



Appeal Decision

Site visit made on 2 October 2024

by M Cryan BA(Hons) DipTP MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 March 2025

Appeal Ref: APP/J3015/W/24/3344388

Beeston Car Centre, Broadgate, Beeston, Nottingham NG9 2HD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Hall against the decision of Broxtowe Borough Council.
 - The application reference is 23/00903/FUL.
 - The development proposed is the demolition of an existing car garage and construction of residential accommodation comprising 12 studio flats and 2x 6-bedroom C4 (HMO) cluster flats.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of an existing car garage and construction of residential accommodation comprising 12 studio flats and 2x 6-bedroom C4 (HMO) cluster flats at Beeston Car Centre, Broadgate, Beeston, Nottingham NG9 2HD in accordance with the terms of the application, reference 23/00903/FUL, subject to the conditions in the attached schedule.

Applications for costs

2. An application for an award of costs was made by Mr Hall against Broxtowe Borough Council. This application is the subject of a separate Decision.

Preliminary and Procedural Matters

3. The appeal scheme was described on the planning application form as the "proposed demolition of existing car garage and construction of student accommodation comprising 12 studio flats and 2 6 bedroom cluster flats". It was indicated on the appeal form that the description had been changed; while the nature of the description was not altered significantly, the revised wording provided further detail about the scheme, and I have therefore used that in the banner heading and my formal decision above.
4. The appellant has submitted a signed and dated agreement under Section 106 of the Town and Country Planning Act 1990 ("the s106 agreement"). It makes provisions in respect of the provision of open space, and the management of the proposed building as student accommodation. I return to this planning obligation below.
5. On 12 December 2024 the Government published a revised National Planning Policy Framework ("the Framework"), replacing the December 2023 version. The provisions most relevant for determining this appeal were not altered significantly, and as a result I consider that there is no requirement for me to seek separate submissions on the revised Framework. I am satisfied that no party's interests have been prejudiced by my taking this approach. Where I

have referred in my decision to specific paragraphs of the Framework, the numbering used is that of the December 2024 version.

Main Issues

6. The main issues are the effect of the proposed development on:
- The character and appearance of the area;
 - The housing mix in the area; and
 - The supply of, and demand for, facilities and services locally, including whether it would undermine local distinctiveness in this respect.

Reasons

Character and appearance

7. The appeal concerns a commercial garage used for car sales and vehicle repairs, on a corner plot at the junction of Broadgate and Cedar Avenue. The front of the site, towards Broadgate, comprises a partly-covered forecourt used for the display of vehicles for sale; to the rear is a single-storey office and workshop building, with vehicular access to the site from Cedar Avenue. It is very close to, though not within, Beeston town centre, which lies a short distance away to the south-west; north and east of the site the area is predominantly residential. The proposed development is the demolition of the existing garage, and the erection of a residential block.
8. The residential buildings nearest to the appeal site on both sides of Cedar Avenue and on the north side of Broadgate, and the adjacent commercial (or part-commercial) buildings on the High Road, have two storeys and pitched roofs, with ridge heights of around 8.5m. The proposed block would have four storeys, be of a contemporary flat-roofed design and, with a maximum height of around 11m, would be somewhat taller than its immediate neighbours. However, the third floor would only extend over part of the building and would be set behind the parapet above the second floor (which would be at a similar level to the neighbouring rooftops). This would reduce the visual impact of the building and prevent it being unacceptably overbearing or dominant when seen from street level or neighbouring properties.
9. While the proposed building would be markedly different to its essentially suburban and domestic immediate neighbours, in general terms its style, size or form would not be inherently incompatible with, or unexpected in, a location on the fringe of a reasonably sized town centre of varied character. Indeed, there is already some variation in residential buildings near the appeal site. Cedar Court is a three-storey L-shaped block of flats at the head of Cedar Avenue; I would suggest from its appearance it dates from the 1960s or 70s and, though it is of a very different form to the suburban housing elsewhere in the street, it appears assimilated into the area.
10. More recently, schemes for the conversion of the four-storey Broadgate House¹ and the construction of a new three-storey residential block at 129-131 High Road² very close to the appeal site (and which I was also able to view during my site visit) are illustrative of the area's ability to accommodate and adapt to

¹ LPA Ref: 21/00758/FUL

² LPA Ref: 21/00971/FUL; allowed on appeal PINS Ref: APP/J3015/W/22/3297042

change, including denser residential development in more modern styles, around the town centre.

11. While the existing garage gives the appeal site an active use, the present building does not make more than a neutral contribution to the character or appearance of the surrounding area. Its replacement with a purpose-built block of flats, of a reasonably smart and simple design in an appropriate palette of materials, would not cause unacceptable harm to the character or appearance of the area, and indeed would be likely to represent some enhancement. I therefore find that the proposed development would not conflict with Policy 10 of the 2014 Aligned Core Strategy ("the ACS"), or with Policy 17 of the 2019 Broxtowe Local Plan Part 2 ("the BLP"). Together, and among other things, these policies require new development to make a positive contribution to the public realm and sense of place, and to be integrated into its surroundings.

Housing mix

12. The proposed development is intended to provide purpose-built accommodation for students. It would comprise 12 studio flats (four on the ground floor, three on each of the first and second floors, and two on the third floor). There would also be two six-bedroom "cluster" flats (one on each of the first and second floors), which would be Homes in Multiple Occupation ("HMOs").
13. The Council's 2022 *Houses in Multiple Occupation* Supplementary Planning Document ("the SPD") seeks to ensure that the demand for HMO accommodation can be met in a way that does not lead to adverse impacts on the character of the area through a saturation of a single type of home, though it also recognises both that HMOs form an important part of the general housing mix through the provision of flexible rental accommodation, and that there are particular demands in Beeston arising from the proximity and influence of the University of Nottingham.
14. Part 2 of the SPD sets out three main considerations to be taken into account in assessing whether a development would lead to an over-concentration of HMOs; "clustering", "saturation" (the total number of HMOs within a radius), and "sandwiching". The Council's initial officer report did not specifically address clustering, but noted that the proposal would not fail either the saturation or clustering tests.
15. During the appeal the Council commented in respect of saturation that "the SPD is vague on the calculations used for the radius approach and it is unclear how the statistics for a building such as Broadgate House show", as "it is a single building with multiple cluster flats within so it is unclear as to whether the information provided regards the building as a singular HMO or multiple and also if it is regarded as a singular property or multiple". In terms of sandwiching, the Council noted that "in practical terms" the "singular building" at Nos 133 and 135 High Road "would become sandwiched between two large [purpose-built student accommodation] buildings" – that is, the appeal scheme and the development at 129-131 High Road – though it was again acknowledged that the proposal does not fail the SPD test in that respect.
16. The SPD appears to be principally aimed at the conversion of existing residential properties, which it acknowledges form the majority of HMOs within the borough; it does not provide specific guidance for new purpose-built accommodation such as proposed here. The appeal scheme includes an HMO

element, and the SPD is a relevant material consideration. However, in view of the vagueness in the SPD which the Council has acknowledged, it is not at all clear to me that the development would not comply with the tests in that guidance. For the reasons which I have set out in addressing the preceding main issue, the appeal site's edge of town centre location makes it well-suited to a reasonably dense residential development. Furthermore, in providing purpose-built accommodation for students the development would make some contribution to meeting the recognised demand in that particular market segment without reducing the general housing stock in the locality.

17. Bringing these points together, I am satisfied that the proposed development would not contribute to an imbalance in the local housing mix. It would not therefore conflict with Policy 8 of the ACS, or with Policies 15(6) and 17 of the BLP. Together, and among other things, these policies seek to ensure that residential development maintains, provides and contributes to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.

Local facilities and services

18. The proposed development would inevitably lead to the closure of the garage and car sales operation on the appeal site. That business has also been operating from alternative premises around a mile away, though I understand that this was a temporary measure which was due to come to an end in January 2025. I recognise therefore that the development may mean that the business is unable to continue in the future and so would come at some, perhaps considerable, personal cost to its owner and employees.
19. Policy 17 of the BLP refers to the "Building for Life" criteria, and the Council considers that the loss of the business would not comply with points 1³ or 2⁴ of those criteria. However, a strict compliance with those points along the lines suggested by the Council might be said to militate against *any* proposed development which would lead to the loss of an existing business, which is surely not its intention. I have not been made of any development plan policy which seeks to protect or retain car sales or garage uses specifically, and I understand that there are similar facilities reasonably close by. I am not therefore persuaded that such a strict application of the Building for Life criteria is justified in this case.
20. Furthermore, the Council's concern that the proposal would "place additional demand on those [facilities and services] that remain" seems to me to be somewhat at odds with the development plan's aims of creating flourishing and vibrant town centres. The development would bring additional residents to a site within easy walking and cycling distance of the wide range of shops and services within Beeston town centre, and public transport connections to the wider Greater Nottingham area. Future occupiers would be likely to provide some support for the shops and other services within the town.
21. I am sympathetic in respect of the potential adverse impact on the business operating from the appeal site itself. On balance though, and taking the broader view, there is nothing before me to demonstrate that the development

³ Connections – Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

⁴ Facilities and services – Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?

would have a significant adverse impact on the supply of, or demand for, facilities and services locally, or that it would undermine local distinctiveness in this respect. I therefore find no conflict with Policy 17 of the BLP which applies the Building for Life criteria as I have described above and which, among other things, seeks to ensure that development integrates into its surroundings, is close to community facilities, and encourages walking and cycling.

Other Matters

22. I have had regard to the comments made by various interested parties, both at planning application stage and during the appeal. To the extent that matters raised were material, I have addressed them in my consideration of the main issues above. Although there was some concern that the development might lead to an unacceptable increase in demand for vehicle parking in the area, I note that the proposed provision of six off-street spaces (amounting to one per four bedrooms) was considered acceptable by Nottinghamshire County Council's highways team; in the absence of any substantive information to the contrary, none of the evidence before me leads me to disagree with their assessment. Some specific details relating to parking, and to flood risk, wildlife and environmental matters, can be addressed by the use of conditions as I set out below.
23. One party made adverse comments about the Council's treatment of the planning application, and others, including allegations that it had not acted fairly or transparently. However, no substantive evidence demonstrating this was put to me. In any case, I have of course determined this appeal based on the planning merits of the proposed development.

Planning Obligation

24. The submitted s106 agreement makes various provisions in respect of the proposed development. It is dated 19 August 2024, and is signed and executed as a deed. The Framework sets out policy tests for planning obligations; they must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The same tests are enshrined in the statutory tests set out in Regulation 122 of the CIL Regulations⁵.
25. The s106 agreement secures a financial contribution of £24,344.74 towards improvements to, and maintenance of, the nearby Broadgate Park. That contribution is calculated on a "per dwelling basis". It is supported by the provisions of Policy 32 of the BLP which sets out the circumstances in which developer contributions may be sought, and the guidance in Nottinghamshire County Council's 2018 Planning Obligations Strategy, which advises that contributions towards the provision and maintenance of green spaces should be assessed on a case-by-case basis.
26. The s106 agreement also commits the appellant and their successors to use the proposed development only as student accommodation, and to make various provisions in a Student Management Plan (to be submitted to and approved by the Council) in respect of the management of the accommodation. The sizes of the proposed studio flats would fall well below those sought by the

⁵ The Community Infrastructure Levy Regulations 2010 (as amended)

Nationally Described Space Standard⁶ but I note the comment in the Council's officer report that, as purpose-built student accommodation the lower space requirement set out in the Council's HMO standards could be applied. This was the basis on which the proposed development was submitted, and the commitment in the s106 agreement is necessary to secure it as student, rather than general market, housing. The other provisions relating to the Student Management Plan are necessary to protect living conditions both for the future residents of the proposed development and for occupiers of the surrounding area, in view of the issues which may sometimes arise in developments of HMOs or student housing.

27. Finally, the s106 agreement provides for the payment to the Council of a monitoring fee of £1,217.24, as well as all reasonable legal and administrative costs it may incur in respect of enforcing the agreement.
28. Based on the evidence before me, I am satisfied that all of the provisions set out in the obligation are necessary to make the development acceptable in planning terms, are directly related to the development, and are fairly and reasonably related in scale and kind to the development. All therefore meet the statutory tests.

Conditions

29. I have considered the conditions suggested by the Council having regard to the tests in the National Planning Policy Framework and the advice in the Planning Practice Guidance. Where necessary I have changed the order or altered the proposed wording (including merging some suggested conditions) in the interests of clarity and effectiveness.
30. In addition to the standard time limit condition (1), in the interests of certainty it is appropriate that there is a condition requiring that the development is carried out in accordance with the approved plans (2).
31. A detailed surface water management plan (3) is necessary to ensure that the development has an adequate surface water management strategy, and that the risk of flooding on- or off-site is not increased, in line with the provisions of Policy 1 of the BLP and the aims of Chapter 14 of the Framework. I have merged into this condition the suggested separate condition relating to preventing the discharge of surface water onto the public highway from the site access⁷.
32. In view of the site's existing and previous use, a condition relating to contamination (4) is necessary in the interest of public health and safety, and in accordance with the aims of Policy 10 of the ACS and Policy 19 of the BLP. I have merged into this condition the suggested separate conditions relating to potential asbestos contamination and removal, and remediation of other contamination⁸. A Demolition and Construction Method Statement (5) is necessary to protect living conditions for neighbouring residents during the development phase, in accordance with the aims of Policy 10 of the ACS and Policies 17 and 19 of the BLP. A condition relating to highway trees (6) is necessary to ensure that they are protected during the development phase, in

⁶ *Technical housing standards – nationally described space standard*, Department for Communities and Local Government 2015

⁷ This was condition 16 in the list of suggested conditions provided by the Council.

⁸ These were conditions 10 and 15 in the Council's list.

in accordance with the aims of Policy 17 of the ACS and Policy 31 of the BLP. I have merged into this condition the additional separate suggested conditions which also seek to protect those trees during the development phase⁹.

33. Conditions relating to materials (7) and hard and soft landscaping (8) are necessary to ensure that the protect the character and appearance of the area, in accordance with Policy 10 of the ACS and Policy 17 of the BLP. A condition relating to noise (9) is necessary to protect future occupiers of the development from excessive environmental noise, in accordance with the aims of Policy 10 of the ACS and Policy 19 of the BLP. No justification was provided to explain why these three conditions would need to take effect prior to the commencement of the development as the Council had suggested; I have therefore amended them so that the approval of details is required before development above ground level takes place.
34. A condition requiring the development to adhere to Secured by Design principles (10) is necessary to reduce the potential for crime, and to comply with the aims of Policy 10 of the BLP and Policy 17 of the ACS. The Council suggested that this condition should take effect before the development can be occupied. I have brought it forward so that it must be complied with before development is carried out above slab level, as it would be more effective for such security measures to be agreed before they are put in place rather than retrospectively.
35. Policies relating to site access (11), (12) and (13) are necessary in the interests of highway safety, and to comply with the aims of Policy 10 of the ACS and Policy 17 of the BLP.
36. Conditions relating to the provision of car parking (14) and cycle parking (15) are necessary to ensure that these are adequate and available for use, and in accordance with the aims of Policy 10 of the ACS and Policy 17 of the BLP. A condition related to protected species (16) is necessary to ensure that they and their habitats are protected, should any be found on the site, and to comply with the aims of Policy 17 of the ACS and Policy 31 of the BLP.

Conclusion

37. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed.

M Cryan

Inspector

⁹ These were conditions 20, 21 and 22 in the Council's list.

Schedule 1 – Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans set out in Schedule 2.
- 3) No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall:

- i) Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753;
- ii) Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area;
- iii) Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details of any attenuation system, the outfall arrangements and any private drainage assets;
- iv) Demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods as follows:
 - No surcharge shown in a 1 in 1 year;
 - No flooding shown in a 1 in 30 year;
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm;
- v) Provide evidence to demonstrate the viability (e.g. condition, capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site;
- vi) Provide evidence of approval for drainage infrastructure crossing third party land where applicable;
- vii) Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site;
- viii) Include measures to prevent the unregulated discharge of surface water from the proposed site access onto the public highway
- ix) Include a timetable for its implementation; and,
- x) Provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and

maintained thereafter in accordance with the approved management and maintenance plan.

- 4) No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. The assessment shall specifically address the identification and safe removal of materials containing asbestos.

If any contamination is found, no development shall take place until:

- i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority;
- ii) the site has been remediated in accordance with the approved measures and timescale; and
- iii) a verification report has been submitted to and approved in writing by the local planning authority.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until:

- i) additional measures for the remediation of the site have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority; and
- ii) a verification report for all the remediation works has been submitted to and approved in writing by the local planning authority.

- 5) No development shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
- i) the means of access for construction traffic;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) measures to suppress noise during construction; and
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to

- 6) No development shall take place until a 2-metre construction exclusion zone (CEZ) has been put in place around the trees identified as T1 and T2 on the approved Tree Protection Plan (Tree Protection Plan: Rev A, dated 4 December 2023). This CEZ must remain in place for the duration of the demolition and construction phases of the building hereby approved.

Any excavation works outside of the CEZ but within the crown spread of the trees identified as T1 and T2 on the approved Tree Protection Plan must be carried out carefully by hand so that any roots greater than 25mm in diameter are not damaged or severed.

Thereafter, if any significant roots greater than 25mm in diameter are identified to be cut or pruned, full details of the root system in question shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

No cement washings or any other toxic substances are to be disposed of beneath the crown spread of the trees identified as T1 and T2 on the approved Tree Protection Plan.

No materials or equipment is to be stored within the crown spread of the trees identified as T1 and T2 on the approved Tree Protection Plan.

- 7) No development above ground level shall take place until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to and approved in writing by the local planning authority in writing. The development shall be carried out in accordance with the approved sample details.
- 8) No development above ground level shall take place until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Local Planning Authority. Details of the scheme shall include:
 - i) All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii) A plan showing existing landscaping features and vegetation to be retained;
 - iii) The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv) All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v) A programme for preparation, completion and subsequent ongoing maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

- 9) No development above ground level shall take place until a report, prepared in accordance with the provisions of BS8233 to predict noise levels at and within the proposed noise sensitive location has been

submitted to and approved in writing by the Local Planning Authority. Predictions shall be contained in a report which sets out: a large-scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; a comparison of noise level with appropriate current criteria.

Where current criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. The development shall be carried in accordance with the approved details.

- 10) No development above ground level shall take place until a scheme detailing the development's adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.
- 11) No part of the development hereby approved shall be brought into use until the dropped vehicular footway crossing has been constructed and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
- 12) No part of the development hereby approved shall be brought into use until the existing site access that has been made redundant as a consequence of this consent has been permanently closed, and the access crossing reinstated as footway with full height kerbs.
- 13) No part of the development hereby approved shall be brought into use until the site access is surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drive and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
- 14) No part of the development hereby approved shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 22-27-03 Revision H. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 15) No part of the development hereby approved shall be brought into use until the cycle parking facility as shown on the proposed site layout plan drawing number 22-27-03 rev H received by the Local Planning Authority on 20 December 2023 has been completed in full and brought into use and shall not thereafter be used for any purpose other than the parking of bicycles.
- 16) Should statutorily protected species be found within the application site at any time during the demolition stage, then all work shall cease immediately and written notification shall be sent by the developer to both the Local Planning Authority and Nottingham Wildlife Trust.

Development shall only recommence once written approval for recommencement has been issued in writing by the Local Planning

Authority. Any mitigation measures required as conditions of such approval shall be implemented in full and in accordance with the approved timescales.

Schedule 2 – Approved drawings and documents

- Proposed Site Location and Layout Plan (Drawing Reference 22-27 03 Rev H)
- Proposed Ground Floor Plan (Drawing Reference 22-27 04 Rev I)
- Proposed First Floor Plan (Drawing Reference 22-27 04FL Rev F)
- Proposed Second and Third Floor Plan (Drawing Reference 22-27 05 Rev H)
- Proposed Front and Side Elevations Plan (Drawing Number 22-27 06 Rev H)
- Proposed Rear and Side Elevations Plan (Drawing Number 22-27 07 Rev C)
- Tree Protection Plan Rev A