

NOTES
 -Do not scale from this drawing, except for planning purposes.
 -Check all dimensions on site.
 -Subject to survey.
 -Subject to site inspection.
 -Site boundary lines are indicative only.

Notes
 Prior Approval requirements as stated within the The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020

(a)transport and highways impacts of the development - The site will contain under 10 residential units and with approx 20 habitants it will be less stress than the current restaurant use (where the restaurant had a 100 people capacity)

(b)contamination risks in relation to the new building - No contamination to the surrounding site envisaged. Demolition and construction method statements to be prepared in order to eliminated the contamination to any adjacent habitat during and after demolition and construction

(c)floodng risks in relation to the new building - No within flood risk zone

(d)the design of the new building - As per proposed drawings. Size of the building to be determined by the existing building footprint and its shape and design. Allowance for new windows and doors to suit the new building layout.

(e)the external appearance of the new building - Material samples to be submitted for approval to the LPA. All materials to match as close as possible the existing building materials. External wall - Stone Finish, Roof - Clay roof tiles, Timber finish doors and windows

(f)the provision of adequate natural light in all habitable rooms of each new dwellinghouse in or comprising the new building - All new habitable rooms within the new flats to have windows and natural light.

(g)the impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light - There is no adjacent properties that will be within close proximity to block light or to create overlooking issues.

(h)impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses - Existing outbuilding in close proximity to the road to be renovated and potentially made in to bakery or local shop. Subject to separate planning and other approvals. Currently Class E use, however, commercial plant and signage to be applied for.

(i)the impact on business and new residents of the development's introduction of, or increase in, residential use in the area in which the development is to take place - Existing restaurant has stopped trading years ago and the building is not occupied. Further the new use will create the demand for the new local store and bakery creating more business premises to the area.

(j)the impact of the development on heritage and archaeology - Not within protected or archaeological areas.

(k)the method of demolition of the old building - All demolition to be carried by hand and with small digger for the rubble and foundations. This will minimize noise, nature impact and dust within the area. As the site has its own access route there wont be any road closures required. The site also has existing parking space, which will be used for the skips and storage without damaging the green fields or nature in the area.

(l)the plans for landscaping of the development, including the planting and maintenance of shrubs and trees - As per proposed plans. Damage to the existing habitat not envisaged, apart of small landscaping around the new building walls.

(m)any—

(i)air traffic and defence asset impacts of the development - Site is not adjacent to any air traffic or defense structures as par as practically possible to check.

(ii)impact that, because of the siting of the new building, the development will have on a protected vista identified in the Directions Relating to Protected Vistas dated 15 March 2012 by the Secretary of State(3) - Not within protected vista zones

Rev	Date	By	Description
16.09.21	DS		Issued for prior approval

Revision Schedule	

project	Restaurant Middleton Stony
title	Proposed Block Plan
sheet number	140
project status	PRELIMINARY
contract no.	scale @ A1
client ref. TBC	date 15/09/21
drawn by DS	checked by /
project no. P20-XX	drawing number EI-13-DR-140
	level - type - sheet number
	revision -

Proposed Block Plan
 Scale - 1:200 @ A1

EXIMIUS INTENTIO