



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/17/1517

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr J Hardman

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Proposed demolition of existing dwelling. Erection of a replacement two storey, five bedroom dwelling and detached garage with ancillary office space above.

Greenfield Farm House Charlwood Road Ifield Crawley

to be carried out in accordance with Application No. DC/17/1517 submitted to the Council on 19/07/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 08/09/2017

- Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	5 REV B	07.07.2017
Elevation plan		4 REV F	07.07.2017
Elevation & Floor plan	Existing floor, elevations and section	73 10 0	19.07.2017
Location & Block plan		6 REV G	07.07.2017
Floor plan		2 REV G	07.07.2017
Floor plan	Proposed	1 REV E	07.07.2017

Floor plan	Proposed	3 REV F	07.07.2017
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Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the scale of the approved dwelling in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The detached garage building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Greenfield Farm House as a dwelling and not for any other purpose without the express consent of the Local Planning Authority.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units contrary to Policies 3, 26 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at www.planningportal.co.uk/planning/applications/paperforms.

In making this decision the Council has had regard to the following policies from the National Planning Policy Framework and the Horsham District Planning Framework (2015):

NPPF6 NPPF7 NPPF11 NPPF14 HDPF1 HDPF2 HDPF25 HDPF26 HDPF28 HDPF32
HDPF33 HDPF40 HDPF41

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeal

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pcs

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/17/1517

Greenfield Farm House, Charlwood Road, Ifield, Crawley, West Sussex, RH11 0JZ

DESCRIPTION:

Proposed demolition of existing dwelling. Erection of a replacement two storey, five bedroom dwelling and detached garage with ancillary office space above.

DETAILED DESCRIPTION:

This application seeks planning permission to demolish the existing bungalow and erect a 2 storey replacement dwelling over the same footprint. The proposed dwelling measures 20.1m in width by 10.98m in depth and has a ridge height of 10.47m with a height to the eaves of 5.42m. It is designed with a steep hipped roof, featuring gable elements to the west facing principal elevation, and would be constructed with clay roof tiles and render over red brick elevations, with mock Tudor timber detailing. The front elevation features a timber framed veranda extending the entire width of the building as well as a timber framed balcony serving a first floor bedroom opening. The building would be 2.5 storeys in height, with the roof space accommodation sufficient enough to include Juliet balcony's to each of the gables. The dwelling will accommodate 5 bedrooms, all with en-suites, an office, lounge, utility room and kitchen and dining room.

The works also include the erection of a 4 bay garage building with a games room and office space with the loft. This building measures 16.1m in width by 7.3m in depth, and 6.2m in height. It features a hipped roof with a gable element to the south facing principal elevation and would be constructed with clay roof tiles, brick elevation and timber door units.

SITE AND SURROUNDINGS:

The application site is situated on a plot of land in the open countryside to the west of Charlwood Road, approximately 1.4km to the north-west of the built-up area boundary of Ifield. The site lies towards the eastern edge of Greenfield Farm, which is a holding that has a varied and extensive planning history, most of which relates to equestrian, groundworks machinery storage and residential proposals. It currently accommodates the main farm house, which is a single storey dwelling featuring a pitched roof and constructed with concrete roof tiles and white rendered elevations with a mixture of white coloured upvc and timber window units. The dwelling measures 18.59m in width by 7.47m in depth (with a floor area of 145.35sqm) and has a ridge height of 6.2m and a height to the eaves of 2.6m. The dwelling is located within a large curtilage area, which is confined to the south by woodland. The wider site within the applications ownership also accommodates a number of buildings, including stables, agricultural/equestrian storage buildings and an office.

Access to the site is provided by a private track from Charlwood Road approximately 200m to the south.

RELEVANT PLANNING HISTORY:

No relevant history

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework:

NPPF6 - Delivering a wide choice of high quality homes

NPPF7 - Requiring good design

NPPF11 - Conserving and enhancing the natural environment

NPPF14 - Presumption in favour of sustainable development

Horsham District Planning Framework (HDPF 2015)

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF26 - Strategic Policy: Countryside Protection

HDPF28 - Replacement Dwellings and House Extensions in the Countryside

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF40 - Sustainable Transport

HDPF41 - Parking

Neighbourhood Plan

Rusper Parish Council – Discussions are on-going with Horsham District Council to progress a Neighbourhood Plan for Rusper.

REPRESENTATIONS AND CONSULTATION RESPONSES:

Consultations:

County Council - Highways, consulted on the 21 July 2017. Their comments dated 8 August 2017 can be summarised as follows: No objection.

Southern Water, consulted on the 21 July 2017. Their comments dated 11 August 2017 can be summarised as follows: No objection.

Parish Council Consultation, consulted on the 21 July 2017. Their comments dated 25 July 2017 can be summarised as follows: The Parish Council has objected to the proposed development stating that it would be too large.

Representations:

No public representations received.

PUBLICITY:

Advertisement

The application was advertised in the District Post on 28 July 2017.

Site Notice

The nature of the proposal did not require a site notice to be posted.

MEMBER COMMENTS:

None received.

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the countryside
- The amenities of the occupiers of adjoining properties

PLANNING ASSESSMENT:

Principle of Development

Policy 28 of the Horsham District Planning Framework (HDPF) relates to replacement dwellings and ancillary buildings within the countryside. The Policy advises that outside of the defined built up areas, replacement dwellings will be supported if the development can be accommodated within the curtilage of the existing dwelling. It also states that:

- Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the building is not derelict.
- Replacement dwellings should be proportionate to the size of the existing dwelling whilst extensions should also and in addition, be in keeping with the scale and character of the existing dwelling.

The site is located approximately 1.4km from the north-western edge of Ifield, which forms part of the large settlement of Crawley, but is classified as being in a countryside location. The proposal seeks to replace the existing dwelling (with a total floor area of 145.35sqm) with a 2.5 storey dwelling with a total area of 209.12sqm, amounting to an additional floor area of 54.77sqm. The proposed works also include the erection of large detached garage adding a further 117.53sqm of built footprint to the site.

Whilst the proposed works represent a large increase in the overall built footprint on the site, the increase of the footprint of the dwelling in and of itself is not altogether significant. The replacement building will occupy a similar footprint as the existing house, and will not require the alteration of any boundaries or access routes. As such, it is considered that given the extensive size of the host curtilage, this level of increase can be comfortably accommodated within the site. The dwelling would represent a significant increase in terms of height, bulk and mass to the existing bungalow, but this will not be noticeable beyond the boundaries of the site. It will also be seen within the context of large agricultural and storage buildings located 14m to the north within the holding. The presence of these buildings ensures that the scale of development, including the proposed garage/office building would not be unprecedented, or harmful to the immediate landscape. It is therefore deemed that on this occasion, the proposed development is compliant with Policy 28 of the HDPF, and is acceptable in principle subject to all other material considerations.

Design and appearance

Policy 32 of the HDPF states that new development should be of high quality and inclusive design, and should be based on a clear understanding of the local, physical, social, economic, environmental and policy context for development.

Policy 33 of the HDPF relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

In countryside locations such as this, Policies 32 and 33 should also be considered in the context of Policy 26, which establishes that outside of built-up area boundaries, proposals must be of a scale appropriate to its countryside location, and must protect, conserve or enhance the key features and characteristics of the landscape character within which it is located.

The proposed dwelling would be significantly larger than the existing bungalow, and the Parish Council has raised an objection based on this; however, it is considered that due to the size of the site, it and the proposed garage/office building would be easily accommodated within the curtilage without appearing excessive. The current bungalow is somewhat in a state of disrepair, and significant remedial works would be required to improve its appearance to a level that would be as aesthetically appealing as the proposed structure. Whilst the new dwelling and garage/office would be markedly different in terms of character and appearance they do seek to use more traditional materials. The use of traditional clay, brick and timber will help the building relate to its rural setting and would enable the dwelling to be sympathetic to its surroundings. In terms of its impact upon the surrounding landscape, views would be generally restricted to within the site as there are no immediately adjacent properties, and the site is surrounded by generally dense vegetation.

Despite the contained nature of the site, it remains the consideration of the LPA that any approval should be attached with conditions requiring further details materials prior to construction above slab level.

Overall, subject to compliance with conditions, it is considered that the proposal would not create a situation that would result in harm to the character and appearance of the surrounding landscape as the scale and mass of the dwelling would relate well with the size of the curtilage, and it would not be prominent within its surroundings by virtue of separation from the highway and other development and surrounding vegetation. It is therefore deemed to be in compliance with Policies 28, 32 and 33 of the HDPF.

Impact on Amenity

Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. The property forms a standalone dwelling, and the distance to the nearest properties coupled with the local topography and surrounding landscape features means that no significant amenity issues would arise from the replacement dwelling.

As a result, it is considered that there are no reasonable amenity issues to consider that would warrant refusal of the application. Therefore, the proposal is in accordance with Policy 33 in respect of amenity impacts.

Access and Parking

The application seeks demolition and the erection of a replacement dwelling with no changes proposed to the existing access arrangements, which form a private access track from Charlwood Road. It would be difficult to substantiate that the proposal will result in a significant increase in

vehicular activity being associated with the site or lead to a significant intensification of use at the access point to the highway

There is already sufficient space on the site to provide parking for multiple vehicles, but the inclusion of the garage within the scheme would further enhance the vehicular storage/parking provisions of the dwelling.

It is therefore considered that the proposal is in accordance with Policies 40 and 41 of the HDPF.

Drainage

The proposed development seeks to utilise the existing foul and surface water management arrangements which consist of a septic tank and soakaways. Southern Water have raised no objections, but suggested it may be beneficial to contact the environment agency. As the number of dwellings on the site is to remain the same this is not deemed to be necessary.

Conclusion:

In conclusion, the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and Local Policies set out within the Horsham District Planning Framework (2015). Officers consider that the proposal would lead to an acceptable form of development and would not lead to material harm in terms of its impact on the residential amenities of nearby properties and the character of the surrounding area. Furthermore, due to the location, on-site parking provisions and scale of development, there are no concerns over potential highway impacts.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, ~~C, D, E, F, G and H~~ of Part 1 of Schedule 2 (~~amend classes and schedule as necessary~~) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the large scale of the approved dwelling in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 *non-sustainable (good better to be avoided).*

NOTE TO APPLICANT

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POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

YES

Plans list for: DC/17/1517

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	5 REV B	07.07.2017
Elevation plan		4 REV F	07.07.2017
Elevation & Floor plan	Existing floor, elevations and section	73 10 0	19.07.2017
Floor plan		2 REV G	07.07.2017
Floor plan	Proposed	1 REV E	07.07.2017
Floor plan	Proposed	3 REV F	07.07.2017
Location & Block plan		6 REV G	07.07.2017

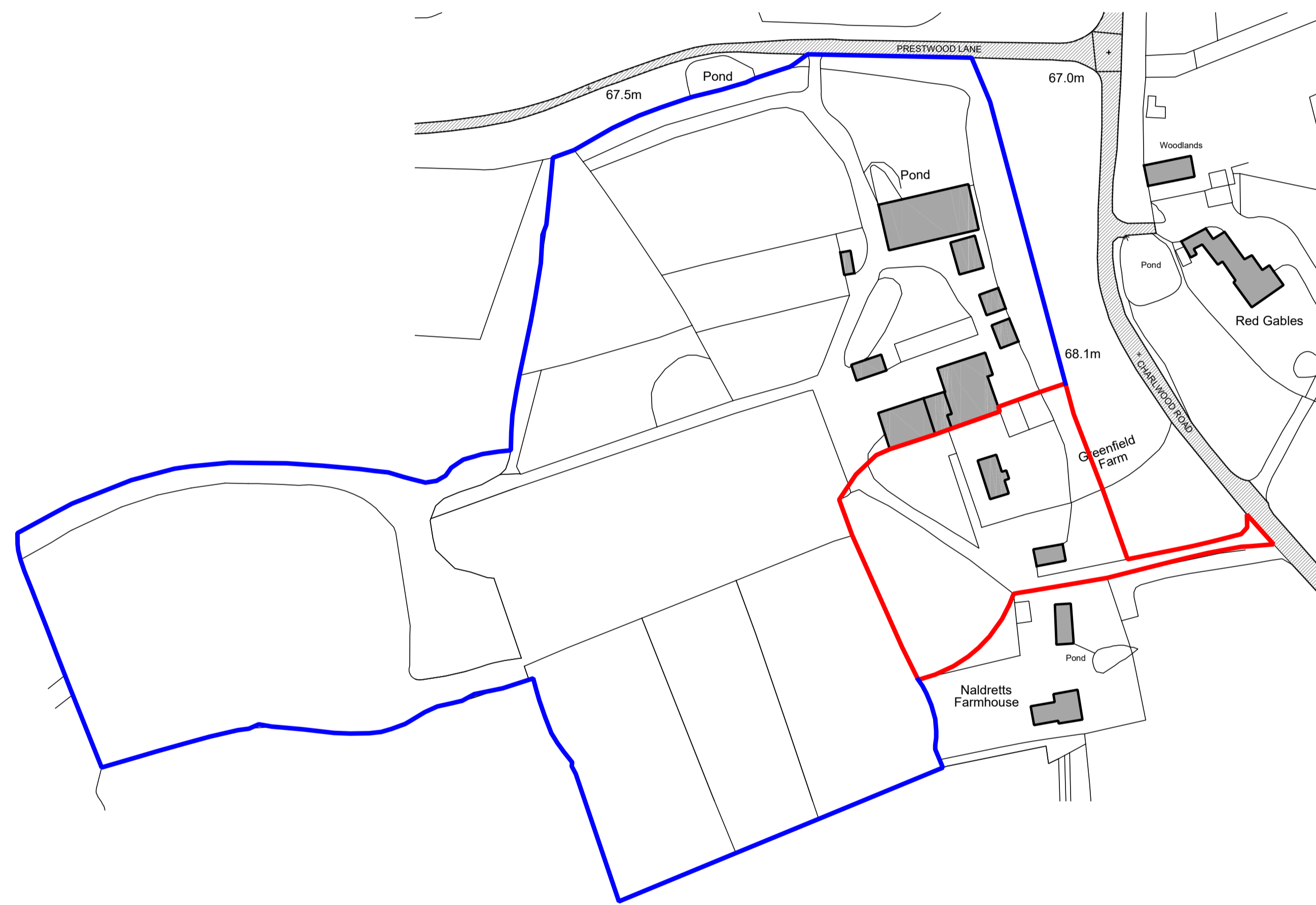
Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
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DELEGATED

Case Officer sign/initial L Simpson Date: 06.09.17

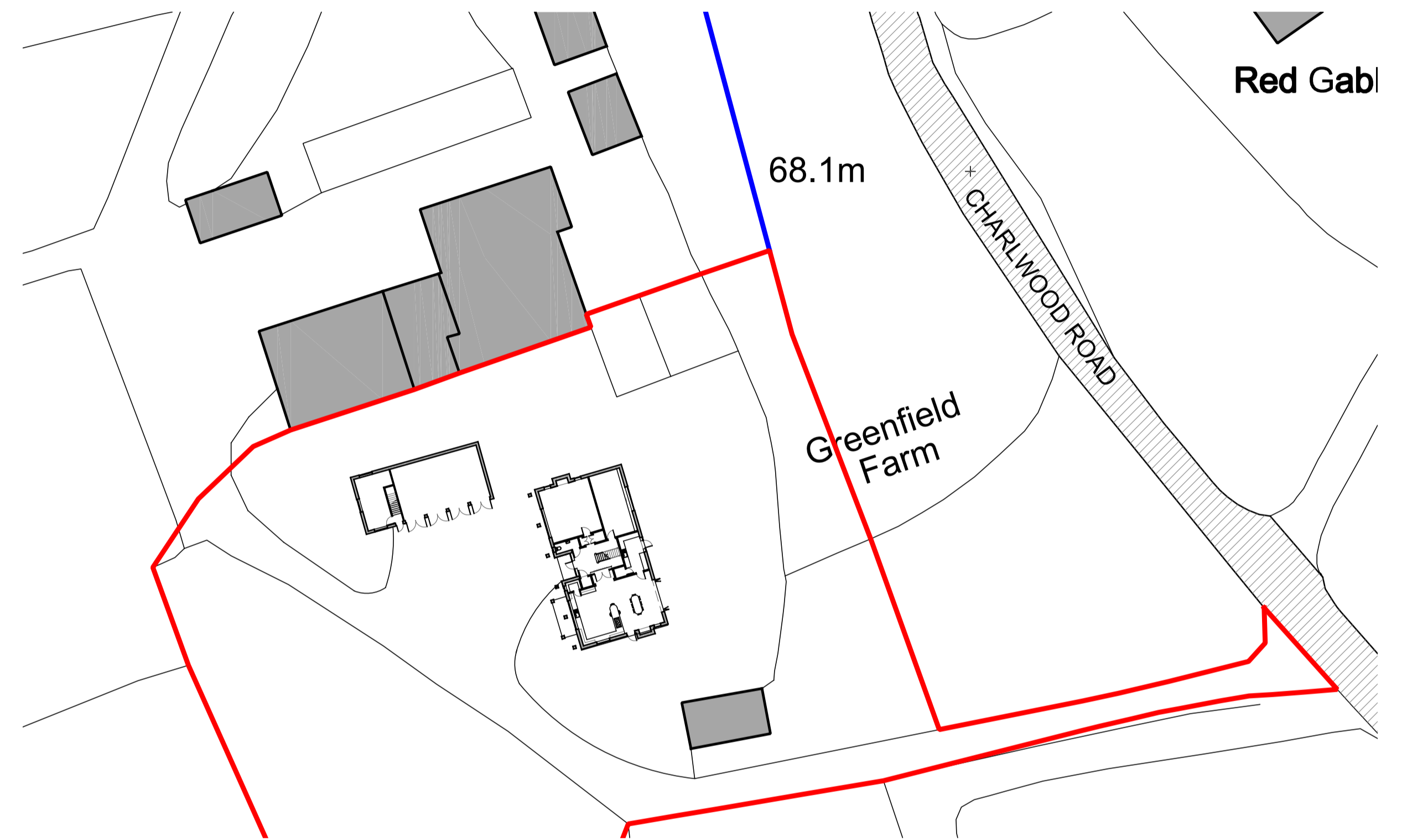
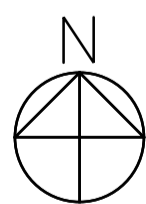
Authorising Officer sign/initial CBX Date: 08/09/17



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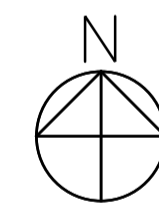
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BLOCK PLAN (PROPOSED)
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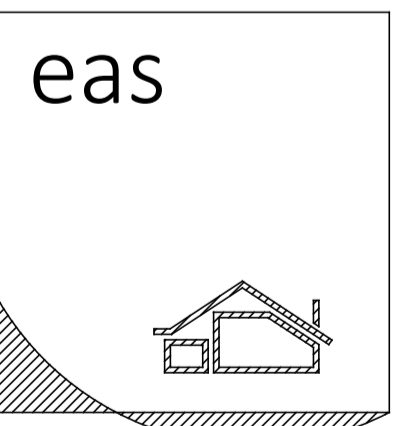


Rev: G_05.07.17

Rev: F_18.05.17

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CLIENT
Mr & Mrs Hardman

PROJECT
Greenfield Farm
Charlwood Road
Ifield Wood
RH11 0JZ

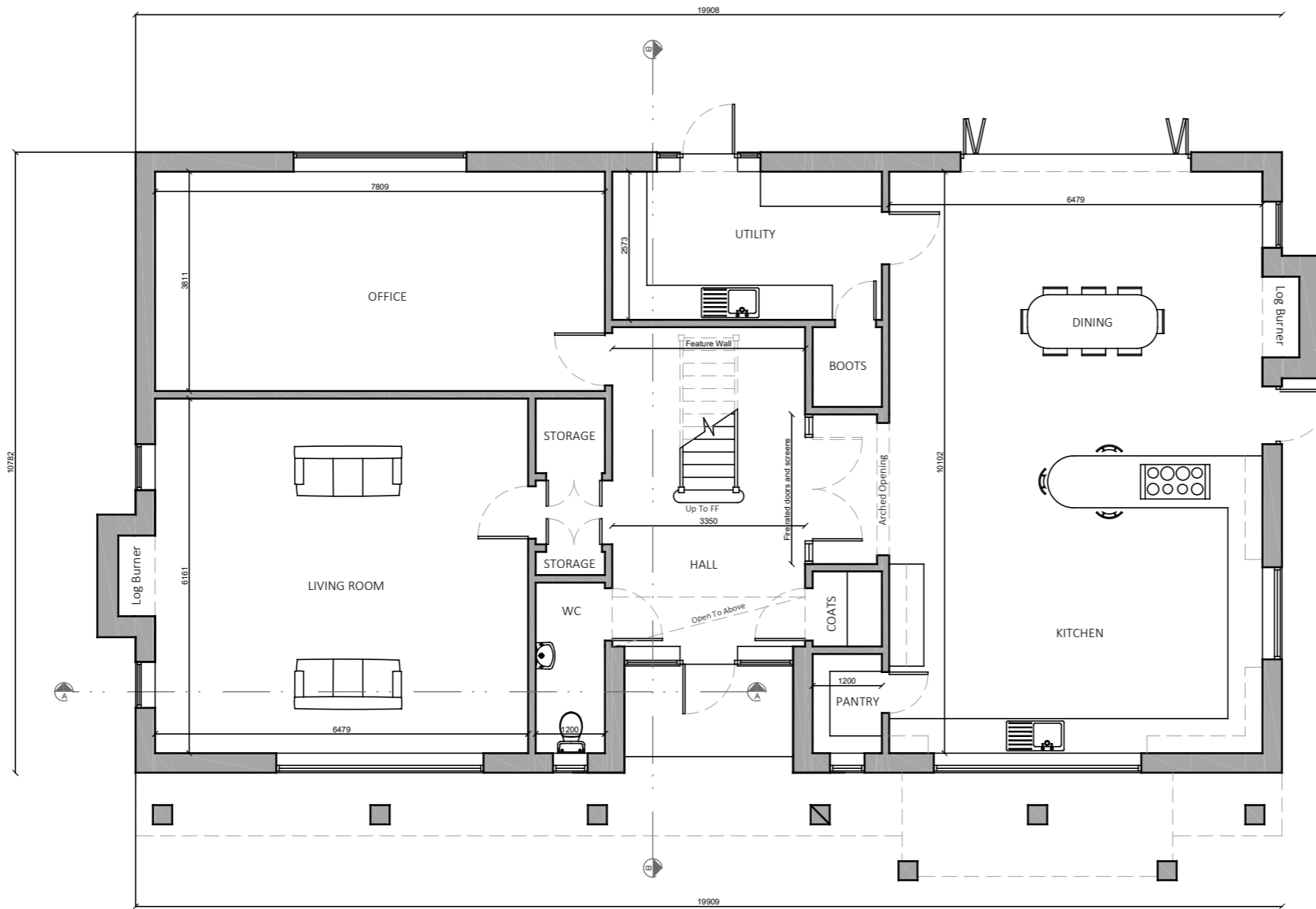
PR. REF	73	DRG. NO	6	REV	G
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DRAWING TITLE
Location & Block Plan

DESIGN
Scott Ellisdon

DATE	June 16	SCALE	1:100@A1
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1:100 0 1 2 3 4 5 6 7 8 9 10m



PROPOSED GROUND FLOOR PLAN

Floor Areas:

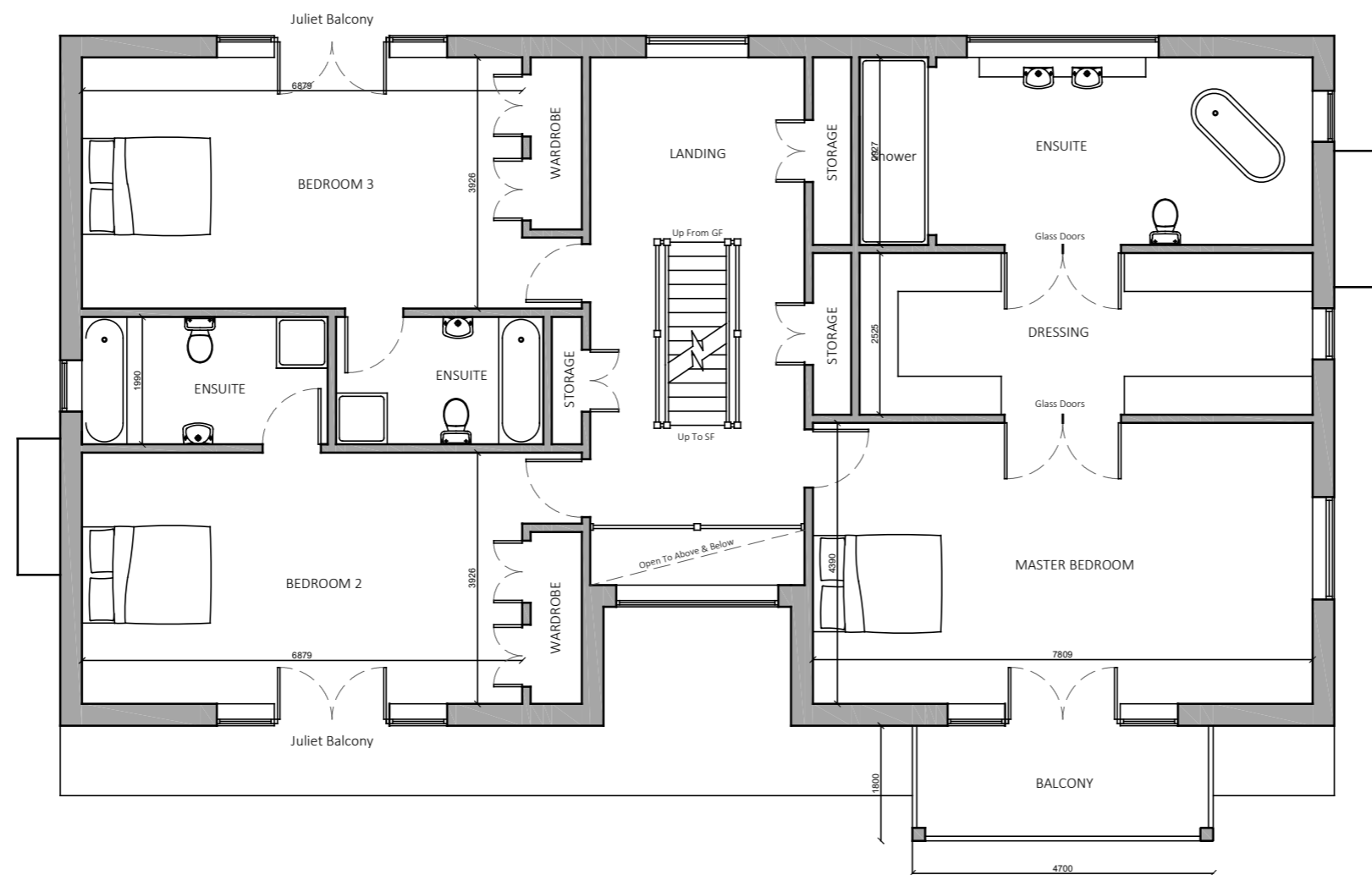
GF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 FF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 SF Internal: 130.0 Sq.M. / 1399.0 Sq.Ft
 TOTAL INTERNAL: 505.0 Sq.M / 5436.0 Sq.Ft.

Rev: E_11.05.17
Rev: D_02.05.17
Rev: C_05.12.16
Rev: B_14.11.16
Rev: A_03.11.16
Rev: 0

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CLIENT	Mr & Mrs Hardman		
PROJECT	Greenfield Farm Charlwood Road Ifield Wood RH11 0JZ		
PR. REF	73	DRG. NO	1
		REV	E
DRAWING TITLE	PROPOSED GF PLAN		
DESIGN	Scott Ellisdon		
DATE	Sep. 16	SCALE	1:100@A3

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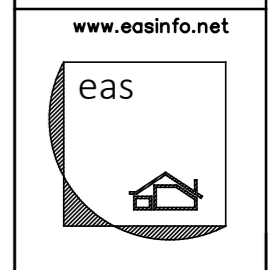


PROPOSED FIRST FLOOR PLAN

Floor Areas:


GF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 FF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 SF Internal: 130.0 Sq.M. / 1399.0 Sq.Ft
 TOTAL INTERNAL: 505.0 Sq.M / 5436.0 Sq.Ft.

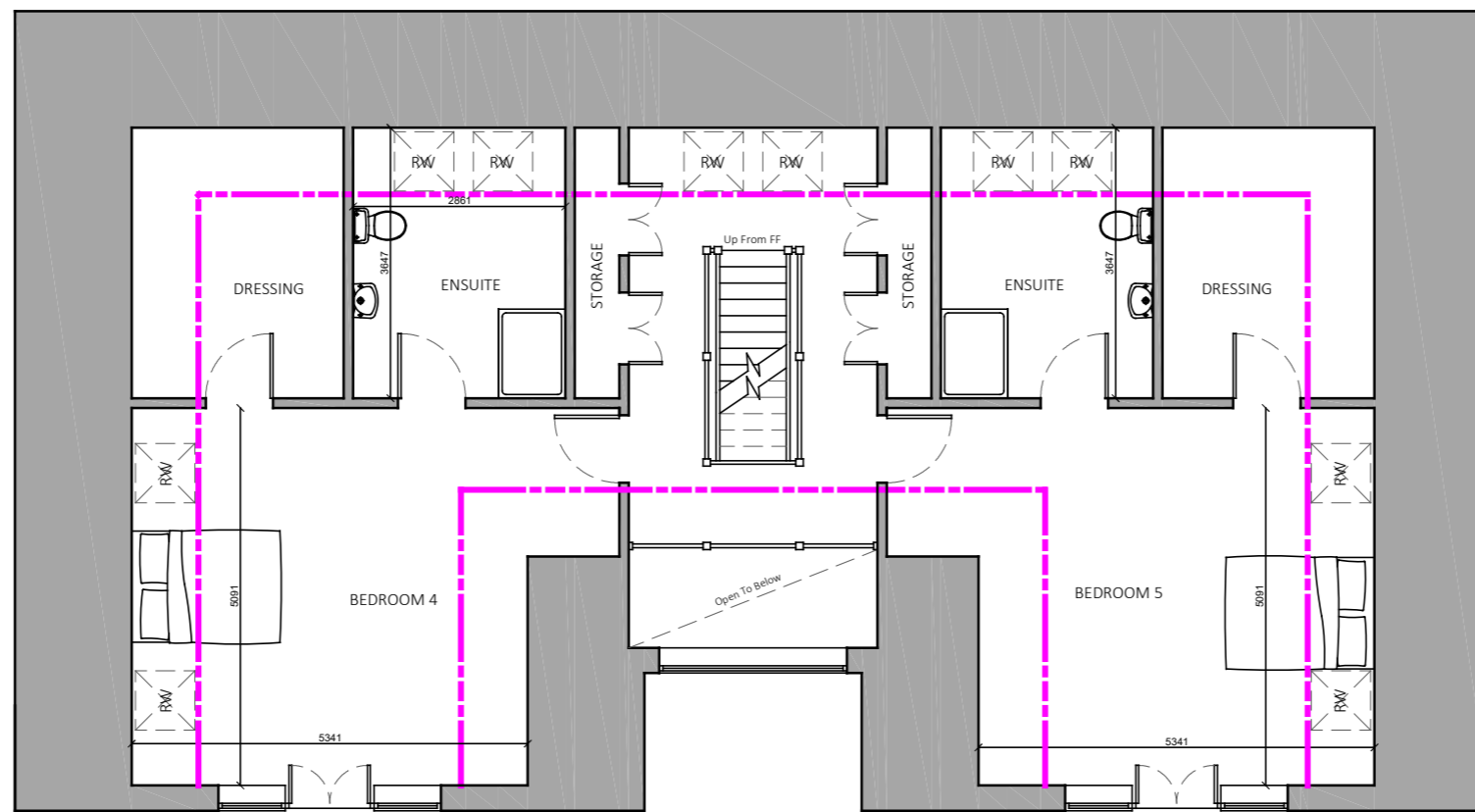
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Rev: F_17.05.17
Rev: E_11.05.17
Rev: C_02.05.17
Rev: C_05.12.16
Rev: B_14.11.16
Rev: A_03.11.16
Rev: 0



CLIENT	Mr & Mrs Hardman		
PROJECT	Greenfield Farm Charlwood Road Ifield Wood RH11 0JZ		
PR. REF	73	DRG. NO	2
		REV	G
DRAWING TITLE	PROPOSED FF PLAN		
DESIGN	Scott Ellisdon		
DATE	Sep. 16	SCALE	1:100@A3

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2400mm Headroom Line 



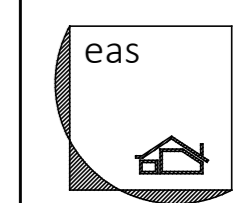
PROPOSED SECOND FLOOR PLAN

Floor Areas:

GF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 FF Internal: 187.5 Sq.M. / 2018.0 Sq.Ft
 SF Internal: 130.0 Sq.M. / 1399.0 Sq.Ft
 TOTAL INTERNAL: 505.0 Sq.M / 5436.0 Sq.Ft.

Rev: F_04.07.17
Rev: E_11.05.17
Rev: D_02.05.17
Rev: C_05.12.16
Rev: B_14.11.16
Rev: A_03.11.16
Rev: 0

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CLIENT Mr & Mrs Hardman

PROJECT Greenfield Farm
 Charlwood Road
 Ifield Wood
 RH11 0JZ

PR. REF	DRG. NO	REV
73	3	F

DRAWING TITLE
 PROPOSED SF PLAN

DESIGN Scott Ellisdon

DATE	SCALE
Sep. 16	1:100@A3



NORTH ELEVATION (SIDE)



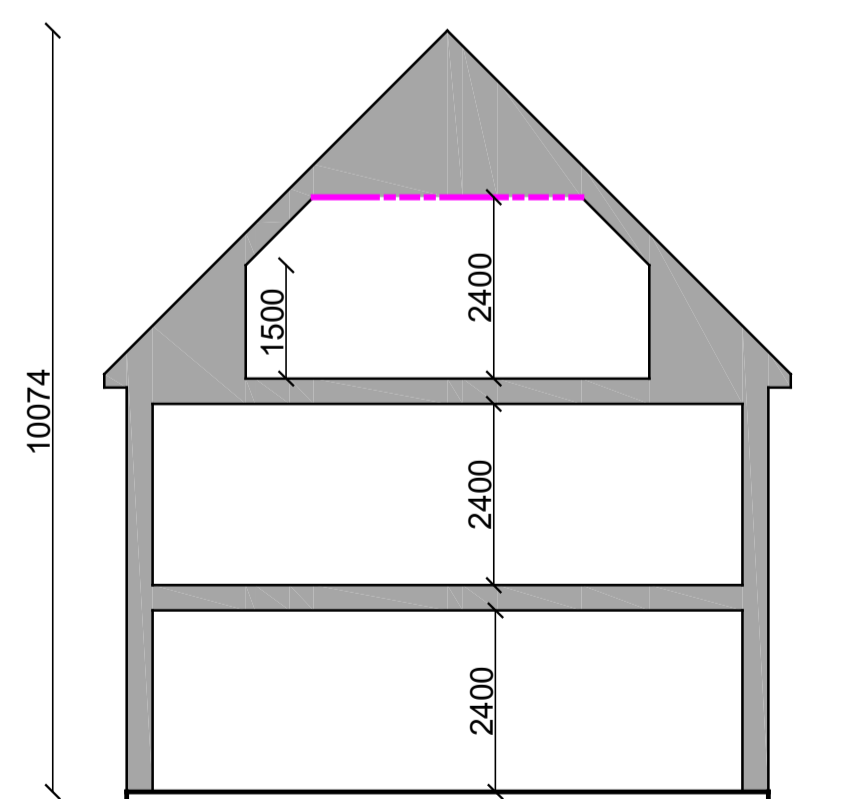
WEST ELEVATION (FRONT)



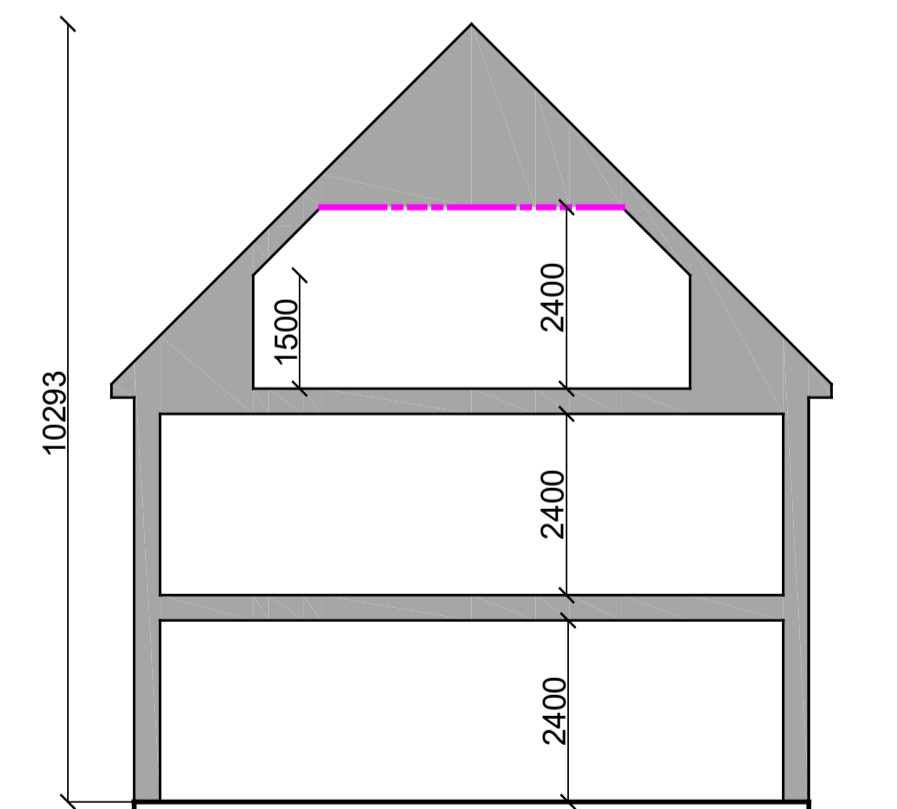
EAST ELEVATION (REAR)



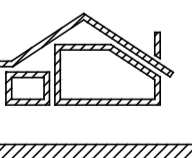
SOUTH ELEVATION (SIDE)



SECTION A-A

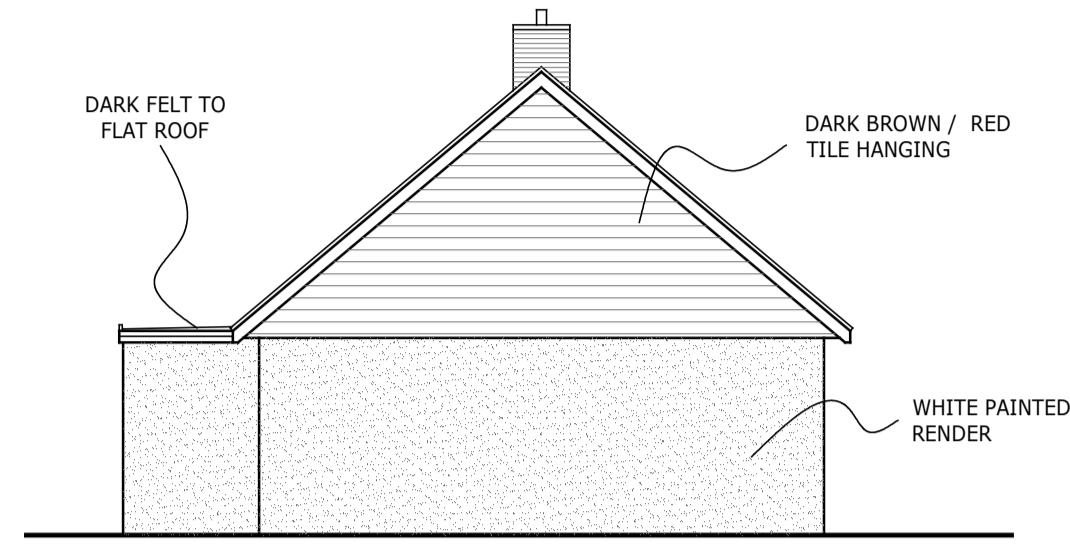


SECTION B-B

Rev: F_17.05.17		
Rev: E_11.05.17		
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CLIENT Mr & Mrs Hardman		
PROJECT Greenfield Farm Charlwood Road Ifield Wood RH11 0JZ		
PR. REF 73	DRG. NO 4	REV F
DRAWING TITLE Proposed Elevations		
DESIGN Scott Ellisdon		
DATE June 16	SCALE 1:100@A1	

1:100 0 1 2 3 4 5 6 7 8 9 10m

1:50 0 1 2 3 4 5 6 7 8 9 10m



EXISTING SIDE ELEVATION
1:100@A1



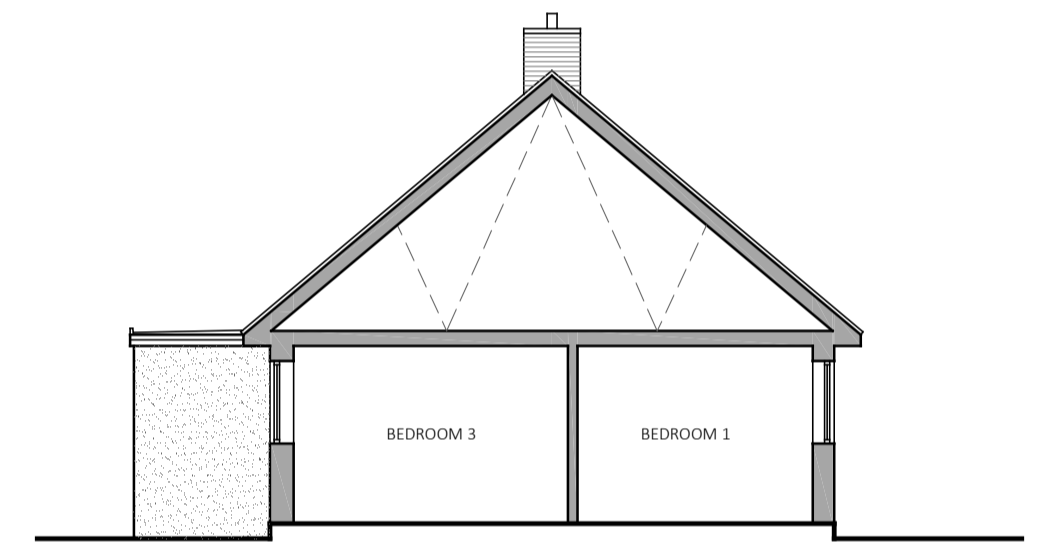
EXISTING FRONT ELEVATION
1:100@A1



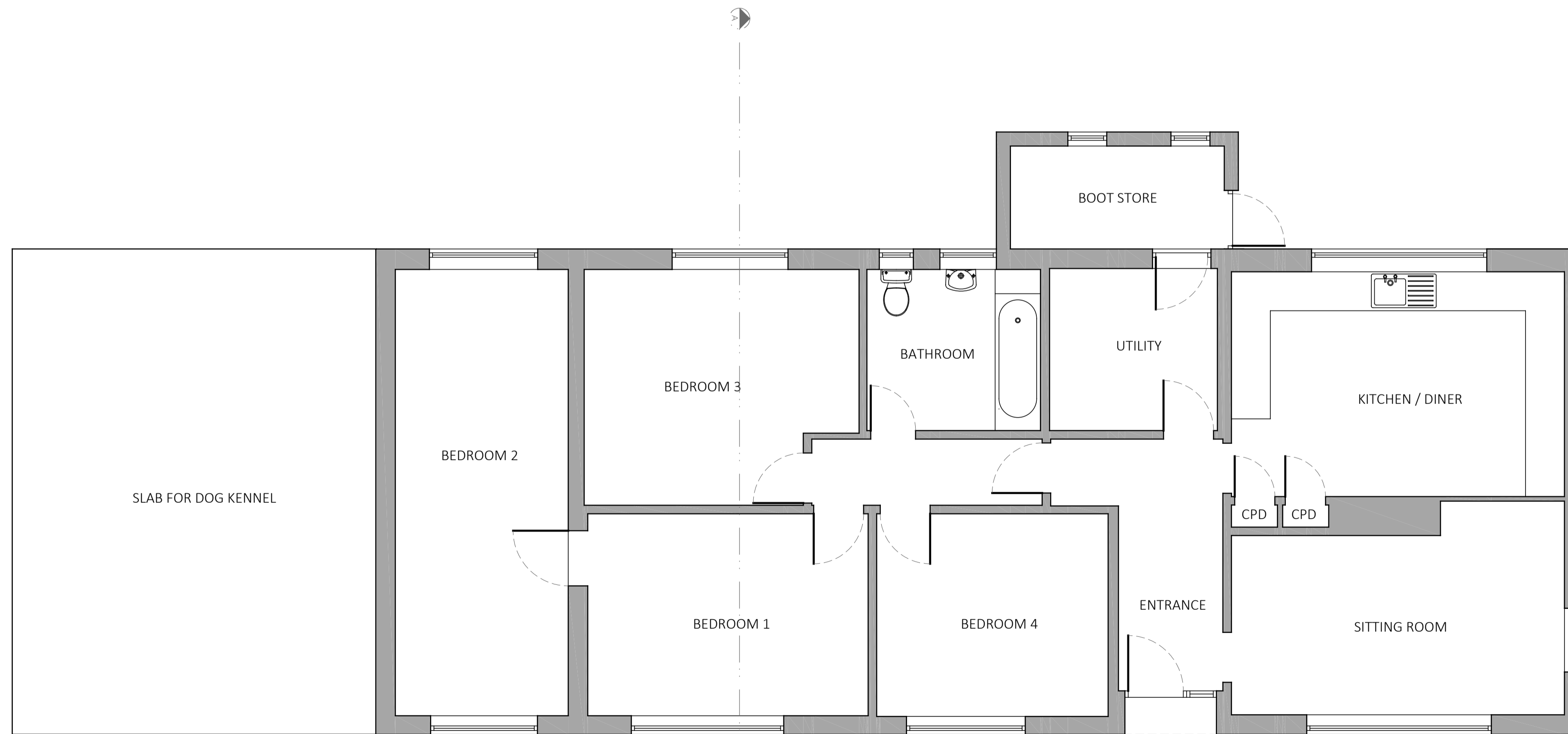
EXISTING SIDE ELEVATION
1:100@A1



EXISTING REAR ELEVATION
1:100@A1



EXISTING SECTIO A-A
1:100@A1



EXISTING GROUND FLOOR PLAN
1:50@A1

Rev: 0		
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CLIENT Mr & Mrs Hardman		
PROJECT Greenfield Farm Charlwood Road Ifield Wood RH11 0JZ		
PR. REF 73	DRG. NO 10	REV 0
DRAWING TITLE EXISTING DWELLING PLANS		
DESIGN Scott Ellisdon		
DATE July 17	SCALE 1:50/100@A1	

1:100 0 1 2 3 4 5 6 7 8 9 10m

1:50 0 1 2 3 4 5 6 7 8 9 10m



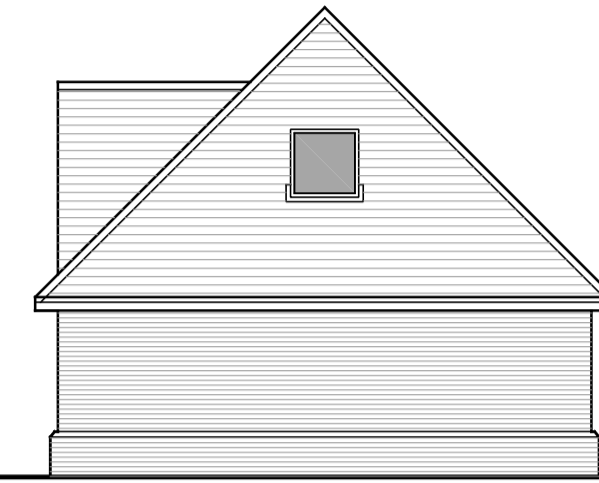
PROPOSED SIDE ELEVATION
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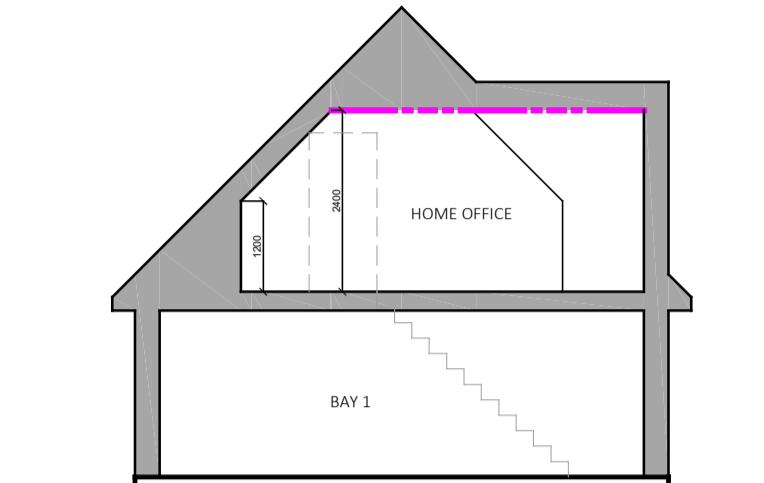
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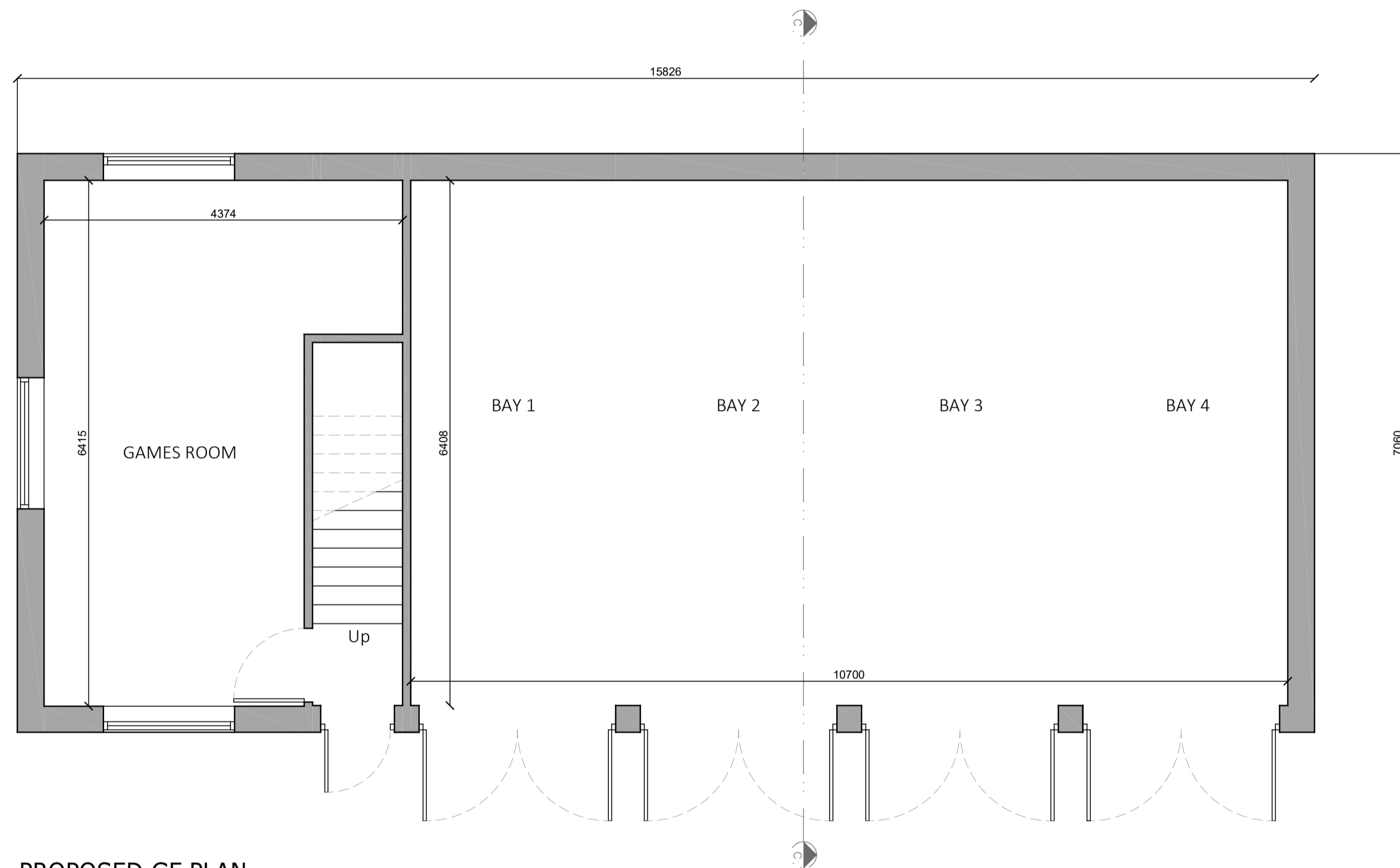
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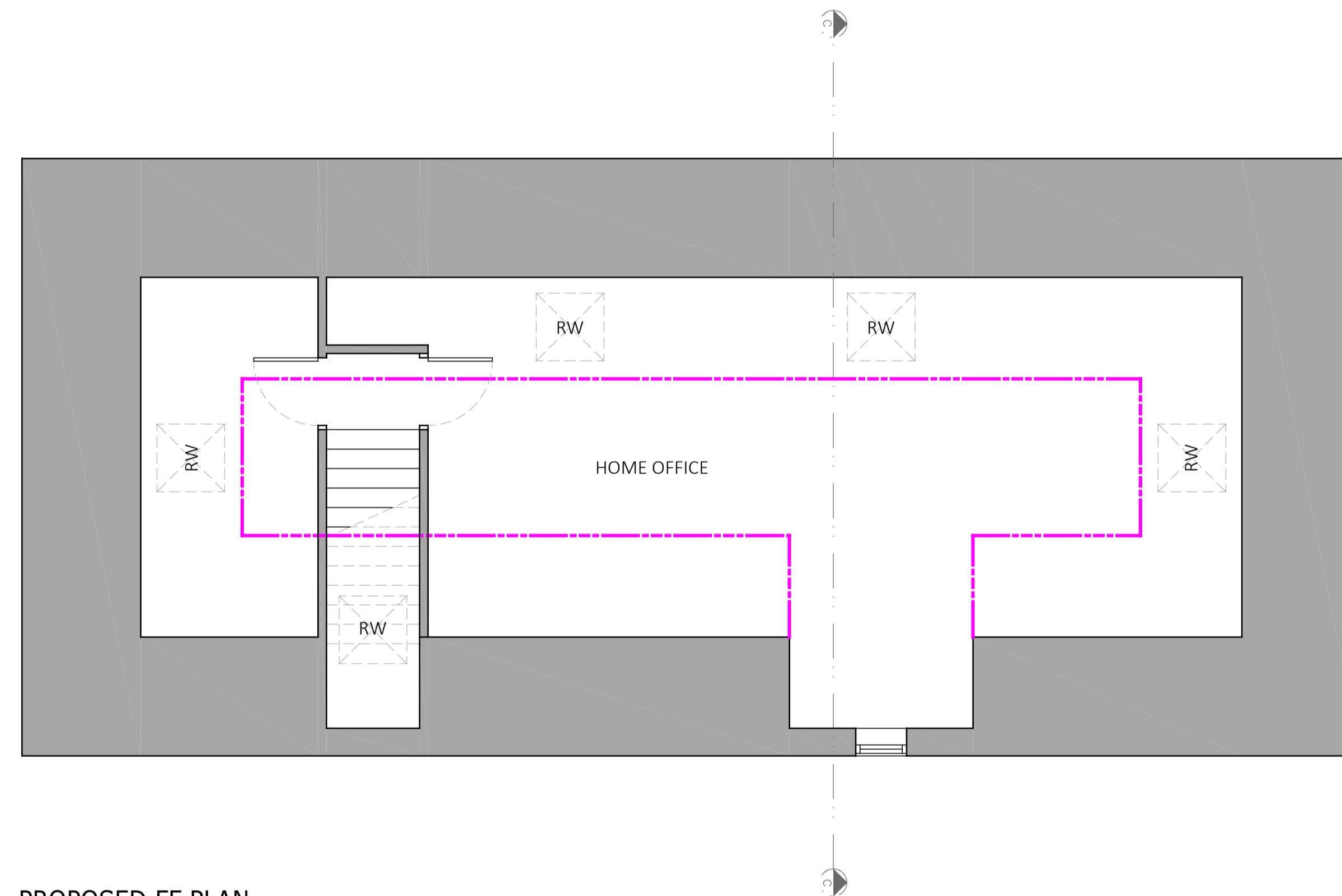
PROPOSED SIDE ELEVATION
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PROPOSED SECTION C-C



PROPOSED GF PLAN
1:50@A1



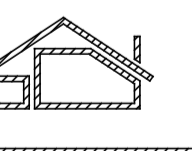
PROPOSED FF PLAN
1:50@A1

Rev: A_17.05.17

Rev: A_11.05.17

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CLIENT Mr & Mrs Hardman

PROJECT Greenfield Farm
Charlwood Road
Ifield Wood
RH11 0JZ

PR. REF 73 DRG. NO 5 REV B

DRAWING TITLE Proposed Garage Plans

DESIGN Scott Ellisdon

DATE June 16 SCALE 1:50/100@A1