

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0247/93

Received: 16-MAR-93 Type: FULL

Name: Mr W V Jordan
15 Wisbech Road
Thorney Toll
PE14 8PA

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Proposed chalet bungalow

Location : Main Road Fleet Hargate
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The proposed development would constitute a backland form of development accessed through existing commercial and residential property. As such, the proposed development would have an unacceptably low level of amenity by reason of the inconvenience of access and a reduced level of privacy. The proposed development would also have an adverse effect upon the amenities of the said residential and commercial property for the same reasons.
- 2 The proposed development by virtue of its proximity to the A17 road would be likely to have a maximum exterior noise level in excess of that which the Local Planning Authority considers acceptable.
- 3 The proposal, if permitted, would require the residential vehicular traffic to access through an ongoing commercial premise where vehicles will be loading, unloading and manoeuvring to the detriment of the safety and convenience of residents and their visitors. Vehicles, in order to turn, would also have to utilise the commercial site causing an unsuitable mix of traffic.

Director of Planning and Building Control Services
17-MAY-93 H05/0247/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

Application no.	H05/0247/93
Date received	16 MAR 1993
Grid reference	

Four completed copies of this form and plans should be sent to the District Council

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development**1. Applicant** (complete details below in block capitals)

Name MR L V JORDAN
 Address 15 WISBECH ROAD
THORNEY TOLL
 Tel. No. 0145 81A

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name DAVID BROOKER DESIGN
 Address DANBROOK HOUSE
STATION RD, WISBECH ST. MARY
 Tel. No. 0145 41401

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known)

MAIN RD, FLEET HARTATE SPACIOUS

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser

OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

PROPOSED CHALET BUNGALOW

(d) State whether applicant owns or controls any adjoining land and, if so, give its location

NO

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: —

State Yes or No

(a) Outline planning permission

NO

(b) Full planning permission

YES

(c) Approval of reserved matters following the grant of outline permission

NO

(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted

NO

If yes, tick those items below which you wish to be considered as part of this application

- | | |
|-----------------------|-------------------|
| 1 sitting | 4 means of access |
| 2 design | 5 landscaping |
| 3 external appearance | |

If yes, state the date and number of outline permission

Date

Number

If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants")

Date

Number

The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land GARDEN

(ii) If vacant, the last previous use including the date when the use was discontinued

5. Additional Information

(a) State whether the proposal involves: —

State
Yes or No

(i) Construction of a new access to a highway

vehicular

NO

pedestrian

NO

(ii) Alteration, including change of use, of an existing access to a highway

vehicular

NO

pedestrian

NO

(iii) The crossing of a ditch or other water course

NO

(b) State whether the proposal involves: —

(i) New building(s)

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats

ONE

CHALET BUNGALOW

(ii) Alteration or extension

NO

(iii) Change of use

NO

(c) Size of any new structure: —

(a) height

7 metres

(b) length

12.4 metres

(c) width

12.7 metres

(d) Type and colour of materials for facing external walls

100% old English Sand face Rushes

(e) Type and colour of roofing materials

Farm house Red double pan tiles

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site?

EXISTING GRAVELLED COURT YARD

(g) Is the application for industrial, office, warehousing, storage or shopping purposes?

NO

If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture?

NO

If yes, give brief details on page 4

(i) Does the proposal affect a listed building?

NO

(j) Does the proposed development involve the felling of any trees?

NO

If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with?

SOAKAWAY
MAIN SEWER

Continue on page 4
if necessary

(l) Does the proposal affect a land drain?

NO

If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

6 932447

6 922416

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions relevant to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed			
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
5.	Existing floor space		Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a)	m ² /sq.ft.	(a) m ² /sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b)	m ² /sq.ft.	(b) m ² /sq.ft.
(c) What is the amount of office floor space?	(c)	m ² /sq.ft.	(c) m ² /sq.ft.
(d) What is the amount of floor space for retail trading?	(d)	m ² /sq.ft.	(d) m ² /sq.ft.
(e) What is the amount of floor space for storage?	(e)	m ² /sq.ft.	(e) m ² /sq.ft.
(f) What is the amount of floor space for warehousing?	(f)	m ² /sq.ft.	(f) m ² /sq.ft.
6.	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a)	(a)	(a)
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		
7. In the case of industrial development is the application accompanied by an industrial development certificate? If "No" state why a certificate is not required	State Yes or No ☐		
8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
11. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"? If "Yes" state materials and approximate quantities	State Yes or No ☐		

PART 3

Application is hereby made for permission/approval to carry out the development described herein, and on the attached plans.

I have completed the relevant certificate.

Signed David Baker

*On behalf of W.V. Jordan
(insert applicants name if signed by an agent)

Date 13/3/93

**Delete whichever is not applicable*

Note An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the ^{*applicant}
~~appellant~~ was an owner (a) of any part of the land to which the ^{*application}
~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying ^{*application}
~~appeal~~
- * 2. None of the land to which the ^{*application}
~~appeal~~ relates constitutes or forms part of an agricultural holding:
or
I have
- * 2. ~~The applicant has given the requisite notice to every person other than~~ ^{*myself}
~~The appellant has~~ ~~himself~~ who 20 days before
the date of the ^{*application}
~~appeal~~ was a tenant of any agricultural holding any part of which was comprised in
the land to which the ^{*application}
~~appeal~~ relates, viz: —

Name of Tenant (e)

Address

Date of Service of Notice

**Delete whichever is not applicable*

- (a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired
- (e) If you are the sole agricultural tenant enter "None"

Signed David Baker

*On behalf of W.V. Jordan
(insert applicants name if signed by an agent)

Date 13/3/93

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

.....

Sent:

.....

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

.....

19/3

Environmental Serv.

.....

19/3

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

.....

Order No

Other:

.....

.....

Case Officer

John Blacklock

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

CERAMICS, PANES

+ DECORATION

SITE OCCUPIED BY CORE

ADJACENT HOUSE

Inspected by

Date

22/3

ADJACENT HOUSE

NOT WINDY + DRY

FRONT ALLEY

Notice posted by

Date

22/3/93

Resident Notices required

Sent

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy

.....

Ward Member request

.....

Recommend approval against
material objection

.....

Other circumstance
viz:

.....

Change to Committee recorded

DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve

Refuse

Signed

Conditions/Reasons
(continue overleaf)

Notes to applicant

Disabled
Outstanding RM
Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued

Date first Rec'd

P2406
16 MAR 1993

Registration

Reference HOS/0247/93

Cross-Ref BOS/0151/93.

Date 17/38

Validation

TYPE

FULL.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee

120

Previous app
Type

Additional
Refund

Receipt
Issued

Confirmed name
by tel.

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 171

OS No's

Grid ref 539780 334980

Ward D

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1199

Linked to property

Ref

Planning Records:
Earlier apps

1006/50

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H05/0247/93

FULL

Applicant: Mr W V Jordan
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed chalet bungalow

Location: Main Road
Fleet Hargate
Spalding
Lincs

Valid date:	16-MAR-93	Terminal date:	11-MAY-93
Target dates:		Target Committee:	20-APR-93
To case officer	23-MAR-93	Report deadline:	06-APR-93
Inspected by	30-MAR-93		
Extra contacts	06-APR-93	Case Officer:	
Report if not clear by	20-APR-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Fleet PC Holbeach 26739	19-MAR-93	02-APR-93
Cllr B A Paul 0406 23100	19-MAR-93	02-APR-93
Dir of Environmental	19-MAR-93	02-APR-93
Department of Transp 0602 476121	19-MAR-93	02-APR-93
Site/Press Advert MIN	23-MAR-93	13-APR-93

L.C.C. plan notes attached for 30/3/93

SITE DETAILS

Grid ref: 539780 324980
OS Sheets: 171

Parcel:

TYPE: Full

DESCRIPTION: Proposed chalet bungalow

LOCATION: Main Road, Fleet Hargate, Spalding

APPLICANT: Mr W V Jordan

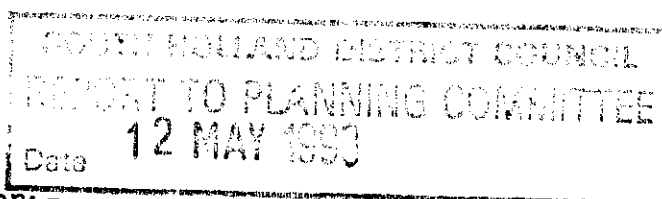
AGENT: David Broker Design

REASON FOR COMMITTEE CONSIDERATION

Refusal of permission.

RECOMMENDATION

Refusal of planning permission:-



- 1 A SCB The proposed development would constitute a backland form of development accessed through existing commercial and residential property. As such, the proposed development would have an unacceptably low level of amenity by reason of the inconvenience of access and a reduced level of privacy. The proposed development would also have an adverse effect upon the amenities of the said residential and commercial property for the same reasons.
- 2 B SCB The proposed development by virtue of its proximity to the A17 road would be likely to have a maximum exterior noise level in excess of that which the Local Planning Authority considers acceptable.
- 3 P SCC The proposal, if permitted, would require the residential vehicular traffic to access through an ongoing commercial premise where vehicles will be loading, unloading and manoeuvring to the detriment of the safety and convenience of residents and their visitors. Vehicles, in order to turn, would also have to utilise the commercial site causing an unsuitable mix of traffic.

COMMENTS

- 1 Backland development has been allowed on land in the vicinity of the site - land between existing frontage development and the A17 trunk road - and it has also been refused. A plan showing the location of the sites in question will be shown at Committee.

In the present case, the inherent problems of backland development are compounded by the fact that:-

- (a) Access is through the applicant's commercial premises (ceramic tiles, tiling, painting and decorators).

- (b) The access is shared with an existing residential property.
- (c) The site abuts the A17 trunk road and the main part of the proposed dwelling would be some.45' from that road. Noise disturbance is likely to be unacceptably high with respect to the use of the private garden, if not the dwelling itself.

REPRESENTATIONS

Parish Council: Query access arrangements.

County Highways: Recommend refusal - reasons given above.

Environmental Services: Without substantial screening of the site and dwelling other than an appropriately designed bungalow will be subject to traffic noise from A17 in excess of Council's traffic noise criteria of 65dba L10 (18hr).

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 28.4.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

YOUR REF:

Planning Application H05/0247/93
Chalet Bungalow, Fleet Hargate

File

I write with reference to the above proposal and would confirm that without substantial screening of the site any dwelling other than an appropriately designed bungalow will be subject to traffic noise from the A17 trunk road in excess of the Council's traffic noise criteria of 65dB(A) L10 (18hr).

Shapman

Director of Environmental Services

S.H.D.C. PLANNING DEPT. RECEIVED 29 APR 1993 <i>SA</i>	
Attention of DPC <i>NSM</i> DOPO <i>BS</i> JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 28.4.93

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

OUR REF: JC/SS/PC

YOUR REF:

Planning Application H05/0247/93
Chalet Bungalow, Fleet Hargate

I write with reference to the above proposal and would confirm that without substantial screening of the site any dwelling other than an appropriately designed bungalow will be subject to traffic noise from the A17 trunk road in excess of the Council's traffic noise criteria of 65dB(A) L10 (18hr).


Director of Environmental Services



THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE, CRANBROOK STREET,
NOTTINGHAM NG1 1EY

TELEX 377681
SWITCHBOARD 0602 350602 Ext 469
GTN 6202

The District Planning Officer
South Holland District Council
Council Offices,
Priory Road,
Spalding
Lincolnshire
PE11 2EX

Your Ref: H05/0247/93

Our Ref: EMRT F 395251 Pt. 2

Date: 15th April 1993

For the attention of J. Blacklock Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED ERECTION OF CHALET BUNGALOW AT LAND ON SOUTH SIDE
OF FLEET HARGATE BYPASS, FLEET HARGATE
A17 KINGS LYNN - NEWARK TRUNK ROAD

I refer to the Detailed application dated 19th March 1993 in respect of the above mentioned development. In accordance with the T&CP GDO 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development in particular, however in the interests of trunk road traffic safety I suggest that you impose the following conditions for the reasons stated to any planning permission that you may issue:-

- 1) There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road.
 - 2) A continuous minimum 1.8m high solid fence wall or other barrier shall be erected along the whole of the northern boundary of the site at its frontage with the trunk road prior to the commencement of any building operations at the site.
- REASONS FOR CONDITIONS ADVISED ABOVE:
- 1) To limit the number of direct accesses to the trunk road and discourage vehicles from parking on the trunk road.
 - 2) To prevent pedestrians and pets from straying onto the trunk road with consequent danger to themselves and trunk road traffic.

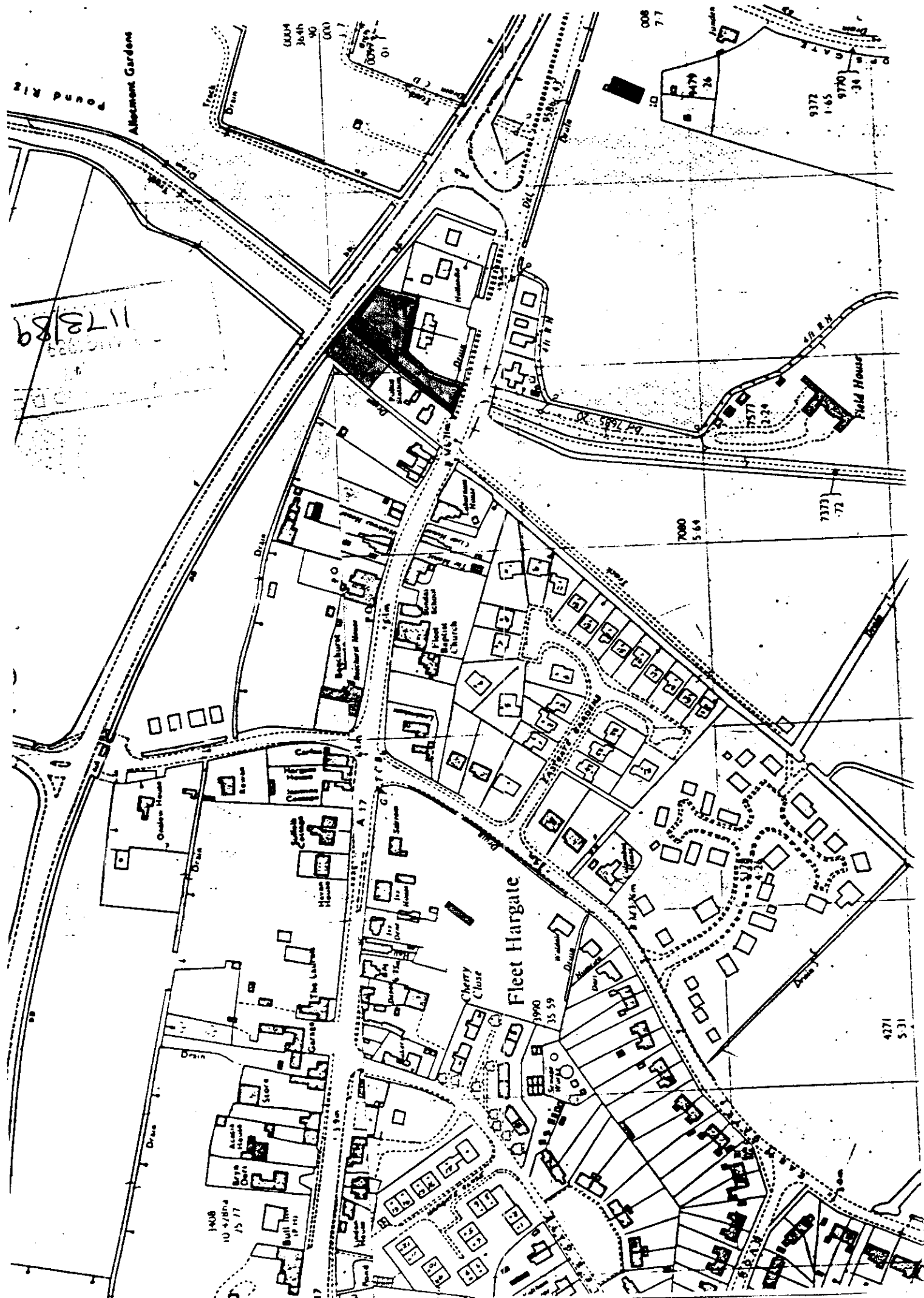
I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc FAO C. Briggs Esq /Development Control Section, Lincs. County Council

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 APR 1993	
Attended by	File No.
DFO	
DOPD	
JC	
Action by	
Completed	
Copy to	



1173/89

Allotment Gardens

1408
10 4/804
25 17

0004
3646
40
000

Cherry Close

Fleet Hargate

3990
35 59

7080
5 64

008
7 7

9372
1 65
9770
3 4

4371
5 31

Field House

7377
7 2

7577
1 24

67 768 70

558 3

151m

5 1/2m

13m

Drain

Drain

Drain

Drain

Drain

Drain

Drain

Drain

Drain

Drain

1. LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLHAM District Council

Application
Reference

H05/0247/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal				vertical		
	3	9	7	2	4	9

2. Address or location

MAIN ROAD FLEET HATCH

3. Name, classification and number of road

TH

4. Date application referred

25-3-93

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use
including access details

PROPOSED CARPET BUNKERS

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

- a. Does not wish to restrict the grant of permission.
- b. Requests that any permission given by the local planning authority shall include ~~the conditions shown overleaf.~~
- ☒ c. Requests that the local planning authority refuse the application (reason overleaf).
- d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date:

30/3/93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal if permitted would require the residential vehicular traffic to access through an ongoing commercial premise where vehicles will be loading, unloading and manoeuvring to the detriment of the safety and convenience of residents and their visitors.

Vehicles ~~would~~, in order to turn, would also have to utilise the commercial site causing an unsuitable mix of traffic.

S O U T H

H O L L A N D
DISTRICT COUNCIL

SOLIDIC PERFORMING DEPT.	
RECEIVED	
23 MAR 1993	
Address of	no nos.
TO FROM	
TO RS	
ACP	
Address	MARKING TECHNO
no no	17
.....	2

BRYAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2406
Date received : 16-MAR-93

Received from

Mr W V Jordan

Address

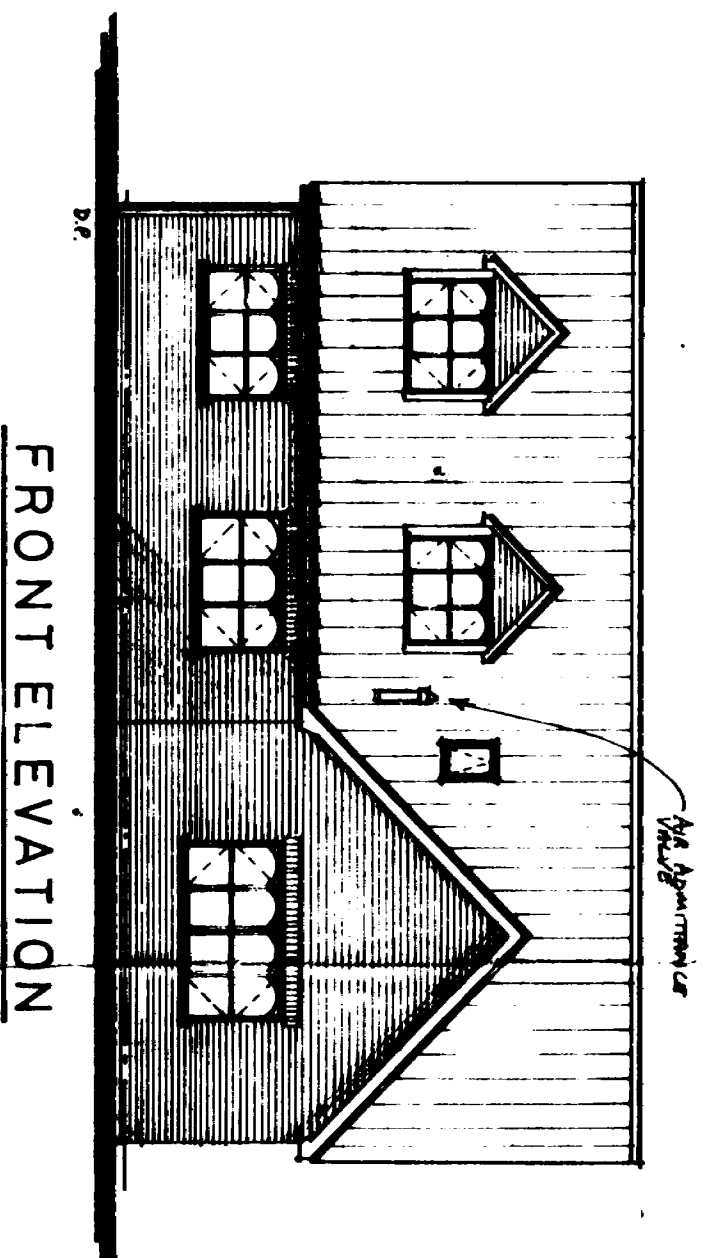
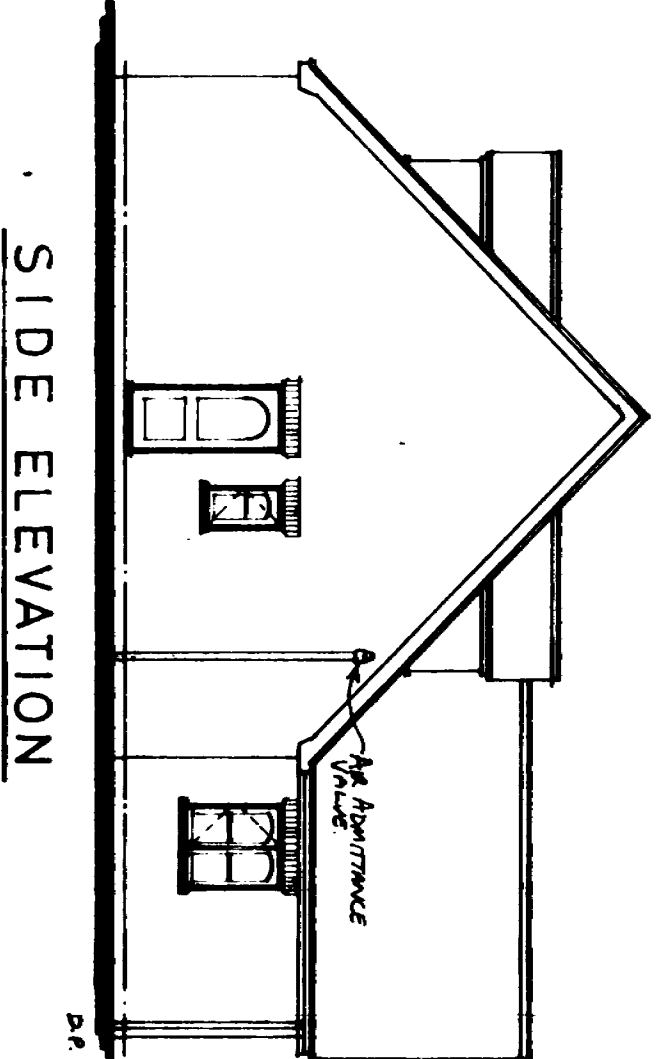
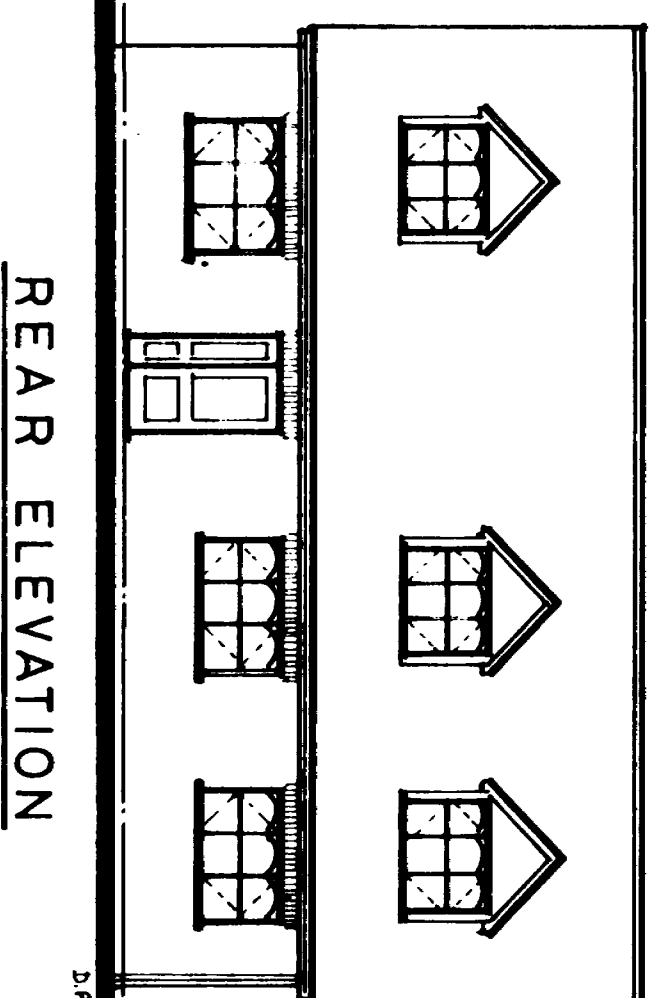
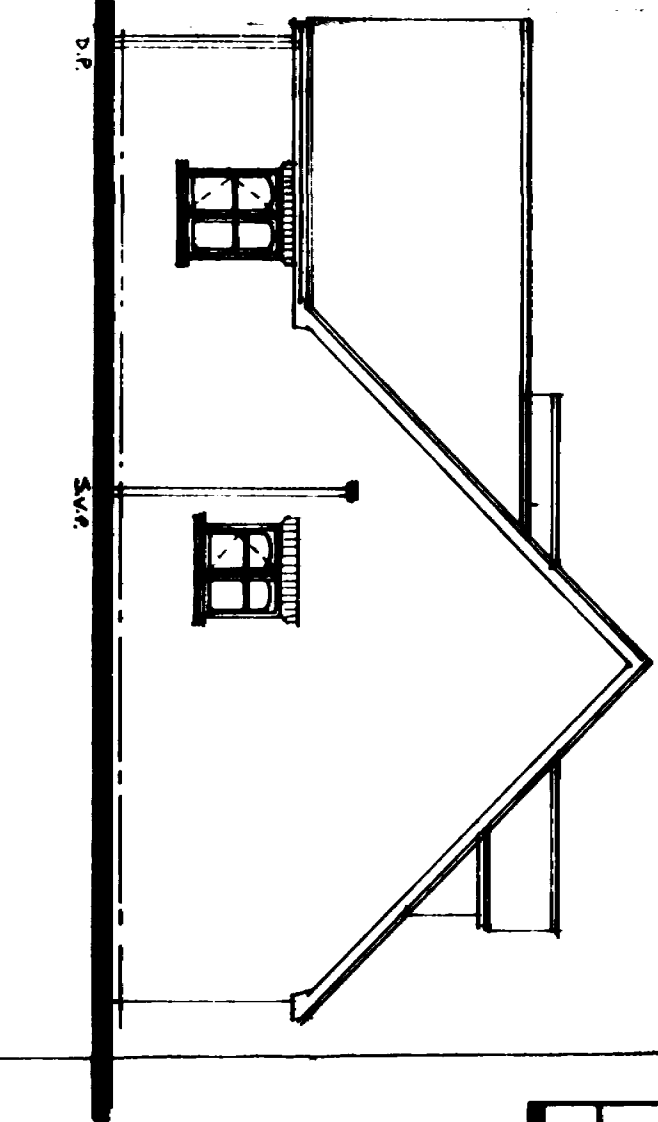
Main Road
Fleet Hargate
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

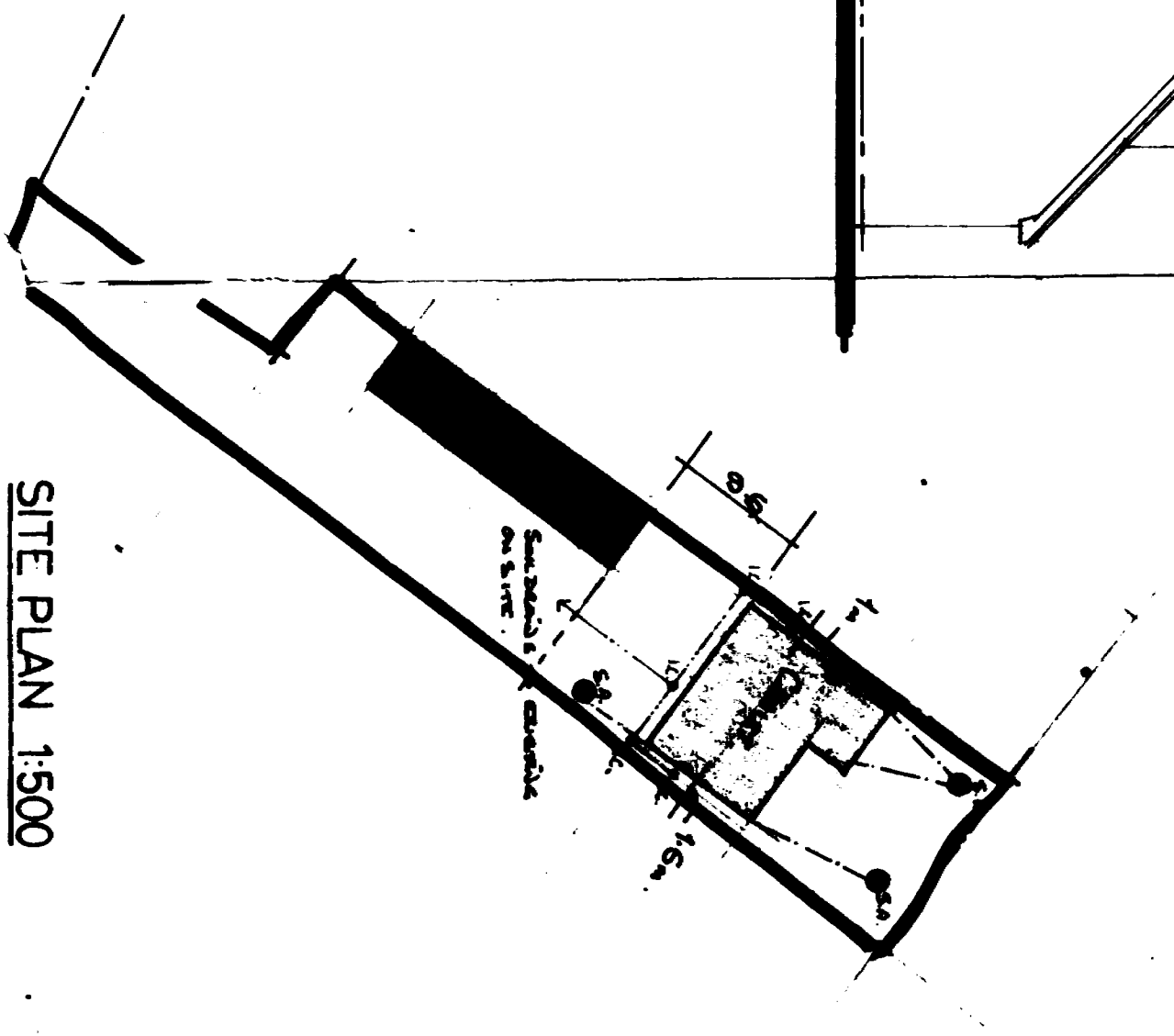
Cash/Cheque : Cheque

Signed.....*K. Lowe*.....
(Authorised Collector)

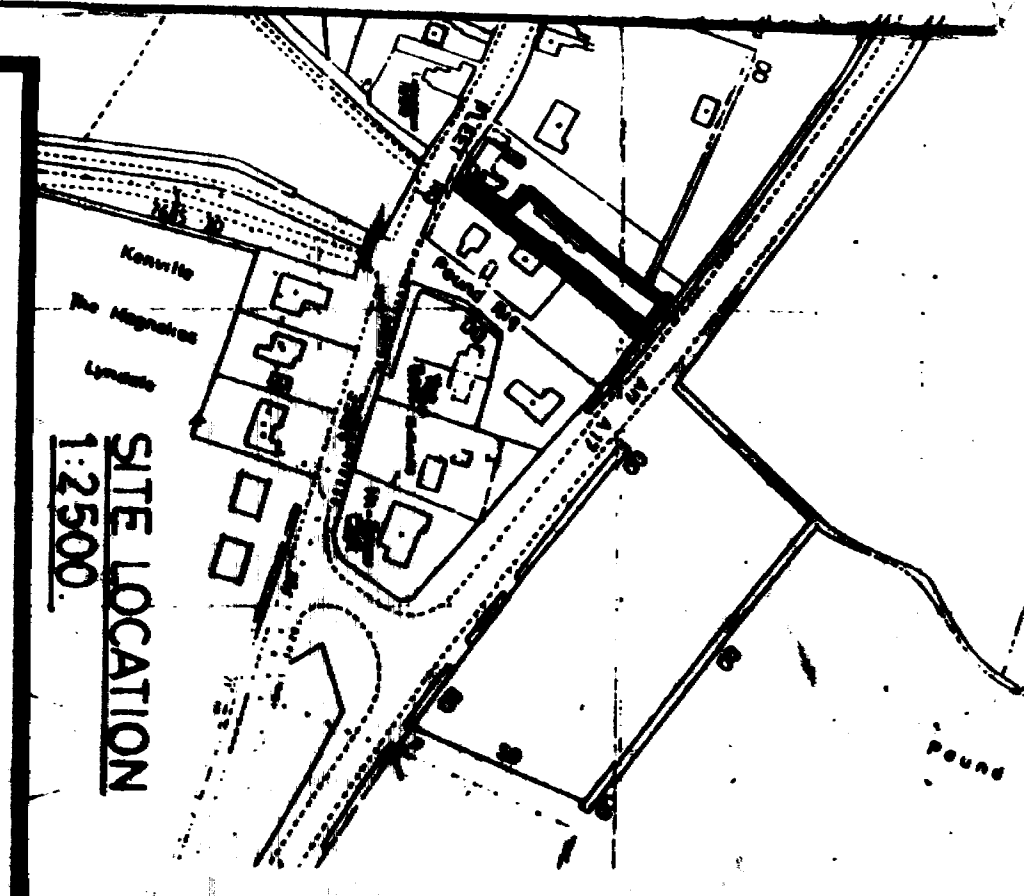


PROPOSED
CHALET BUNGALOW
MAIN ROAD
FLEET WAREHOUSE
SANDHURST
15 MAY 1993
1:500
1:500

For W V JORDAN ESQ



SITE PLAN 1:500



SITE LOCATION 1:500

Dwg. no. 922416
scale 1:50 1:100
date 16.07.93
drawn by CHD, DB
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOK HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

STUDY

LOBBY

UTILITY ROOM

BATHROOM

INNER HALL

BEDROOM

MASTER BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

BEDROOM

ENSUITE

LANDING

ALL DIMENSIONS TO BE VERIFIED ON SITE
DO NOT SCALE
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