

17/8088 – Newlands Villa, Soulby, Kirkby Stephen

Street Naming and Numbering Application
 Planning Ref: 15/0929
 SNN Ref: 17/8088

New Dwelling Adjacent to Barney Scar, Soulby

Newlands Villa
 Soulby
 Kirkby Stephen
 CA17 4PL

APPROVED



Proposed Development

1. The proposed development consists of a new dwelling (1) and a new dwelling (2) situated on the site of the existing dwelling (1) and (2) respectively. The site is bounded to the north by the railway line, to the east by the railway line, to the south by the railway line, and to the west by the railway line.

Drainage

New foot drainage to be installed to serve the proposed development. The drainage system is to be installed in accordance with the requirements of the Building Regulations.

Boundary Fences

New boundary fence to be installed around the proposed development. The fence is to be constructed of brickwork and is to be 1.8m high.

Electricity

New electricity supply to be installed to serve the proposed development. The supply is to be installed in accordance with the requirements of the Building Regulations.

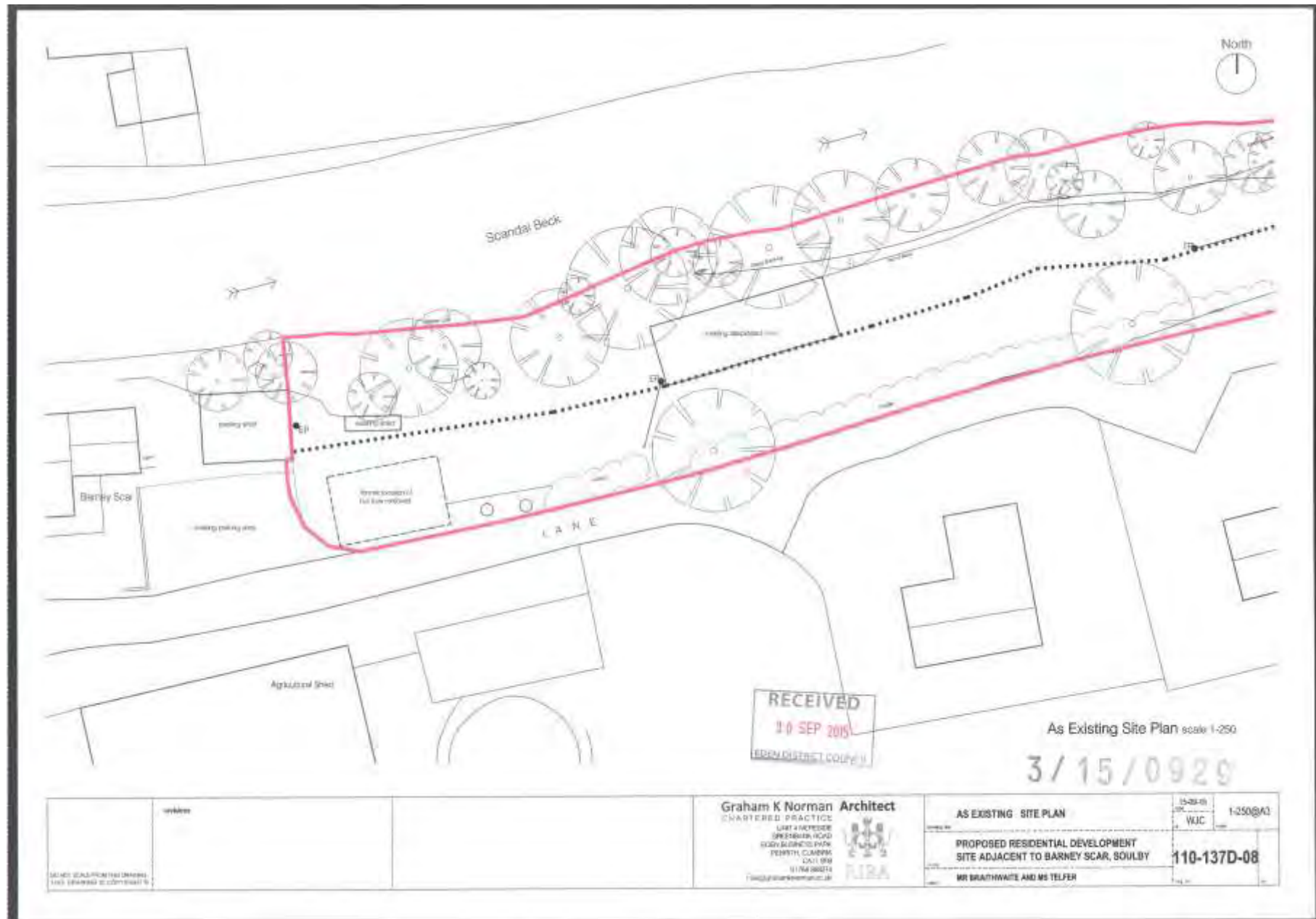
Lighting

New lighting to be installed to serve the proposed development. The lighting is to be installed in accordance with the requirements of the Building Regulations.

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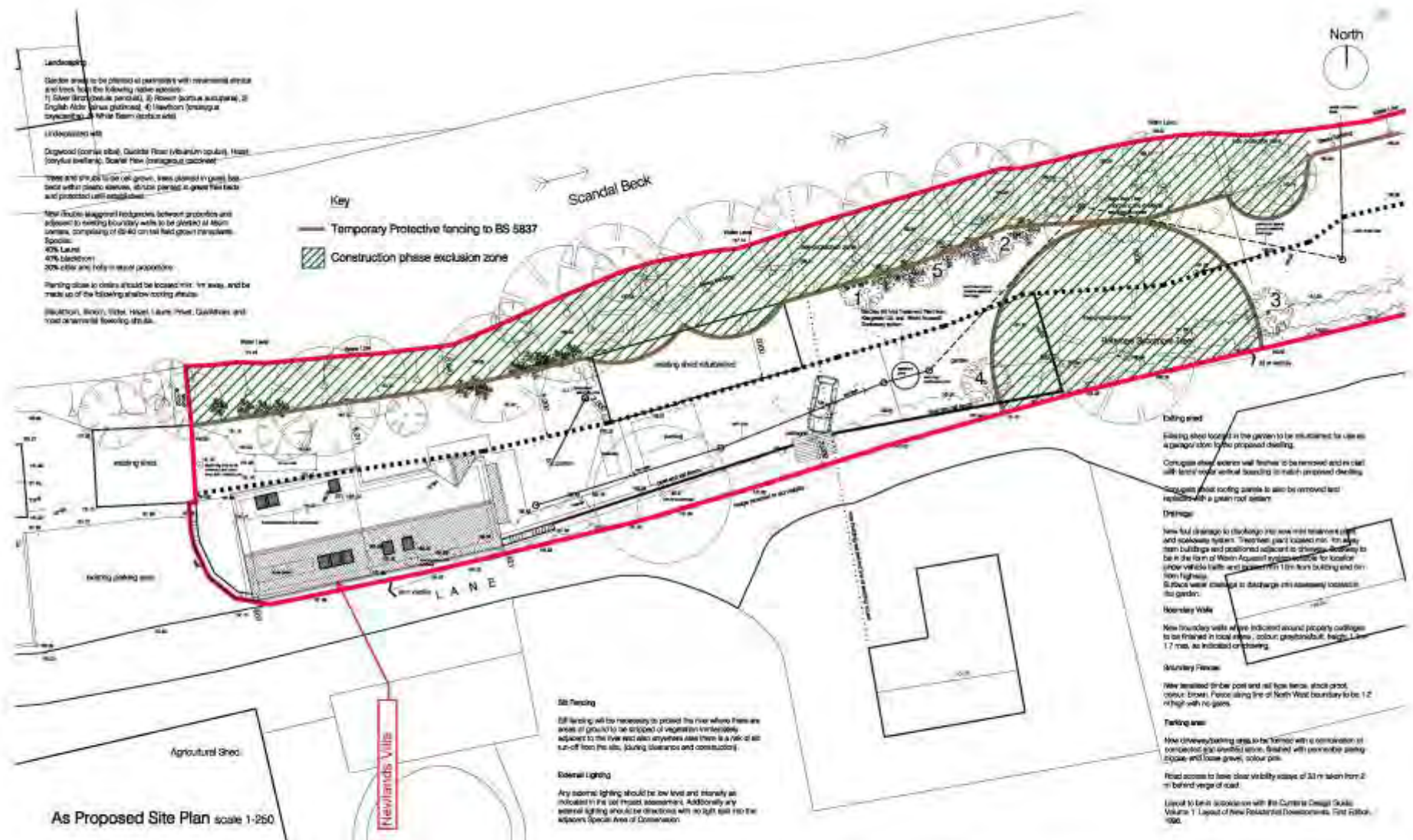
As Proposed Site Plan 1-250

<p>Notes</p> <p>A 25-01-15 L101 Registered</p> <p>B 25-01-15 L102 Registered to OS Data 00</p> <p>C 25-01-15 L103 Registered to OS Data 00</p> <p>D 25-01-15 L104 Registered to OS Data 00</p> <p>E 25-01-15 L105 Registered to OS Data 00</p>	<p>Graham K Norman Architect CHARTERED PRACTICE 5/17 MELBROOK 5/17 MELBROOK ROAD SOUTH BARNS ROAD, SOUTH BARNS ROAD, LEEDS LS10 2JG 0113 275 1111 0113 275 1111 gkn@gnkarchitect.co.uk</p>	<p>AS PROPOSED SITE PLAN</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT SITE ADJACENT TO BARNEY SCAR, SOULBY</p> <p>SCALE DEVELOPMENTS</p>	<p>04/11/15 QS 1-250@A3</p> <p>110-137D-02 E</p>
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<small>SCALE: SEE PLAN FROM THIS DRAWING THIS DRAWING IS CONTINUED ON</small>	110-137D-08	Graham K Norman Architect <small>CHARTERED PRACTICE</small> UNIT 4 HEPSCREE 1200 STAMFORD ROAD 10000 BURNING WOOD WIMBORNE, DORSET BH9 4JG TEL: 01202 750000 FAX: 01202 750001 www.gkn.co.uk	AS EXISTING SITE PLAN PROPOSED RESIDENTIAL DEVELOPMENT SITE ADJACENT TO BARLEY SCAR, SOULBY MR BRATHWAITE AND MS TELFER	110-137D-08 1-250@A1 WJC 110-137D-08
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Landscaping
 Garden areas to be planted at proximity with ornamental shrubs and trees from the following table opposite:
 1) Silver Birch (*Betula pendula*), 2) Flowering Quince (*Floeribunda*), 3) English Alder (*Alnus matricaria*), 4) Hawthorn (*Spiraea alba*), 5) Whitebeam (*Sorbus alba*)

Unvegetated area
 Driftwood (ornamental), Dandelion (ornamental), Hazel (*Corylus avellana*), Scaevola (ornamental)

Trees and shrubs to be cut down, trees placed in grass but back with plastic sheath, shrubs planted in grass but back and protected with eggshells

New (double staggered) hedgerows between properties and adjacent to existing boundary walls to be planted at 10m centres, comprising of 50-60 cm tall field grown transplants:
 Species:
 40% Laurel
 40% Blackthorn
 20% other and fully mature proportions

Fencing close to drains should be located min. 1m away, and be made up of the following at below zoning areas:
 (Boundary, Back, Side, Front, Lane, Post, Gateways and road kerbside fencing etc.)

Key
 — Temporary Protective fencing to BS 5837
 Construction phase exclusion zone

Site Fencing
 All fencing will be necessary to protect the river where there are areas of ground to be stripped of vegetation immediately adjacent to the river and also anywhere else there is a risk of soil run-off from the site, during clearance and construction.

External Lighting
 Any external lighting should be low level and directly adjacent to the site front boundaries. Additionally any external lighting should be directional with no light spill into the adjacent Special Area of Conservation.

Dripping eaves
 Dripping eaves located in the garden to be maintained for use as a pergola structure for the proposed decking.

Concrete eaves water fall finishes to be removed and in their place fitted with vertical boarding to match proposed decking.

Concrete eaves roofing panels to also be removed and replaced with a green roof system.

Drainage
 New full drainage to discharge into new river treatment plant and soakaway system. Treatment plant located min. 10m away from buildings and soakaway adjacent to drainage. Drainage to be in the form of Main-Accessed engineering for localities (under vehicle traffic and pavement) 10m from building and 20m from highway.

Concrete water channels to discharge into soakaway located in garden.

Boundary Walls
 New boundary walls where indicated around property outcrops to be finished in local stone, colour grey/stone/brick, height 1.7m, as indicated on drawing.

Boundary Fences
 New treated timber post and rail type fence, stock proof, opaque brown. Fence along line of North-West boundary to be 1.2m high with no gaps.

Parking area
 New driveway/parking area to be formed with a combination of compacted granulated stone, finished with permeable paving (space and loose gravel), colour grey.

Final access to have clear visibility triangle of 30m taken from 2m behind verge of road.

Layout to be in accordance with BS Current Design Guide Volume 1 Layout of New Residential Developments, First Edition, 1990.

As Proposed Site Plan scale 1:250

<p>DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©</p>	<p>Revisions</p> <table border="1"> <tr> <td>A</td> <td>24-08-05</td> <td>Site plan and elevations, notes amended. WJC</td> </tr> <tr> <td>B</td> <td>28-08-05</td> <td>Site indicated. WJC</td> </tr> <tr> <td>C</td> <td>24-11-05</td> <td>Amendments following comments received from Environment Agency and fire authorities. WJC</td> </tr> </table>	A	24-08-05	Site plan and elevations, notes amended. WJC	B	28-08-05	Site indicated. WJC	C	24-11-05	Amendments following comments received from Environment Agency and fire authorities. WJC	<p>Graham K Norman Architect CHARTERED PRACTICE 1017 & 1020 GREENWAY ROAD SEEN BUSINESS PARK PERMETH, DUMFRIES G4 1 8PW 01786 66278 gkn@gkarnorman.co.uk</p>	<p>AS PROPOSED SITE AND LANDSCAPING PLAN 15-09-05 WJC 1-250@A3</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT SITE ADJACENT TO BARNEY SCAR, SOULBY 110-137D-09 C</p> <p>MR BRAITHWAITE AND MS TELFER</p>	<p>15-09-05 WJC 1-250@A3 110-137D-09 C</p>
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