



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

Application Number: DC/17/2387

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

On behalf of: Mr B Pringle

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:

Demolition of existing dwelling, garage, workshop and two sheds. Erection of replacement two storey dwelling and detached car barn

Lythmere Grouse Road Colgate Horsham

to be carried out in accordance with Application No. DC/17/2387 submitted to the Council on 26/10/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 18/12/2017

- 1 **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
Site plan		L GR 10	26.10.2017
Location plan		L GR OS	11.12.2017
Site plan		L GR 14	26.10.2017
Elevation & Floor plan	PROPOSED	L GR 13	26.10.2017
Site plan	EXISTING	L GR 01	26.10.2017
Elevation plan	PROPOSED	L GR 12	26.10.2017

Floor plan	EXISTING	L GR 02	26.10.2017
Elevation plan	EXISTING	L GR 03	26.10.2017
Floor plan	PROPOSED	L GR 11	26.10.2017

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 Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **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).

- 5 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan L/GR-14 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **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 character of the AONB in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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, in order to be able to, where possible, grant permission.

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/17/2387

Lythmere, Grouse Road, Colgate, Horsham, West Sussex, RH13 6HT

DESCRIPTION:

Demolition of existing dwelling, garage, workshop and two sheds. Erection of replacement two storey dwelling and detached car barn

RELEVANT PLANNING HISTORY:

DC/08/0331	First floor extension over part of existing wing	Application Permitted on 07.04.2008
DC/16/0857	Erection of first floor extension	Application Permitted on 26.07.2016

SITE AND SURROUNDS

The application site comprises a large detached 'L' shaped house set in a substantial angled plot on the southeast side of Grouse Road, outside any defined built up area boundary and within the High Weald Area of Outstanding Natural Beauty (AONB). The site is typical of its countryside location, characterised by isolated residential development set within substantial plots and surrounded by fields. There is a large wooded area to the rear and the frontage is marked by two sets of metal gates within boundary walls. Whilst the vehicular access and circular driveway is even with the road the main house sits at a slightly lower level which is due to the topography of the surrounding land. The land immediately surrounding the site comprises paddock within the same ownership as the application site.

There are neighbouring properties to the site, Pinewood House to the northeast with a distance of in excess of 100m between the two buildings, and Elange Plat Farm is in excess of 240metres, otherwise the house sits in an isolated location surrounded by open fields and wooded areas.

DETAILED DESCRIPTION

The application is seeking full planning permission for the demolition of the existing house, workshop and two outbuildings (sheds) and replace with a two-storey dwelling and detached garage. The existing dwelling on the site measures approximately 160sq.m floor area and the detached garage measures approximately 35sq.m the existing property has a maximum ridge height of approximately 7.2m

The proposal seeks to replace the existing dwelling with a two-storey property which would measure approximately 248sq.m floor area, with a maximum ridge height of 8.8m. the proposed dwelling would contain a lower ground floor, comprising cinema room, gym/games room, pool plant and sunken patio.

The proposed dwelling would have a similar orientation and appearance as the existing dwelling, but would consolidate this with replacing the existing garage and workshop/shed. The driveway and stables to the rear would remain as it is currently.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 30 - Protected Landscapes
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 – Sustainable Transport

Neighbourhood Plan:

Colgate Parish has not been designated a Neighbourhood Plan Area (Regulation 5 and 6).

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

WSCC Highways: No Objection. The existing access arrangements are to remain to serve the development. Parking and turning remain available within both hardstanding and the proposed car barn/garage. Parking for 6 vehicles is included within the site and is considered appropriate for the use. The garage parking space is required to meet 3m x 6m and the car barn spaces a minimum of 2.4m x 4.8m would be considered acceptable. This appears to have been accommodated for within the plans provided. Cycle parking can be accommodated for within the garage or Garden stores provided.

Representations: None received.

Parish Comments: No objection, though it is thought the house is not connected to the main foul sewer.

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.

PLANNING ASSESSMENT

Design and Appearance:

The proposed dwelling would reflect elements of the design and form of the existing dwelling, albeit there would be a considerable increase in the footprint, bulk and massing, which includes excavation to the rear to create a lower ground floor level. The increase in floorspace could be argued as being disproportionate to the existing, and contrary to the objectives of Policy 28 of the HDPF. The additional accommodation would though primarily be achieved at lower ground floor level and within a single-storey side projection. It is though considered that no wider visual harm would result from this arrangement, the application site would be viewed as a large house on a large site surrounding by open fields. The proposed design approach would be appropriate for the location and the resulting building would not appear unduly dominant or unsightly.

The impact of the proposed dwelling on the countryside location, within an AONB, is therefore considered acceptable, and the proposal would not involve any changes to the site boundaries or extent of curtilage directly associated with the dwellinghouse. In terms of its visual impact the proposal would not conflict with the relevant policies of the HDPF.

Impacts on neighbouring amenity:

The impact of the proposal on the amenity of the occupiers of neighbouring properties is considered to be minimal. It is acknowledged that the proposal has a first floor which may give rise to possible overlooking, however, the proposed dwelling house would be rotated slightly so the front elevation would sit slightly further to the northeast, than is existing although it would still be located approximately in excess of 100metres from the neighbouring property to the northeast (Pinewood House).

Whilst it is acknowledged that the proposed dwelling will be taller than the existing situation, given the separation distances between the neighbouring properties and orientation of neighbouring properties it is not considered that the proposal would result in an unacceptable level of overlooking. As a result it is considered acceptable in terms of the impact on the amenity of the occupiers of neighbouring properties.

Furthermore, It is not considered that the windows on the front elevation, given the change in orientation, would give rise to an unacceptable level of overlooking as they would predominantly face towards the trees and fields and whilst it is acknowledged that there may be a small impact on 'Pinewood House' this is not considered significant enough to justify a refusal.

Highways Impacts:

The proposal would utilise existing access arrangements with sufficient space provided for parking and turning arrangements. The Local Highways Authority has raised no objections to the proposal, which is not considered likely to result in an adverse impact on surrounding highways.

Other Matters:

An amended site location plan has been submitted, as the original location plan included the land to the northeast side and rear of the holding, which are paddocks and as such are outside the residential curtilage.

Conclusions and Planning Balance:

Overall, whilst it is acknowledged that the proposed replacement dwelling would be larger than what is presently on the site in terms of height and bulk, it is considered that with appropriate conditions the proposal is acceptable. As a result it is considered that the proposal meets the aims of planning policy and it is recommended that planning permission is granted

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	812.04	334.54	477.5
		Total Gain	477.5
		Total Demolition	334.54

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **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).

- 5 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan no. L/GR-14 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **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 character of the AONB in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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, in order to be able to, where possible, grant permission.

Plans list for: DC/17/2387

(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
Site plan		L GR 10	26.10.2017
Location plan		L GR OS	11.12.2017
Site plan		L GR 14	26.10.2017
Elevation & Floor plan	PROPOSED	L GR 13	26.10.2017
Site plan	EXISTING	L GR 01	26.10.2017
Elevation plan	PROPOSED	L GR 12	26.10.2017
Floor plan	EXISTING	L GR 02	26.10.2017
Elevation plan	EXISTING	L GR 03	26.10.2017
Floor plan	PROPOSED	L GR 11	26.10.2017

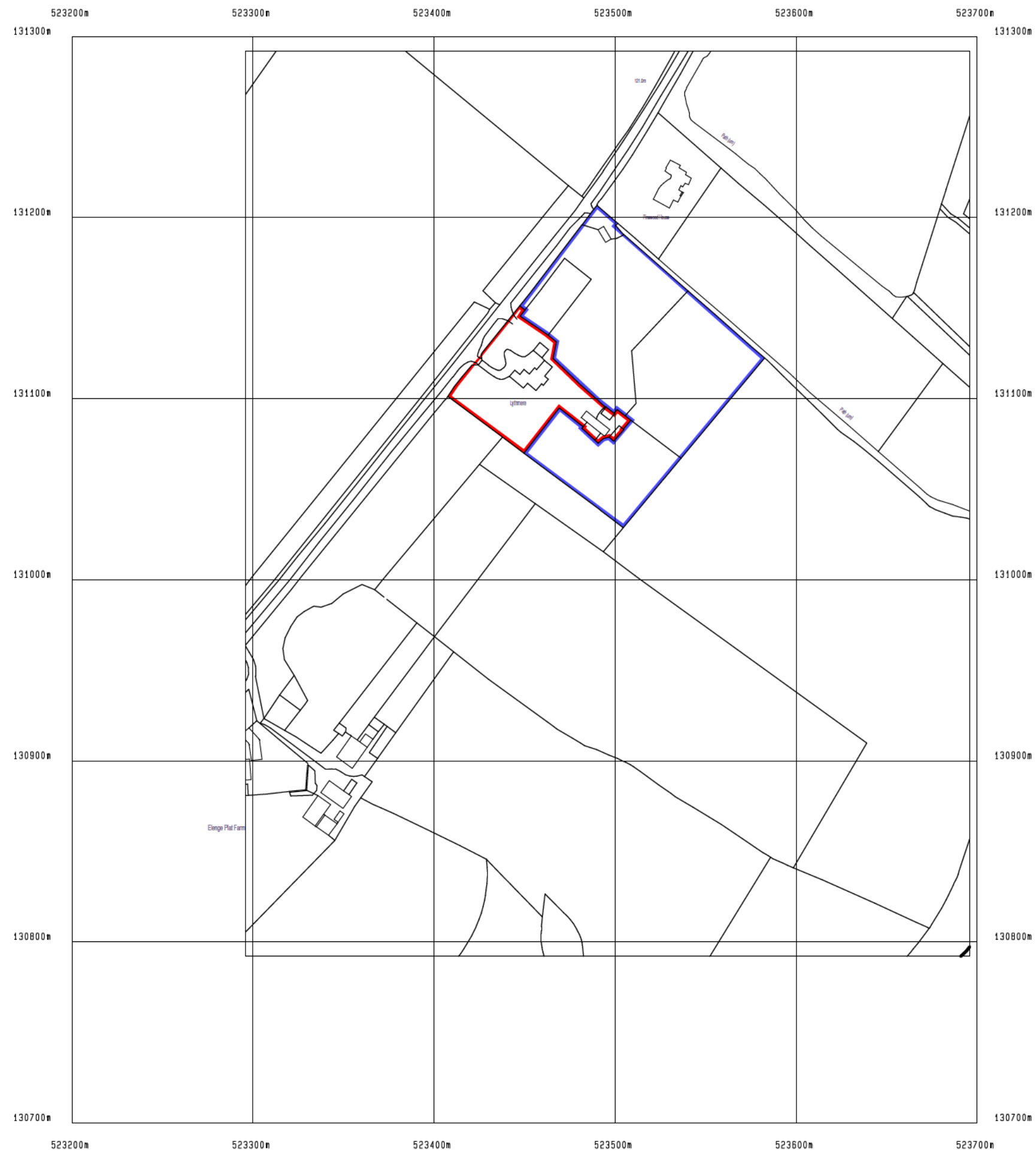
Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Pauline Ollive Date: 8/12/17

Authorising Officer sign/initial Guy Everest Date: 18.12.2017



NOTES:
All dimensions must be checked on site and not
scaled from the drawing

A		
Date	Revisions	

© copyright

NUTFIELD ROAD



ARCHITECTURAL SERVICES

**11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY, RH1 3HS
TEL. - 01737 645510**

Client

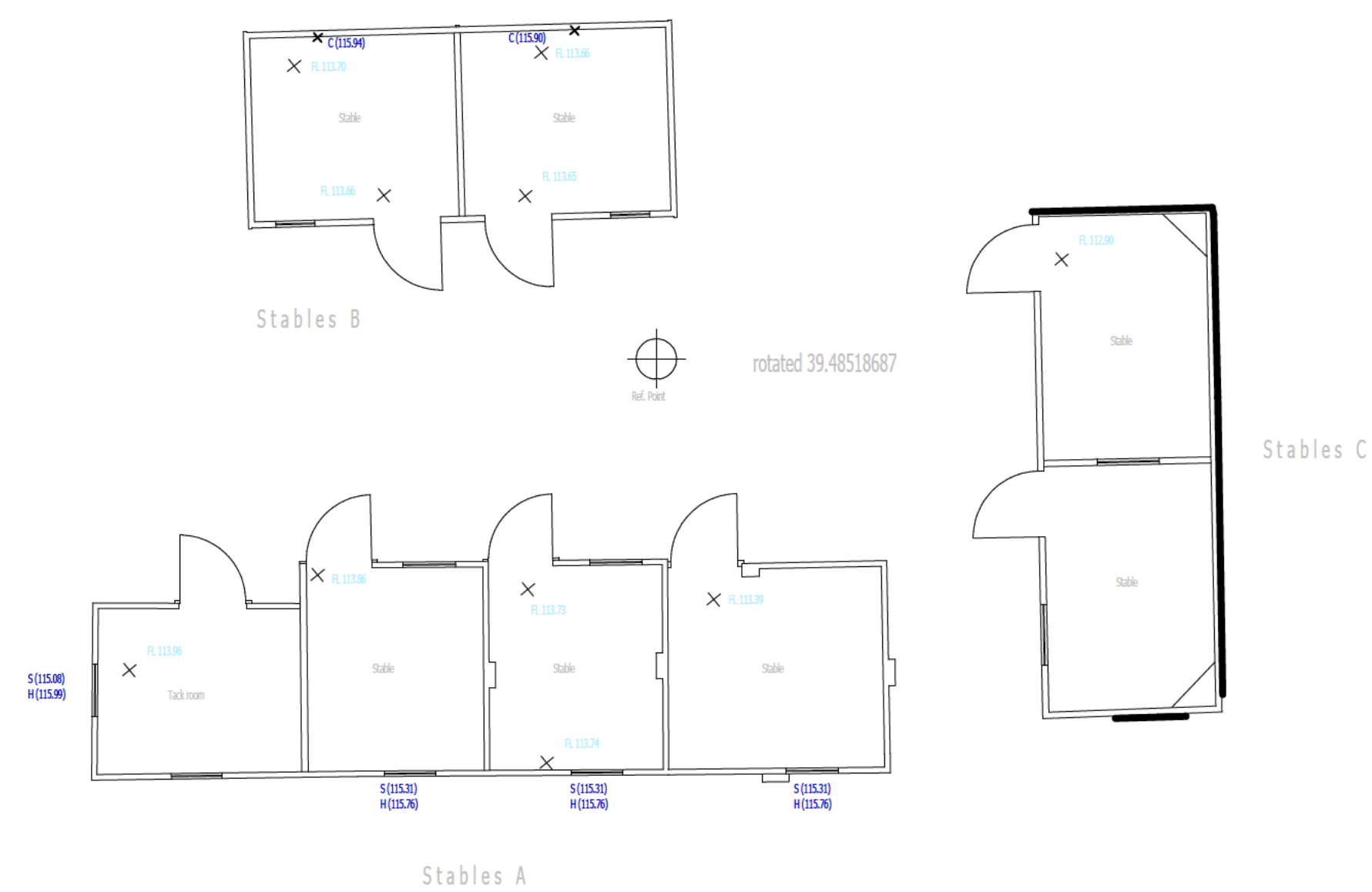
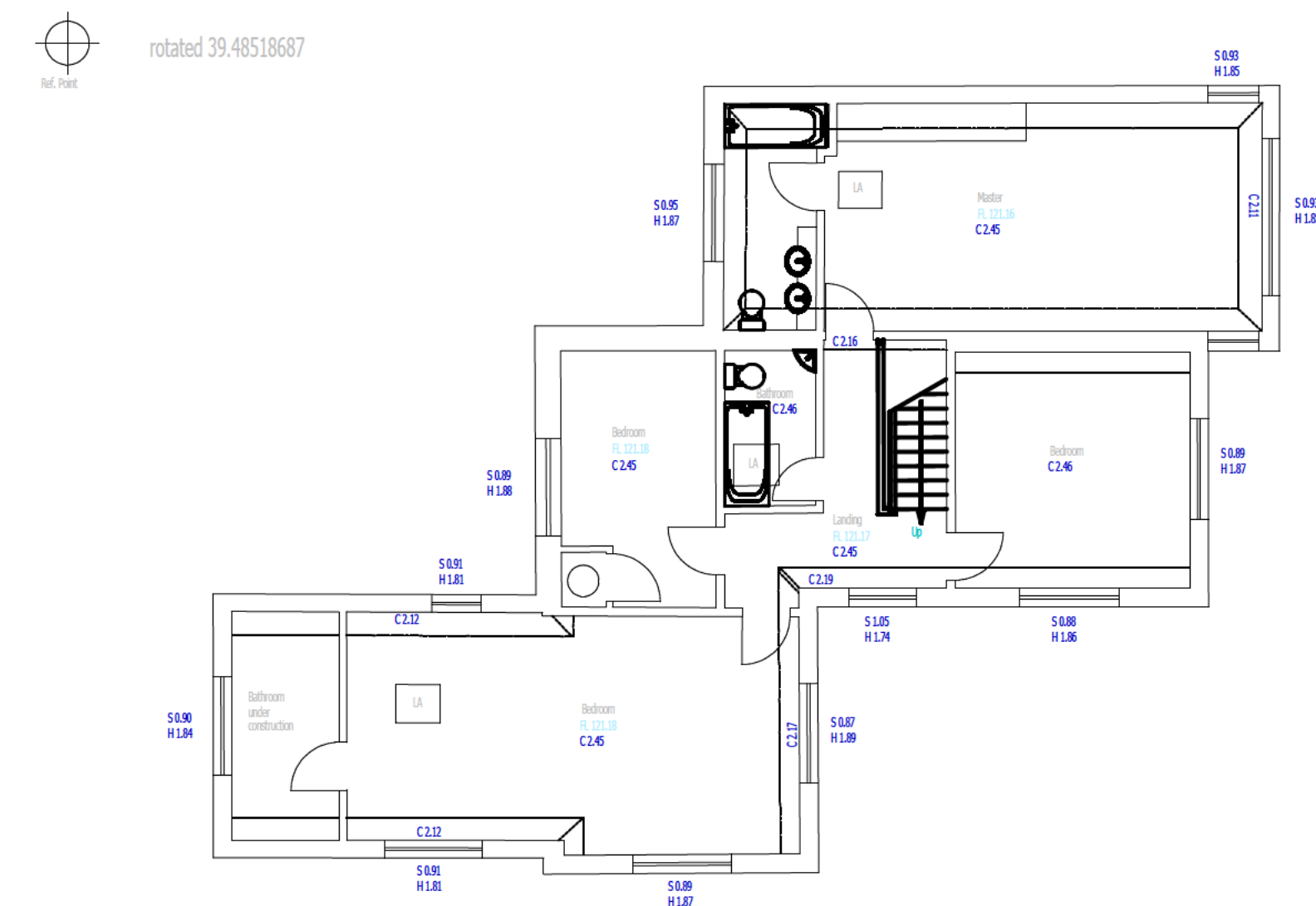
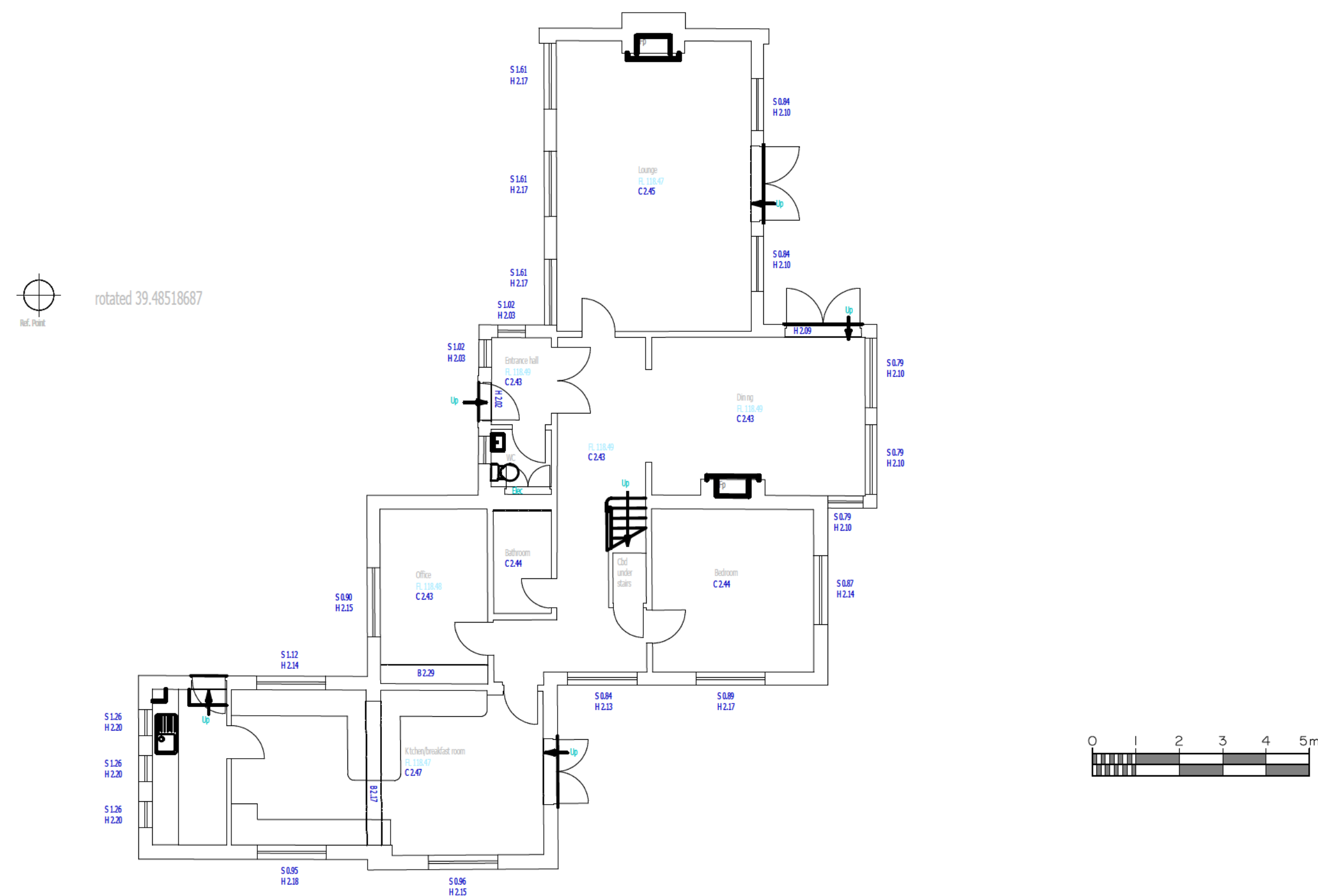
Job Title
LYTHMERE
GROUSE ROAD
COLGATE
HORSHAM
RH13 6HT

Drawing Title
SITE / LOCATION PLAN

PROPOSAL SITE OUTLINED
IN RED WITH OTHER LAND
IN OWNERSHIP IN BLUE

Scale 1:2500 @ A3	
Date DEC 2017	Drawn by RD
Org. No L/GR-015	Rev.

A	Date	Revisions
C copyright		
 NUTFIELD ROAD ARCHITECTURAL SERVICES		
11, TILERS CLOSE NUTFIELD ROAD MERTHAM REDHILL SURREY. RH1 3HS TEL. - 01737 645510		
Client		
Job Title		
LYTHMERE GROUSE ROAD COLGATE HORSHAM RH13 6HT		
Drawing Title		
PROPOSED REPLACEMENT DWELLING EX'G SITE PLAN EX'G STRUCTURES SHADED		
Scale		
1:200 @ A0		
Date	Drawn by	
6 Sep 2017	RD	
Drg. No		Rev.
L/GR-01		



NOTES:
All dimensions must be checked on site and not scaled from the drawing

A		
	Date	Revisions

© copyright



ARCHITECTURAL SERVICES

**11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510**

Client

Job Title
LYTHMERE
GROUSE ROAD
COLGATE
HORSHAM
RH13 6HT

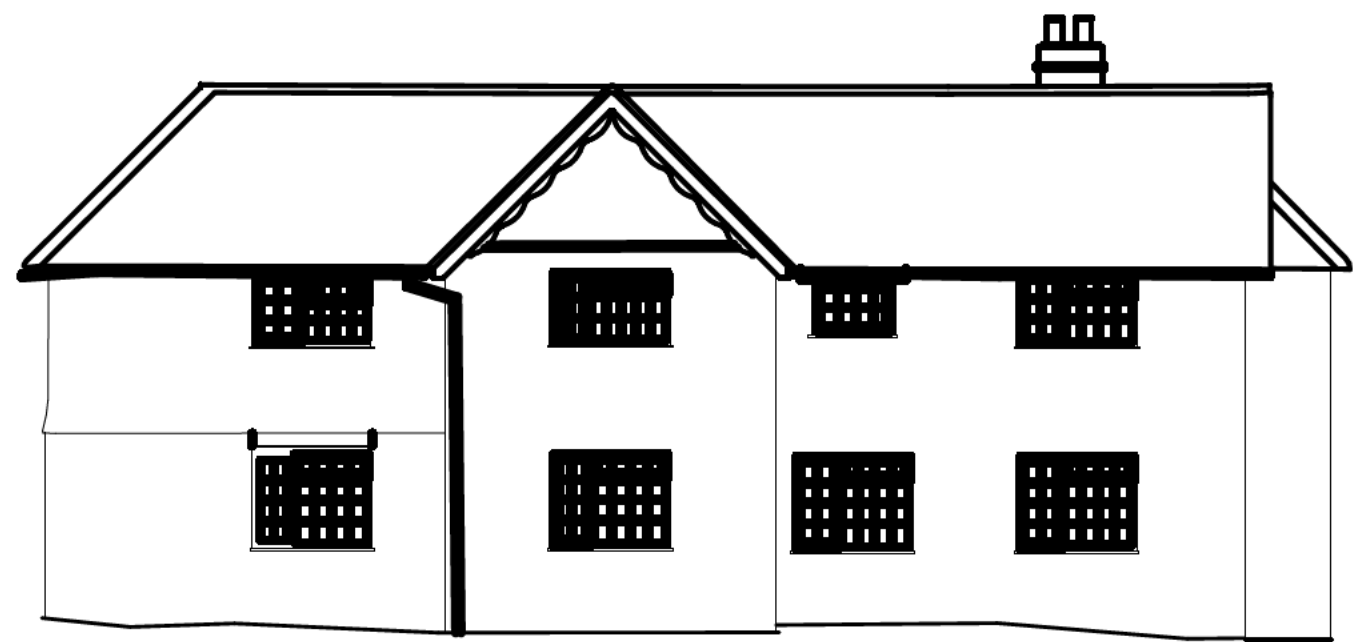
Drawing Title
PROPOSED REPLACEMENT
DWELLING

EX'G FLOOR PLANS

Scale: 1:100 @ A1

Date	Sep 2017	Drawn by	RD
------	----------	----------	----

Drg. No	Rev.
L/GR-02	

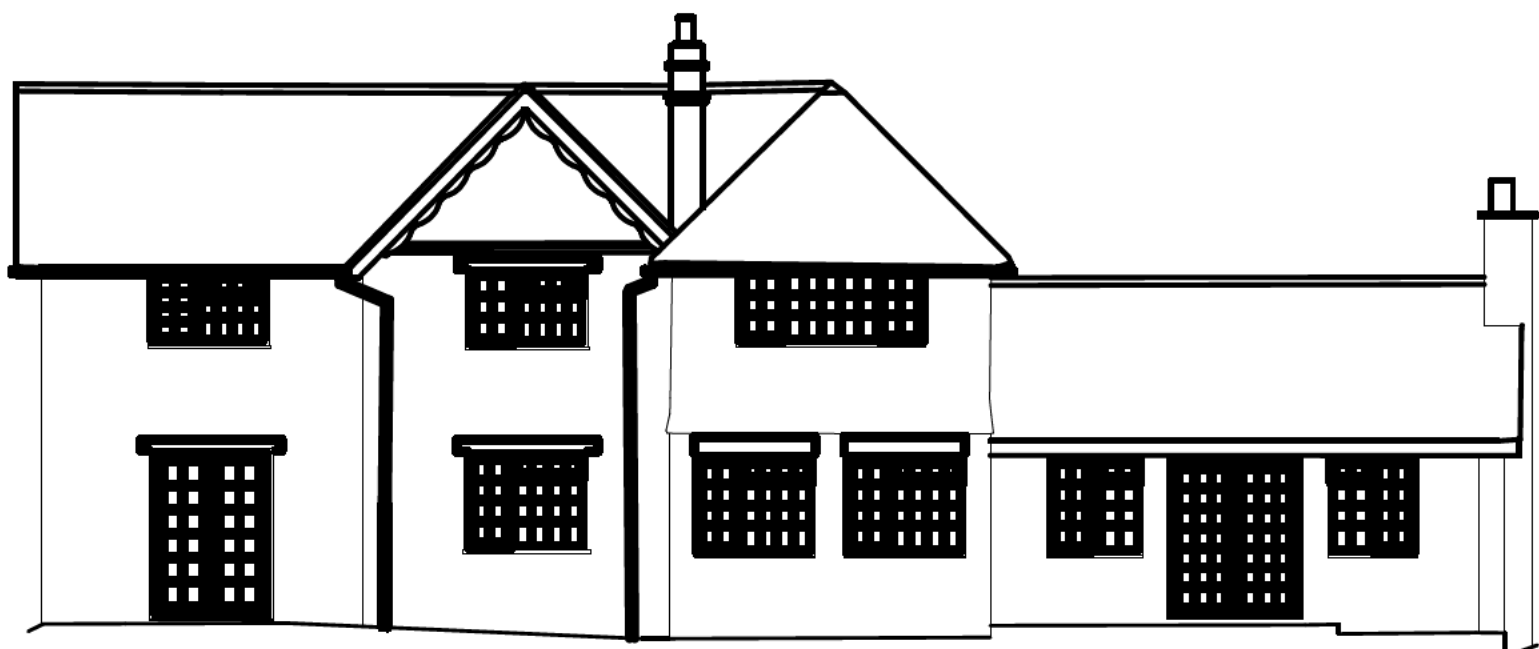


South-West elevation

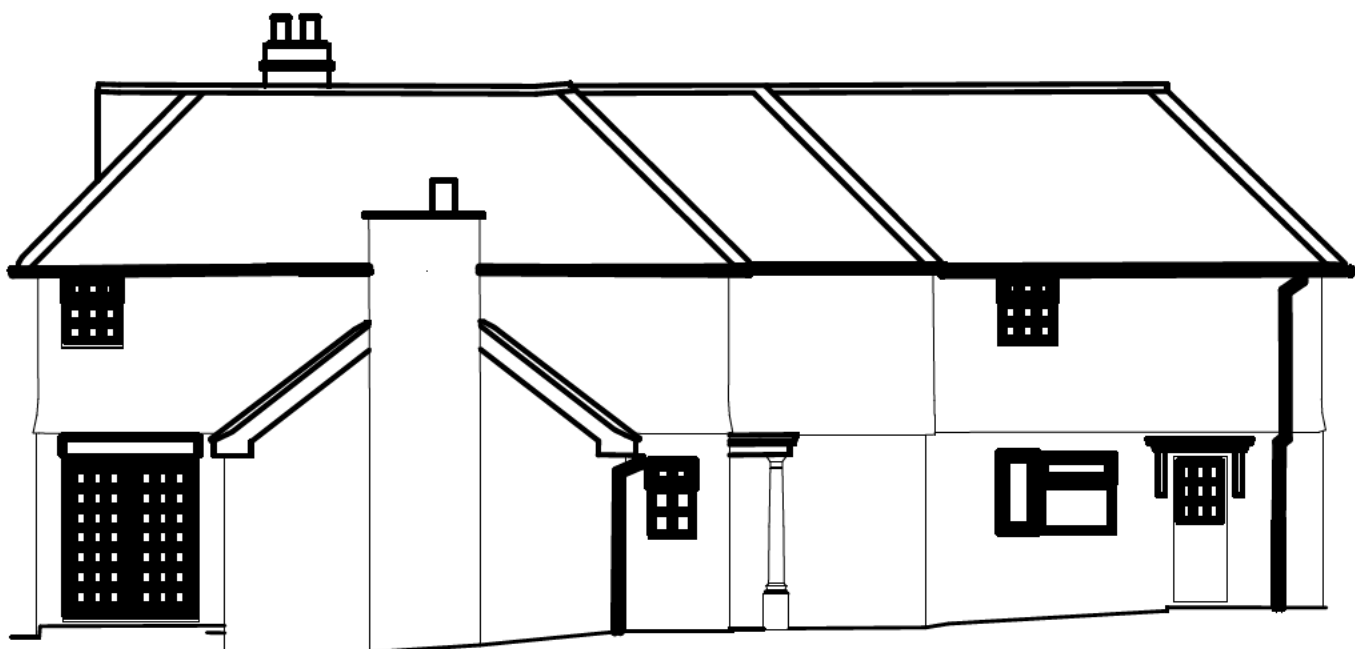


North-West elevation

Datum 115.00m

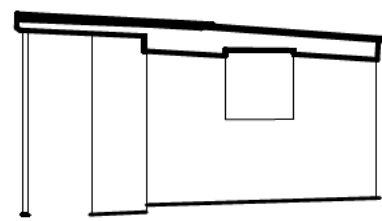


South-East elevation

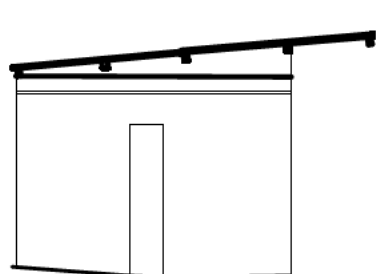


North-East elevation

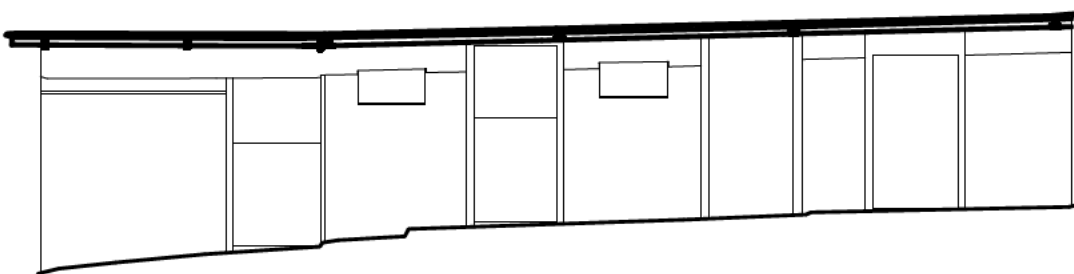
Datum 115.00m



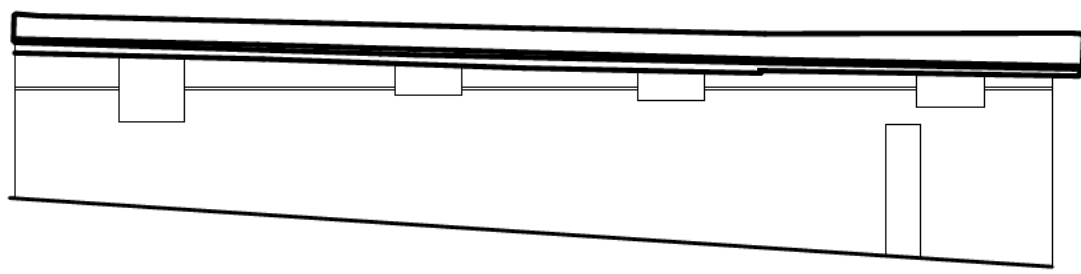
North-West



South-East



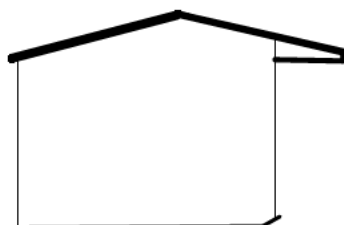
North-East



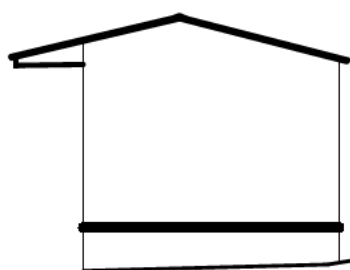
South-West

Stables A

Datum 110.00m



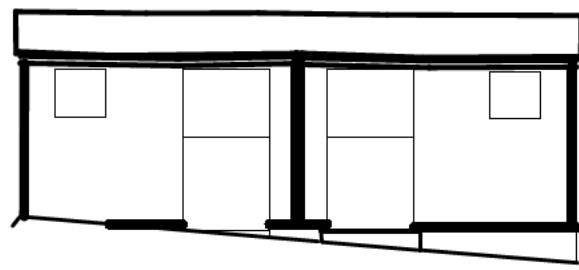
North-West



South-East



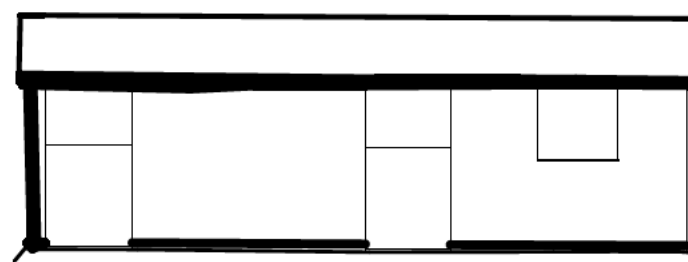
North-East



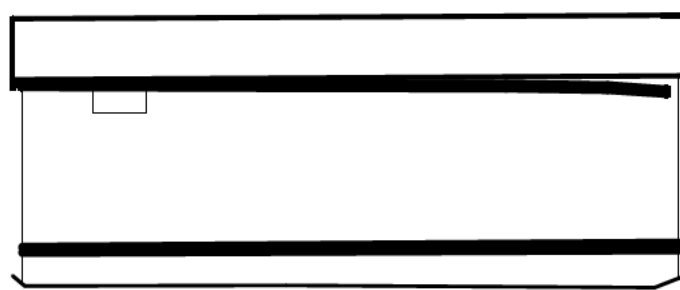
South-West

Stables B

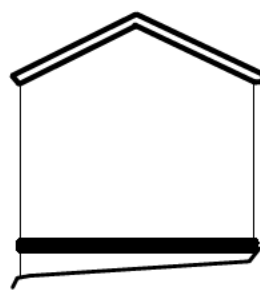
Datum 110.00m



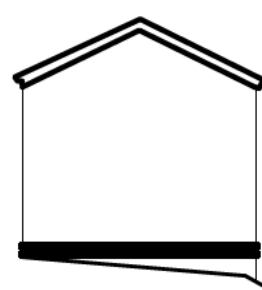
North-West



South-East



North-East

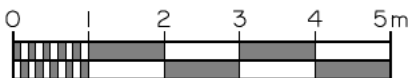


South-West

Stables C

Datum 110.00m

NOTES:
All dimensions must be checked on site and not scaled from the drawing



A		
Date		Revisions

© copyright

NUTFIELD ROAD

ARCHITECTURAL SERVICES

**11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510**

Client

Job Title
LYTHMERE
GROUSE ROAD
GOLGATE
HORSHAM
RH13 6HT

Drawing Title
PROPOSED REPLACEMENT
DWELLING

EXG ELEVATIONS

Scale	1:100 @ A1		
Date	Sep 2017	Drawn by	RD
Drg. No	L/GR-03		Rev.



EX'G ACCESS TO
SAND SCHOOL TO
REMAIN

EXISTING STRUCTURES TO BE REMOVED AS PART OF THE PROPOSAL

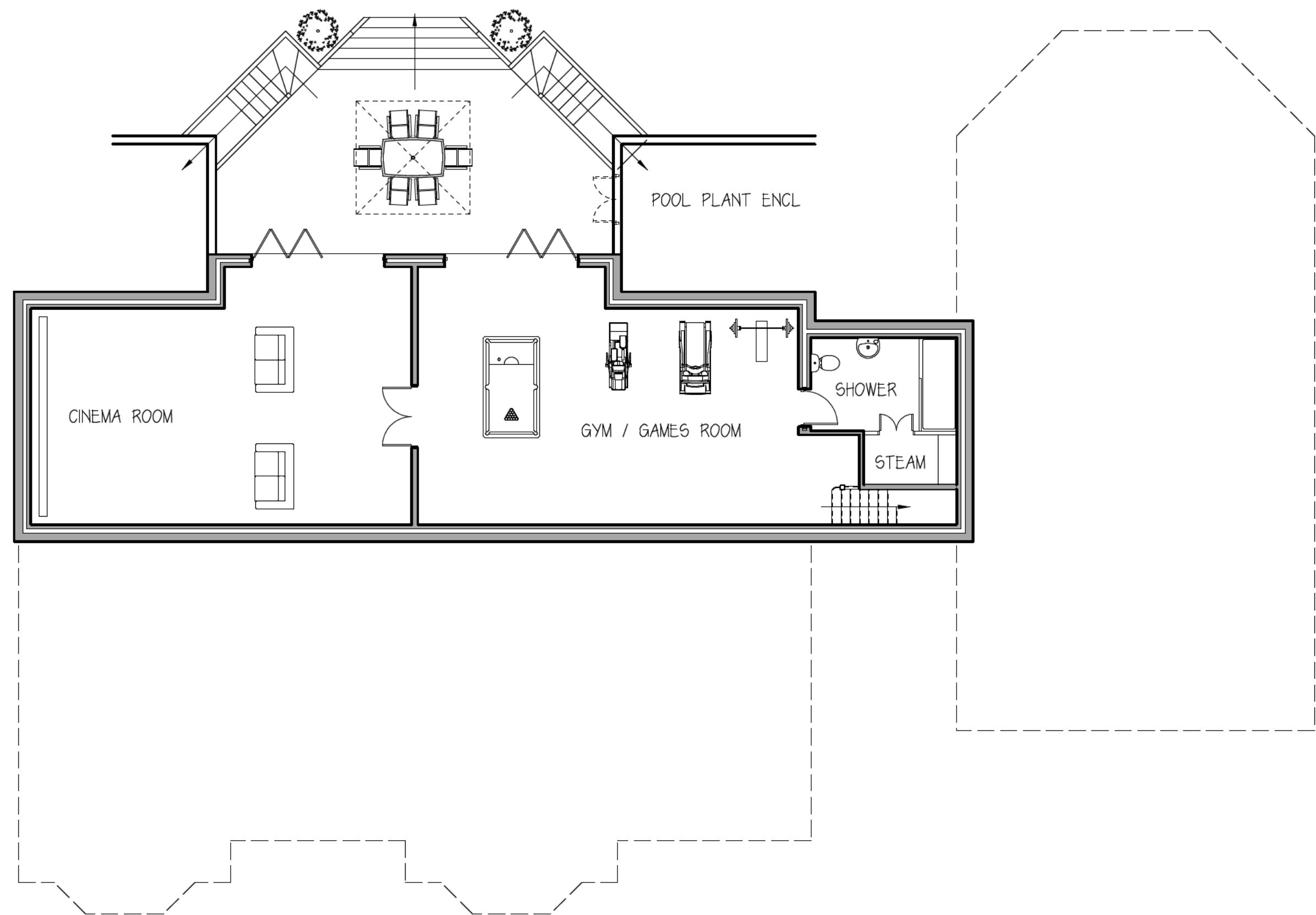
NEW DWELLING AND GARAGING ON REPLACEMENT ON OVERLAY

REFER TO ENLARGED / EXTRACT PLAN TOWARDS LANDSCAPING
ETC - THIS PLAN IS AN OVERLAY OF THE EXISTING ELEMENTS

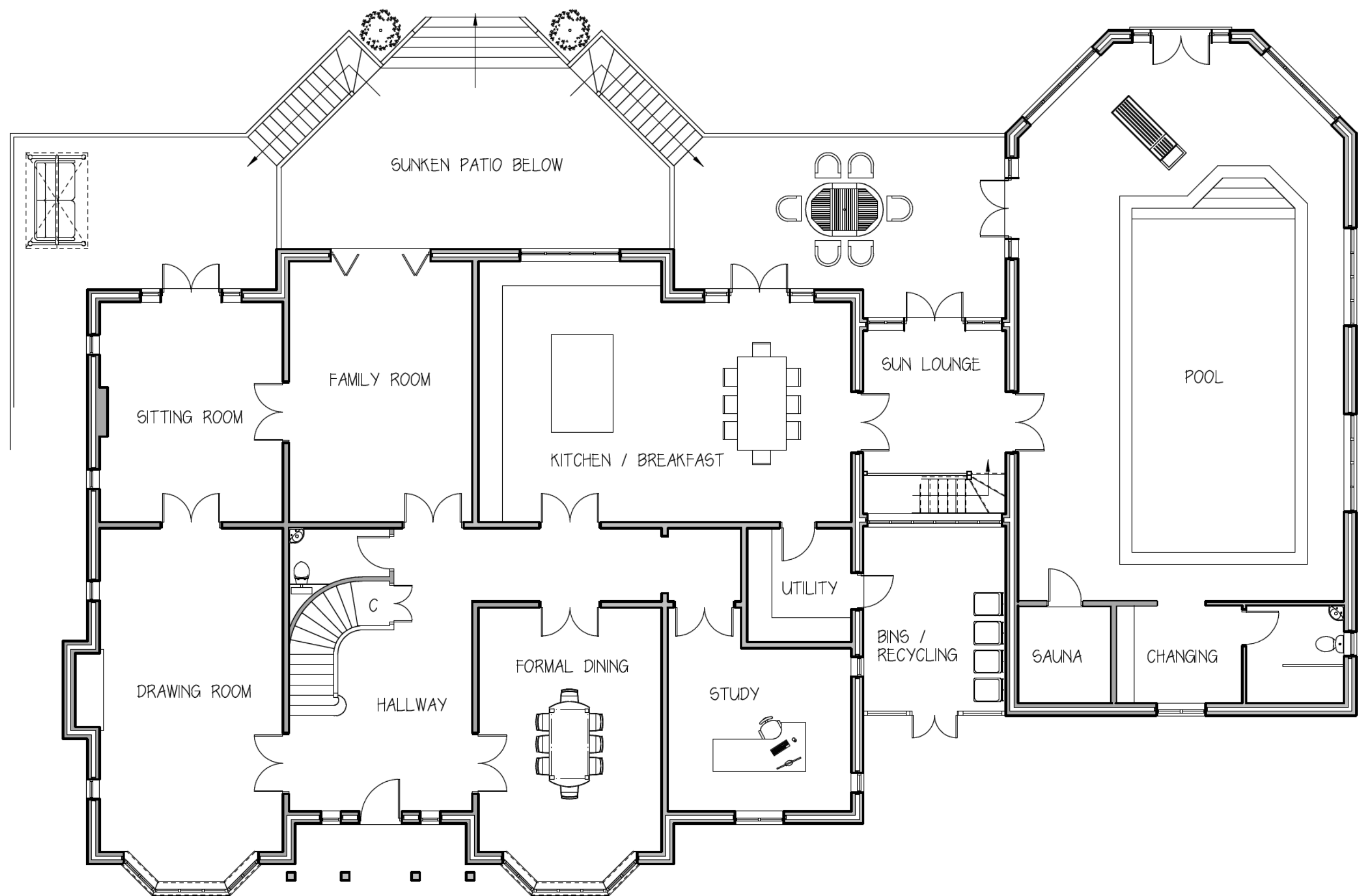
EX'G SAND SCHOOL
TO BE REFURBISHED



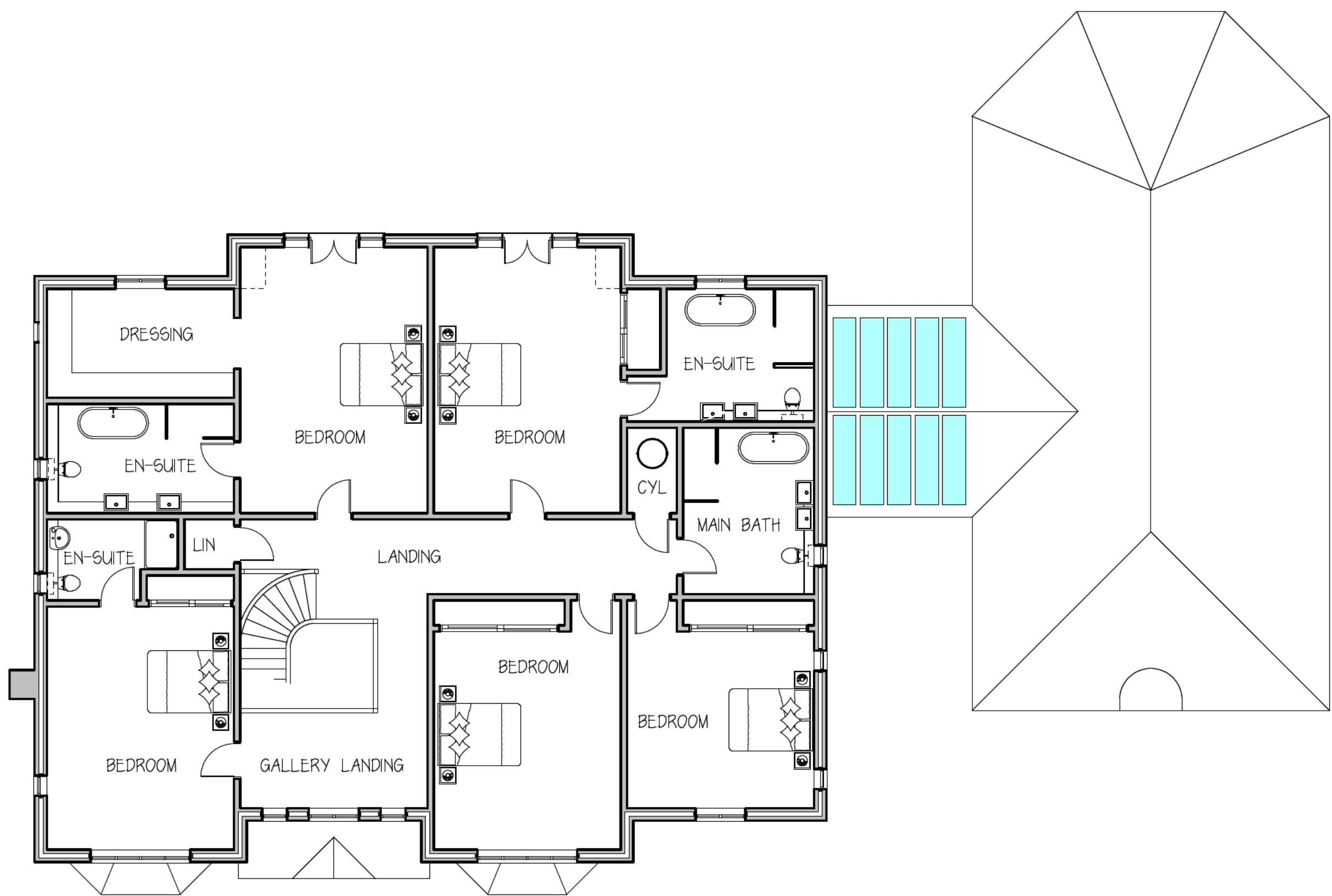
A		Date	Revisions
© copyright			
NUTFIELD ROAD  ARCHITECTURAL SERVICES 11, TILERS CLOSE NUTFIELD ROAD MERTHAM REDHILL SURREY, RH1 3HS TEL. - 01737 645510			
Client			
Job Title LYTHMERE GROUSE ROAD COLGATE HORSHAM RH13 6HT			
Drawing Title PROPOSED REPLACEMENT DWELLING SITE OVERLAY PLAN			
Scale 1:200 @ A0			
Date 6EP 2017		Drawn by RD	
Drg. No L/GR-10		Rev.	



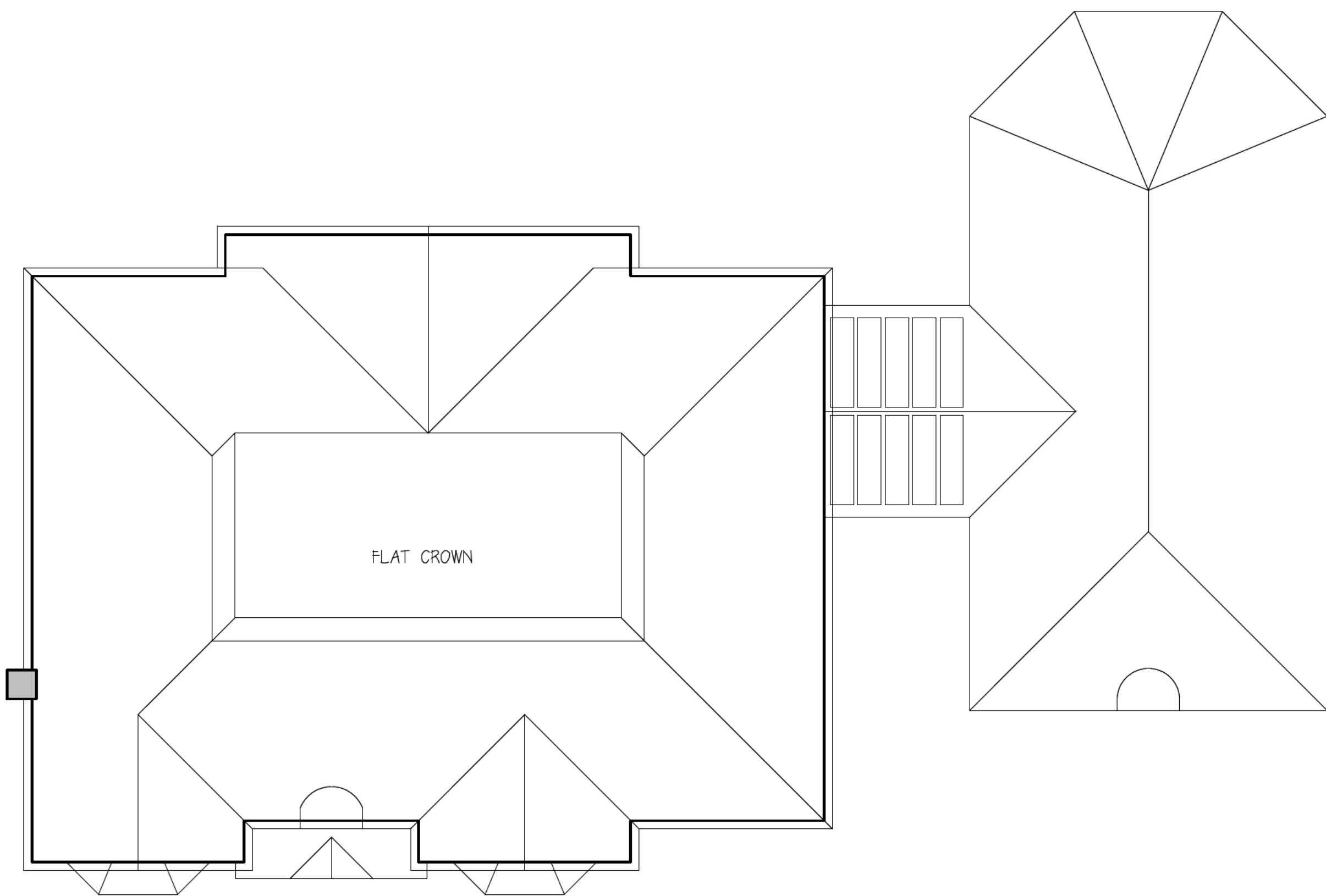
LOWER GROUND FLOOR - GIA 122 SQ M



GROUND FLOOR - GIA OF MAIN HOUSE 248 SQ M / GIA OF POOL AND LINK 140 SQ M

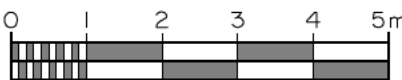


FIRST FLOOR - GIA 248 SQ M



ROOF PLAN

NOTES:
All dimensions must be checked on site and not scaled from the drawing



A		
Date		Revisions

© copyright

NUTFIELD ROAD

ARCHITECTURAL SERVICES

**11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510**

Client
Job Title LYTHMERE GROUSE ROAD COLGATE HORSHAM RH13 6HT

Drawing Title PROPOSED REPLACEMENT DWELLING

Scale 1:100 @ A1	
Date SEP 2017	Drawn by RD
Drg. No L/GR/-11	Rev.

NOTES:
All dimensions must be checked on site and not scaled from the drawing



SCHEDULE OF FINISHES:

WALLS TO GROUND FLOOR:
FACE BRICKWORK WITH SOLDIER COURSE HEAD AND GILL DETAIL.

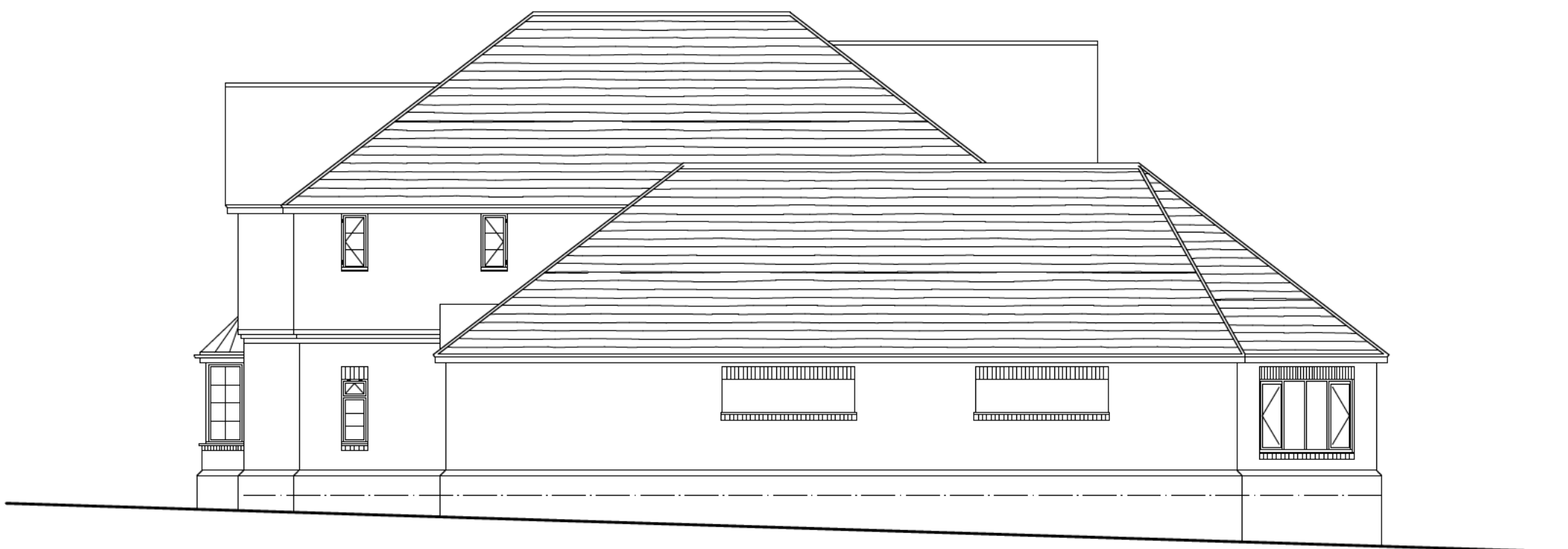
WALLS TO FIRST FLOOR:
PLAIN TILE HANGING OVER STEPPED BRICK DETAIL ON JCT WITH MASONRY BELOW

JOINERY:
WHITE POWDER COATED ALUMINIUM SLIM LINE CASEMENTS

RAINWATER GOODS:
BLACK OGEE PROFILE GUTTERS WITH SQUARE DOWNPIPES

MAIN ROOF FINISH:
PLAIN CLAY TILES WITH TILED VALLEYS AND BONNET HIPs

BAY ROOF FINISH:
CODE 3 LEAD WITH SCROLLED / WELDED SEAMS



A		
	Date	Revisions

© copyright

NUTFIELD ROAD

ARCHITECTURAL SERVICES

11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510

Client

Job Title
LYTHMERE
GROUSE ROAD
COLGATE
HORSHAM
RH13 6HT

Drawing Title
PROPOSED REPLACEMENT
DWELLING

ELEVATIONS

Scale
1:100 @ A1

Date SEP 2017 Drawn by RD

Drg. No L/GR-12 Rev.

NOTES:
All dimensions must be checked on site and not scaled from the drawing

A		
	Date	Revisions

© copyright



NUTFIELD ROAD
ARCHITECTURAL SERVICES
11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510

Client

Job Title
LYTHMERE
GROUSE ROAD
COLGATE
HORSHAM
RH13 6HT

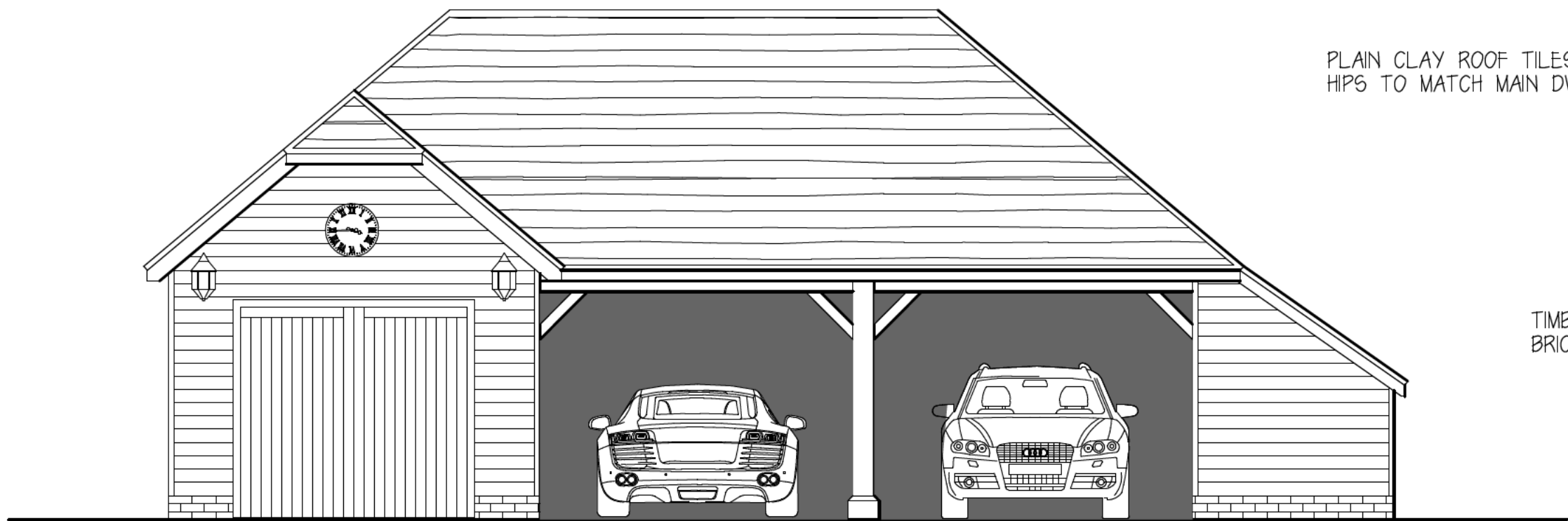
Drawing Title
PROPOSED REPLACEMENT
DWELLING

GARAGE DETAILS

Scale
1:50 @ A1

Date SEP 2017 Drawn by RD

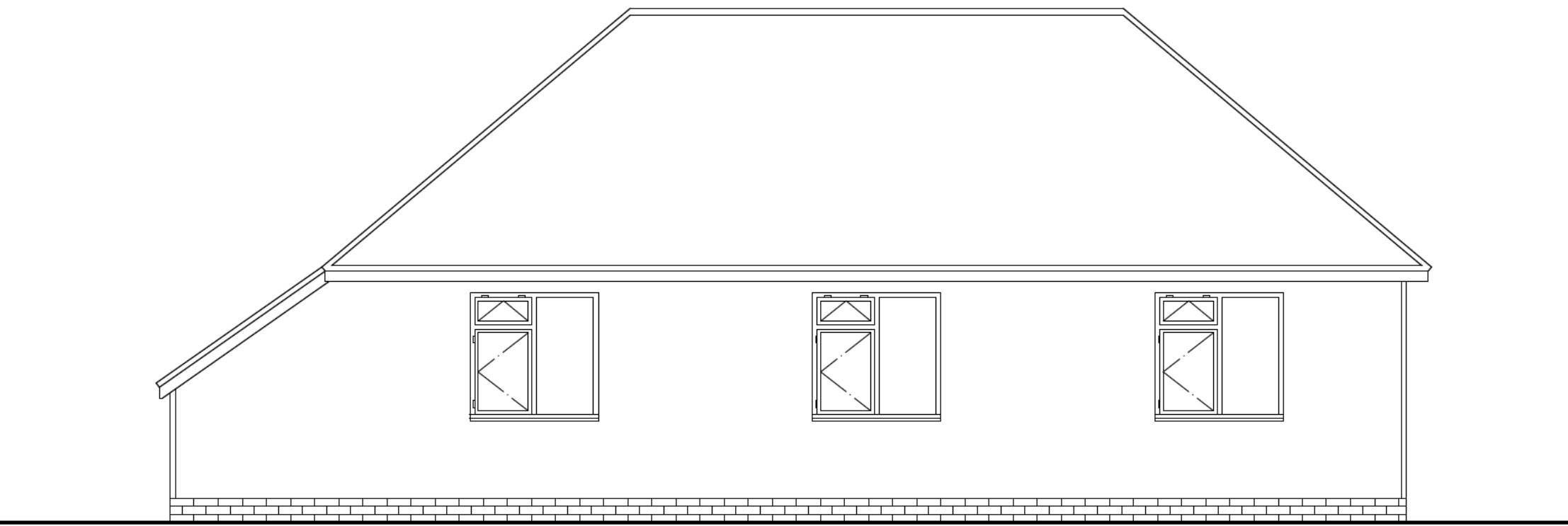
Drg. No	Rev.
L/GR-13	



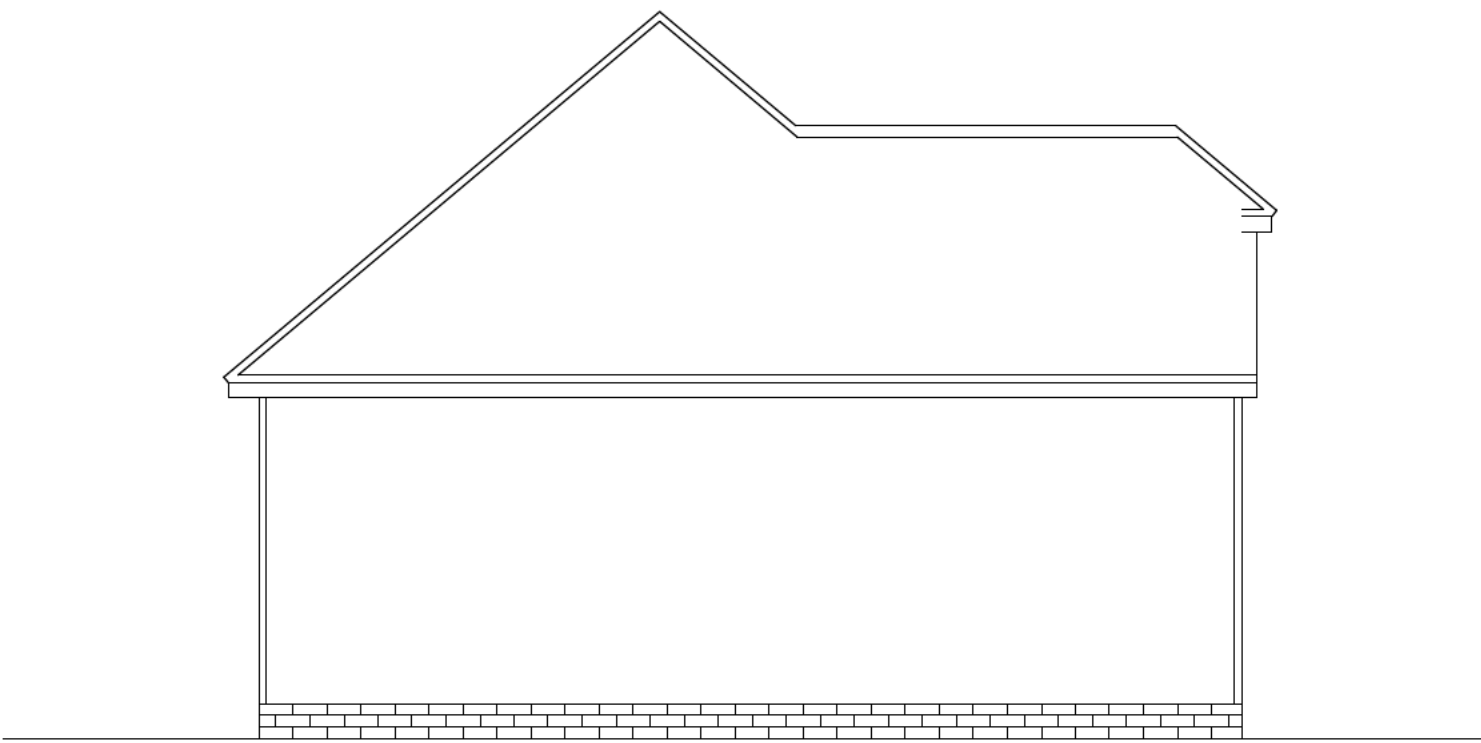
FRONT ELEVATION



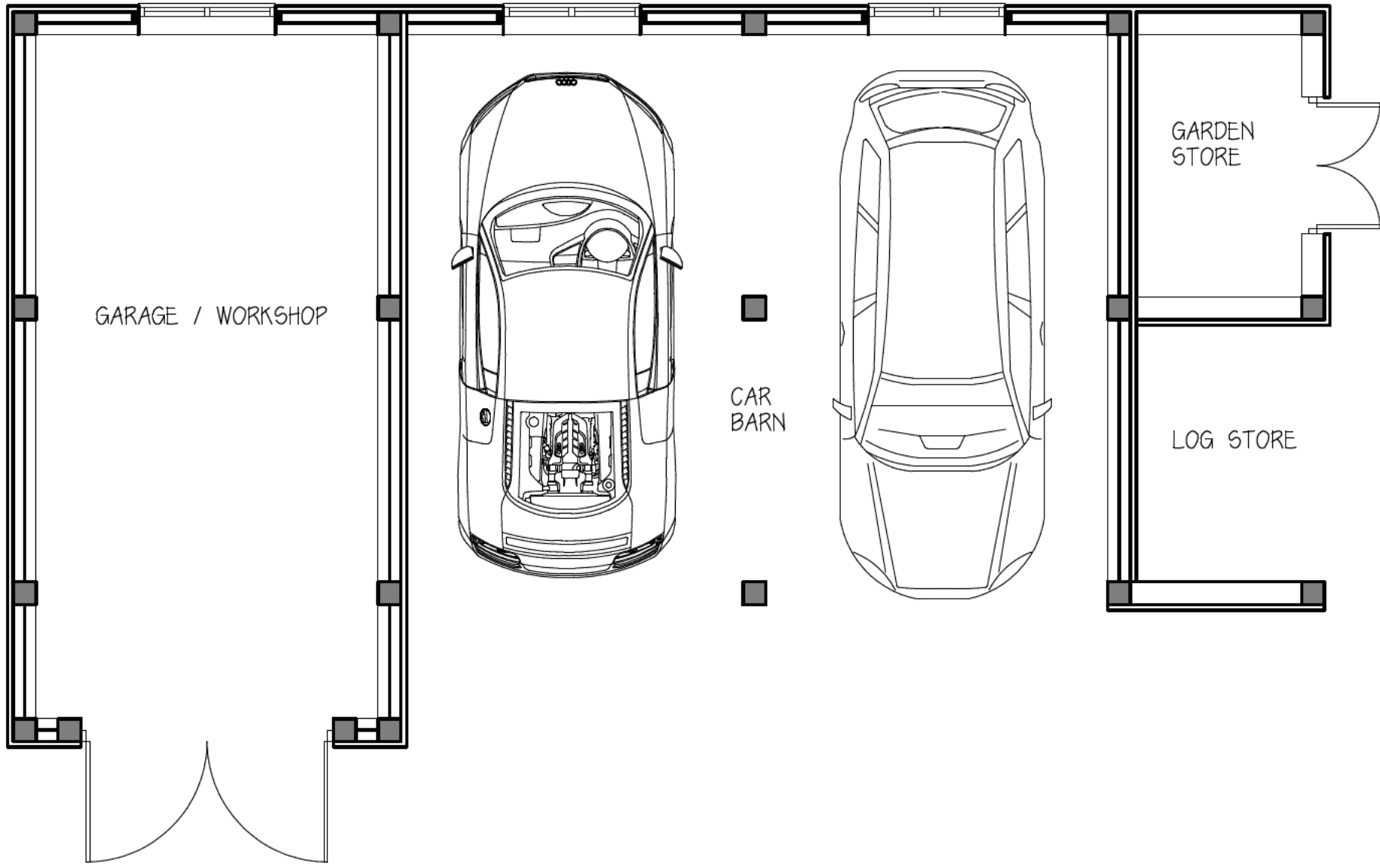
SIDE ELEVATION



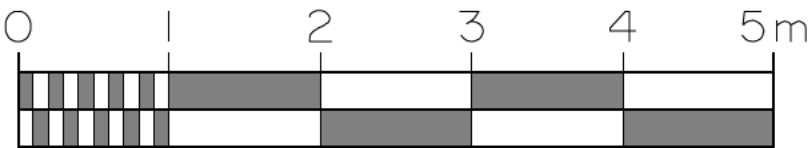
REAR ELEVATION

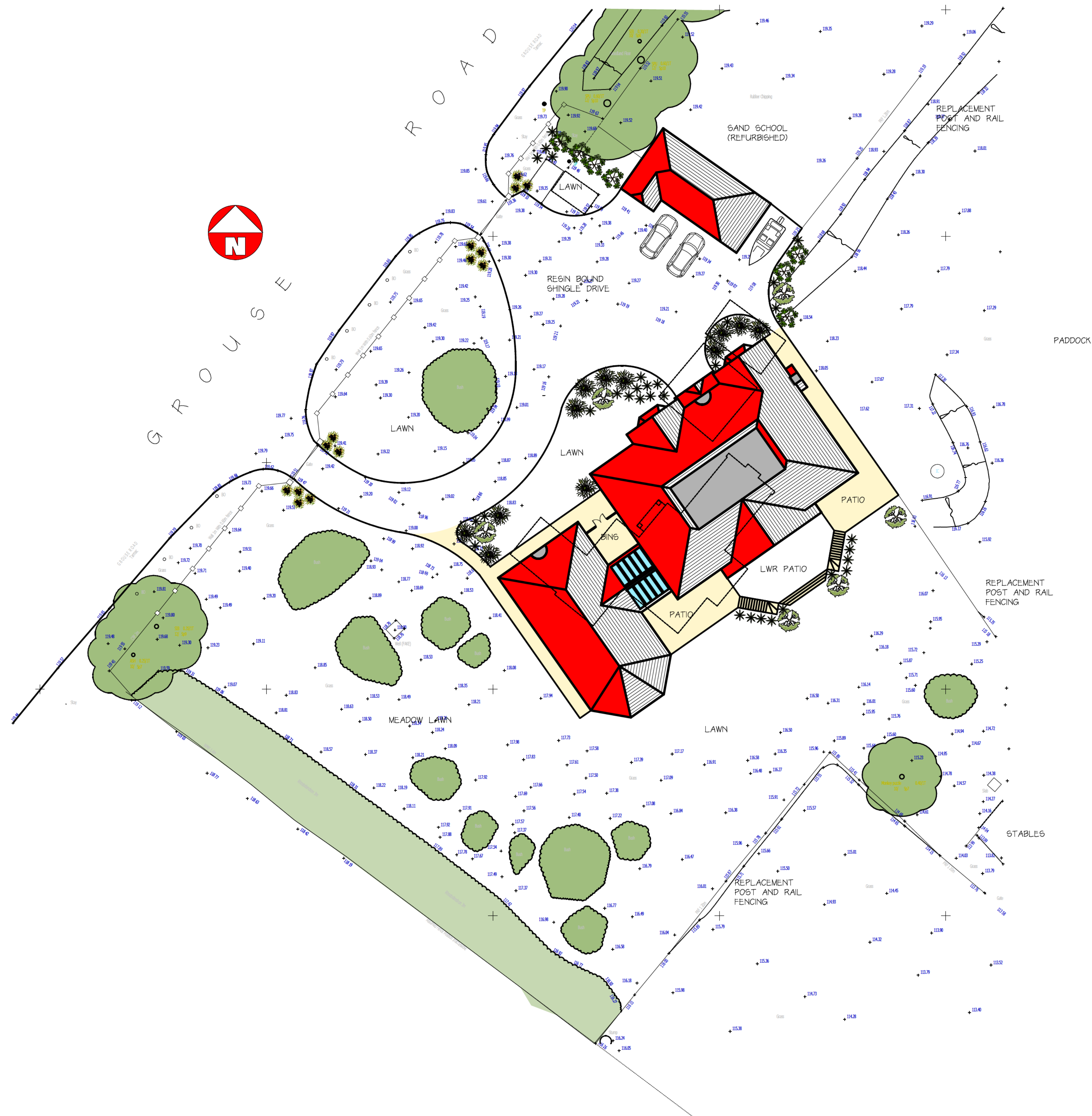


SIDE ELEVATION



FLOOR PLAN





NOTES:
All dimensions must be checked on site and not scaled from the drawing

A		
Date		Revisions

© copyright

NUTFIELD ROAD



ARCHITECTURAL SERVICES

**11, TILERS CLOSE
NUTFIELD ROAD
MERSTHAM
REDHILL
SURREY. RH1 3HS
TEL. - 01737 645510**

Client

Job Title
LYTHMERE
GROUSE ROAD
COLGATE
HORSHAM
RH13 6HT

Drawing Title
PROPOSED SITE / PRELIM
LANDSCAPING LAYOUT

Scale 1:200 @ A1	
Date Sep 2017	Drawn by RD
Drg. No L/GR-14	Rev.