



- Site Boundary
- Indicative Dwellings layout as approved
- 2000mm Closed Boarded Fence
- 900mm Closed Boarded Fence
- Plot parking and footpaths - permeable setts - Marshall Tegulars (black)
- Grass and green planting
- 100mm ACO Channel Drain

Rear Elevation Separation Distance
the distance between the existing neighbour and the proposed dwelling measures 20,300mm = 700mm of the planning guidance document DM12, However 2,300mm better than current approved plans.

DM12 compliance & Mitigation
Ground floor boundary fence will be 1,800mm high hit and miss fence to provide 2-way privacy revoking of rear extension permitted development rights so that all future development may require Planning, if the house was reduced by 700mm we could build a two storey PD extension with no control which would take the separation distance 18,000mm.

The original outline site approval has the frontage to Plot 2 and 5 at 19,000mm so feel this to be acceptable with DM12 Policy guidance.

Project Details		Plot 3, Cleator Gate, Jacktrees Road, Cleator Moor, Cumbria	
Project	Proposed 5 Bedroom Dwelling Proposed External Layout Plans		
Ref	P3CG -CB-003	Rev	B
Scale	1/200	Date	15th Mar 2021
Client	C Bell & R OConnor		A1 Paper size

Proposed Block Plan 1/500