



Area Of Drawing 02 & 04 Shown Shaded

AREA PRONE TO FLOODING SHOWN SHADED

MAIN ROAD

400mm
No Foul Boundary On This Line
Vergé

New Junction With Highway (Planning approval 12/01076/FULL)

REPLACEMENT BOUNDARY 1600mm HIGH BEECH HEDGE

Existing Low Boundary Wall

PEAR TREE HOUSE (dwelling)

Private Yard

Private Yard

Private Yard

GVP

paving

gravel

bins

Oil Tank

Septic Tank

GARDEN AREA

gravel

CAR PARKING AREA

gravel

EXISTING DOUBLE GARAGE

Entrance To Caravan Club Site

EXISTING BOUNDARY 2600mm HIGH EVERGREEN HEDGE

grass

EXISTING BOUNDARY 2600mm HIGH EVERGREEN HEDGE

EXISTING BOUNDARY 1600mm HIGH BEECH HEDGE

Underground Rain Water Storage Tank

New Foul Line To Existing System

EXISTING BOUNDARY 1600mm HIGH BEECH HEDGE

REPLACEMENT BUILDING 170 m² (Planning approval 12/01076/FULL)

EXISTING DOUBLE GARAGE

EXISTING 2600mm HIGH EVERGREEN HEDGE

CARAVAN CLUB REGISTERED CERTIFIED LOCATION FOR 3 VANS

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NOTES:
Existing materials
ROOF: Clay pan tiles, concrete tiles
WALLS: Painted stone and brick, brickwork
WINDOWS: UPVC opening casements
LANDSCAPE: Gravel drive, masonry boundary walls (south & west) hedge (south & east)

Existing areas:
OVERALL SITE AREA: 2,800 m²
RESIDENTIAL CURTLAGEL: 720 m²
GROUND FLOOR AREA: 67 m²
FIRST FLOOR AREA: 67 m²
TOTAL DWELLING AREA: 134 m²

Proposed materials:
ROOF: Clay pan tiles
WALLS: Painted render, brick quoins
WINDOWS: Timber opening casements

Proposed areas:
ADDITIONAL GROUND FLOOR AREA: 23.5m²
ADDITIONAL FIRST FLOOR AREA: 16.0m²
TOTAL ADDITIONAL AREA: 40m² (+27.5%)

13/12/2013
RYEDALE DM
29 OCT 2013
DEVELOPMENT MANAGEMENT

PROPOSED EXTENSION TO EXISTING DWELLING at PEAR TREE HOUSE
HELPERTHORPE, YO17 8TQ for MR & MRS MAURICE DANIEL
DRAWING 01 SITE PLAN 1:200 @A3 Rev A Oct 2013
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