

<b>Reference:</b>	19/00175/UNAU_B	
<b>Ward:</b>	Leigh	
<b>Breach of Control</b>	Without planning permission the erection of second and third floor rear extensions and balcony.	
<b>Address:</b>	10 Grand Drive, Leigh on Sea, Essex. SS9 1BG	
<b>Case Opened:</b>	18 <sup>th</sup> June 2019	
<b>Case Officer:</b>	Steve Jones	
<b>Recommendation:</b>	<b>AUTHORISE ENFORCEMENT ACTION</b>	



## **1 Site and Surroundings**

- 1.1 This is a mid terraced 3 storey property on the eastern side of Grand Drive. The dwelling has existing rear additions.
- 1.2 The front has been entirely hard landscaped as parking provision.
- 1.3 The streetscene is characterised by 2 and 3 storey bay fronted dwellings contained in terraces plus some larger semi-detached dwellings.
- 1.4 The site is not the subject of any site specific policy designations.

## **2 Lawful Planning Use**

- 2.1 The current use of the site is residential within Use Class C3 of the Town and Country Planning Use Classes (Amendment) Order 2005.

## **3 Relevant Planning History**

- 3.1 18/01992/FULH - Erect second and third floor rear extensions with balconies and alter elevations (amended proposal) – Planning permission refused.
- 3.2 18/01377/FULH – Erect second and third floor rear extension with balconies – Planning permission refused.
- 3.3 18/01144/CLP - Dormer to rear to form habitable accommodation in roof with balcony to rear, roof lights to front, balcony to rear at second floor level and alter elevations (Lawful Development Certificate - Proposed) – Grant Certificate of Lawfulness.
- 3.4 18/01022/CLE – Part two/part single storey rear extension (Lawful Development Certificate – Existing) – Grant Certificate of Lawfulness.

## **4 Background**

- 4.1 In June 2019 a complaint was received that building works were taking place at the site despite a refusal of a recent planning application.
- 4.2 On 7<sup>th</sup> August 2018 an application for a Certificate of Lawful Development (18/01144/CLP) for proposed formation of a rear dormer in the roof with a rear balcony and roof lights to front had been found lawful. A plan showing the scope of the works is attached as Appendix 'A'.
- 4.3 Planning application 18/01992/FULH to 'erect second and third floor rear extensions with balconies and alter elevations (amended proposal) was refused on 18<sup>th</sup> December 2018. The Officer Report is shown at Appendix 'B'. It should be noted that this is a smaller scheme than the unauthorised development now on site. A plan showing the proposed rear elevation is attached as Appendix 'C'.

- 4.4 On 2<sup>nd</sup> July 2019 Enforcement Staff attended the site and noted from the rear public alleyway that the roof extension to the 2<sup>nd</sup> and 3<sup>rd</sup> floors had not been built in accordance with the details shown in the application for the Certificate of Lawful Development (CLD). Nor did that development benefit from Permitted Development.
- 4.5 The development built on site differs from the CLD and does not benefit from Permitted Development as the roof exceeds the height of the existing, original roof. Also, it is estimated that the cubic content of the new roof space exceeds the 40 cubic metres permitted for a terraced property. (The original CLD was calculated at 36.54 cubic metres but that proposed development extended across less of the width of the roof.) It is also a condition of permitted development that the eaves of the original roof are maintained or reinstated and the rear wall should be a set back from the eaves by 200mm. This is not the case with the development constructed on site.
- 4.6 The refused application (18/01992/FULH) is similar in design to the CLD in that the two storey roof addition extends approx. 3/4 of the way across the width of the building to the rear elevation but with the addition of balconies to both floors.
- 4.7 On 2<sup>nd</sup> July 2019 A brief conversation was had on site with the property owner via an intercom system but due to poor reception a business card was left for the owner to make contact with Enforcement Staff later.
- 4.8 No contact was made by the owner over the next few weeks despite Enforcement Staff speaking with the owners architects in an attempt to arrange a further site visit.
- 4.9 In September 2019 a letter was sent to the owners identifying the breaches of planning controls noted from the site visit of 2<sup>nd</sup> July 2019 and inviting a retrospective planning application to be submitted within 28 days.
- 4.10 No retrospective planning application has been received to date.

## **5 Appraisal and Policy Considerations:**

- 5.1 The appended officer report (18/01992/FULH) – Appendix ‘B’, sets out a full assessment of policy and other material considerations relevant to that specific application. Due to the similarity between that refused application and what has been built, but bearing in mind that the latter extends across more of the roof and is larger, this provides a clear policy context for assessment of the impacts of the unauthorised development.
- 5.2 The key issues relevant to this enforcement report relates to dominance, overlooking, overbearing impact and material sense of enclosure and loss of light to the neighbouring properties and harm to the character and appearance of the site and wider area.

## **6.0 Harm caused by the identified breaches:**

- 6.1 **National Planning Policy Framework (NPPF)(2019), Core Strategy (2007) Policies KP1, KP2 and CP4; Development Management Document (2015) Policy DM1 and DM3 and Design and Townscape Guide (2009)**

- 6.2 Policy DM1 of the Development Management Document advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 6.3 The key element within all relevant policies is that good design should be a fundamental requirement of new development in order to achieve high quality living environments.
- 6.4 The rear extensions in themselves, except for the ridge feature referred to at para 6.10, are of a contemporary design with contemporary glazing. This design, in itself, is not out of keeping with the existing lawful ground and first floor rear extensions. There are a number of existing rear extensions within the vicinity of the site of different designs and sizes. The extensions are located to the rear of the site and are not particularly visible from the streetscene. The front roof lights are of an acceptable design that does not harm the character and appearance of the host dwelling or the wider surrounding area. Nevertheless, compared with the impact of the proposal found lawful under the GDPO and the 2019 scheme, which was not refused on character grounds, the unauthorised development is considered to be materially harmful to the character and appearance of the building and the wider area. It occupies the full width at second and third floor, rather than occupying only part of the width and appears as a single entity rather than being articulated in form and appearance.
- 6.5 The roof of the unauthorised rear third floor extension extends above the ridge line of the original roof. This can be seen from the public domain in Grand Drive and is considered to be an incongruous addition to the dwelling which causes material harm to the character and visual amenity of that dwelling and the wider streetscene. The development undertaken is therefore unacceptable and conflicts with policy in the above respects.
- 6.6 It is apparent that both the adjoining dwellings at No.12 (which has been divided into flats) and No.8 have rear extensions and additions; however, these extensions do not extend the entire width of the dwelling at No.12 and is partly single storey in nature at No.8. The unauthorised development remains reliant on balcony screens to mitigate overlooking and invasion of privacy for neighbours. The screens are 1.1m to some 1.6m high. In order to prevent material overlooking and loss of privacy to the adjoining dwellings to the sides, 1.8m high visibility screens would be required to each side of the balconies, which in the case of the second storey balcony would extend to approximately 4.1m in depth.
- 6.7 Given the overall height, size and scale of the unauthorised development, including the privacy screens, both in situ and any further screens to mitigate fully the resultant overlooking and its relationship with the adjoining dwellings, it is considered that the unauthorised development results in material harm to No's 8 and 12 in terms of dominance, an overbearing impact and material sense of enclosure. The unauthorised development also results in material loss of light to the occupiers of the flats at No.12 to the north of the site, which include habitable rooms served by single windows located in the main rear wall of the building and facing the application site.

Whilst it is noted that a certificate of lawfulness has been granted for a rear dormer under reference 18/01144/CLP, this unauthorised development results in a materially more harmful impact than that fallback position.

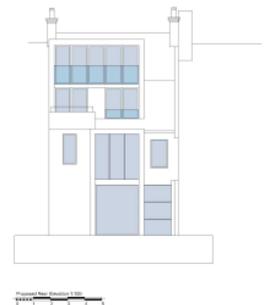
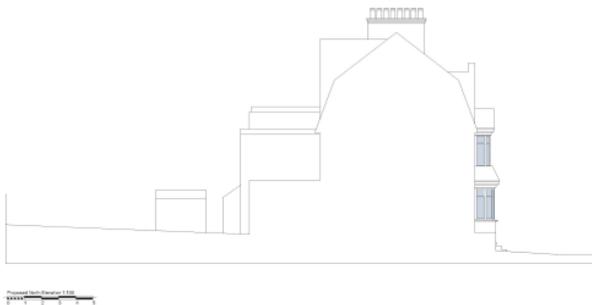
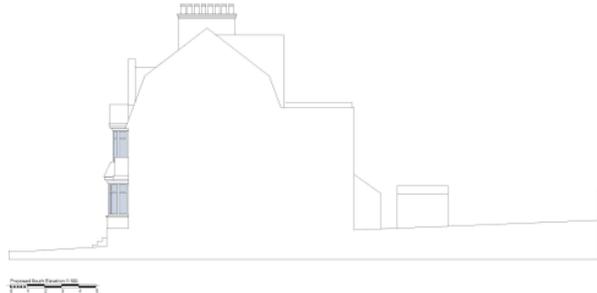
- 6.8 The development does not include any side windows. The rear windows and balconies are located over 13m from the rear boundary and some 26m from the rear elevation of the dwellings to the rear. A condition could be attached to any grant of consent requiring privacy screens to the flank edges of the balconies to prevent any material overlooking or loss of privacy. However, as discussed above, such privacy screens would increase the amount of built form at the dwelling, resulting in unacceptable harm to the adjoining dwellings in terms of dominance, an overbearing impact, sense of enclosure and loss of light. The front roof lights overlook the public highway which is already open to public gaze and given their position within the roof do not result in any material harm to the adjoining residents to the front in this respect. As such, subject to conditions, the unauthorised development would not result in any material overlooking or loss of privacy to the adjoining dwellings. However, there is no application to attach such conditions to so the proposal is unacceptable in these regards.
- 6.9 It is therefore considered that the unauthorised development by reason of its overall height, size and scale results in material harm to the character and appearance of the building and wider area and also to the residential amenity of the adjoining residents in terms of dominance, an overbearing impact, material sense of enclosure, loss of light and loss of privacy. The development is therefore unacceptable and contrary to policy in these regards.
- 6.10 Given the nature and impact of the breaches and the owners failure to obtain any permission for the unauthorised development undertaken it is considered to be necessary and proportionate for enforcement notices to be served.

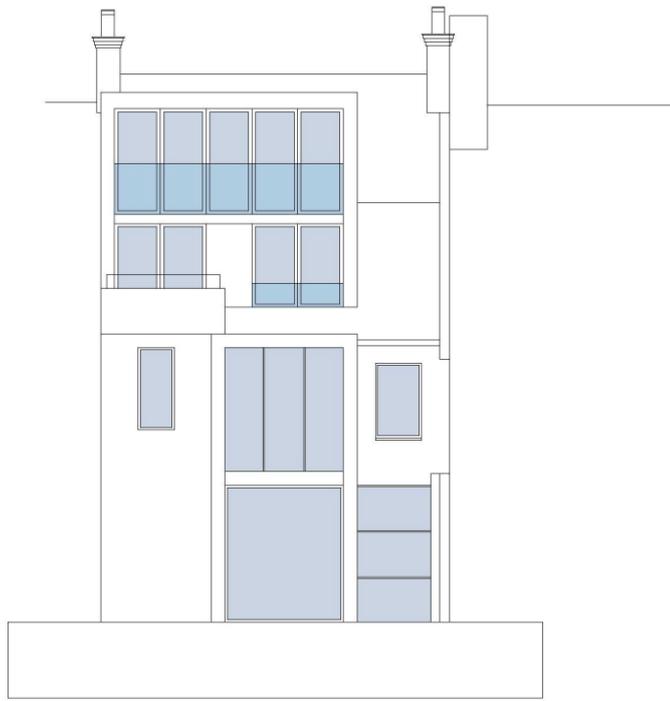
## **7.0 Recommendation**

- 7.1 Members are recommended to AUTHORISE ENFORCEMENT ACTION to;
- a) secure the removal of the unauthorised rear roof extension at second and third floors.
  - b) secure the removal of the unauthorised roof balcony or reduce to that found lawful as proposed under Certificate of Lawful Development 18/01144/CLP.
  - c) remove from site all materials resulting from compliance with a) & b) above
- 7.2 The authorised enforcement action to include (if/as necessary) the service of an Enforcement Notice under Section 172 of the Act and the pursuance of proceedings whether by prosecution or injunction to secure compliance with the requirements of the Enforcement Notice.
- 7.3 When serving an Enforcement Notice the local planning authority must ensure a reasonable time for compliance. In this case a compliance period of 4 months is considered reasonable for the removal of the existing rear extensions and balcony.
- 7.4 Taking enforcement action in this case may amount to an interference with the owners' and/or occupiers' Human Rights. However, it is necessary for the local planning authority to balance the rights of the owners and/or occupiers against its legitimate aims to regulate and control land within its area.

In this particular case it is considered reasonable, expedient, and proportionate and in the public interest to pursue enforcement action on the grounds set out in the formal recommendation.

**APPENDIX 'A' - Certificate of Lawful Development (18/01144/CLP) Granted**





Proposed Rear Elevation 1:100



## APPENDIX 'B'

<b>Reference:</b>	18/01992/FULH
<b>Ward:</b>	Leigh
<b>Proposal:</b>	Erect second and third floor rear extensions with balconies and alter elevations (amended proposal)
<b>Address:</b>	10 Grand Drive, Leigh-on-Sea, Essex, SS9 1BG
<b>Applicant:</b>	Mr S Cook
<b>Agent:</b>	SKArchitects
<b>Consultation Expiry:</b>	20.11.2018
<b>Expiry Date:</b>	20.12.2018
<b>Case Officer:</b>	Charlotte White
<b>Plan Nos:</b>	514 P12, 514 P02, 514 P11, 514 P01
<b>Recommendation:</b>	<b>REFUSE PLANNING PERMISSION</b>

### 1 The Proposal

- 1.1 This application seeks planning permission to construct second and third storey rear extensions to provide additional second floor accommodation and to extend and convert the roofspace to provide habitable accommodation within the roofspace. The proposal includes the provision of second and third floor balconies.

### 2 Site and Surroundings

- 2.1 The site is on the eastern side of Grand Drive and is occupied by a mid-terraced dwelling. The dwelling has existing rear additions.
- 2.2 The surrounding area is residential in character with a mixture of detached, semi-detached and terraced houses of similar characters. There are large flatted developments to the north of the site. There are a number of rear outriggers and rear extensions to the neighbouring dwellings.
- 2.3 The application site has no specific designation within the Development Management Document's Proposals Map.
- 2.4 A certificate of lawfulness for a proposed development comprising the construction of a rear dormer, formation of rooms in the roof, front roof lights and elevation alterations was recently approved under reference 18/01144/CLP. A certificate of lawfulness was recently granted for an existing development comprising the existing part single storey, part two storey rear extension under reference 18/01022/CLE.

Planning permission was recently refused under reference 18/01377/FULH to erect second and third floor rear extensions with balconies for the following reason:

- 2.5 *The rear extensions would by reason of their overall height, size and scale and position result in material adverse harm to the adjoining dwellings at No's 8 and 12 Grand Drive in terms of dominance, an overbearing impact and material sense of enclosure and would result in material loss of light to the occupiers of the flats at No.12 Grand Drive to the north of the site. The development is therefore contrary to the National Planning Policy Framework (2018), Core Strategy (2007) Policies KP2 and CP4, Development Management (2015) Policies DM1 and DM3 and the Design and Townscape Guide (2009).*
- 2.6 The main change proposed as part of this application, compared to the previously refused application (reference 18/01377/FULH) is the significant reduction in the size of the second floor rear extension.
- 2.7 These recent applications are material considerations in the determination of this application.

### **3 Planning Considerations**

- 3.1 The main considerations in relation to this application are the principle of the development, design and impact on the character of the area, impact on residential amenity, traffic and transportation and CIL (Community Infrastructure Levy) contributions.

### **4 Appraisal**

#### **Principle of Development**

**National Planning Policy Framework (2018); Core Strategy (2007) Policies KP1, KP2 and CP4; Development Management (2015) Policies DM1 and DM3**

- 4.1 The principle of altering the dwelling to provide facilities in association with the existing residential accommodation is considered acceptable. This did not form a reason for refusal of 17/01377/FULH. Other material planning considerations are discussed below.

#### **Design and Impact on the Character of the Area**

**National Planning Policy Framework (2018); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3; The Design & Townscape Guide (2009)**

- 4.2 Paragraph 124 of the NPPF states *'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

- 4.3 Policy KP2 of the Core Strategy advocates the need for all new development to “*respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design*”. Policy CP4 of the Core Strategy states “*development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.*”
- 4.4 Policy DM1 of the Development Management Document advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 4.5 Paragraph 348 of the Design and Townscape Guide states “*the easiest and most popular way to extend your home is to build a rear extension. These additions are generally preferred to other types of extension because they usually have little or no impact on the public realm and therefore preserve the character of the streetscene. Whether or not there are any public views, the design of rear extensions is still important and every effort should be made to integrate them with the character of the parent building, particularly in terms of scale, materials and the relationship with existing fenestration and roof form.*”
- 4.6 The rear extensions are of a contemporary design with contemporary glazing. This design is not out of keeping with the existing lawful ground and first floor rear extensions. There are a number of existing rear extensions within the vicinity of the site of different designs and sizes. The extensions are located to the rear of the site and would not be particularly visible from the streetscene. Given the location of the extensions proposed and the extent of the existing rear additions and alterations in the area it is considered that the proposal would result in no material harm to the character and appearance of the host building, the wider surrounding area or the rear garden scene. The front roof lights proposed are of an acceptable design that would not harm the character and appearance of the host dwelling or the wider surrounding area. The proposal is therefore acceptable and policy compliant in this respect. It is also noted that the certificate of lawfulness for a proposed development comprising a rear dormer, similar to the third floor rear extension hereby proposed has already been granted and no reason for refusal was raised on design grounds under application 18/01377/FULH.
- 4.7 It is considered that the proposed development would not result in a material detrimental impact on the character and visual amenity of the dwelling itself, the wider area or the garden scene, in accordance with Core Strategy Policies KP2 and CP4, Development Management Policies DM1 and DM3, the Design & Townscape Guide and the NPPF. The proposal is therefore acceptable and policy compliant in the above regards.

### **Impact on Residential Amenity**

**National Planning Policy Framework (2018); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3 and The Design & Townscape Guide (2009)**

Paragraph 343 of the Design and Townscape Guide under the heading of 'Alterations and Additions to Existing Residential Buildings' states that "*extensions must respect the amenity of neighbouring buildings and ensure not to adversely affect light, outlook or privacy of the habitable rooms in adjacent properties.*" Policy DM1 of the Development Management Document requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities "*having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.*"

The amended proposal has resulted in a significant reduction in the size and extent of the second floor rear extension proposed, but proposes a similar third floor rear addition. At second storey level the large rear extension previously proposed has been replaced with a rear balcony. The proposed second and third floor balconies are shown to have privacy screens to each side of between 1.1m and 1.5m. The second storey balcony screens have a maximum depth of 4.1m.

It is apparent that both the adjoining dwellings at No.12 (which has been divided into flats) and No.8 have rear extensions and additions, however, these extensions do not extend the entire width of the dwelling at No.12 and is partly single storey in nature at No.8. Whilst the proposal has sought to significantly reduce the built form previously proposed, balcony screens will still be required to mitigate overlooking and invasion of privacy for neighbours. The plans submitted indicate that the screens will be 1.1m to 1.5m high. However, in order to prevent material overlooking and loss of privacy to the adjoining dwellings to the sides, 1.8m high visibility screens will be required to each side of the balconies, which in the case of the second storey balcony will extend to 4.1m in depth.

Given the overall height, size and scale of the development hereby proposed, including the necessary privacy screens, and its relationship with the adjoining dwellings, it is considered that the revised proposal would still result in material harm to No's 8 and 12 in terms of dominance, an overbearing impact and material sense of enclosure. The development would also result in material loss of light to the occupiers of the flats at No.12 to the north of the site, which include habitable rooms served by single windows located in the main rear wall of the building and facing the application site. Whilst it is noted that a certificate of lawfulness has been granted for a rear dormer under reference 18/01144/CLP, this proposal would result in a materially more harmful impact than this fallback position. An objection is therefore maintained on this basis.

The development does not include any side windows. The rear windows and balconies would be located over 13m from the rear boundary and some 26m from the rear elevation of the dwellings to the rear. A condition would need to be attached to any grant of consent requiring privacy screens to the flank edges of the balconies to prevent any material overlooking or loss of privacy. However, as discussed above, such privacy screens would increase the amount of built form at the dwelling, resulting in unacceptable harm to the adjoining dwellings in terms of dominance, an overbearing impact, sense of enclosure and loss of light.

The front roof lights would overlook the public highway which is already open to public gaze and given their position within the roof would not result in any material harm to the adjoining residents to the front in this respect. As such, subject to conditions, the development would not result in any material overlooking or loss of privacy to the adjoining dwellings.

- 4.13 It is therefore considered that the proposed development by reason of its overall height, size and scale would result in material harm to the residential amenity of the adjoining residents in terms of dominance, an overbearing impact, material sense of enclosure and loss of light. The development is therefore unacceptable and contrary to policy and an objection is raised on this basis.

### **Traffic and Transportation Issues**

#### **National Planning Policy Framework (2018); Development Management Document (2015) Policy DM15; Core Strategy (2007) Policy CP3; The Design & Townscape Guide (2009)**

- 4.14 Policy DM15 of the Development Management Document requires a minimum of 2 parking spaces for 2+ bedroom dwellings. The existing site benefits from a vehicle crossover and off-street parking at the front of the site. This proposal seeks planning permission for second and third floor rear extensions and would not therefore result in any alterations to the existing parking arrangements at the site. Furthermore, the development would not increase the parking requirements for the site. The development is therefore acceptable and policy compliant in this respect. It is noted that no objection was raised to a similar proposed under reference 18/01377/FULH in terms of parking or highway safety concerns. The proposal is therefore acceptable and policy compliant in the above regards.

### **Community Infrastructure Levy (CIL)**

#### **Charging Schedule.**

- 4.15 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

## **5 Conclusion**

- 5.1 Having regard to all material considerations assessed above, including the letters of representation summarised below, it is considered that, by reason of the overall height, size and scale of the development hereby proposed, and the need to safeguard neighbours amenity with adequately sized privacy screens, that the development would result in material harm to the adjoining dwellings at No's 8 and 12 Grand Drive in terms of dominance, an overbearing impact and material sense of enclosure and would result in material loss of light to the occupiers of the flats at No.12 Grand Drive to the north of the site. The development is therefore contrary to the National Planning Policy Framework (2018), Core Strategy (2007) Policies KP2 and CP4, Development Management (2015) Policies DM1 and DM3 and the Design and Townscape Guide (2009). The application is therefore recommended for refusal.

## **6 Planning Policy Summary**

- 6.1 The National Planning Policy Framework (2018)
- 6.2 Core Strategy (2007) Policies CP4 (Environment and Urban Renaissance), KP1 (Spatial Strategy) and KP2 (Development Principles)

6.3 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)

6.4 The Design and Townscape Guide (2009)

6.5 CIL Charging Schedule

## 7 Representation Summary

### Public Consultation

7.1 11 neighbouring properties were consulted. 3 letter of objection have been received which make the following summarised comments:

- Residential amenity concerns.
- Concerns relating to the scale of the development.
- Dominance, an overbearing impact and a material sense of enclosure.
- Loss of light to No's 12 and 12A Grand Drive which include habitable rooms served by single windows located in the main rear wall of the building facing the application site.
- The neighbour's commissioned a daylight and sunlight report which concludes that the development breaches the BRE tests.
- The development should comply with BRE Annual Probable Sunlight Hours test and the civil legal rights to light criteria.
- Would result in a predominantly glazed rear elevation with balconies.
- Dormer is the same height, size and scale as the refused application.
- Contrary to planning policy and guidance.
- Concerns relating to detail and accuracy of plans submitted.

**Officer Comment: The concerns raised are noted and they have been taken into account in the assessment of the proposal.**

### Leigh Town Council

7.2 The application was discussed by the Committee and resolved to object as the proposed rear extension and balconies would be obtrusive and overlooking to the properties to the rear.

By overlooking the properties to the rear it would result in an unacceptable increased loss of privacy to the detriment of the neighbour's amenities, which is contrary to policy DM1.

## 8 Relevant Planning History

8.1 18/01377/FULH – Erect second and third floor rear extension with balconies – planning permission refused.

8.2 18/01144/CLP - Dormer to rear to form habitable accommodation in roof with balcony to rear, roof lights to front, balcony to rear at second floor level and alter elevations (Lawful Development Certificate - Proposed) – Grant Certificate of Lawfulness.

- 8.3 18/01022/CLE – Part two/part single storey rear extension (Lawful Development Certificate – Existing) – Certificate of Lawfulness granted.

## **9 Recommendation**

**REFUSE PLANNING PERMISSION for the following reason:**

- 01 The proposed development would by reason of its overall height, size, scale and position result in material harm to the adjoining dwellings at No's 8 and 12 Grand Drive in terms of dominance, an overbearing impact and material sense of enclosure and would result in material loss of light to the occupiers of the flats at No.12 Grand Drive to the north of the site. The development is therefore unacceptable and contrary to the National Planning Policy Framework (2018), Core Strategy (2007) Policies KP2 and CP4, Development Management (2015) Policies DM1 and DM3 and the Design and Townscape Guide (2009).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

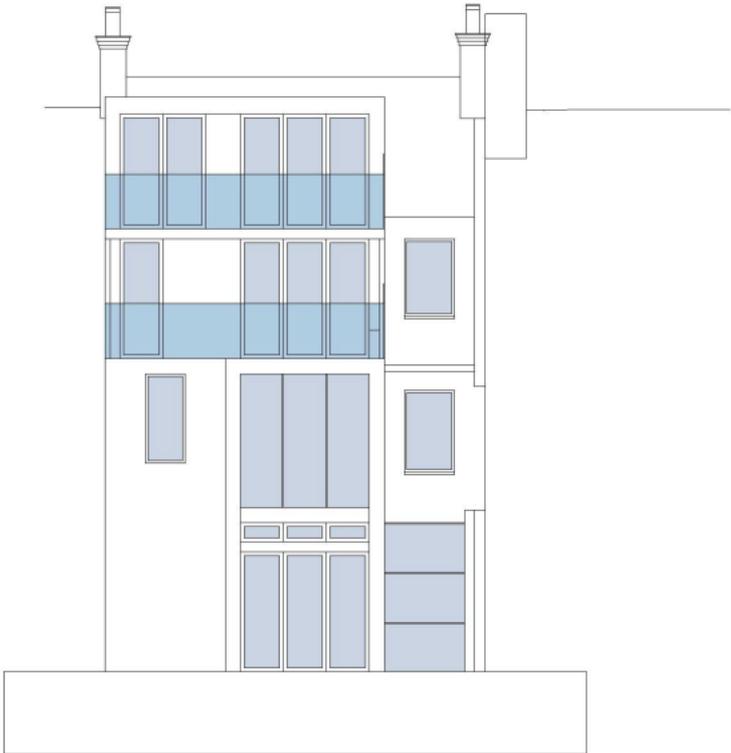
The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action.

### **Informatives**

- 01 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil) for further details about CIL.

**APPENDIX 'C'**

Refused application 18/01992/FULH



Proposed Rear Elevation 1:100  
0 1 2 3 4 5