

Item No 06:-

18/04240/FUL

**The Summer House
Green Lane
Chedworth
CHELTENHAM
Gloucestershire
GL54 4AP**

Item No 06:-**Alterations and enlargement of the existing dwellinghouse and a two storey side extension at The Summer House Green Lane Chedworth Gloucestershire GL54 4AP**

Full Application 18/04240/FUL	
Applicant:	A McCulloch & S Trafford
Agent:	LPC(Trull) Ltd
Case Officer:	Amy Hill
Ward Member(s):	Councillor Jenny Forde
Committee Date:	10th April 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and impact on Heritage Assets
- (b) Impact on Cotswold Area of Outstanding Natural Beauty
- (c) Impact on Residential Amenity
- (d) Parking
- (e) Biodiversity

Reasons for Referral:

Cllr Forde has requested the application is presented to Committee because "This application is within the Chedworth Conservation Area and can be viewed from a number of points across the valley. Due to the sensitivity of this area and the close proximity to a neighbouring boundary, I think it's important that this is debated at committee to ensure transparency."

1. Site Description:

The site consists of a two storey barn conversion within a rural location near Chedworth. It is curtilage listed to grade II listed Green Farmhouse, which although over the lane from is viewed as a group. It is predominately isolated from the main part of Chedworth; however, it remains clearly visible in views across the valley. It forms part of a key feature in the landscape of the valley within the Cotswold Area of Outstanding Natural Beauty (AONB).

The building is a former traditional stone barn of moderate size, converted in the late 1990s/early 2000s as part of a wider development which permitted the conversion of other buildings associated with Green Farmhouse. It retains a simple elongated gabled form characteristically located with one long elevation along the lane and the other facing open fields. Its simple agricultural character and modest size has been successfully preserved in its conversion. Its size, location, functional form and design along with its age and traditional construction in local materials all form part of its significance, individually, as part of the setting and significance of Green Farmhouse and the character and appearance of the Chedworth Conservation Area as a rural agricultural village.

2. Relevant Planning History:

CD. 8256 - Planning Permission for Conversion of Three Redundant Stone Barns and Construction of New Single Dwelling Following Demolition of Existing Dryer Building at Greenhill Farm, Chedworth. - Refused November 1997

CD. 8256/A - Listed Building Consent for Conversion of Three Redundant Stone Barns To Residential Use at Greenhill Farm, Chedworth. - Refused November 1997

CD.8256/C - Listed Building Consent For Conversion Of Two Redundant Buildings To Residential Use. Provision of Garaging To Greenhill Farm House At Greenhill Farm, Chedworth - Permitted June 1998

CD.8256/D - Application for Full Planning Permission For Conversion Of Two Redundant Buildings To Residential Use And Conversion Of Redundant Barn To Garaging For Greenhill Farm House At Greenhill Farm, Chedworth - Permitted June 1998

This including the following conditions:

4. The development shall not commence until detailed plans showing the following have been submitted to and approved by the Local Planning Authority: (1) 3 no. passing bays on the access road to the east of the site and (2) the reconstruction of the highway adjacent to Barn 1, including the provision of verges to provide visibility and drainage. - Reason: In the interests of highway safety.

5. Before the development hereby authorised is brought into use, the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be retained and maintained thereafter for that purpose for the duration of the use. Reason: In the interests of highway safety.

CD.8256/K - Listed Building Consent for Barn Conversion to One Dwelling (Revised Scheme) At Barn 2, Greenhill Farm, Pancake Hill, Chedworth - Consent January 2001

CD.8256/L - Barn conversion to one dwelling (revised scheme) - Permitted January 2001

CD.8256/S (Listed Building Consent) - Retain gable end windows as installed. Flue for central heating boiler on north elevation. Vent pipe in south elevation at Barn 2, Greenhill Farm, Pancake Hill - Consent 2001

CD.8256/T (planning) - Retain gable end windows as installed. Flue for central heating boiler on north elevation. Vent pipe in south elevation at Barn 2, Greenhill Farm, Pancake Hill, Chedworth, Cheltenham, Gloucestershire - Permitted June 2001

14/00837/LBC - Proposed two storey side extension - Permitted May 2014

14/00836/FUL - Proposed two storey side extension - Permitted May 2014

3. Planning Policies:

NPPF National Planning Policy Framework
 EN1 Built, Natural & Historic Environment
 EN2 Design of Built & Natural Environment
 EN4 The Wider Natural & Historic Landscape
 EN5 Cotswold AONB
 EN8 Bio & Geo: Features Habitats & Species
 EN10 HE: Designated Heritage Assets
 EN11 HE: DHA - Conservation Areas
 EN13 HE: Conv'n of non-domestic historic bldgs
 INF4 Highway Safety
 INF5 Parking Provision

4. Observations of Consultees:

Conservation Officer: No objections following amendments and revised consultation, subject to conditions. Comments incorporated within the main report.

The Joint Committee of the National Amenity Societies (consisting of The Ancient Monuments Society; The Council for British Archaeology; The Society for the Protection of Ancient Buildings; The Georgian Group; The Victorian Society; and The Twentieth Century Society): None received at time of writing.

5. View of Town/Parish Council:

Chedworth Parish Council: No objections

6. Other Representations:

Chedworth Society: Support (before amendments)

In principle the proposal was supported but requested further details due to its location in an open position seen across the valley. They stated "This proposed extension has been designed thoughtfully. It should be a visual improvement as the extended rooflines will bring more balance to the overall building, which currently has odd proportions. The effect on the Chedworth Conservation Area will be neutral as it blends in well with the sprawling Greenhill Farm complex behind." Errors between the drawings and photo montage were noted, and a request for the avoidance of slate roof tiles and for the timber finishes to be muted. They also raised concerns over potential light loss and clarity around parking.

Comments in support: 17 (before amendments)

These supported the proposal due to: the design; belief the extension would be done to the highest quality and care; integration with landscape and the properties surrounding it; complement the character and appearance of the present building; neutral impact upon its setting; preserve the significance and proportion of The Summer House; sympathetic and will enhance the building; and, functional and pleasing to the eye and generally in keeping with the area and location; people living in the village.

Comments in objection: 2 (same neighbour both before and after initial amendments)

These objected to the scheme due to: view the proposal is out of character with the surrounding area, due to its scale and bulk; increase in size from original and existing barn; harm to heritage asset; prominence in valley; loss of integrity; detriment to character of conservation area, adjacent grade II listed building, and AONB; impact on views; unlawful parking by visitors; contradiction with policy; impact on areas identified in Chedworth Conservation Area Plan.

No comments received to date following change of description.

The full comments are available online and the material planning considerations are discussed in the report below.

7. Applicant's Supporting Information:

Proposed plans
Planning, Design and Access Statement

8. Officer's Assessment:

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.'

The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

The Summer House is a curtilage listed building associated with Green Farmhouse a grade II listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possess in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal site lies within the Chedworth Conservation Area, 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.

The site is also located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

(a) Design and impact on Heritage Assets

Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

Local Plan Policy EN4 states that development should take into account historic landscape character and local distinctiveness, and would be expected to enhance, restore or better manage significant historic landscape features, including key views, the setting of settlements, settlement pattern, and heritage assets.

Local Plan Policy EN10 requires consideration of proposals that affect a designated heritage asset and/or its setting with a greater weight given to more important assets. It supports proposals that sustain and enhance the character, appearance and significance of designated heritage assets and their setting, which put them in viable uses, consistent with their conservation. Where harm would be caused, it would not be supported unless clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

Local Plan Policy EN11 seeks to preserve and, where appropriate, enhance the special character and appearance of conservation areas in terms of siting, scale, form, proportion, design, materials and the retention of positive features. This should include avoiding the loss of open spaces which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of conservation areas. Hard and soft landscaping should respect the character and appearance of conservation areas and proposals should have regard to the relevant conservation area appraisal.

Local Plan Policy EN13 relates to the conversion of non-domestic historic buildings, and includes the requirement for subsequent proposals to extend or alter converted heritage assets to demonstrate that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.

NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 127 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

Section 16 of the National Planning Policy Framework states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Specifically Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposal is for a two storey side extension including roof lights. The proposal has been modified and reduced whilst incorporating the existing lower section of the building, following the Case Officer's request for amendments. A previous scheme was approved in 2015 for an extension which allowed the continuation of the existing lower section of the existing building; however, this has proved unfeasible to build due to ownership issues.

The Cotswold Design Code states that extensions "should respect the scale, proportions, materials and character of the building" and not "diminish the quality or integrity of the building, and they should not detract from the surroundings". It also advised that extensions should also avoid excessive bulk and not dominate or compete with the original dwellinghouse, either individually or cumulatively. Generally extensions should be subservient in height, area and overall mass, with the form and evolution of the building apparent. In addition, given the predominant character of buildings within the Cotswolds is of a simple vernacular form, simple designs of extensions are important.

Part of the application to convert the building to a dwelling included the lower element to the side of the main barn being substantially altered and partially rebuilt. It has a lower pitch than the main barn and used re-constituted stone tiles. This application has been amended such that this section would be raised and extended, but less so than originally requested. This existing structure is essentially modern and in this respect its removal would not cause harm to the significance of the curtilage listed barn, in terms of loss of historic fabric or structure. Amendments have also reduced the amount of roof lights to the front.

Whilst the roof line is at a lower pitch than would usually be supported for this type of building, the existing form of the roof is considered sufficient justification for this continuation. Due to the roof pitch, the roof is proposed to be constructed with a blue slate roof.

Blue slates, whilst not matching the existing building or other buildings within the Green Farmhouse group, were often used for later additions to agricultural buildings and would accentuate the subservience of this element of the building to the main dwellinghouse. This combined with the more extensive use of glazing at the ground floor level would result in a 'light weight' appearance to the lower section, resulting in the clear evolution of the building. In addition given the reduced roof pitch would prohibit the use of natural stone the use of a natural blue slate would provide a more honest approach than a reconstituted stone. As such, whilst the comments from the Chedworth Society are noted in relation to a preference for a stone roof to match the existing, in this case the use of a contrasting blue slate is considered acceptable.

Whilst the overall scale of this section is relatively large in comparison to the original structure, the extension remains proportionate to the host building, and clearly subsidiary by virtue of its much lower height, its simplicity of form, and overall design. As a result the proposed extension is considered to be subservient and in character with the host building, preserving its historic and architectural significance as a simple agricultural curtilage listed barn. Similarly the proposed

extension is also considered to preserve the positive contribution the barn makes to the character and appearance of the Chedworth Conservation Area, preserving its significance also.

The proposal is therefore considered not to harm the significance of the curtilage (converted) listed barn or Chedworth Conservation Area, and is therefore considered to comply with Local Plan Policies EN2, EN4, EN10, EN11 and EN13, and Sections 12 and 16 of the NPPF.

(b) Impact on Cotswold Area of Outstanding Natural Beauty

Local Plan Policy EN4 states that development should take into account historic landscape character and local distinctiveness, and would be expected to enhance, restore or better manage significant historic landscape features, including key views, the setting of settlements, settlement pattern, and heritage assets.

Local Plan Policy EN5 relates specifically to the Cotswold AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. Local Plan Policy EN5 also states that "Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance."

Section 15 of the NPPF seeks to conserve and enhance the natural environment. More specifically Paragraph 172 requires that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (amongst other sensitive areas), which have the highest status of protection in relation to these issues. It also states that "Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." It is noted that for the purpose of this paragraph "whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined."

The site is located across a valley from the main section of Lower Chedworth and is clearly visible from it. Whilst the site is viewed in the context of Green Farmhouse, it otherwise isolated in the landscape, surrounded by fields.

The proposed extension to the barn would therefore be clearly visible within this exposed view. The proposed extension is within the existing domestic curtilage of the site, and is proposed alongside the existing built form. Given its scale and form, the impact of the wider landscape would be limited, and as such the proposal is considered not to constitute major development, nor considered to harm the character or appearance of the AONB.

Potential light pollution, which has been raised as a concern, would be affected by the large areas of glazing at the ground floor. Whilst this is considered an unfortunate increase of light pollution within a rural location, as the site has openings, as do other domestic properties on this side of the valley, this is considered not to cause a degree of harm which would warrant refusal of the application in regards to the impact on the landscape. Additionally the inclusion of landscaping, while potentially reducing the light spill, would also obscure the building, which currently appears as an attractive a traditional barn, characteristic within the landscape.

The proposal is therefore considered to not cause unacceptable harm the character and appearance of the landscape and Cotswold AONB, and therefore accords with Local Plan Policies EN4 and EN5 and Section 15 of the NPPF.

(c) Impact on Residential Amenity

Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space,

privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

Given the positioning and scale of the proposed extension and alteration, relative neighbouring properties, the proposed development is not considered to impinge on the residential amenities of the neighbouring properties having regard to loss of light, loss of privacy or overbearing. The proposed development is considered to accord with the residential amenity considerations of Cotswold District Local Plan Policy EN2 and Section 12 of the NPPF.

(d) Parking and Highway Safety

Local Plan Policy INF4 relates to Highway Safety and seeks to avoid location where cumulative impact of congestion or other undesirable impact on the transport network is likely to remain severe following mitigation and having regard where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it. Local Plan Policy INF5 states that 'Development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.' The guidance notes from this policy are supported the considerations of Paragraph 105 of the NPPF, with Section 9 of the NPPF promoting sustainable transport.

The site has two parking spaces, and whilst it is noted that the neighbour has objected to visitors to the site parking on land not owned by the applicant, this would be a civil matter. Even with the increased accommodation, two parking spaces are sufficient to accord with the requirements of Local Plan Policy INF4. Whilst it is noted that the access to the east of the site is no longer used in connection with the dwelling, the retention of the access for such a use was not controlled by the conditions attach to the permission for the conversion of the unit. The scale of the increase in the property is considered not to cause a material increase in the use of traffic to the site as it remains a single residential unit. As such the proposal is considered to comply with the requirements of Local Plan Policy INF5. As such, despite concerns raised by the neighbours, the proposal is considered to have an acceptable impact in regards to parking and highway safety.

(e) Biodiversity

Local Plan Policy EN8 seeks to protect feature, habitats and species and as such supports proposals which would conserve and enhances biodiversity. This policy seeks to avoid fragmentation or loss of habitats.

NPPF Section 15 seeks to conserve and enhance the natural environment, specifically Paragraph 170 states that planning decisions should protect and enhance valued landscapes and sites of biodiversity. Paragraph 175 states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; whereas development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Whilst the roof of the building would be altered, and the site is part of a historic building, the section of roof involved is a relatively modern addition. As such, the risk of the roof providing a habitat for bats is considered not to be high and it would therefore be disproportionate to require biodiversity information to be submitted.

The proposal is therefore considered to comply with Local Plan Policy EN8 and NPPF Section 15.

9. Conclusion:

For the reasons above, the proposal is considered to comply with the above Local Plan Policies and material considerations. As such the application is recommended for permission.

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.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 001 and 003 (both plans received 04.03.2019).

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be submitted to and 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 EN2, EN10, EN11 and EN13, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, method of pointing, corners, head, cills, coursing joint and mortar texture and colour (which must match the existing stonework), shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2, EN10, EN11 and EN13, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

The roof of the development hereby approved shall not be installed/erected/constructed, until the design and details of the verge, eaves and ridge detail have been submitted to and approved in writing by the Local Planning Authority.

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 EN2, EN10, EN11 and EN13.

No windows, doors, rooflights or flues 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 an appropriately scaled cross sections including materials and finish. 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 EN2, EN10, EN11 and EN13.

No lintels shall be installed/inserted/constructed in the development hereby approved, until their materials and finish have been submitted to and approved in writing by the Local Planning Authority. This shall then be installed in accordance with these details and maintained as such thereafter.

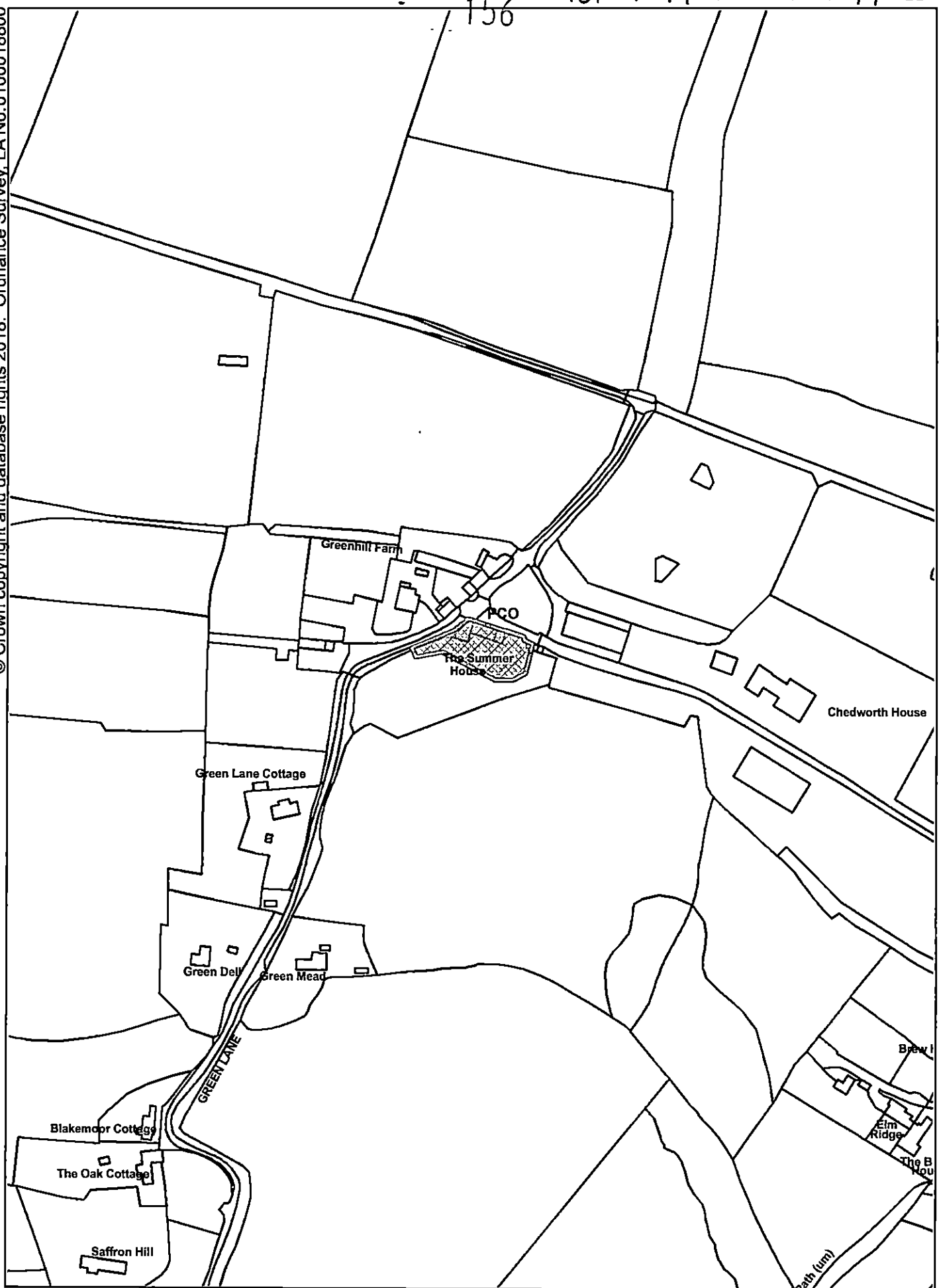
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN10, EN11 and EN13.

The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located 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 Policies EN2, EN10, EN11 and EN13.

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 Policies EN2, EN10, EN11 and EN13.



THE SUMMER HOUSE GREEN LANE CHEDWORTH

Scale: 1:2500

Organisation: Cotswold District Council

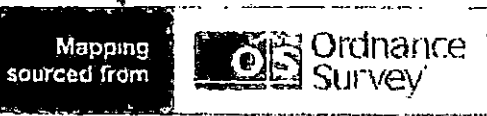
Department:

Date: 28/03/2019

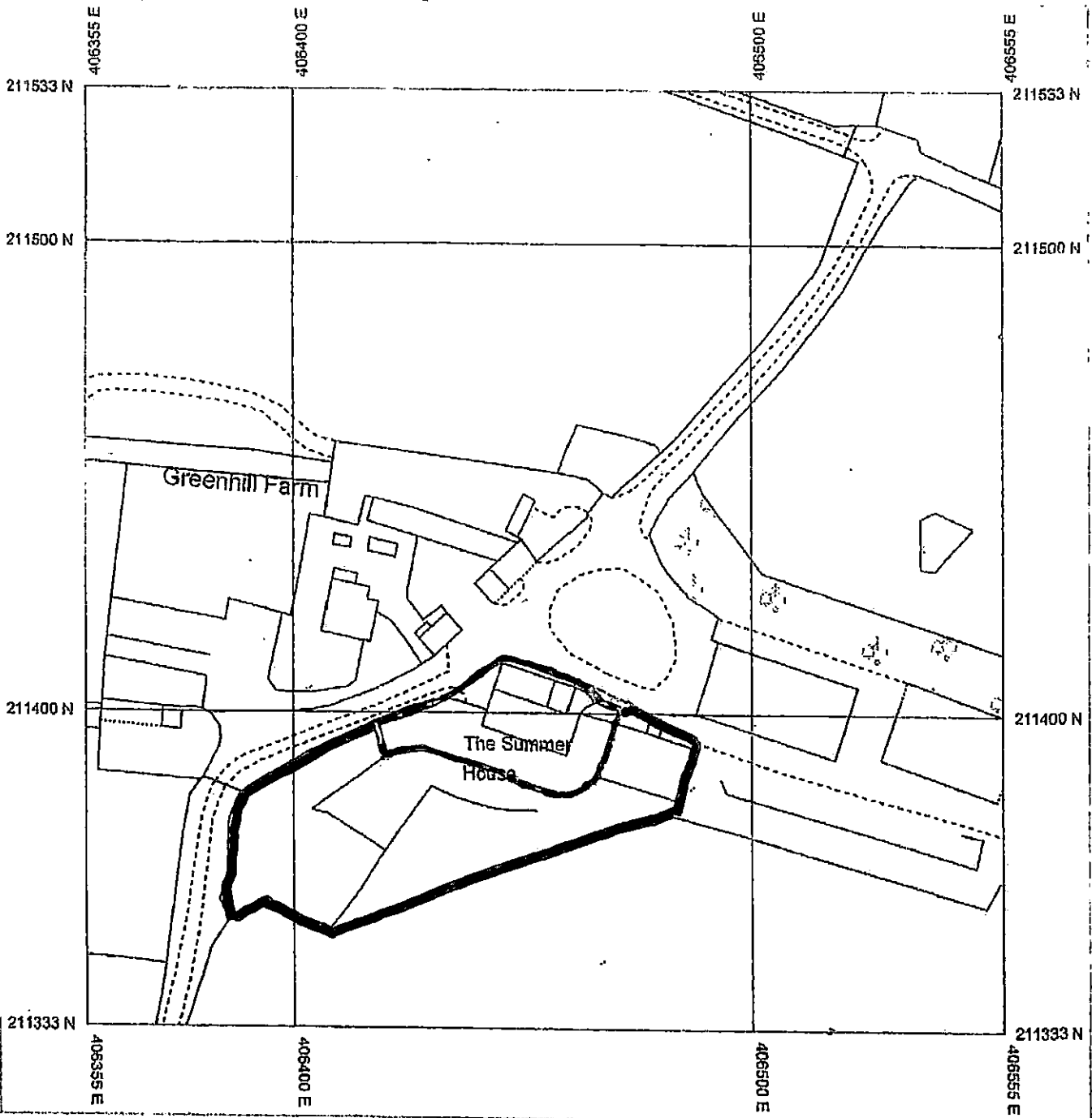


COTSWOLD
DISTRICT COUNCIL





Location Map



The Summer House

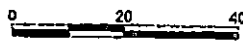
Produced 27/01/2014 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2014

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

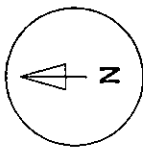
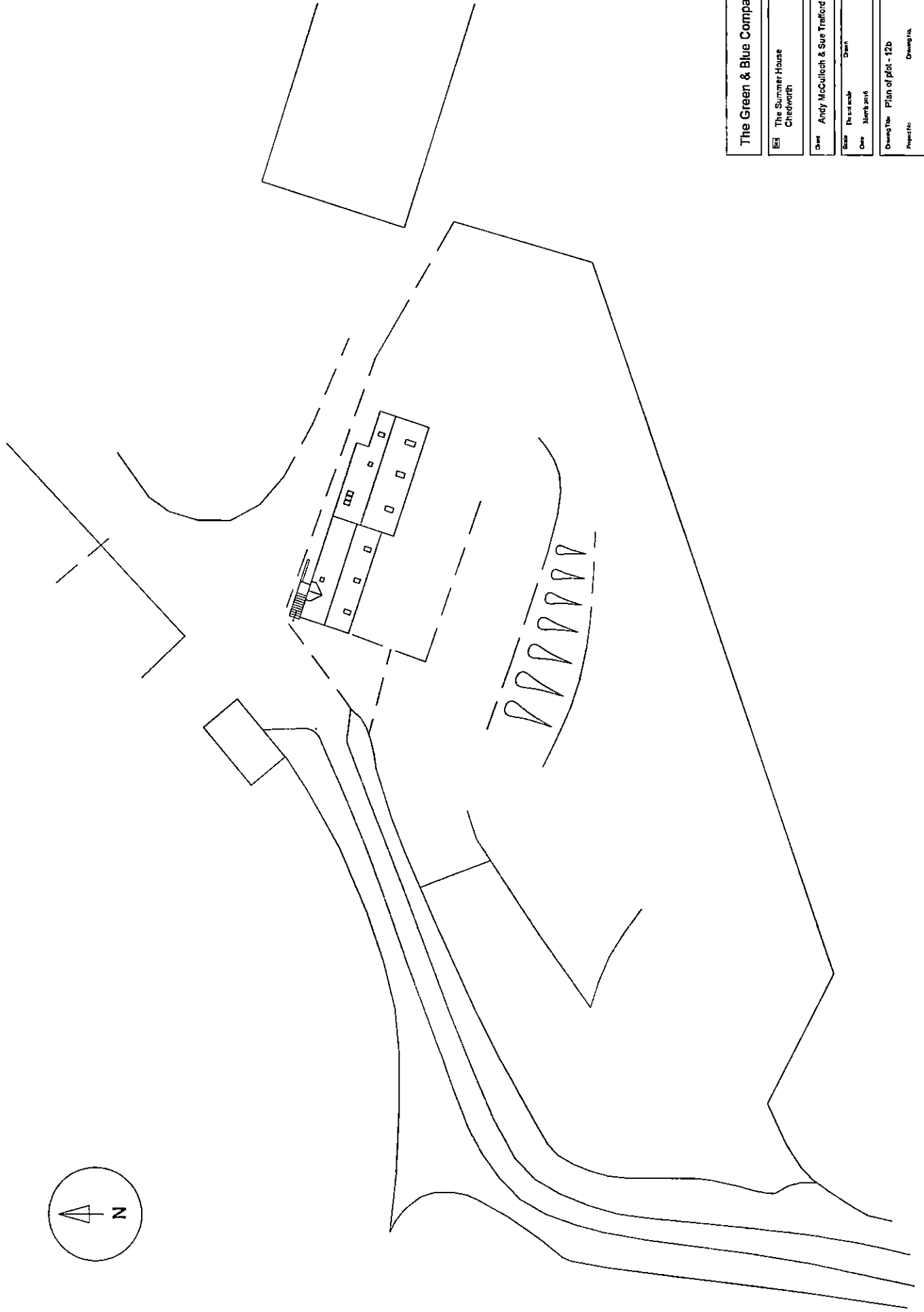
Pancake Hill
Chedworth
Cheltenham
GL54 4AP

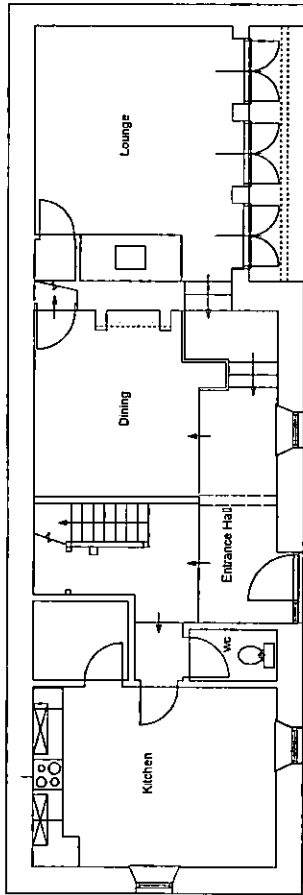
Supplied By: National Map Centre Kent

Serial number: 001132795

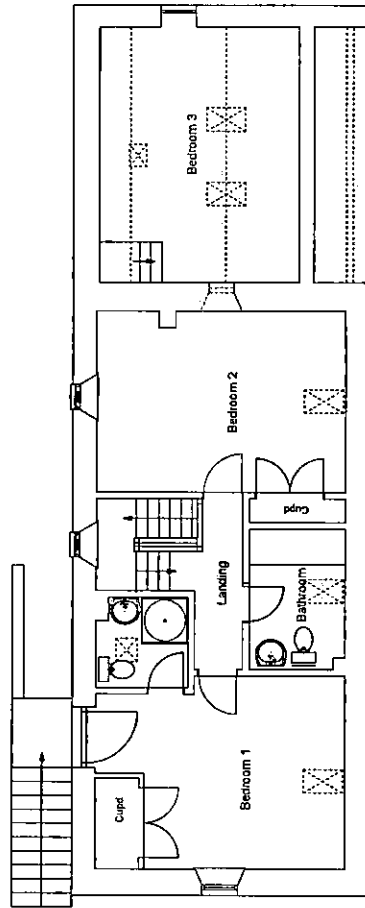
Plot Centre Coordinates: 406455, 211433

The Green & Blue Company Ltd	
Site	The Summer House Chenworth
Drawn	Andy McCulloch & Sue Trafford
Scale	As not scale
Date	March 2016
Drawn By	Plan of plot - 12b
Project No	Chenworth
Revision	
DATE	DATE



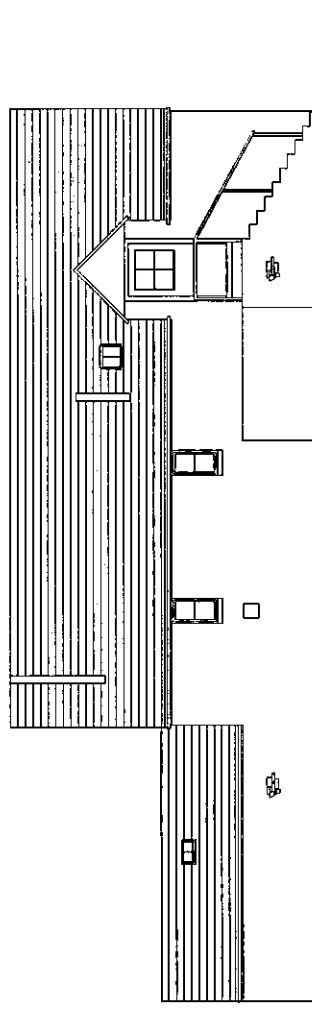
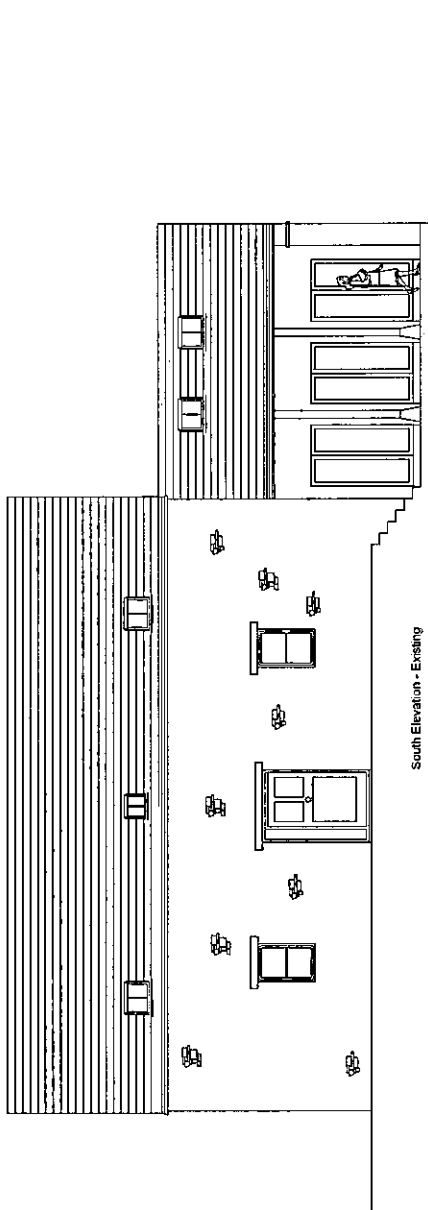
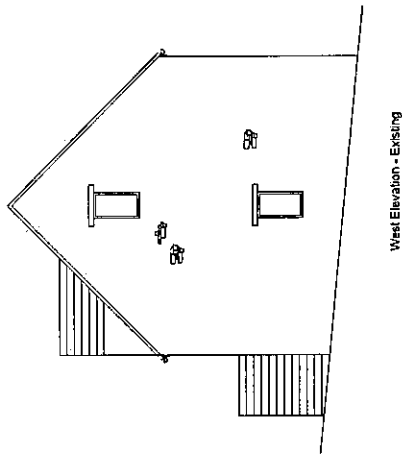
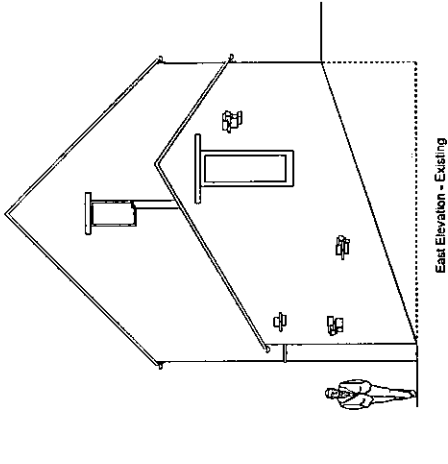


Ground floor existing



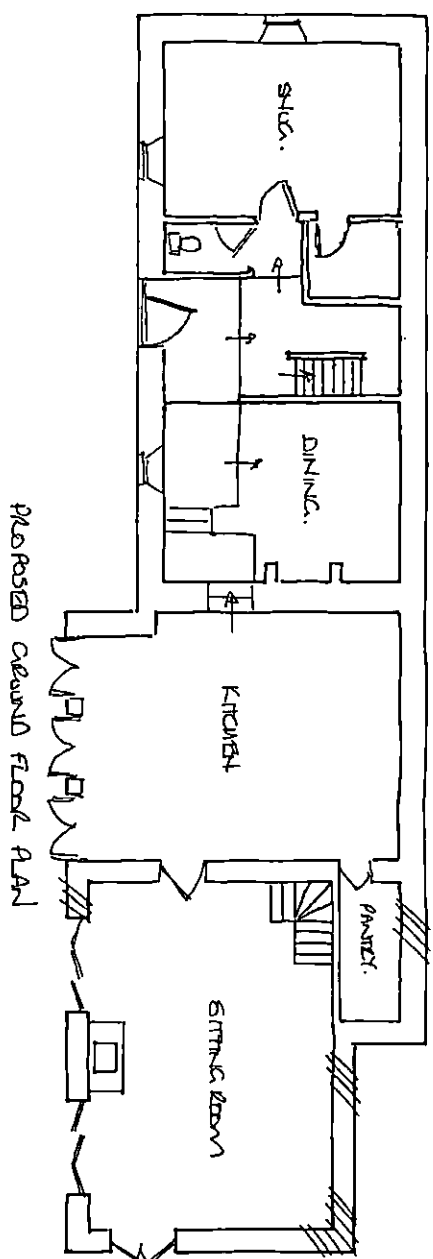
First Floor Plan - existing

Client: Avray McCulloch & Sue Trafford	Date: Drawn
Drawing Title: Existing floor plans	Prepared by: Drawing file
Approved by: CPW/LLP/ST	Do not scale

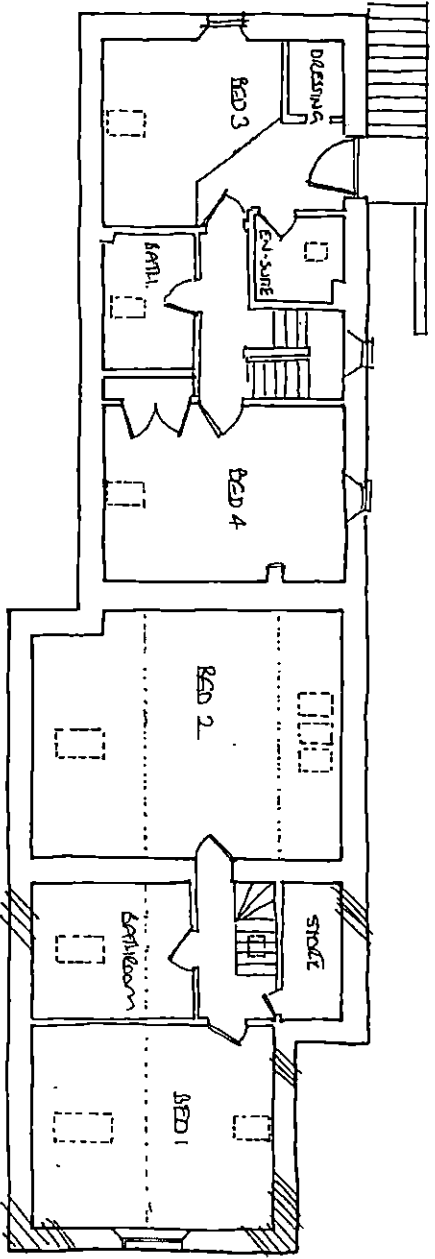


0 1

Client	The Summer House Chetworth
Client	Andy McCulloch & Sue Trafford
Drawn	Mark Murray
Date	
Project	Existing Elevations
Revision	Drawings
Drawn Scale	1:50



PROPOSED GROUND FLOOR PLAN



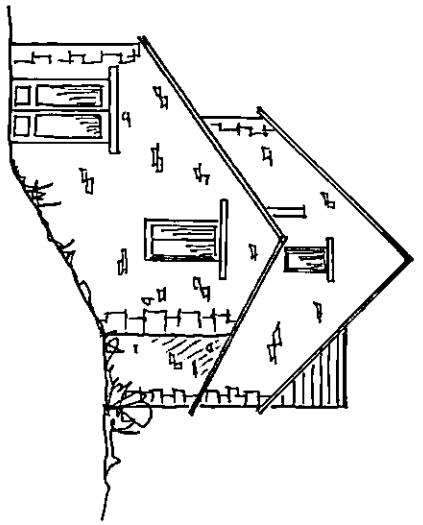
PROPOSED FIRST FLOOR PLAN



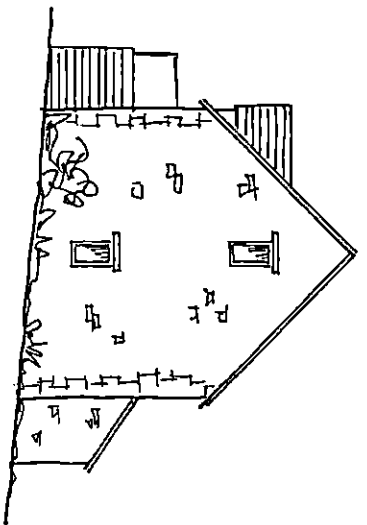
THE SUMMER HOUSE
CHIEDUOZTH

FLOOR PLANS 1:100
© A3

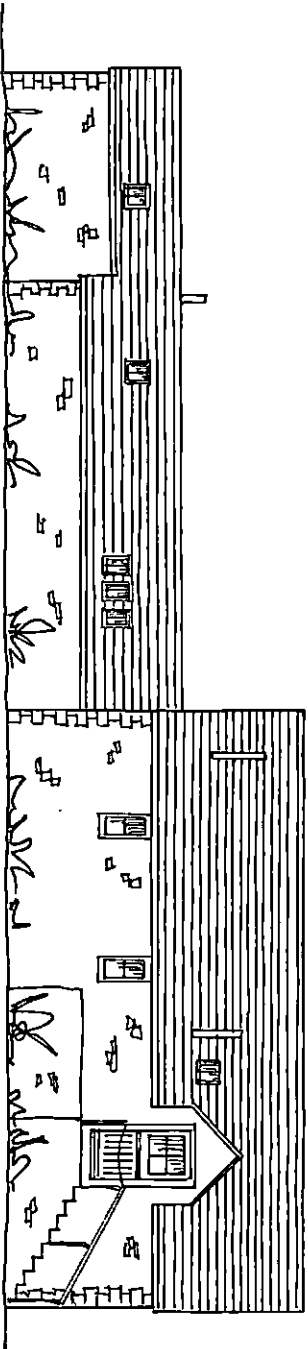
DWG 001



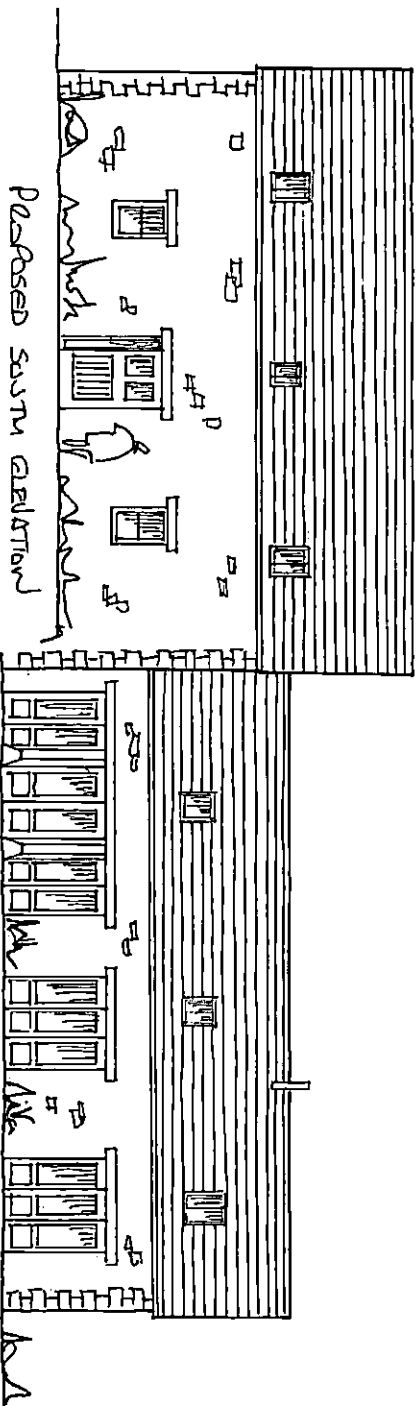
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

THE SUMMER HOUSE
CHENOWETH

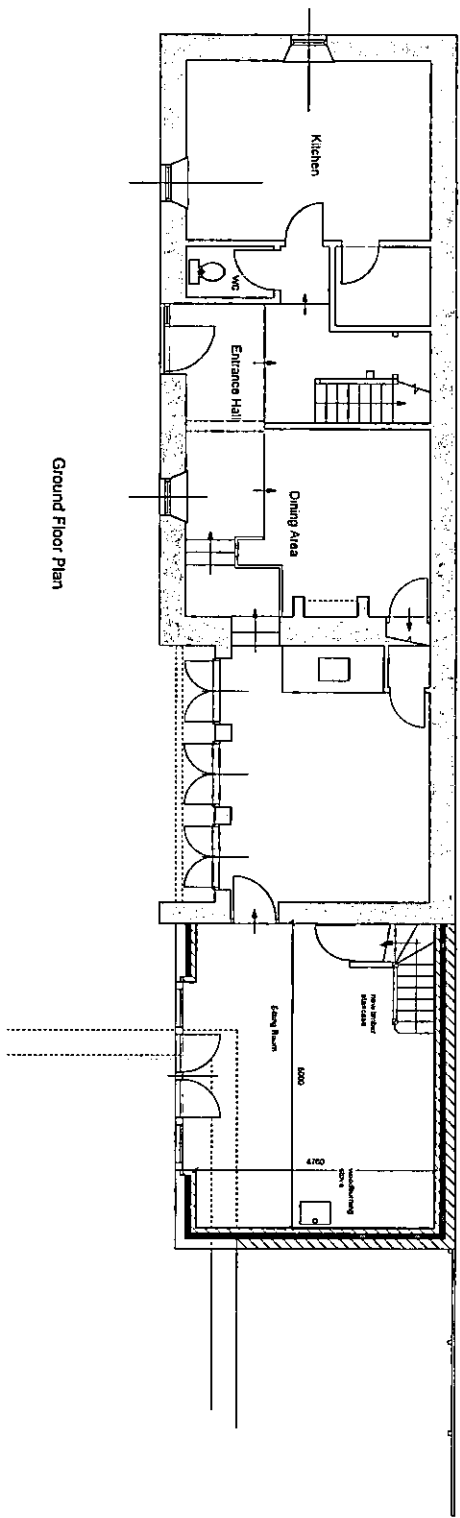
ELEVATIONS 1:100 @ A3



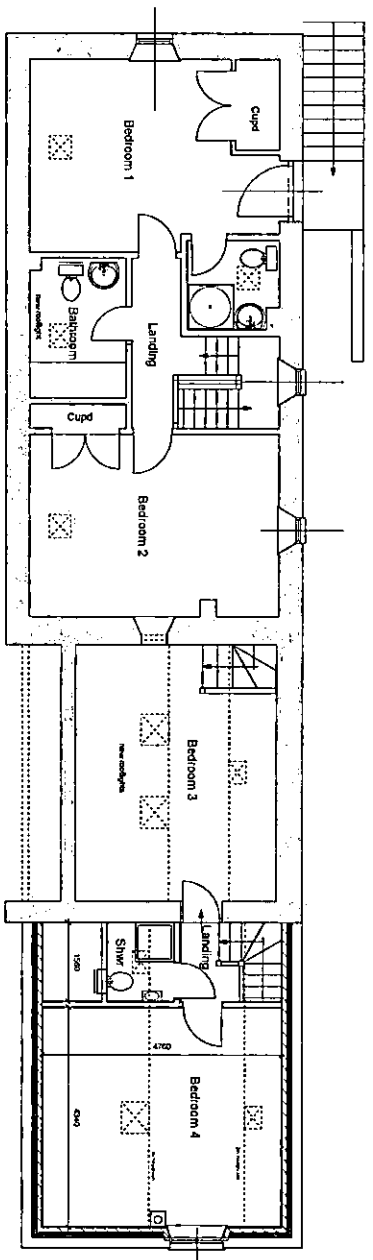
DWG 003

APPROVED
PLAN

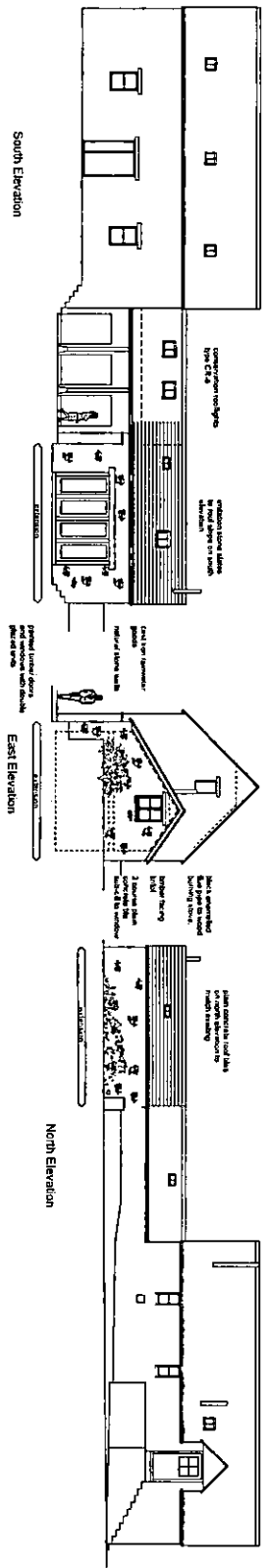
14/00836/FUL
14/00837/LBC



Ground Floor Plan



First Floor Plan



APM Associates Ltd.
14/14/00836/FUL
14/14/00837/LBC

The Summer House
Chedworth

Client Mr. & Mrs. Ross

Date 15th June 2014
Drawn APH

Drawn by Proposed
Project SR/1404 Chedworth, OZ

Revision A
Checked D. and S. Ross
Project SR/1404 Chedworth, OZ

Copyright © 2014
Project SR/1404 Chedworth, OZ