

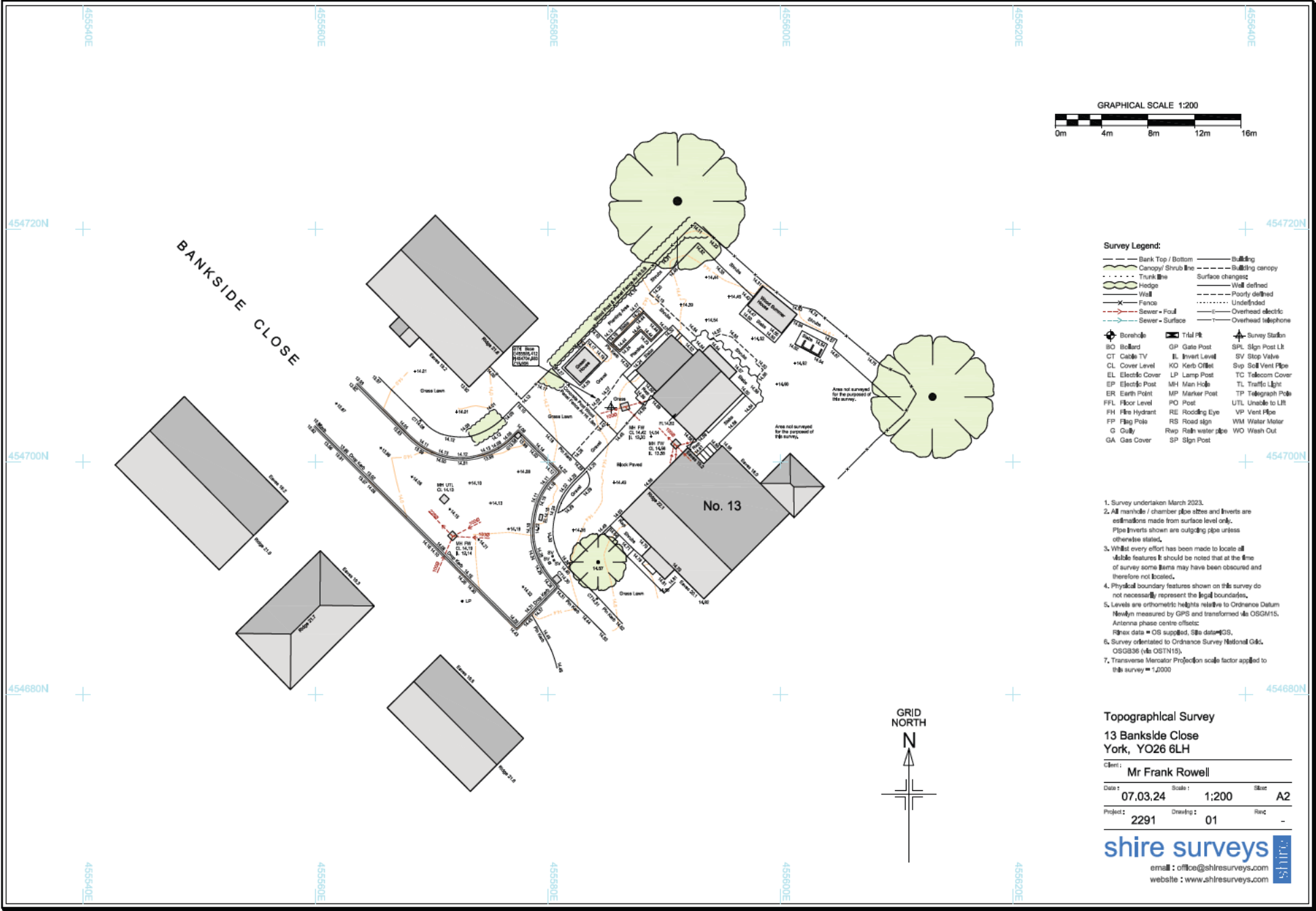


Planning Committee B

24/00804/FUL

13 Bankside Close Upper Poppleton

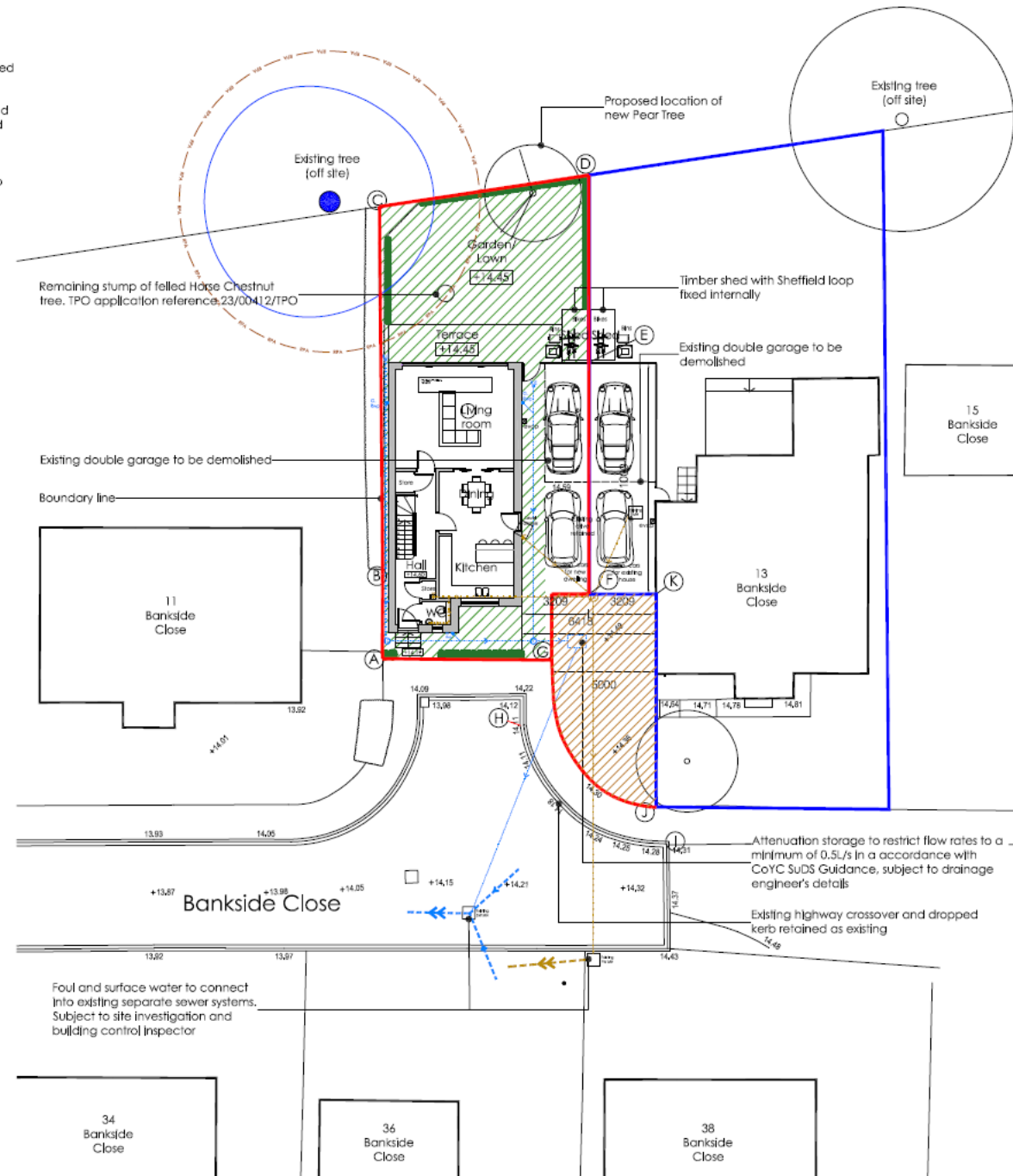
Existing Site Plan



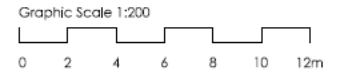
Proposed Site Plan

Boundary

- (A)-(B) Existing timber fence retained as existing
- (B)-(C) Existing timber fence and hedging retained as existing
- (C)-(D) Existing timber fencing to be retained, and new mixed native hedging to be planted within the site
- (D)-(E) New 1.8m high close boarded timber fence, and new mixed native hedging to be planted within the site
- (E)-(F) No physical boundary
- (F)-(G) No physical boundary
- (G)-(A) New 0.6m high mixed native hedging
- (H)-(I) Existing highway crossover and dropped kerb retained as existing
- (I)-(K) Boundaries remain as existing
- (K)-(F) No physical boundary




Notes:
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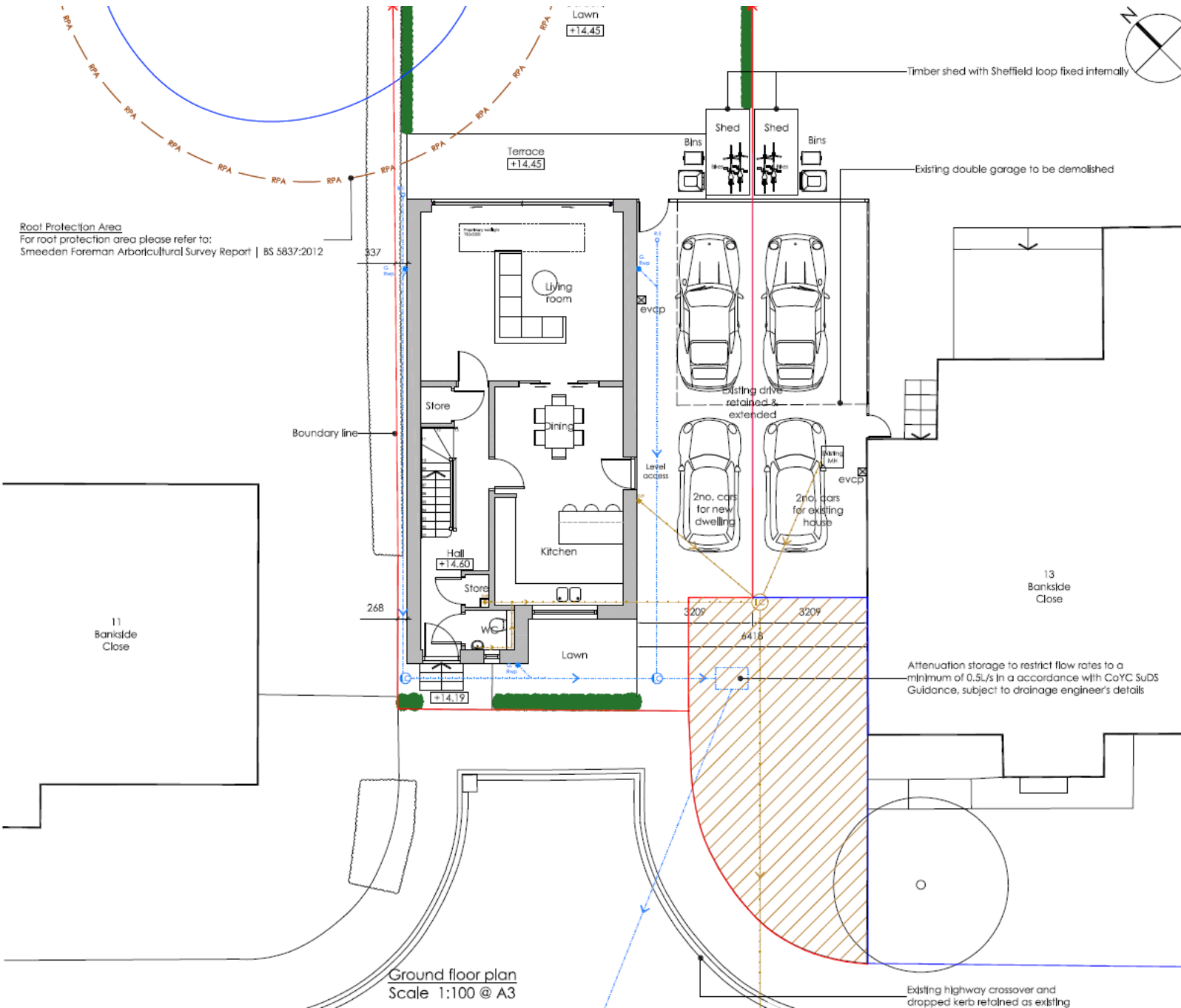


- Key**
- +0.00 Existing levels
 - +00.00 Proposed levels
 - evcp Electrical vehicle charging point
 - Surface water drainage
 - Foul water drainage
 - Existing foul sewer system based on Yorkshire Water enquiry search Ref: CAS-302147-Q7D2W0_Final_V1
 - Existing surface water system based on Yorkshire Water enquiry search Ref: CAS-302147-Q7D2W0_Final_V1
 - Boundary line
 - Boundary line in ownership but not included in the proposed scheme
 - Root protection area
 - Denotes shared right of access
 - New Pear Tree
 - Existing tree to be retained
 - Existing shrubs/ hedging retained
 - New mixed native hedging
 - Denotes amenity space of 114m² (96% of GIA)

Root Protection Area
 For root protection area please refer to: Smeeden Foreman Arboricultural Survey Report | BS 5837:2012

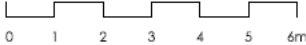
C	05.11.2024	Revised to suit UPA's comments	EA
B	11.10.2024	Revised to suit planning officer's comments	SA
A	15.07.2024	Revised to suit planning officer's comments	EA
Project: Land Adj to 13 Bankside Close, 11, Poppleton, YO26 6LH			
Title: Site Plan			
Client: Mr & Mrs Rowell			
Scale: 1:200 @ A3			
Date: May 2024			
Drawn By: EA			
Drawing Number: 1076.P105			
Revision: C			
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Ground Floor Plans



The contractor is responsible for checking dimensions, any discrepancies to be determined by the architect before proceeding with the works.
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Graphic Scale 1:100



Schedule of areas (gla)

	m2 (gla)	ft2 (gla)
Ground floor	66.16	712.14
First floor	52.24	562.31
Total gla floor area	118.40	1274.45
Shed (only)	2.88	31.00
Site area	217.26	2338.56

D	08.04.2025	Dimensions to boundary added	EA
C	05.11.2024	Revised to suit LPA's comments	EA
B	11.10.2024	Revised to suit planning officer's comments	SA
A	15.07.2024	Revised to suit planning officer's comments	EA

Project:
Land Adj to 13 Bankside Close, U. Poppleton, YO26 6LH

Title:
Ground Floor Plan

Client:
Mr & Mrs Rowell

Scale:
1:100 @ A3

Date:
May 2024

Drawn By:
EA

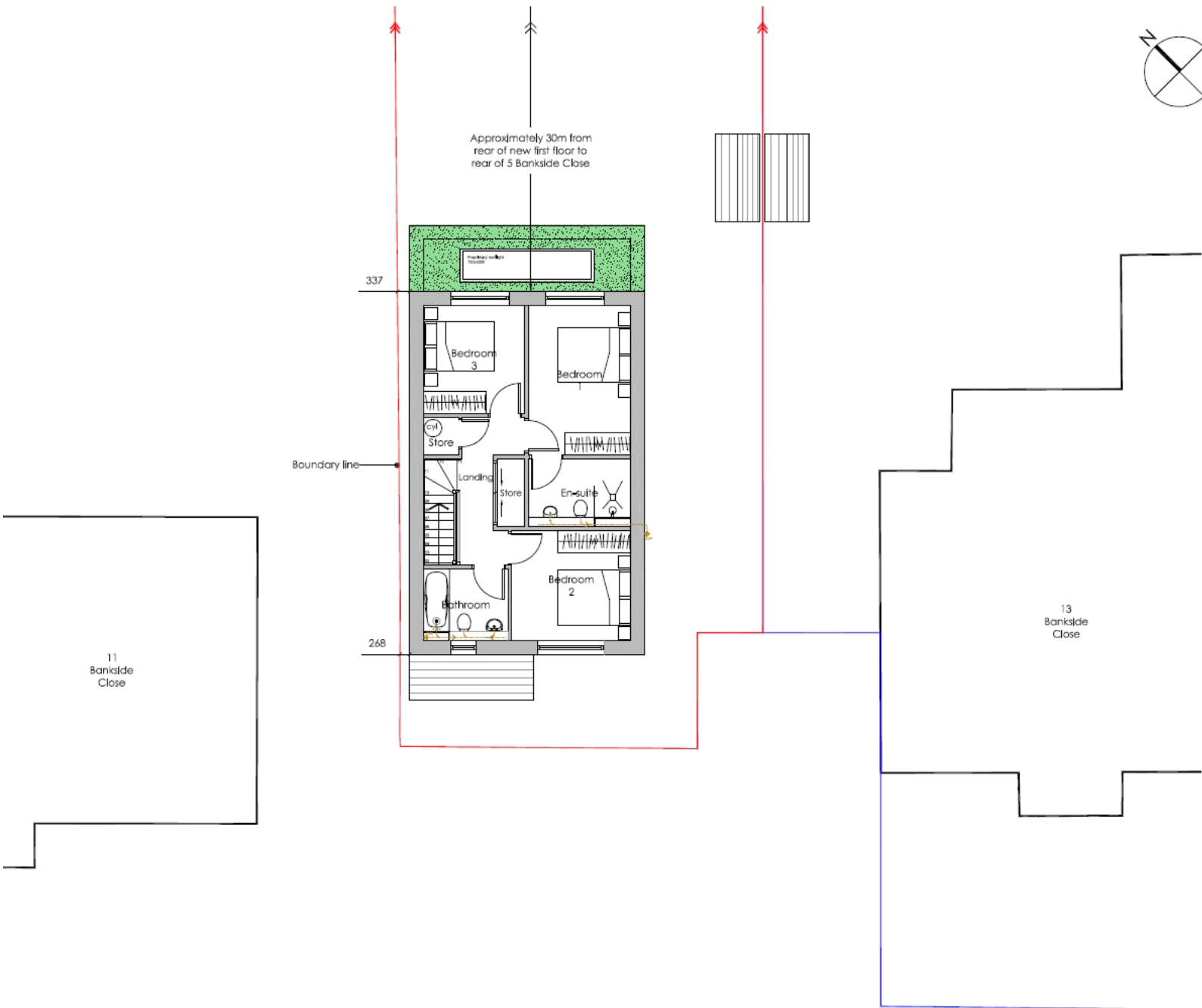
Drawing Number:
1076.P110

Revision:
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First Floor Plans



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First floor plan
Scale 1:100 @ A3

C	08.04.2023	Dimensions to boundary added	EA
B	11.10.2024	Revised to suit planning officer's comments	SA
A	15.07.2024	Revised to suit planning officer's comments	EA

Project:
Land Adj to 13 Bankside Close, U. Pappleton, YO26 6LH

Title:
First Floor Plan

Client:
Mr & Mrs Rowe

Scale:
1:100 @ A3

Date:
May 2024

Drawn By:
EA

Drawing Number:
1076.P111

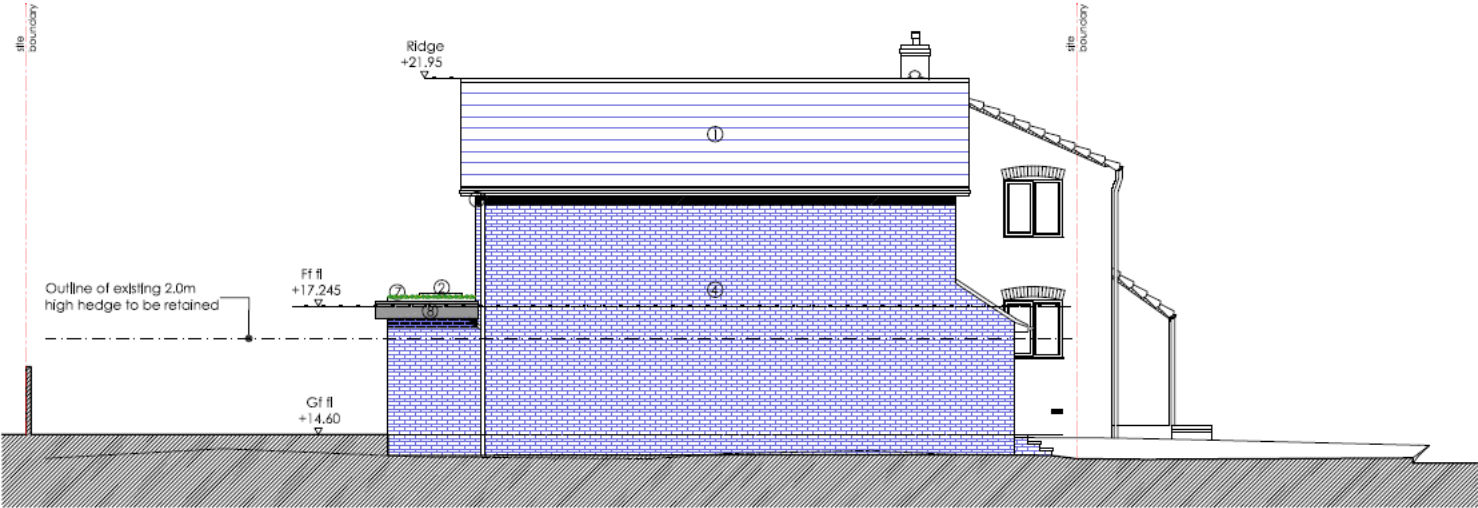
Revision:
C



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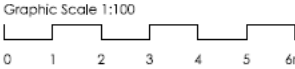
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Proposed front and NW side elevations

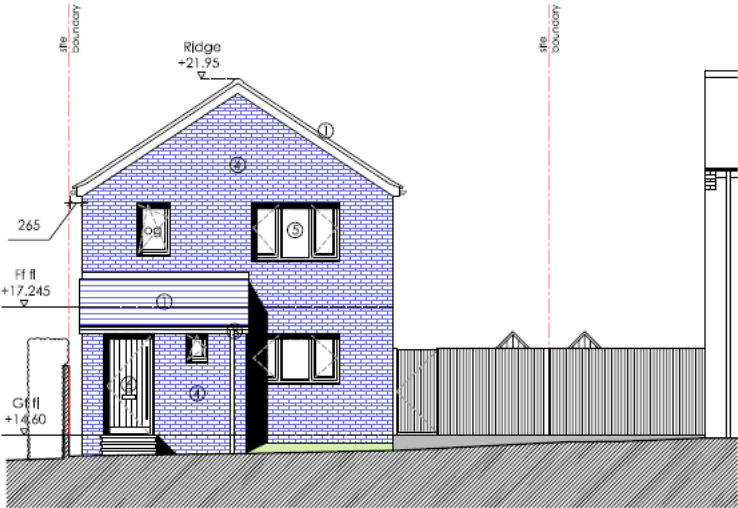


North west elevation (side)
Scale 1:100 @ A3


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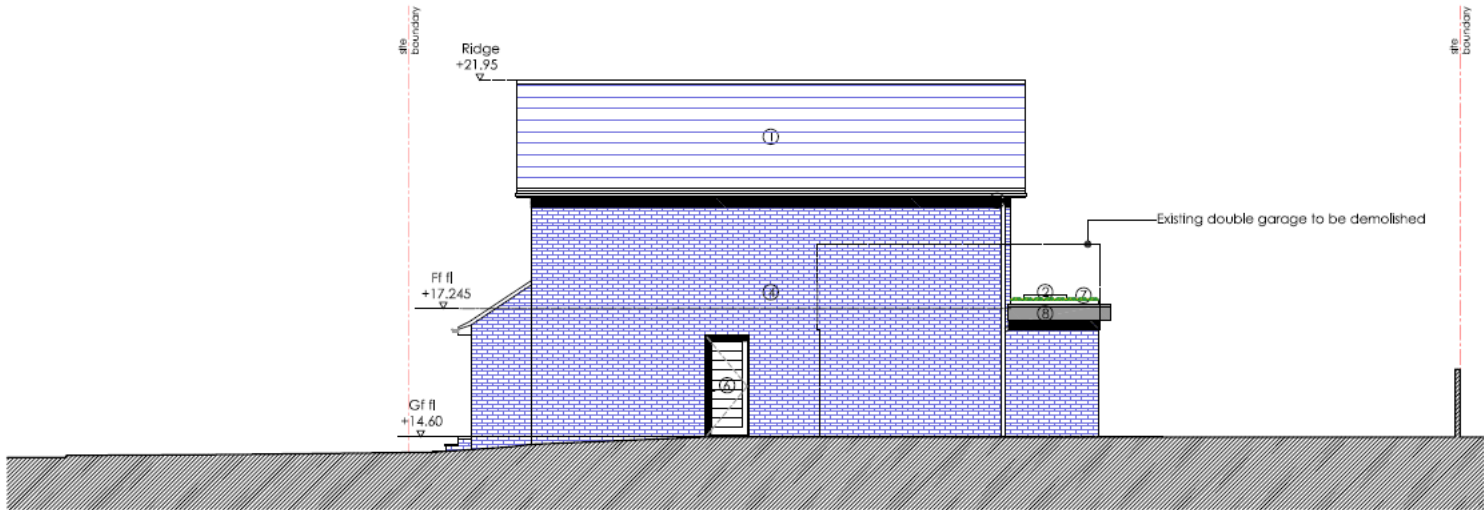
- Material schedule**
- ① Concrete roof tile
 - ② Proprietary rooflight
 - ③ Black UPVC rwpv and gutters
 - ④ Red brickwork
 - ⑤ uPVC windows and doors
 - ⑥ Composite high security external door
 - ⑦ Green roof system
 - ⑧ Concealed dark gray powder coated aluminium gutter system
 - og Obscured glazing



North west elevation (side)
Scale 1:100 @ A3

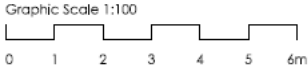
C	08.04.2025	Roof overhang reduced to 265mm total	EA
B	11.10.2024	Revised to suit planning officer's comments	SA
A	15.07.2024	Revised to suit planning officer's comments	EA
Project: Land Adj to 13 Bonicade Close, U. Pappleton, YO26 6LH			
Title: Elevations Sheet 1 of 2			
Client: Mr & Mrs Rowell			
Scale: 1:100 @ A3		Date: May 2024	
Drawn By: EA	Drawing Number: 1076.P120		Revision: C
			
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Proposed rear and
SE side elevation



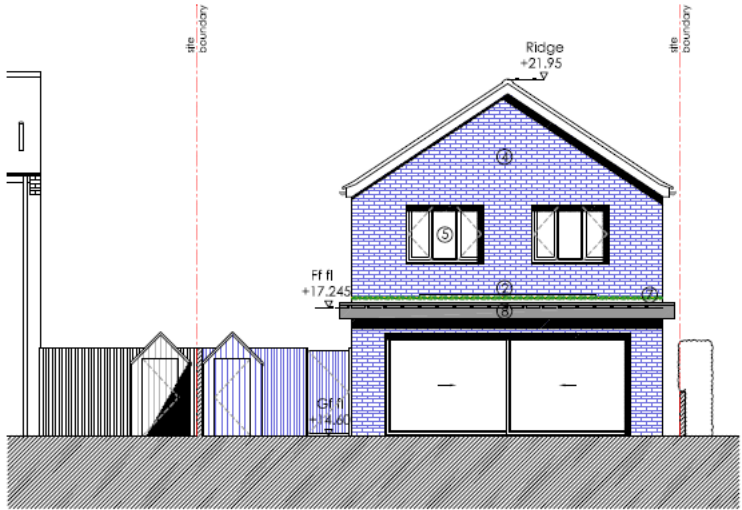
South east elevation (side)
Scale 1:100 @ A3

Notes:
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Material schedule

- ① Concrete roof tile
- ② Proprietary rooflight
- ③ Black UPVC rwp and gutters
- ④ Red brickwork
- ⑤ uPVC windows and doors
- ⑥ Composite high security external door
- ⑦ Green roof system
- ⑧ Concealed dark gray powder coated aluminium gutter system
- og Obscured glazing



North east elevation (rear)
Scale 1:100 @ A3

C	08.04.2023	Roof overhang reduced to 285mm total	EA
B	11.10.2024	Revised to suit planning officer's comments	SA
A	15.07.2024	Revised to suit planning officer's comments	EA
Project: Land Adj to 13 Bonkade Close, U. Poppleton, YO26 6LH			
Title: Elevations Sheet 2 of 2			
Client: Mr & Mrs Rowel			
Scale: 1:100 @ A3		Date: May 2024	
Drawn By: EA	Drawing Number: 1076.P121	Revision: C	

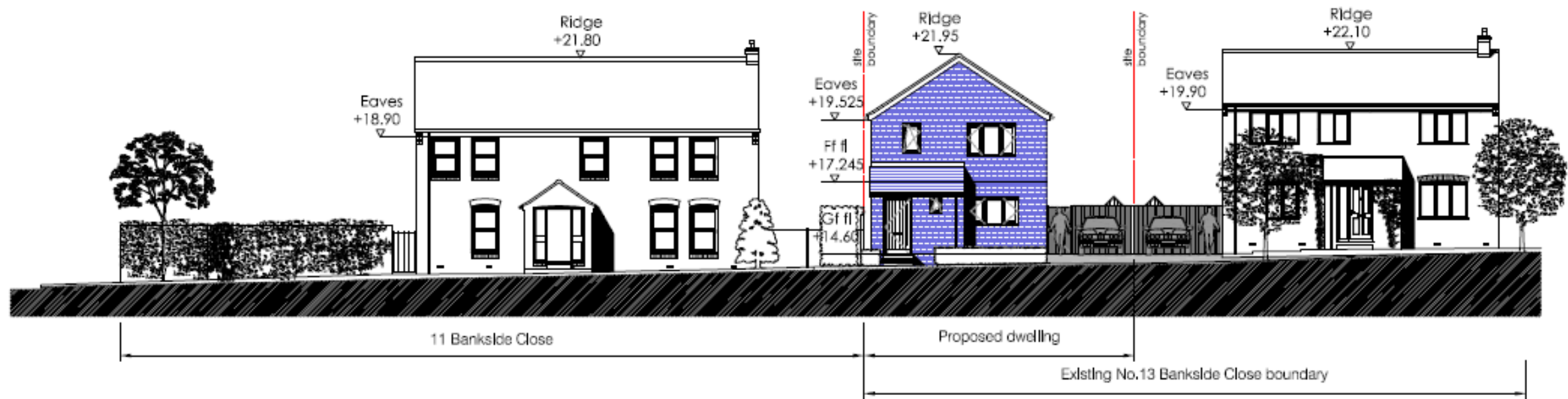


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Street scene elevation - Bankside Close
Scale 1:200 @ A3