

DEVELOPMENT CONTROL PANEL

7 August 2019

Item: 4

Application No.:	19/01277/FULL
Location:	4 - 5 Turks Head Court Eton Court Eton Windsor
Proposal:	Construction of second floor with mansard roof to create 4 x one bedroom flats and 1 x two bedroom flat, external alterations to existing building to include rendered exterior and alterations to fenestration.
Applicant:	Mrs Quinlan
Agent:	Mr Duncan Gibson
Parish/Ward:	Eton Town Council/Eton And Castle

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed extensions are considered to be in keeping with the character and appearance of the area and would not cause harm to the Conservation Area. The proposal complies with policies DG1 and CA2 of the Local Plan (LP), policy HD3 of the Neighbourhood Plan (NP), paragraph 126 of the National Planning Policy Framework (NPPF), and policy HE1 of the Borough Local Plan (BLP).
- 1.2 The development results in a reduction in the number of bedrooms due to the loss of the existing HMO (house in multiple occupation) and as such the number of people at risk of flooding will also likely reduce. The development does not increase ground covered area and as such there will be no loss of flood plain storage. A low hazard escape route cannot be provided, although this is an existing situation and the number people at risk from flooding, as set out above, is likely to reduce. The Environment Agency have commented on the application and do not object provided the development is carried in accordance with the flood risk assessment and the mitigation measures it details. The proposal is considered to comply with policy F1 of the LP; policy EN3 of the NP; paragraphs 158, 159, 160 and 163 of the NPPF; and policy NR1 of the BLP.
- 1.3 It is considered that sufficient distance would be maintained between the proposed building and the neighbouring properties, and it is not considered that the proposal would result in an unacceptable loss of light, outlook or privacy for any neighbouring properties. In terms of the residential amenity afforded to the future occupiers of the proposed flats, the floor area of some of the flats is fairly small, however the layouts are good and useable and the amount of space would provide a better standard of amenity when compared to the existing HMO.
- 1.4 Under current parking standards the proposed development generates a requirement for 3 car parking spaces (0.5 spaces per 1 bed unit and 1 space for the 2 bed unit in an area of good accessibility). The site plan shows that 5 spaces will be provided and that a refuse and cycle storage area will also be provided on site. It was originally proposed to provide 6 car parking spaces on site, however one of the spaces was removed to accommodate the refuse and cycle storage areas.

It is recommended the Panel grants planning permission with the conditions listed in Section 13 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Bowden due to discussions held with local groups and Eton Town Council representatives.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The application site is 4-5 Turks Head Court in Eton, which is located to the rear of Eton High Street and accessed via Eton Court/Meadow Lane. Numbers 4 and 5 Turks Head Court were originally two apartments, although in recent years number 5 has been let as a dwelling in multiple occupation. The building is of utilitarian design with a flat roof and finished in brick, some of which is painted white. The application site is accessed via a driveway which runs adjacent to number 6 and 7 Turks Head Court and leads to an area of hardstanding which currently serves as an informal parking area. The application site is within the Eton Conservation Area and Flood Zone 3, which is an area considered to be at high risk of flooding.

4. KEY CONSTRAINTS

4.1 The key constraints relating to the application site are:

- 1 Flooding, and
- 2 Eton Conservation Area

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 The application proposes to extend the building to create a second floor with a mansard style roof, and convert the property into 5 flats. It is proposed to create 2 x 1 bedroom flats across both ground and first floors, and a 2 bedroom flat at second floor. The proposal will be provided with 5 car parking spaces within the site, with one space allocated to each of the flats.

5.2 The application site has been subject of two recent planning applications. The most recent of these is 18/03745 which was approved in March of this year.. The main difference is the increase in the number of flats from 3 to 5.

Reference	Description	Decision
18/00961/FULL	Construction of mansard roof to create second floor to flat 2 and external alterations to existing building to include rendered exterior and alterations to fenestration.	Permitted – 25.06.2018
18/03745/FULL	Construction of second floor with mansard roof to create one bedroom apartment, external alterations to existing building to include rendered exterior and alterations to fenestration.	Permitted – 14.03.2019

6 DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

Issue	Adopted Local Plan Policy
Design in keeping with character of area	DG1
Acceptable impact on the conservation area	CA2
Acceptable impact on nearby occupiers	H11
Sufficient parking space available	P4
Does not increase flood risk	F1

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Adopted Eton and Eton Wick Neighbourhood Plan (2016-2036)

Issue	Neighbourhood Plan Policy
Housing developments	HD1, HD2
Development within Eton	HD3
Transport and car parking	TI1, TI2
Bicycle parking	TI3
Flooding	EN3

These policies can be found at

https://www3.rbwm.gov.uk/info/200209/planning_policy/477/neighbourhood_plans/2

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

- i. Section 4- Decision-making
- ii. Section 9- Promoting Sustainable Transport
- iii. Section 12- Achieving well-designed places
- iv. Section 14- Meeting the challenge of climate change, flooding and coastal change
- v. Section 16- Conserving and enhancing the historic environment

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Impact on the historic environment	HE1
Manages flood risk and waterways	NR1
Makes suitable provision for infrastructure	IF1
Promotes sustainable transport	IF2

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Supplementary Planning Documents

- RBWM Interpretation of Policy F1

Other Local Strategies or Publications

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

46 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 04.06.2019

3 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Concerns that not all of the residents with an ownership interest in the access road/driveway have been notified, and that the parking spaces will obstruct the right of access.	Parking and access issues have been considered in paragraphs 9.16 and 9.17 – The agent has confirmed that all parties with an ownership interest in the application site have been notified.
2.	Concerns with the loss of the garden and the increase in impermeable surface and flood risk.	Paragraph 9.10
3.	Concerns that the parking in excess of the maximum standards is being provided, which indicates an overdevelopment of the site.	Paragraph 9.17
4.	Concerns that cycle and refuse storage facilities have not been provided – Bins will have a significant visual impact on the conservation area.	Paragraph 9.16
5.	Concerns that the proposal does not comply with the building regulation standards with regards to fire safety.	This is not a material planning consideration.
6.	Concerns with the scale and bulk of the property.	Paragraph 9.6
7.	Concerns that there is inadequate parking.	Paragraph 9.16
8.	Concerns with the impact of the proposal on the Conservation Area	Paragraph 9.6

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	The development will only meet the National Planning Policy Framework requirements if the development is carried out in accordance with the flood risk assessment – recommends that this is conditioned.	Noted – Condition has been included.

Consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	Recommends conditions relating to construction working hours and delivery and collection hours.	These issues are not dealt with under planning legislation – noise/disturbance complaints should be directed to the Council's

		Environmental Protection team.
Conservation	The proposed alterations will not cause harm to the character and appearance of the area.	Paragraph 9.6

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i The impact on the character of the area and the conservation area
- ii The impact on flooding
- iii The impact on residential amenity
- iv The impact on parking

The impact on the character of the area and the conservation area

9.2 RBWM Local Plan (LP) Policy CA2 advises that within a Conservation Area development should preserve or enhance the character or appearance of the area, and requires extensions or alterations to existing buildings to be of a high design standard which is sympathetic in terms of its siting, proportion, scale, form, height, materials and detailing to adjacent buildings and the character of the area in general. Policy DG1, which sets out design standards for development across the Borough in general is consistent with this.

9.3 National Planning Policy Framework (NPPF) paragraph 126 advises that new development should make a positive contribution to local character, and at paragraph 193 that great weight should be given to the conservation of designated heritage assets. Policy HE1 of the emerging Borough Local Plan (BLP) places similar emphasis on preserving and enhancing the historic environment in a way which is appropriate to its significance.

9.4 Specific to Eton, policy HD3 of the adopted Eton and Eton Wick Neighbourhood Plan (NP) states that 'In the Conservation Area, or well-established areas sensitive to change, the design of new development should match details such as storey heights, window design, window style/heights, and groundwork and paving, where these contribute to historic distinctiveness and identity'.

9.5 Turks Head Court is situated within Eton Conservation Area to the west of the High Street. The buildings in this area show a mix of styles with a proportion being modern residential development from the 20th Century resulting from the expansion of Eton High Street. Turks Head is a modern, flat roofed, two storey, and white rendered development, with Atherton Court to its south and Regency Court to its north. Atherton Court is flat roofed 60's development with four storeys and Regency House is 3 storeys with a lead mansard roof and dormers behind a brick parapet.

9.6 The proposal under the current application seeks to add a mansard style roof, replace the existing windows, and improve the facade generally. Although there will be an increase in the height of the building, the proposed roof is not out of keeping with the area where mansard roofs are seen on many modern developments. In conclusion the proposed alterations will not cause harm to the character and appearance of the Conservation Area, and the proposal complies with policies DG1 and CA2 of the LP, policy HD3 of the NP, paragraph 126 of the NPPF, and policy HE1 of the BLP.

The impact on flooding

9.7 The application site is located within Flood Zone 3 which is an area considered to be at high risk from flooding (i.e. a 1 in 100 or greater annual probability of river flooding (>1%).

- 9.8 Paragraph 163 of the National Planning Policy Framework sets out that where appropriate applications should be supported by a site specific flood risk assessment. The flood risk assessment should demonstrate that flood risk will not be increased elsewhere and that flood risk can be safely managed on site. Where appropriate the sequential and exceptions tests should also be applied. The sequential test aims to steer development to areas of lowest flood risk and reduce the number of people and properties within the flood zone. The sequential test is considered to be passed in this instance as although the proposal would increase the number of properties within the building the number of bedrooms would be less than existing; the existing use consists of a 2 bedroom flat and a 6 bedroom HMO (House in Multiple Occupancy). Additionally permission has recently been permitted for a similar extension at this property under application 18/03745/FULL. This proposal provided 3 flats and the sequential test was considered to be passed for the same reason. Furthermore the previous permission could be implemented at any time and converted to 5 flats at a later date without the need for the sequential test. As the use of the property is remaining the same (residential) there is no change to the vulnerability classification of the building (more vulnerable). In order for the exceptions test to be passed there must be wider sustainability benefits to the community and the development must be safe for its lifetime taking account of the vulnerability of its users. This has been addressed below.
- 9.9 Policy F1 of the Local Plan sets out that development should not: Impede the flow of flood water, reduce the capacity of the flood plain to store water, or increase the number of people or properties at risk from flooding. Policy EN3 of the Neighbourhood Plan also sets out that development should not result in the increase of maximum flood levels within adjoining properties and should use mitigation appropriate to the circumstances.
- 9.10 A flood risk assessment has been submitted in support of the application. This assessment sets out that that EA modelled data suggests the site does not flood during the present day 1 in 100 annual probability flood event, although it is shown to be affected by flood levels of 20.67 AOD when a 35% allowance for climate change is factored in, which is approximately 0.25m above external ground levels. The site is shown to be at very low risk of flooding from all other sources. The development relates to the creation of 5 flats but as discussed above the number of bedrooms is reducing and therefore the number of people at risk of flooding will likely reduce as well. An additional flat is being created at ground floor, where flood risk is highest, although this is being achieved by subdividing an existing flat and there will be no increase in the number of bedrooms. The development does not increase ground covered area and as such there will be no loss of flood plain storage. A resident has raised concerns with the loss of a garden area, which is to be replaced by impermeable hardstanding. However, the increase in hardstanding is considered to be minor and would have only a negligible impact on flood plain storage. As the impact on flood plain storage is considered negligible there would also be no increased risk of flooding elsewhere. Residual risk in the event of a flood that exceeds the designed/predicted flood event is low due to the development being at second floor and there being no increase in the number of bedrooms/potential occupiers at ground floor. As there is no increase in ground covered area it is not considered necessary for sustainable drainage systems to be provided.
- 9.11 An escape route has been identified by heading east to the High Street and then south onto the High Street to Windsor Bridge. During the present day 1 in 100 annual probability flood events this escape route would be dry. However, taking into account climate change this route would experience flooding of up to 0.28m which would give a hazard rating of danger for some when assuming low flood velocities. A low hazard escape route cannot therefore be provided, however the existing building is in residential use and the lack of an escape route is an existing situation. In addition, the number of bedrooms within the property will be reducing from 8 to 6, meaning the number of people living in the property is also likely to reduce. It is considered that the proposal would not increase the number of people at risk from flooding.
- 9.12 The proposal will provide wider community benefits through the generation of jobs during the course of the construction works and helping to sustain community facilities. The exceptions test is considered to be passed. The Environment Agency have commented on the application and do not object provided the development is carried in accordance with the flood risk assessment and the mitigation measures it details. The proposal is considered to comply with policy F1 of the LP; policy EN3 of the NP; paragraphs 158, 159, 160 and 163 of the NPPF; and policy NR1 of the BLP.

The impact on residential amenity

- 9.13 Paragraph 17 (f) of the NPPF sets out that places should be designed in a way which secures a high standard of amenity for all existing and future users. It is important to carefully consider the proposals impact on the living conditions of the neighbouring properties in terms of light, outlook and privacy. The existing building is sited 11 metres from the 2 storey frontage building, 6 & 7 Turks Head Court, and 10.5m from the 4 storey block of flats, Atherton Court, situated to the south of the site. The rear gardens of 3 Turks Head Court and number 97 High Street lie to the east and south east of the site. The new 'Regency House' apartments, which include a first floor rear terrace lie to the north of the site.
- 9.14 It is considered that sufficient distance would be maintained between the proposed building and the neighbouring properties, and it is not considered that the proposal would result in an unacceptable loss of light or outlook from any neighbouring properties. The proposed replacement windows would be positioned in very similar positions to the existing windows and would not result in any greater level of overlooking or loss of privacy to the neighbouring properties. Dormer windows are also proposed within the second floor extension; the dormers are positioned in the same location as the dormer windows approved under 18/03745/FULL, and it is considered that the separation distances to neighbouring properties are sufficient to prevent significant overlooking. Given the distances that would be maintained and this town centre location it is not considered that proposal would introduce an unacceptable level of overlooking or loss of privacy to any of the neighbouring properties.
- 9.15 In terms of the residential amenity afforded to the future occupiers of the proposed flats, the floor area of some of the flats is fairly small, however the layouts are good and useable and the amount of space would provide a better standard of amenity when compared to the existing HMO. No outdoor amenity space is provided to the flats, although this is considered acceptable given the town centre location and the proximity of public open space.

The impact on parking

- 9.16 The property currently benefits from a vehicular access off Eton Court Road which serves the existing flats at 4 & 5, 6 & 7 Turks Head Court and 1 – 3 Turks Head Court situated at the rear. The proposal would not affect the existing access arrangements or visibility splays. Some concerns have been raised by neighbours that the proposed parking spaces will overhang the existing driveway/access road, however from measuring the plans it can be seen that sufficient space would remain to allow cars to access all parts of the site without obstruction. The site lies within 800m from Windsor and Eton Riverside and Windsor and Eton Central train station and is therefore considered to be in an accessible location. The building currently consists of a 2 bedroom flat on the ground floor and 6 bedsits on the first floor. This will be replaced by 4 x 1 bedroom flats across the ground and first floor and a 2 bedroom flat on the second floor. Under current parking standards this means 3 car parking spaces would need to be provided (0.5 spaces per 1 bed unit and 1 space for the 2 bed unit in an area of good accessibility). It was originally proposed to provide 6 car parking spaces on site, however it is considered important for cycle and refuse stores to be provided on site now that the proposal is for 5 flats. As the proposal is oversubscribed on parking against the Borough's standards the decision was made to remove one of the spaces to accommodate a dedicated refuse and cycle store area on site (see amended site plan - 2486-PL-201 rev C).
- 9.17 A resident has pointed out that the Borough's parking standards are maximum standards and therefore the development is oversubscribed for parking, however with the exception of space 2 all spaces are on areas of existing hardstanding. More than 3 spaces can be provided on site therefore regardless of whether the spaces are formally marked out or not. As with the previous applications it is considered necessary to include a condition removing permitted development rights to prevent the premises being used as an HMO as this could result in additional parking being required.

Other Material Considerations

Housing Land Supply

- 9.18 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 9.19 Footnote 7 of the NPPF (2019) clarifies that:

'out of date policies include, for application involving the provision of housing, situations where the local planning authority cannot demonstrate a five year housing land supply of deliverable housing sites (with the appropriate buffer..)

- 9.20 The BLPSV is not yet adopted planning policy and the Council's adopted Local Plan is more than five years old. Therefore, for the purposes of decision making, currently the starting point for calculating the 5 year housing land supply (5hyr hls) is the 'standard method' as set out in the NPPF (2019).

- 9.21 At the time of writing, the Council is able to demonstrate 4.62 years of housing land supply. Therefore, for the purpose of this planning application the LPA currently cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).

- 9.22 The proposed development will not have any adverse impacts on any protected areas as identified in footnote 6 of paragraph 11 d (i) of the NPPF. As such there is no clear reason for refusing the application as per paragraph 11 d(i) and paragraph d(ii) commonly known as the 'Tilted Balance' is engaged. The assessment of this and the wider balancing exercise is set out below in the conclusion.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 The development is CIL liable. The chargeable floor space is 60sqm.

11. PLANNING BALANCE AND CONCLUSION

- 11.1 Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. As set out in paragraphs 9.20 to 9.22 for the purposes of considering this planning application the Council cannot currently demonstrate a rolling five years housing land supply against the NPPF (2019) and in this instance the so-called tilted balance is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 11.2 However such an assessment is considered to be academic. This is because for the reasons set out above, Officers are of the view that if this application is determined in accordance with the normal test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

12. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Local Plan Policy CA2.
- 3 Prior to the installation of proposed windows and doors, details of the external finishes of the windows and doors, together with detailed drawings of the windows, doors, sill and header designs (including drawings showing typical depth of reveals) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows and doors shall be installed and maintained as approved.
Reason: In the interests of the visual amenities of the area. Local Plan Policy CA2
- 4 No part of the development shall be occupied until the vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1
- 5 Prior to the occupation of the dwellings the cycle storage facilities shall be provided in accordance with the approved drawing. These facilities shall thereafter be maintained and retained and kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1
- 6 Prior to the occupation of the dwelling the refuse storage facilities shall be provided in accordance with the approved drawing. These facilities shall thereafter be maintained and retained and kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.
- 7 There shall be no raising of existing ground levels on the site.
Reason: To prevent the increased risk of flooding elsewhere due to impedance of flood flows and reduction of floodwater storage capacity. Relevant Policies - Local Plan F1.
- 8 Any new or replacement hard surfaces shall be made of porous materials and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To reduce the risk of flooding - Relevant policy: Local Plan F1
- 9 The development shall be carried out and maintained in accordance with the submitted flood risk assessment (ref. Flood Risk Assessment, dated May 2019 by Peter Brett Associates for Stantec) and the flood resilience and resistance measures as detailed in paragraph 6.2 (Flood Resistance and Resilience) of the FRA. These mitigation measures shall be fully implemented prior to occupation.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with paragraph 162 of the National Planning Policy Framework and policy NR1 of the submission version of the emerging Borough Local Plan.

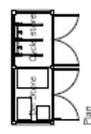
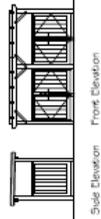
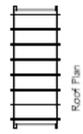
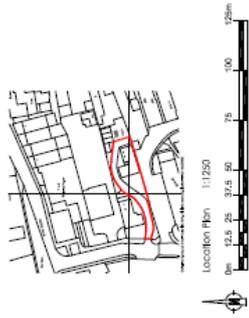
- 10 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development shall not be used for a use falling within Use Class C4 (houses in multiple occupation) without planning permission having first been obtained from the Local Planning Authority.

Reason: To ensure that adequate car parking is maintained and provided on site. Relevant Policies - Local Plan P4.

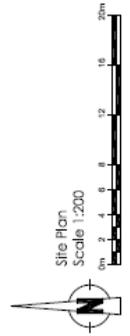
- 11 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Appendix A—Site location plan and site layout



BIN AND CYCLE STORE DETAILS



Appendix B—Plan and elevation drawing

