Land in front of 1 Moorgate Lechlade Gloucestershire GL7 3EH
Drawing No.:	17-089/2B
Scale:	1:100 @ A3
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**FIRST FLOOR PLAN**




<b>Revisions</b>	
REV A - Garage door changed to 2 separate doors as requested by Conservation Officer.	
<b>Client</b>	<b>Mr &amp; Mrs Campbell</b>
<b>Site Address</b>	<b>Land in front of 1 Moorgate Lechlade Gloucestershire GL7 3EH</b>
<b>Drawing Number</b>	<b>17-099/G1A</b>
<b>Scale:</b>	<b>1:100</b>
 <b>POTTON</b> A KINGSPAN COMPANY	
<small>           Kingspan Timber Solutions Ltd            Ellibey Road,            Kingspan Business Park,            Bally, S23 3AN            Tel: 01767 876400            Fax: 01767 876444            Email: info@kingspan.co.uk            Web: www.kingspan.co.uk            This document is the copyright of Kingspan Timber Solutions Ltd, and its reuse without the written permission of any component for which it is intended to be created or the components are supplied by Kingspan Timber Solutions Ltd.            © Kingspan Timber Solutions Ltd.         </small>	

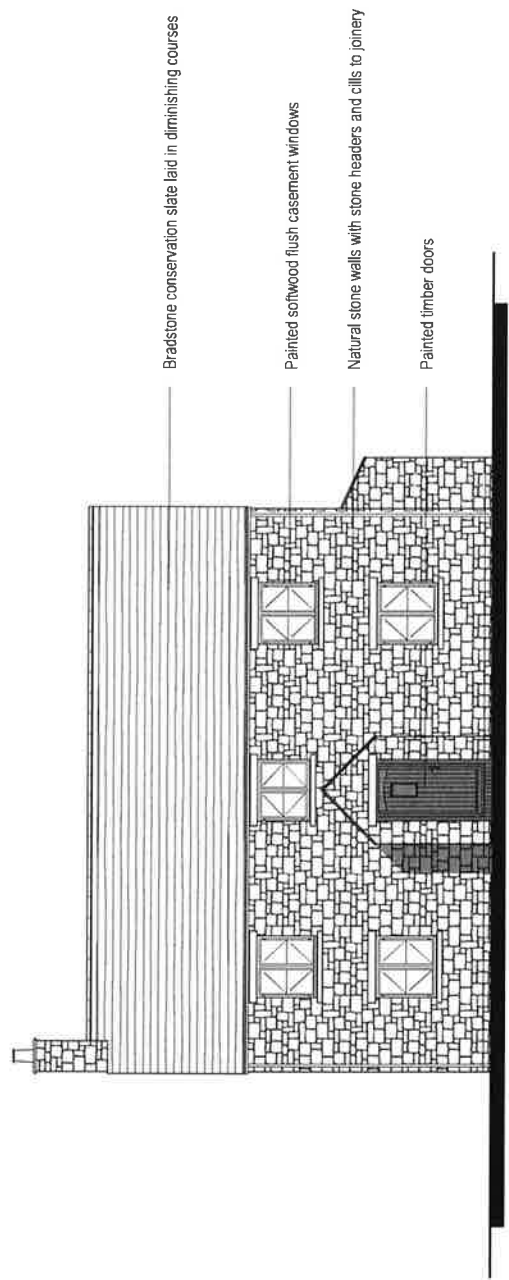


**PROPOSED GARAGE**

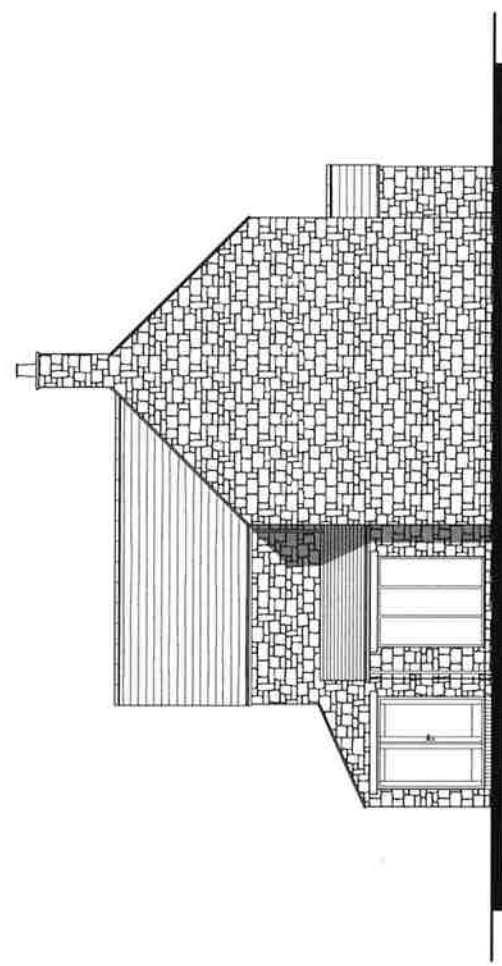




Revisions:	
REV B - Design revised to meet Conservation Officers comments.	
Client:	Mr & Mrs S Campbell
Site Address:	Land in front of 1 Moorgate Lechlade Gloucestershire GL7 3EH
Drawing No.:	17-099/3B
Scale:	1:100 @ A3
 <p>                 Kingspan Timber Solutions Ltd    Tel: 01767 676400                  Eltham Road,    Fax: 01767 676444                  Great Grimsden,    Email: sales@potton.co.uk                  Essex S81 9 3NR    Web: www.potton.co.uk  <small>The document is the copyright of Kingspan Timber Solutions Ltd and is reserved for the use of the client. It is not to be used for any other purpose without the written consent of Kingspan Timber Solutions Ltd.</small> </p>	



**FRONT ELEVATION**



**SIDE ELEVATION**

