Timber Hit & Miss Fence (1800mm high)

Existing Site Boundary (900mm high wall)

Grass Garden

Marshall Tegular Permeable Sets

Existing Building Line (Streetscape)

337.81m² Plot Area Indicative Dwelling 77m² = 22% development Ratio

Chelfor

1800mm hit & miss timber fence

1800mm hit & miss timber fence

Retain existing 900mm block rendered boundary walls

Retain existing 900mm block rendered boundary walls

1800mm hit & miss timber fence

9600

6100

1070

7000

3225

7850

5159

11000

3225

Dormer Dwelling
7m x 11m = 77m²

Annasdale

Obscure Window

Secondary Window

Secondary Window

Vision Line

Vision Line

Vision Line

Vision Line

Vision Line

9512

4160

7537

Building Line

Building Line

Building Line

Building Line

Building Line

17195

4163

Retain existing 900mm block rendered boundary walls

Retain existing driveway entrance used as commercial site entrance for over 20 years - provide surface water channel drain to prevent surface water runoff on to highway

Retain existing 900mm block rendered boundary walls

Address	**Drummore, Drigg Road, Seascale, Cumbria, CA20 1NX**		
Project	**Proposed Dormer Bungalow Proposed Plot Layout Plan**		
Ref	**JG-DD-002**	**Rev**	**B**
Scale	**1/50**	**Date**	**12th Oct 2021**
Client	**Mr & Mrs Gainford**		**A3 Papersize**