

SCHEDULE A: Applications with Recommendation

21/0569

Item No: 04

Date of Committee: 10/09/2021

Appn Ref No:
21/0569

Applicant:
Sawyers Construction

Parish:
St Cuthbert Without

Agent:
Edenholme Architectural
Surveyors

Ward:
Dalston & Burgh

Location: Land to the rear of 42-50 Durdar Road, Carlisle

Proposal: Erection Of 1no. Dwelling

Date of Receipt:
11/06/2021

Statutory Expiry Date
06/08/2021

26 Week Determination
13/09/2021

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character of the area
- 2.3 Scale and design of the proposed dwelling
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Disposal of foul and surface water drainage
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on existing trees and hedges
- 2.8 Impact of the proposal on biodiversity
- 2.9 Other matters

3. Application Details

The Site

- 3.1 The application site is located to the rear (west) of numbers 42-50 Durdar Road, a terrace of properties located on the western side of Durdar Road,

Carlisle Extending to approximately 580 square metres in area, the application site was formerly the domestic curtilage of 52 Durdar Road. The site is extremely overgrown so access to the site is currently difficult, however; from a previous visit to the site the eastern boundary of the site is delineated by the rear boundary walls and outbuildings of numbers 42-50 Durdar Road with wooden fences and shrubs along its western and southern boundaries. A dwarf wall with wood fence and shrubs runs along its northern boundary. Access to the site is through an existing gateway in the north west corner of the site.

- 3.2 Within the vicinity of the application site are a variety of properties of differing ages and styles. Immediately opposite the application site is Carwinley and its associated curtilage. Planning permission for the erection of 2no. detached dwellings within the domestic curtilage of Carwinley was granted by Members of the Development Control Committee at its meeting on the 19th February 2020 (application reference 20/0844).

Background

- 3.3 Outline Planning Permission with all Matters Reserved except for access for the erection of 1no. dwelling was granted under delegated powers in December 2017. This permission has subsequently lapsed, however; it should be noted that the application was determined against the policies of the Carlisle District Local Plan 2015-2030, therefore, is a material planning consideration.

The Proposal

- 3.4 This application seeks full planning permission for the erection of a detached dwelling. The proposed dwelling, including the garage, would have a maximum length of 17.8 metres by a maximum width of 8.5 metres with a maximum ridge of 7.2 metres. The accommodation would comprise of family room, entrance hall, w.c., kitchen / dining room, utility and garage with master en-suite bedroom, 3no. bedrooms, bathroom and gallery landing above.
- 3.5 The proposed walling materials for the dwelling are a combination of reconstituted stone and render. The roof would be finished in dark grey concrete tiles.
- 3.6 The submitted drawings illustrate that the northern and western boundaries would be delineated by a foliage boundary with a close boarded fence along the southern boundary. The eastern boundary would remain as existing which consists of the rear yard walls and outbuildings of the adjacent terraced properties. Access to the application site would be in the north west corner of the plot onto the existing unadopted access road off Durdar Road. This access road also affords vehicular access to the farm buildings of Blackwell Farm and other existing and proposed residential properties.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of ten neighbouring properties and the posting of a site notice. In response, four representations of objection has been received.
- 4.2 The representations identify the following issues:
1. there is no access from Blundell Place to the application site;
 2. potential obstruction of the access lane arising from construction traffic;
 3. access lane is unadopted and any potential development might lead to further deterioration of its surface;
 4. suggests that the applicant should contribute to the resurfacing of the road and then it could be adopted by the highway authority;
 5. impact on highway safety;
 6. potential to damage the mains sewer which runs along the lane;
 7. privacy between existing and the proposed dwelling should be maintained.

5. Summary of Consultation Responses

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail. Should diversionary works be required these will be fully chargeable;

St Cuthberts Without Parish Council: - no response received;

United Utilities: - no objections subject to the imposition of a condition and informative.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, HO3, IP2, IP3, IP4, IP6, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are Supplementary Planning Documents (SPD) adopted by the City Council, in particular 'Achieving Well Designed Housing' and 'Trees and Development'.

1. Principle of Development

- 6.3 *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"*

(paragraph 10).

- 6.4 The aims of the NPPF is reiterated in Policy HO2 of the local plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural area provided that the development would not prejudice the delivery of the spatial strategy of the local plan and be focussed in sustainable locations subject to satisfying five criteria. A further policy consideration is Policy HO3 which is specific to housing development within residential gardens.
- 6.5 The application site is located within Carlisle, therefore, the sustainability of the application site is not in question. Furthermore, the erection of one dwelling would not prejudice the delivery of the spatial strategy of the local plan. As such, the principle of residential development is acceptable. Whether the development of the application site complies with other relevant local plan policies will be discussed in detail in the relevant sections below.

2. Impact Of The Proposal On The Character Of The Area

- 6.6 Policy HO3 of the local plan acknowledges that gardens contribute significantly to the character and quality of housing areas within the City. Proposals for housing development in existing residential gardens will be permitted providing five criteria are met. The form and scale of any new development should respect the local character of the immediately surrounding area. In particular the scale, number of storeys and massing of new housing development should not exceed that of existing dwellings adjacent to the site.
- 6.7 The application seeks the development of part of what was the former domestic curtilage of 52 Durdar Road, a substantial end of terrace two storey detached dwelling located to the south east of the application site. Extending to approximately 580 square metres in area, the site is extremely overgrown. The eastern boundary of the site is delineated by the rear boundary walls and outbuildings of numbers 42-50 Durdar Road with a wooden fence and shrubs along its western and southern boundaries. A dwarf wall with wood fence and shrubs runs along its northern boundary.
- 6.8 It is inevitable that the erection of a dwelling within what was part of a former domestic curtilage would have some visual impact on the character of the area. In mitigation, however; it would be viewed in the context of other neighbouring residential properties within the immediate vicinity. Furthermore, the implementation of a landscaping scheme would also help to settle the proposed dwelling within its surroundings. Accordingly, the proposed dwelling would not result in a visually discordant feature within the area.

3. Scale And Design Of The Proposed Dwelling

- 6.9 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping

which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in both Policies SP6 and HO3 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale, massing and established street patterns and by making use of appropriate materials and detailing.

- 6.10 As outlined earlier in the report, the application seeks full planning permission for a two storey dwelling. The scale and layout of which is commensurate with the size of the plot and would achieve adequate amenity space and in-curtilage parking provision to serve the dwelling. The drawings detail the use of reconstituted stonework and render with contrasting grey quoin's with a roof of dark grey concrete tiles, however; no specific colours or manufacturing details have been provided. As such, a condition is recommended requiring the submission of full details of all materials to be used externally on the dwelling. A further condition is also recommended requiring the submission of details for the proposed boundary treatments. Accordingly, the recommended conditions would ensure that the dwelling would be acceptable visually ensuring that the development harmonises with existing and proposed development within the vicinity.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.11 Policies within the local plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. Policy HO3 recognising that development proposals have the potential to cause significant amenity problems to existing properties including loss of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance, loss of car parking. Criterion of Policy SP6 seeking to ensure that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's SPD 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should normally be achieved.
- 6.12 The dwelling has been orientated so as to achieve the minimum distances between the eastern gable elevation of the dwelling and the first floor non-primary windows of numbers 44 to 48 Durdar Road. The gable elevation of the single storey garage would be between 8.2 metres and 8.5 metres from the rear elevations of numbers 46 and 48 Durdar Road, however; in mitigation the garage would be single storey and largely obscured by the existing boundary walls and outbuildings of the terraced properties. Furthermore, the roof of the garage would be hipped away from the terraced properties.
- 6.13 In overall terms, the siting, scale and design of the proposed dwelling would not adversely affect the living conditions of the occupiers of neighbouring properties by virtue of loss of privacy, loss of light or over-dominance. To further protect the residential amenity of the occupiers of neighbouring

properties from unacceptable loss of privacy or overlooking a condition is recommended removing permitted development rights for the insertion of first floor windows in the western and eastern gable elevations. A further condition restricting construction hours would ensure that the development does not have an adverse impact on the living conditions of the occupiers of neighbouring residents from unacceptable noise and disturbance during the construction phase.

5. Disposal of Foul And Surface Water Drainage

- 6.14 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted documents illustrate surface and foul water would be disposed of via the mains sewer.
- 6.15 In respect of surface water drainage and based on the standing advice of Cumbria County Council, as Lead Local Flood Authority, a pre-commencement condition is recommended to be imposed requiring the submission of a surface water scheme based on the hierarchy of drainage options in the NPPF together with evidence of an assessment of the site conditions.
- 6.16 United Utilities as Statutory Consultee for foul drainage also raises no objections to the proposal subject to the development complying with its legislation. Accordingly, to ensure the implementation of a suitable method for the disposal of foul drainage a further condition is recommended requiring details of the proposed method for the disposal of foul drainage. An informative is also recommended drawing the applicant's attention to the requirement to comply with United Utilities legislation.
- 6.17 The imposition of the recommended conditions would ensure the submission of further details to ensure the provision of acceptable methods for the disposal of foul and surface water drainage. The submitted details for both the proposed foul and surface water drainage schemes would then be subject of further consultations with the relevant statutory consultee. Should the additional details prove to be unacceptable, it may be that the residential development would stall as a result.

6. Impact Of The Proposal On Highway Safety

- 6.18 The submitted Design and Access Statement and drawings illustrate that the proposed dwelling would utilise an existing access taken from the unadopted road off Durdar Road. Objections have been received from the occupiers of neighbouring properties in respect of the unadopted access road. The representations have been reproduced in full for Members, however, in summary the issues raised are: impact on pedestrian and vehicular safety; potential to exacerbate existing maintenance issues of the lane; access lane should be adopted or repaired as part of this application; and potential parking issues from construction traffic.
- 6.19 Since the introduction of the Service Level Agreement, the views of Cumbria

County Council, as Highway Authority, are no longer sought and standing advice is provided for small development proposals such as this one. Nevertheless, during the processing of the original outline application and more recently the development subject of application reference 20/0844, the Highway Authority raised no objections as it considered it would not have a material effect on existing highway conditions. The Highway Authority did at that time recommend the imposition of several conditions and these conditions are recommended to be attached to this application, should Members approve the application. These conditions would require details of: access and parking provision to serve the proposed dwelling; construction traffic parking and that the access and parking arrangements to be substantially met prior to commencement of any development so that construction traffic can park and turn clear of the highway.

- 6.20 The views of the objectors are noted; however, given that the Highway Authority did not previously share these concerns then it would be difficult to substantiate a refusal on highway safety grounds. In respect of the adoption of the access road or that it should be resurfaced as part of this application. Cumbria County Council, as Highway Authority, did not recommend the adoption of the access road. The imposition of a condition requiring the resurfacing of the unadopted road as part of this application would be unreasonable as most of the road would be out with the frontage of the application site. Should the access road be damaged by construction traffic then this would be a civil matter. This issue is further borne out by a letter of support with an attached document dated and signed by two firms of solicitors in 1932 details that: *"on enquiry at the County Surveyor's Office the Vendor's Solicitors are informed that ... is a private occupation road ... adjoining owners will be liable for its maintenance"*.

7. Impact Of The Proposal On The Existing Trees and Hedgerows

- 6.21 Policy GI6 of the local plan seeks to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute positively to a locality, and/or are of specific natural or historic value. Furthermore, the City Council's SPD 'Trees and Development' outline that not only should the design of developments seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting. Accordingly, it is important that these issues are considered at the very start of the planning process.
- 6.22 As highlighted earlier in the report, the application site is extremely overgrown. The submitted Design and Access Statement details that the present ground features would be maintained and levelled and the majority of self-seeded bushes grubbed up and removed any perimeter foliage will be pruned and left in position as site boundary treatment. Conditions are recommended ensuring the submission of a more detailed landscaping scheme including the height and species of retained and proposed species together with hedge/tree protection measures for the retained trees and hedges.

8. Impact Of The Proposal On Biodiversity

- 6.23 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative has been included within the decision notice that if a protected species is found all work must cease immediately and the local planning authority informed.

9. Other Matters

- 6.24 A third party has also made reference to the presence of services beneath the access lane. Northern Gas Networks and United Utilities have raised no objections to the proposal subject to compliance under their legislation in respect of protection of assets. Should Members approve the application, informatives are recommended to be included within the decision notice drawing the developer's attention to their obligations under Northern Gas Networks and United Utilities legislation.
- 6.25 The originally submitted Design and Access Statement made reference to access being made via Blundell Place. This is incorrect as there is no direct access to the application site from Blundell Place. The Design and Access Statement has subsequently been amended with access being gained off Durdar Road.

Conclusion

- 6.26 The principle of development for housing on the site was first established in 2017. Although this application has now lapsed there has been no change in planning policies and it remains acceptable under the provisions of the National Planning Policy Framework and the Carlisle District Local Plan 2015-2030. Subject to compliance with the recommended conditions the: layout; scale; appearance; access; and landscaping of the proposed dwelling is acceptable and would ensure that the dwelling does not result in a discordant feature within the area and would not have a detrimental impact on the living conditions of the occupiers of neighbouring properties.
- 6.27 The submission of further details in respect of foul and surface water drainage would also ensure that the proposed dwelling would be served by adequate foul and surface water drainage schemes.
- 6.28 In overall terms, the proposal site accords with the objectives of the National Planning Policy Framework and the Carlisle District Local Plan 2015-2030. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 In 2017, outline planning permission was granted for the erection of 1 no. dwelling (application reference 17/0983).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 24th August 2021;
2. the site location plan received 7th June 2021;
3. the proposed elevations received 24th August 2021 (Drawing No. 24.08.21/Saw/03 Revision B);
4. the proposed plans received 24th August 2021 (Drawing No. 24.08.21/Saw/04 Revision B);
5. the block plan and cross section received 24th August 2021 (Drawing No. 24.08.21/Saw/05);.
6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details

Reason: To ensure a satisfactory means of foul water disposal and in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the local planning authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

6. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

7. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

8. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following:

- new areas of trees and shrubs to be planted including planting densities
- specification/age/heights of trees and shrubs to be planted
- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development
- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

9. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

10. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the dwelling shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of the proposed hard surface finishes to all public and private external areas within the proposed application site shall be approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

12. Notwithstanding any details shown on the approved drawings, all boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which

shall include:

- precise details of the item(s) including materials, location and height
- time scale for implementation
- any maintenance proposals identified as necessary within the first 5 years following provision

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) no windows shall at any time be formed at first floor level in the eastern and western elevations of the dwelling hereby permitted without the grant of a separate planning permission from the local planning authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

14. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

15. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

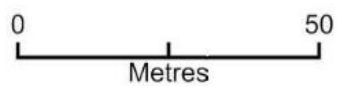
Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

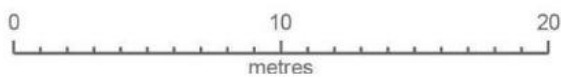
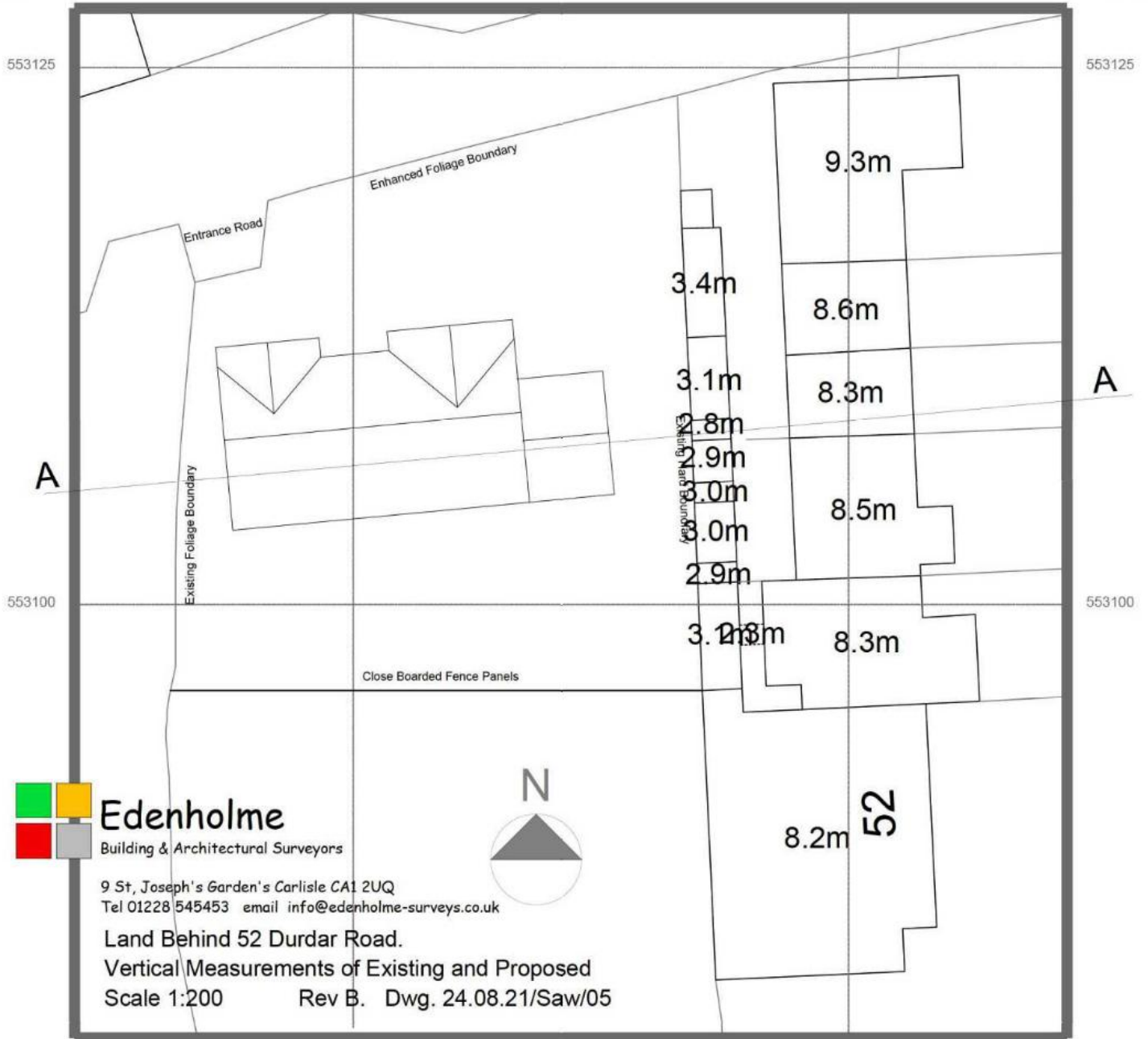
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

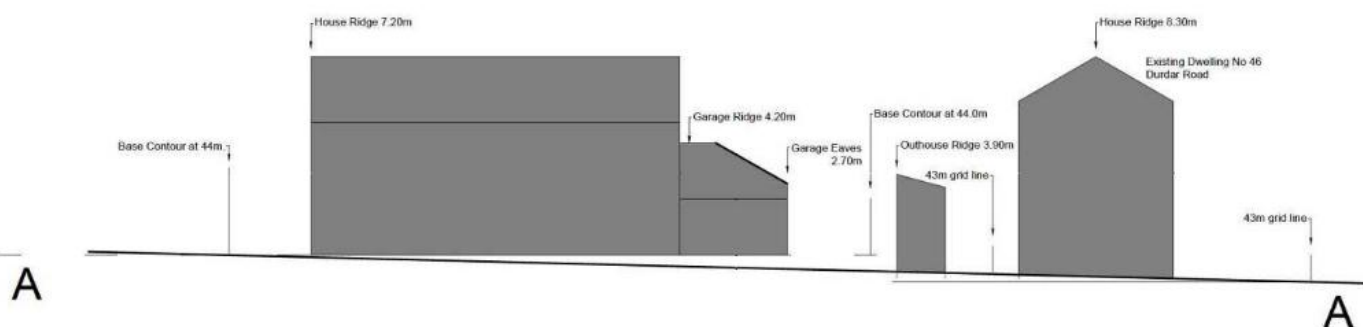
Land Behind 52 Durdar Road



Plan Produced for: Site location Plan - Dwellin
Date Produced: 02 Jun 2021
Plan Reference Number: TQRQM21153143454900
Scale: 1:1250 @ A4



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Ground Floor

The ground floor plan shows a rectangular layout with the following rooms and features:

- Garage:** Located at the front (bottom) of the house, measuring 3800mm by 4010mm.
- Dining Room:** Measures 5670mm by 1820mm, containing a dining table and six chairs.
- Kitchen:** Measures 2500mm by 2283mm, featuring a large rectangular island.
- Utility:** Measures 2283mm by 810mm, containing a sink, a toilet, and a bathtub.
- Entrance Hall:** Measures 3200mm by 1380mm, serving as the central access point with multiple doorways.
- Family Room:** Measures 4551mm by 1820mm, located at the rear (top) of the house.
- Gallery Perimeter:** A narrow hallway measuring 1925mm by 1820mm connecting the dining room to the family room.

Dimensions:

- Overall Width (Left):** 13852mm (sum of 4010mm, 3800mm, 1447mm, 2500mm, 2283mm, 810mm, 1450mm, 1141mm, and 1010mm).
- Overall Width (Right):** 3831mm (sum of 1380mm, 3200mm, 1925mm, 1820mm, and 5670mm).
- Overall Depth (Bottom):** 5920mm (sum of 8095mm and 1025mm).

13852

1350

3200

1481

2226

1150

700

284

1273

1820

1248

Bedroom 2

Bedroom 1

Bedroom 3

Master Bedroom

Atrium

Gallery Landing

Gallery Handrail

Sitting

Bathroom

First Floor

 Edenholme Building & Architectural Drawings 9-11 Joseph & Barbara's Corners, CA 94040	Proj ect New Overlay (and Adjacent 60' Dune) Road and 10' Easement to the Estate Camino	Client Messrs Sawyer Construction Unit 1 & Parcel Road 10' Easement to the Estate Camino CA 94040		Drawing Title Proposed Plans	Drawing Scale 1/500 @ A1 Date Aug 2021	Drawing Number 24.08.21SAW04 Issued by JCS	Revision B	Date Aug 2021	Details JCS
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