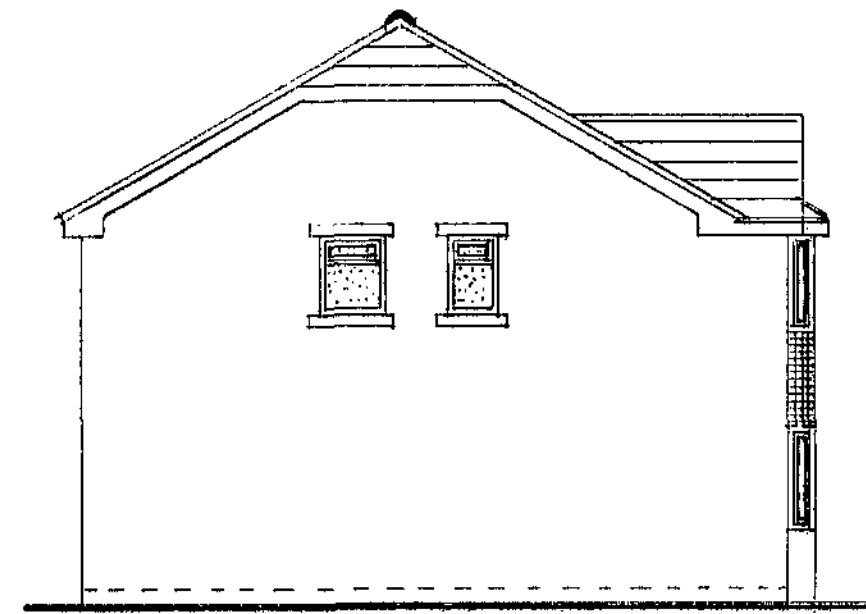


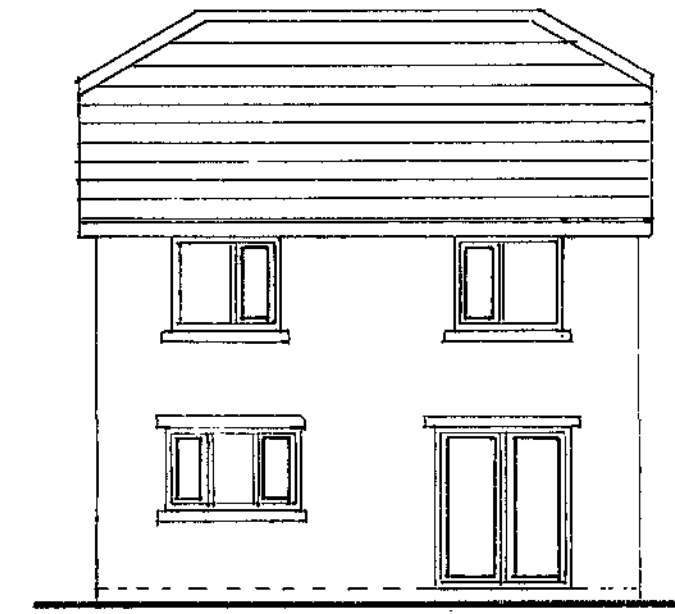
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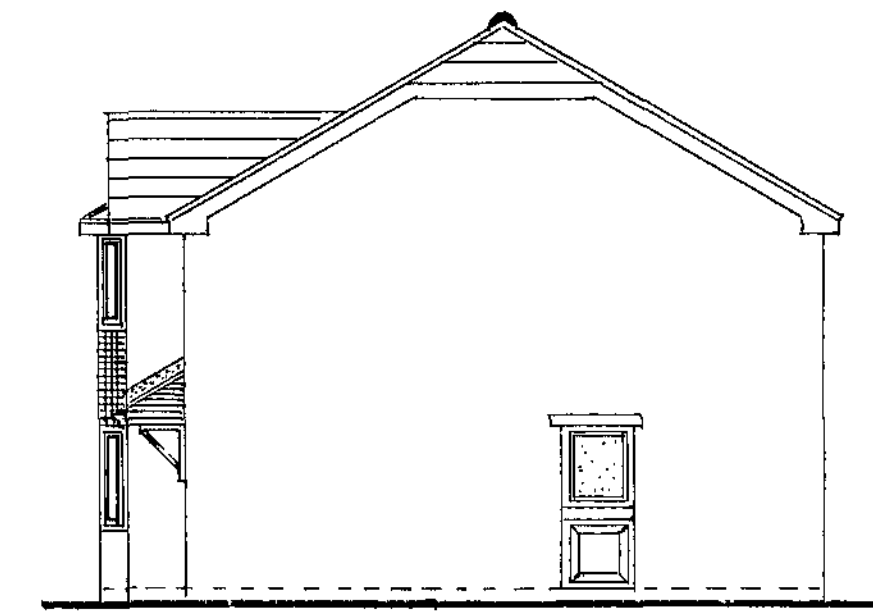
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION A

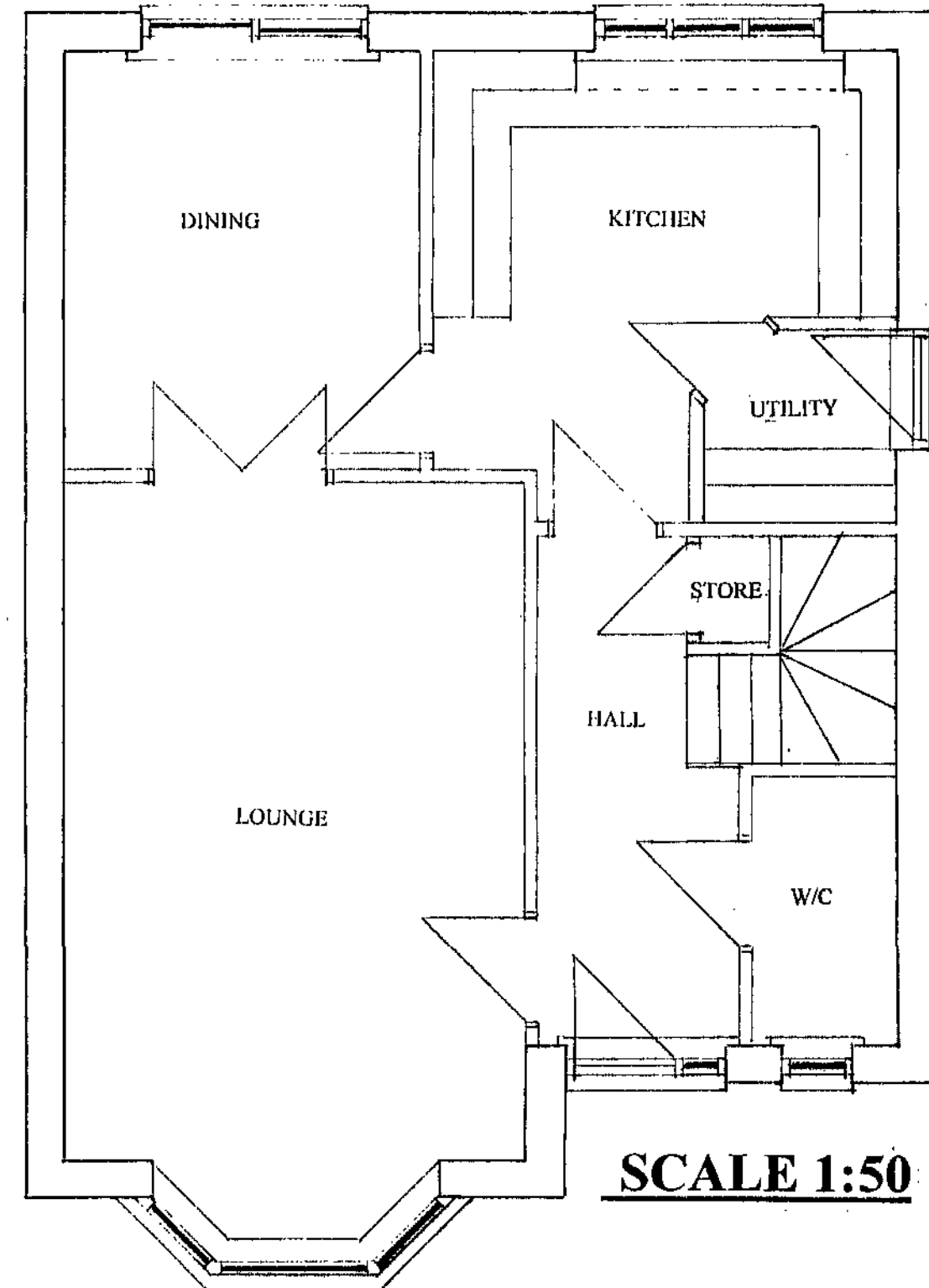


PROPOSED REAR ELEVATION



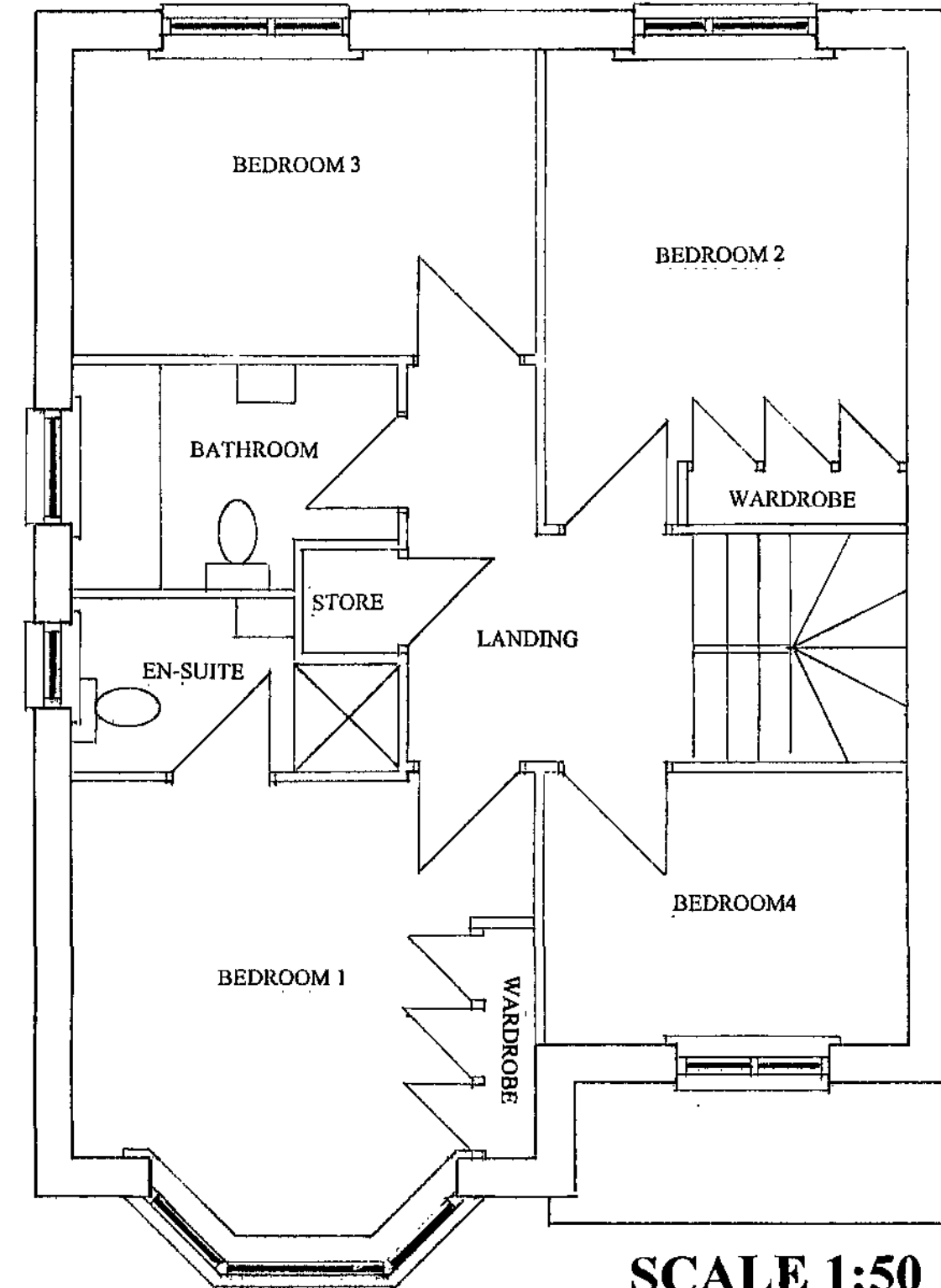
PROPOSED SIDE ELEVATION B

SCALE 1:100



SCALE 1:50

PROPOSED GROUND FLOOR LAYOUT



SCALE 1:50

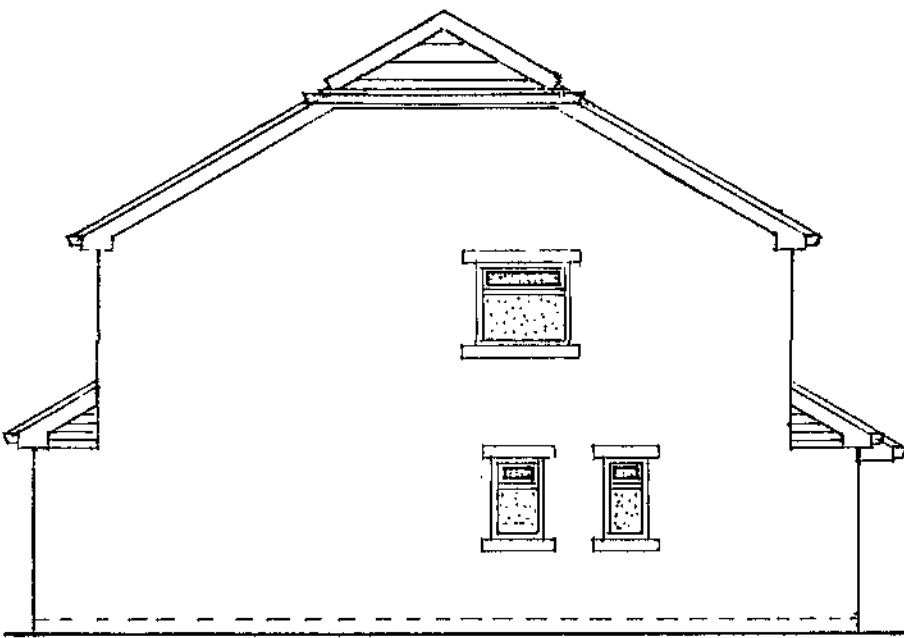
PROPOSED FIRST FLOOR LAYOUT

PROPOSED HOUSE TYPE B
TWO STOREY 4 BEDROOM
DETACHED HOUSE

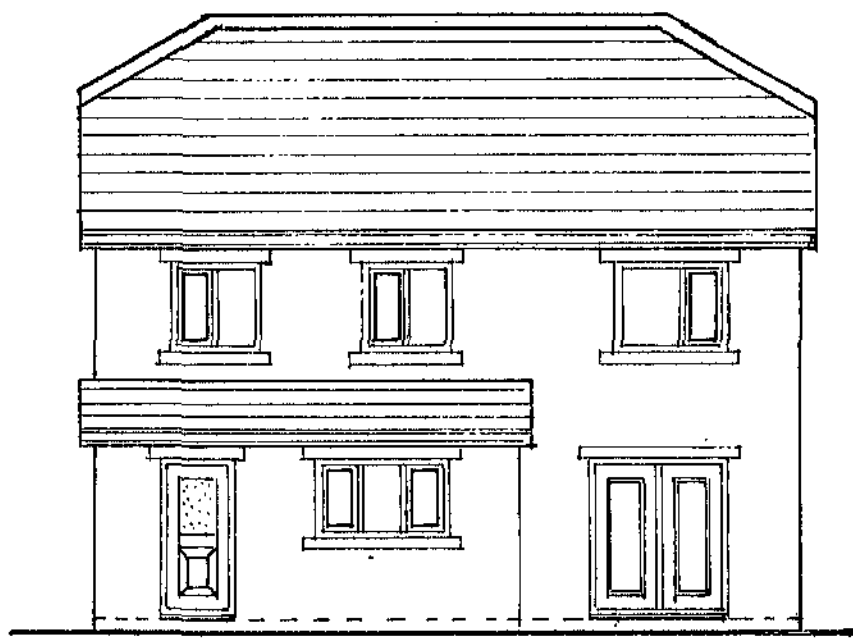
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PROPOSED FRONT ELEVATION

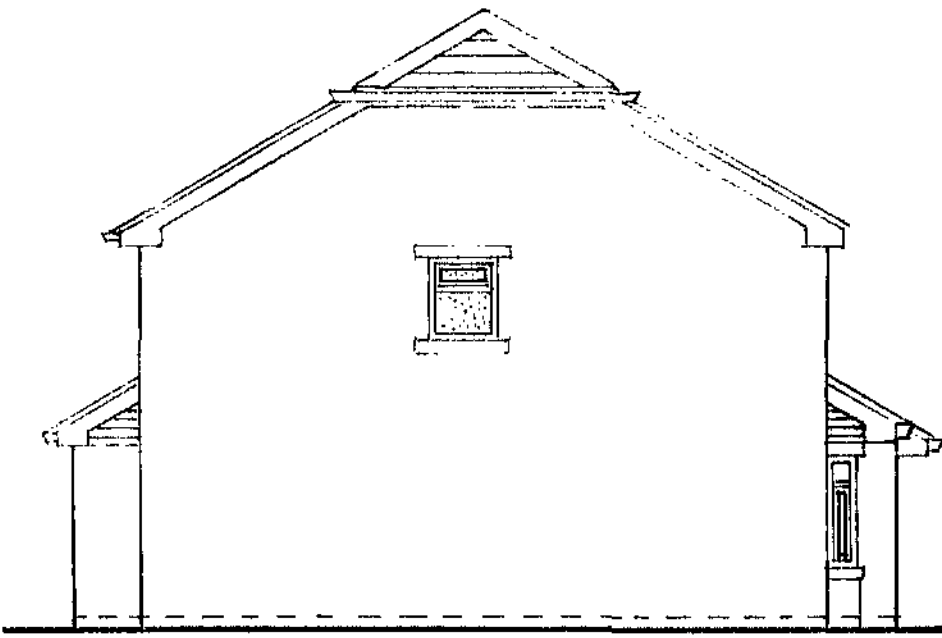


PROPOSED SIDE ELEVATION A



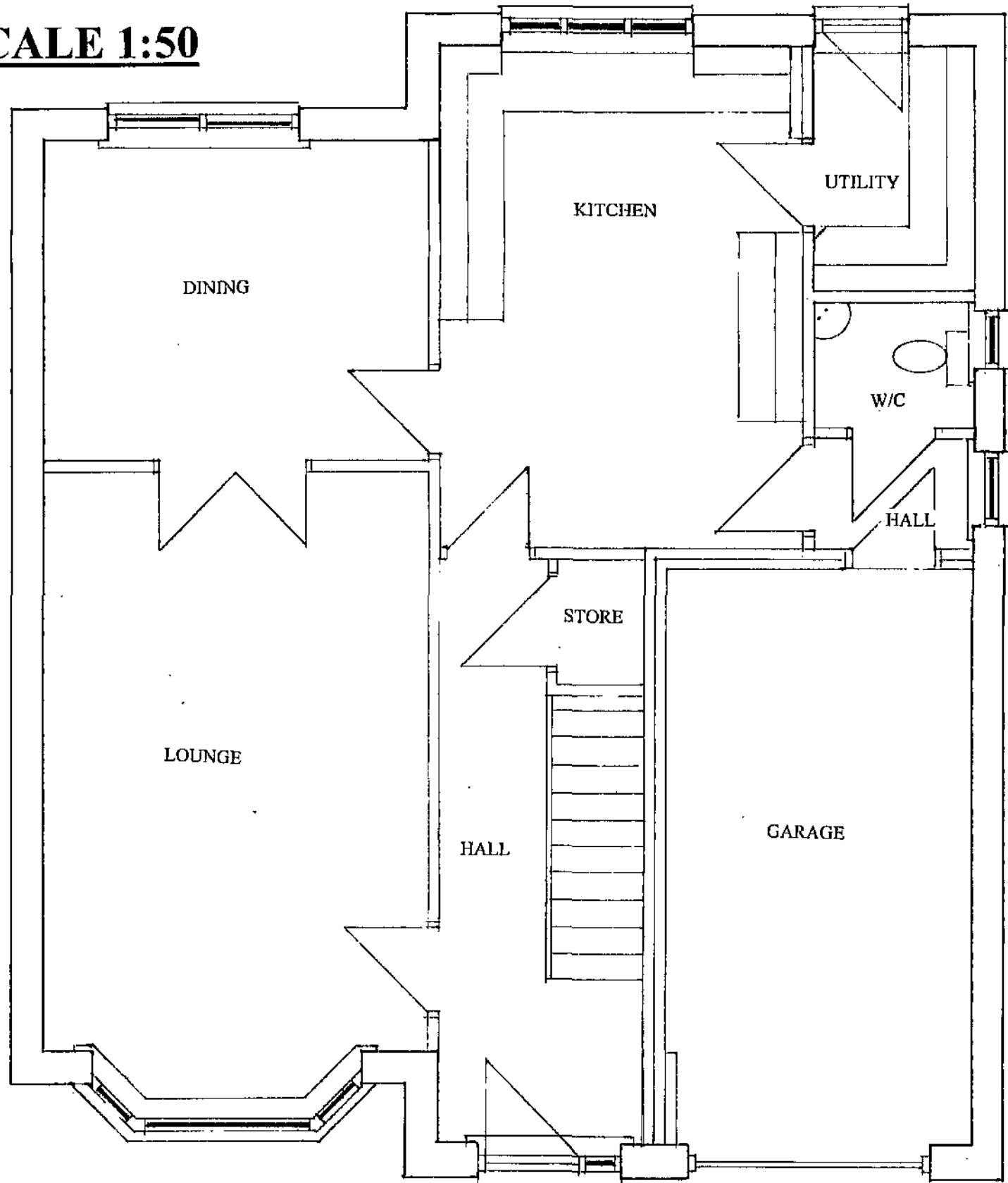
PROPOSED REAR ELEVATION

SCALE 1:100



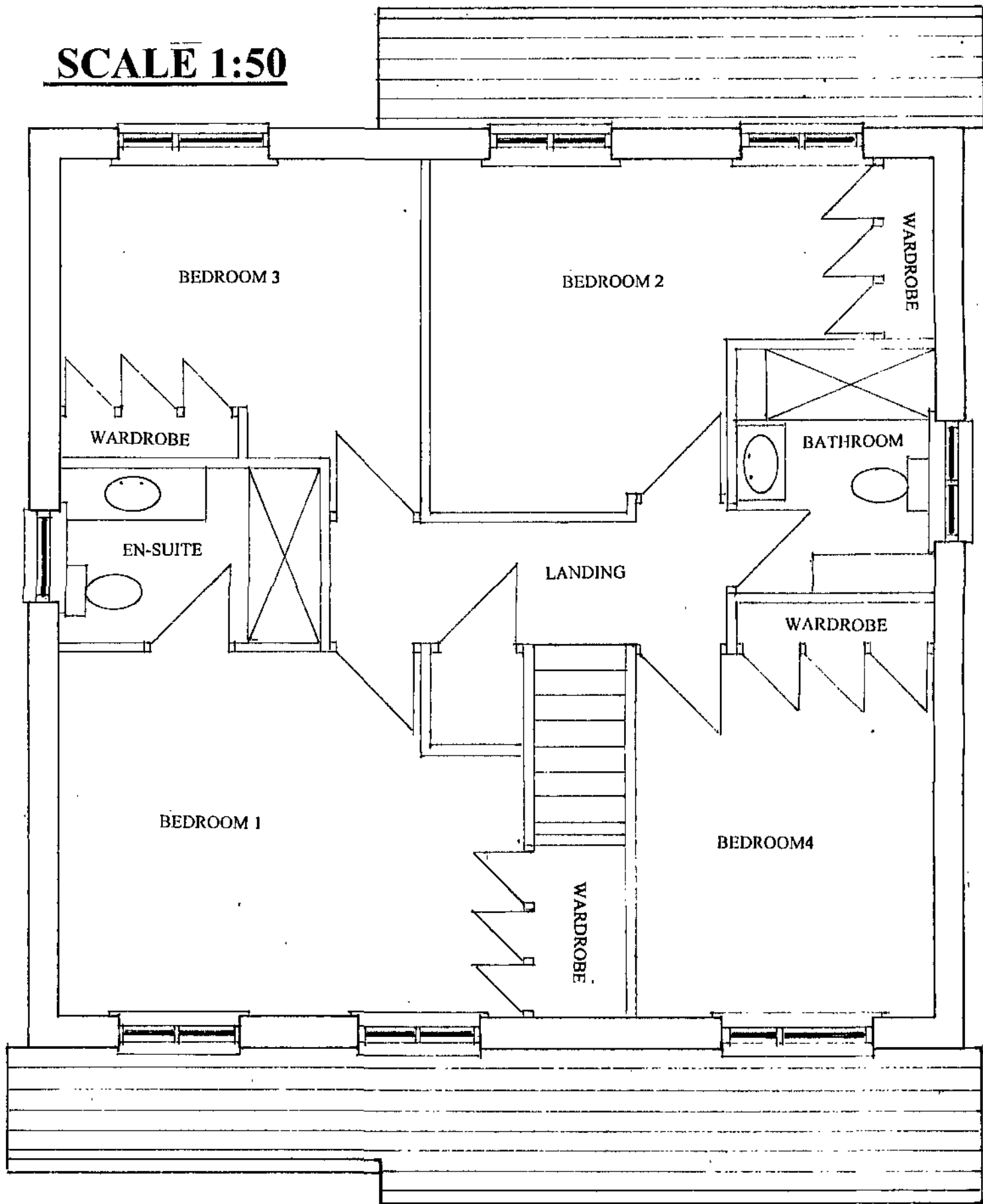
PROPOSED SIDE ELEVATION B

SCALE 1:50



PROPOSED GROUND FLOOR LAYOUT

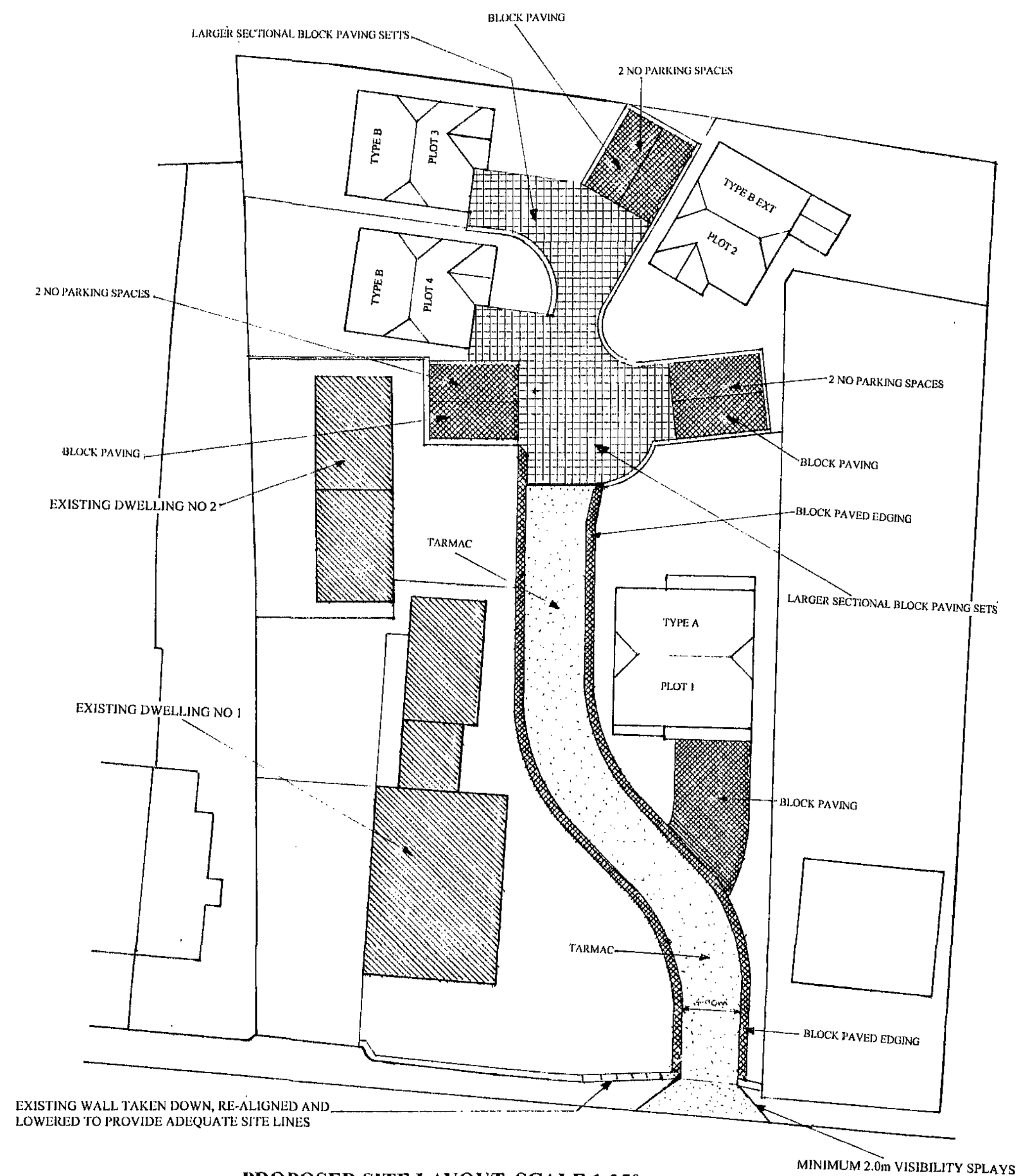
SCALE 1:50



PROPOSED FIRST FLOOR LAYOUT

PROPOSED HOUSE TYPE A
TWO STOREY 4 BEDROOM
DETACHED HOUSE WITH
INTEGRAL GARAGE

A
10/10/20
01/10/20



PROPOSED DEVELOPMENT OF 4 NO DWELLINGS WITHIN THE GARDEN AREA OF NO 96 CHURCH HILL ROYSTON

The proposed site which is centred on Ordinance Survey Grid Reference SE 361 100 and is located in Royston. The site is situated between Barnsley and Wakefield. The proposed site release area is approx 0.16 hectares.

The existing dwellings on site currently have a positive drainage system with rainwater down pipes appearing to discharge below ground to what I would suspect to be soak ways. There is a small number of manhole covers on site adjacent the buildings with a positive pipe system running towards Church Hill. However due to existing manhole levels they will not be suitable for connection purposes in order to serve the new dwellings, therefore a new 110mm diameter foul connection to the sewer within Church Hill will have to be made under the supervision of Yorkshire Water.

The road along Church Hill adjacent the proposed development site appears to be level with no steep falls or undulations. It also has in place immediately outside the proposed development access a Traffic Calming Scheme with speed restrictions in place. Parking along this section is also restricted.

Other existing properties do lie to the North, South, East and West of the proposed site.

There is an existing 300mm diameter clay combined drainage system within the Church Hill road.

The proposed entrance area to serve the new dwellings already has drop kerbs in place as a double gate is currently in place for access to the garden area.

In respect of surface water discharge, reference will be made to Sustainable Urban Drainage Systems (SUDS) and the requirement part H3 of the Building Regulations 2000. Therefore it will necessary to make an appraisal on the site to assess infiltration rates of the natural soils below with a view to using soakaways or other percolation methods, being the preferred option, of draining surface water on site. There appears to be no suitable water course near by for surface water discharge from the proposed site.

If soakaways are not acceptable on site due to ground conditions then permission will be sought from Yorkshire Water to connect into the public combined sewer within Church Hill. This will be by means of a new 110mm diameter unrestricted dischargeable surface water drain. If the capacity of the existing 300mm diameter combined sewer is not able to accept an unrestricted discharge, then a storage tank or flow attenuation system will be included to restrict the rate of discharge into the combined sewer in order to have negligible consequences on down stream capacity.

The latest published figures for the Yorkshire area show an estimated increase of 20% rainfall over the next 50 year period. It will be necessary to make allowances for this increased rain fall in any surface water discharge.

The short length of high of wall between no 96 and 98 Church Hill including the short section of front wall up to the existing gates is all to be reduced in height down to the same level as the remainder of wall between 96 and 98 Church Hill i.e. approx 450mm high to aid adequate site lines. The wall is also to be rebuilt to allow for new 2m minimum visibility splay at the point of access into the site.

The front section of high wall to the other side of the existing gate abutting Church Hill is also to be reduced in height sufficiently allowing for diminishing sections down to 450mm high and rebuilt to allow for inward splay in order to achieve 2m minimum visibility splay at the point of access into the site.

There are no tree preservation orders on trees within the proposed site, due to the species of trees present.

High conifers on site boundaries are to be reduced in height and preserved in order to control easily and form a natural hedge boundary. The larger mature trees on site boundaries are also to remain, others are to be carefully removed along with all shrubbery areas in order to allow construction and site infrastructure works to be carried out. Proposed foundations on site are to take account of any trees that are left on site.

The proposed dwellings will be constructed in either stone work or rustic brickwork to the full satisfaction of the local Planning Department, with roof tiles to match and compliment.

There appears to be no record of flooding at this location, in fact the Environment Agency don't appear to have an assessment of flood risk to this area which would suggest that it appears to be outside the nearest flood plain south of the site location.

The new access road is to be 4.0m wide in order for vehicular movement and passing either way to be made. Adequate turning for visitors is also provided

Sufficient parking spaces are to be provided on site all as indicated on the drawings..

