

1, 2 and 3 Hackberry Bank, Elm Terrace, Penrith

STREET NAMING AND NUMBERING APPLICATION
 Planning Ref: 15/0402
 SNN Ref: 16/0146

Erection of Three Dwellings at
 Elm Terrace, Penrith

Grid Ref: 351,382 185
 530,153,500

1, 2 & 3
 Hackberry Bank
 Elm Terrace
 Penrith
 CA11 7LB

APPROVED



Proposed Development

Full planning permission sought for a row of 3 new dwellings comprising the erection of three dwellings at Elm Terrace. The new plots are 2 x reserve light earth lots located at 180 m from the road. The lots are 2 x 13 m wide and 2 x 13 m deep. The lots are situated at the rear of the site and are separated from the road by a 2.13 m wide strip of land. The lots are situated at the rear of the site and are separated from the road by a 2.13 m wide strip of land.

The new development is partially dug into the site in order to comply with property provisions to the existing topography and level levels and meet aesthetic entrance criteria.

Details

Existing garage, bathroom and store wing to the North East elevation to be carefully taken down and removed from site.

Site levels to be reduced to accommodate the new development. All details to be reviewed from site.

Parking Spaces

Existing dropped kerb along road side to be extended to allow for vehicle access to the parking space (2 car parking). Existing kerb side parking to be removed and replaced with a new kerb side parking space (2 car parking) to be provided in accordance with the requirements of the Local Government Act 1995. The new kerb side parking space to be provided in accordance with the requirements of the Local Government Act 1995.

Demolition to be limited to perimeter line of existing concrete parking blocks and to a maximum extent compatible with standards to all hard surfaces, drainage and footpaths.

Drainage

New full drainage to discharge into the existing public sewer (main) connecting to a manhole located between the site and Elm Court to the South East. Existing manhole to be replaced at existing regulation depth. Alternative connection to existing combined drain to be made in front of the site on the Highway with new concrete drain at connection point.

Service water drainage to be provided on site in accordance with SUDS provisions. Details to be provided to the satisfaction of the Council.

Detail design to be carried out at Building Regulation stage by a suitably qualified drainage engineer.

Boundary Fences

Existing fence post and rail fence to the South West and South East edge of the proposed site to be replaced.

New timber post and rail fence to be provided to be designed to suit the site. Existing fence to be replaced with a new fence to be designed to suit the site. Existing fence to be replaced with a new fence to be designed to suit the site.

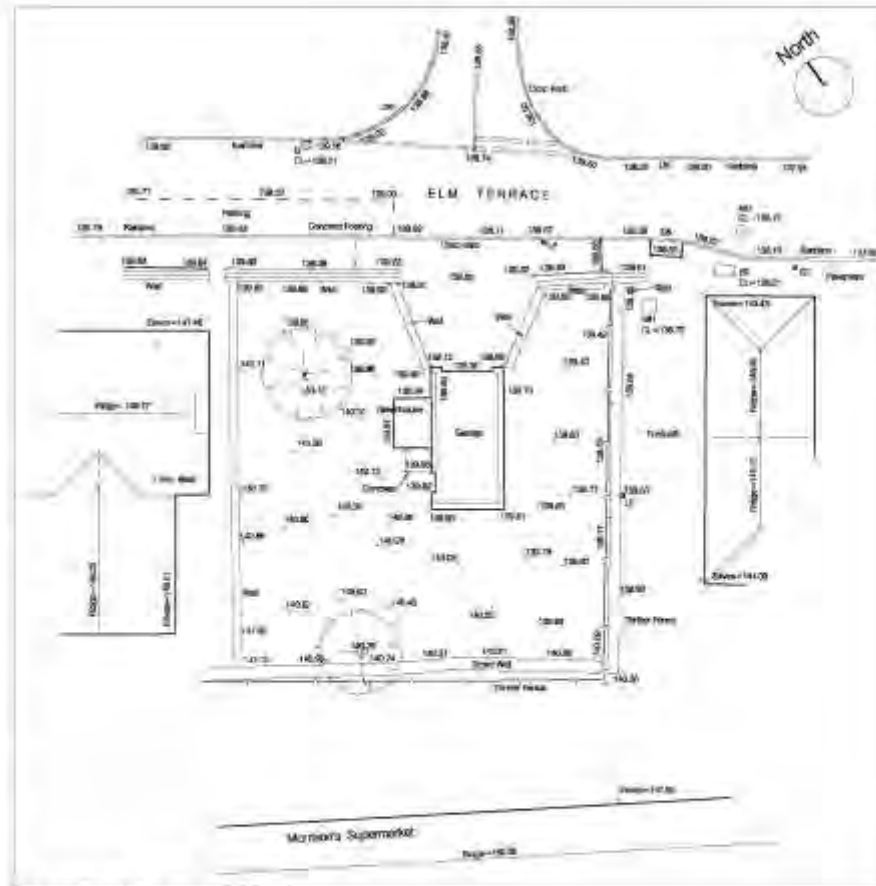
Existing fence boundary with adjacent North East boundary to be carefully taken down as required to accommodate access for parking and visibility. Stone wall along the 18 m wide strip of land is separating the existing street from the proposed development.

Boundary Walls

| | | | |
|---|--|--|--|
| <p>TO BE USED TO IDENTIFY DRAWINGS THIS DRAWING IS COPYRIGHT ©</p> | | <p>Graham K Norman CHARTERED PRACTICE ARCHITECT</p> <p>14/11/2015 14/11/2015 14/11/2015 14/11/2015</p> | |
| <p>As Proposed Site Plan scale 1:200</p> | | <p>AS PROPOSED SITE PLAN</p> <p>SITE ADJACENT TO 1 ELM BANK, ELM TERRACE, PENRITH PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>THE LATE DONALD RICHARDSON WILL TRUST</p> | |
| <p>Legend</p> <p>A 1:100-1:500 B 1:500-1:1000 C 1:1000-1:2000 D 1:2000-1:5000</p> <p>Diagonal hatching and purple CS Vastly white hatched areas of the main ground Proposed road CS Proposed driveway CS Proposed fence CS</p> | | <p>14/11/2015 14/11/2015 14/11/2015 14/11/2015</p> <p>1:500@A3 1:200@A4</p> <p>114-111-02 D</p> | |



Location Plan scale 1:120



As Existing Site Plan scale 1:200

DO NOT SCALE FROM THIS DRAWING
THIS DRAWING IS COPYRIGHTED

Graham K Norman Architect
 CHARTERED PRACTICE
 10711 150/150/20
 300/150/150/20
 10711 150/150/20
 300/150/150/20
 10711 150/150/20
 300/150/150/20
 www.gknorman.co.uk

AS EXISTING SITE AND LOCATION PLAN
 SITE ADJACENT TO 1 ELM BANK, BLUEBELL TERRACE, POWERTON
 PROPOSED RESIDENTIAL DEVELOPMENT
 THE LATE DONALD RICHARDSON WILL TRUST

20-01-15
 1-200/043
 1-120/043
114-111-01