



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 September 2024



S24/0706

| | |
|-----------------------------------|---|
| Proposal: | Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot 3 house type |
| Location: | Osier Farm, 141B Eastgate, Deeping St James |
| Applicant: | Mr Seth Twigden |
| Agent: | Aspect Architectural Design, 29A Church Street, Northborough |
| Application Type: | Full Planning Permission |
| Reason for Referral to Committee: | Call In – Councillor Dilks & Councillor Ley due to concerns about impact on character of the area and heritage assets |
| Key Issues: | Impacts on the character of the area Impacts on others' private amenity Highway safety/parking Drainage/flood risk |
| Technical Documents: | |

Report Author

Miranda Beavers – Senior Development Management Planner



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Miranda.beavers@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Deeping St James

Reviewed by:

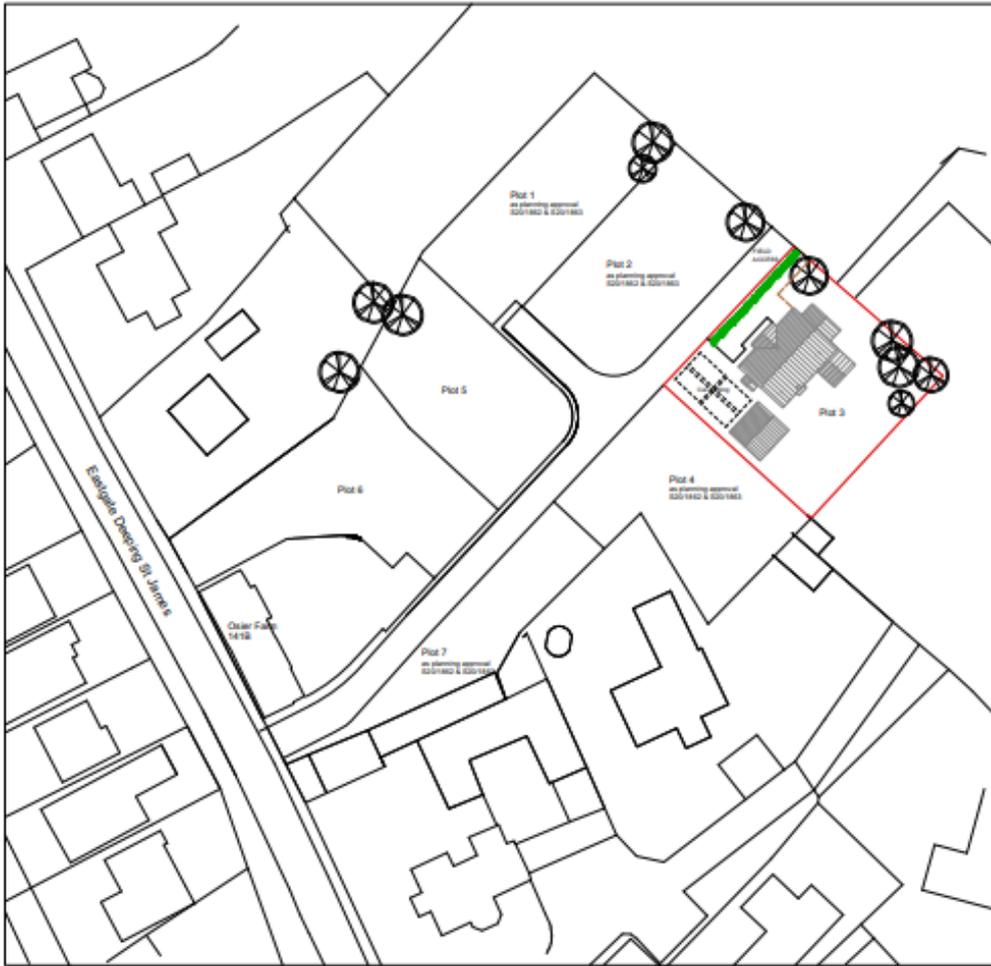
Adam Murray – Principal Development Management Planner

23 August 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission

S24/0617



BOUNDARY TREATMENT
1.8m high close boarded fence

SCALE 1:500 @ A3



| | | | |
|---|-------|-------|--|
| Project: OSIER FARM, EASTGATE DEEPIING ST JAMES | | | Aspect Architectural Design |
| Title | | | |
| SITE PLAN | | | Architectural Architectural Architectural Architectural Architectural Architectural |
| Date | Scale | Sheet | |
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1 Description of Site

- 1.1 The application site is located on the north-east side of Eastgate, Deeping St James. The site comprises 141b Eastgate, a Grade II listed farmhouse (of stone and thatch) and various associated farm buildings in and around the yard to the rear. Part of the proposed development site includes land to the rear of No.141 Eastgate, which was former agricultural land.

2 Description of Proposal

- 2.1 This application is a section 73 application to vary conditions 2 (approved plans) of application S20/1862 which granted approval for the demolition of existing modern farm buildings, alterations and extensions to traditional farm buildings to form two dwellings and erection of five new dwellings and associated garages to be sited to the rear. Plot No.3 is one of the 5 new dwellinghouses approved and this application seeks permission to substitute the approved house type for Plot 3.

3 Relevant History

- S20/1862 Full Planning Permission and S20/1863 Listed Building Consent Approved for the demolition of existing modern farm buildings, alterations and extensions to traditional farm buildings to form two dwellings and erection of five dwellings and associated garages, - both Approved 4 June 2024
- S23/2307 Full Planning Permission, Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot 2 house type – Approved 21 March 2024
- S23/2370/Full Planning Permission and Listed Building Consent S23/2371 Section 73 application vary condition 2 (approved plans) of planning approval S20/1862 (Erection of detached dwelling) (Amendments to Plots 5 and 6) and Section 19 application to vary Condition 2 (approved plans) of planning permission S20/1863/LB (amendments to Plots 5 & 6) - both Approved 26 April 2024
- S24/0874 Full Planning Permission Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot 4 house type - Approved 31 July 2024

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 'The Principles of Sustainable Development in South Kesteven'
Policy SP1 'Spatial Strategy'
Policy SP2 'Settlement Hierarchy'
Policy SP3 'Infill Development'
Policy SB1 'Sustainable Building'

Policy DE1 'Promoting Good Design'
Policy ID2 'Transport and Strategic Transport Infrastructure'
Policy EN6 'The Historic Environment'

4.2 **National Planning Policy Framework (NPPF)**

Chapter 4 'Decision Making'

Chapter 5 'Delivering a sufficient supply of homes'

Chapter 6 'Promoting sustainable transport'

Chapter 12 'Achieving well-designed places'

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'

Chapter 16 'Conserving and enhancing the historic environment'

4.3 **Neighbourhood Plan**

The Deepings Neighbourhood Plan (Adopted 29 June 2021)

4.4 **Supplementary Planning Document:**

Design Guidelines for Rutland and South Kesteven (November 2021)

5 Representations received

5.1 **LCC Highways & SuDS**

5.1.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

5.2 Deepings Neighbourhood Plan Group

5.2.1 No comments.

5.3 **SKDC Conservation Officer**

5.3.1 The updated proposal results in a two-storey building that is a part of the plot where the roof heights increase in size from front to rear of the site. With the tallest of these being Plot 3 at 8.75 metres and the shortest being 8 metres, which is nearest to the listed building. When comparing the proposed Plot 3 with the previously approved Plot 3, there is an increase in height of approximately 1.75 metres.

5.3.2 However, in context with the surrounding approved Plots, this increase in height will result in a neutral impact on the significance of the listed Osier Farmhouse. The original proposed changes included a large feature picture window which faced towards the Grade II listed building and was out of keeping in both design and scale with the farmhouse. The updated, new proposals removed this, whilst reducing the roof height to better incorporate the dwelling into the surrounding approved development. Removing the harm caused by Plot 3, when taken into consideration the surrounding properties, to become a neutral impact.

5.3.3 The reduction in height will now create a stepped roofline towards the rear of the site away from the listed building, which will mean the listed building is not overly dominated by the new dwellings on the site.

The location of Plot 3 to the rearmost portion of the site, overlooking the fields at the back mean that the impact of the taller roofline will be minimised and will help to create a unique identity to the roofscape of the development.

5.3.4 As such, these updated proposals, without the large picture window to the front elevation, which is not in keeping with the cottage and farmyard location and the reduction in height to be more in line with the previously approved plots is acceptable due to the neutral impact the property will have on the Grade II listed Osier Farmhouse

5.4 **Deeping St James Town Council**

5.4.1 Deeping St James Parish Council would like to continue to object based upon the overdevelopment of the site and the proposed roofline which would still be of a height not in keeping and would dominate the locality

5.5 **Market and West Deeping Ward Councillor(s)**

5.5.1 Councillor Bridget Ley, Councillor James Dennison and Councillor Dilks

5.5.2 Concerns that the proposed 3-storey house with 8.75 metre roofline would be out of keeping with the character of the area and would dominate the adjacent Grade 2 listed cottage.

6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 **Evaluation**

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise.

7.1.2 In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020);
- The Deepings Neighbourhood Plan 2020-2036 (adopted 29 June 2021) and;
- The Local Planning Authority have recently adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.1.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.2 **Principle of Development**

7.2.1 National Planning Policy Guidance states that , 'In deciding an application under section 73, the local planning authority must only consider the disputed condition/s that are the subject of the application - it is not a complete re-consideration of the application.'

7.2.2 The original planning permission will continue to exist whatever the outcome of the application under section 73.

The conditions imposed on the original permission still have effect unless they have been discharged. In granting permission under section 73 the local planning authority may also impose new conditions - provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission.

- 7.2.3 For the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.
- 7.2.4 The principle of development in this instance has previously been established through the approval of planning permission S20/1862 which granted permission for the demolition of existing modern farm buildings, alterations and extensions to traditional farm buildings to form two dwellings and erection of five dwellings and associated garages.
- 7.2.5 This application is to vary Conditions 2 of the approval, which sets out the list of approved plans that the development should be carried out in accordance with. It is proposed to substitute the approved plans for Plot 3 with a revised version. For the proposed amendments to the scheme to be considered acceptable as a minor material amendment, the removal or variation of conditions should not alter the impact of the development.
- 7.2.6 Taking the above into account, the principle of development is considered acceptable subject to site specific impacts. The conditions attached to S20/1862, should be include should this application be approved.

7.3 **Impact on the Character of the Area (including Heritage Assets)**

- 7.3.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area.
- 7.3.2 Part 12 of the NPPF (Achieving well-designed and beautiful places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.3.3 The variation to Condition 2 in this instance is in relation to the design of Plot No.3. PlotNo.3 is to be located within the old farmyard, against the rear boundary of the overall development site. The proposed design for Plot 3 has changed from quite considerably from the originally approved plans, in that the scale is overall larger, with the roof height increasing from 7 metres to approximately 8.7m. The revised design has the addition of second storey accommodation within the roof space. The proposed ground floor layout has a more modern open plan format, and the number of bedrooms is increased from 3 to 5.
- 7.3.4 The proposed integral garage is now proposed to be detached and located on the southern boundary next to Plot 4. The Deepings Neighbourhood Plan, Policy DNP9: Promoting Best Practice in Design states that all new development must be of a high-quality design that both physically and visually enhances and reflects its positive features that make up the character of the local area.

Furthermore, new development should incorporate the retention of any important historic and natural features, building and structures on site. Policy EN6 states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. The importance of considering the impact of development on the significance of designated heritage assets is expressed in the NPPF (section 16).

- 7.3.5 Paragraph 135(c) of the NPPF states that Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Furthermore, Paragraph 201 advises that Local Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.3.6 In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability;
- 7.3.7 Due to the separation distances between Plot 3 and the existing listed building, it is not considered that the revised design would result in an impact upon the special significance of the listed building or curtilage barn to the extent that it would cause harm to their setting. The new dwelling would not be fully visible from Eastgate when travelling in either direction due to the fact that the plot is located to the rear of frontage dwellings (including No.141B Eastgate). Although due to its height, glimpses of the new dwelling would be visible from surrounding land.
- 7.3.8 The Conservation Officer has assessed the proposal in the context of the Grade II listed Osier Farmhouse and has stated that “When comparing the proposed Plot 3 with the previously approved Plot 3, there is an increase in height of approximately 1.75 metres. However, in context with the surrounding approved Plots, this increase in height will result in a neutral impact on the significance of the listed Osier Farmhouse. The original proposed changes included a large feature picture window which faced towards the Grade II listed building and was out of keeping in both design and scale with the farmhouse. The updated, new proposals removed this, whilst reducing the roof height to better incorporate the dwelling into the surrounding approved development. Removing the harm caused by Plot 3, when taken into consideration the surrounding properties, to become a neutral impact. The reduction in height will now create a stepped roofline towards the rear of the site away from the listed building, which will mean the listed building is not overly dominated by the new dwellings on the site. The location of Plot 3 to the rearmost portion of the site, overlooking the fields at the back mean that the impact of the taller roofline will be minimised and will help to create a unique identity to the roofscape of the development.”
- 7.3.9 It is not considered that the proposed design of Plot 3 would result in a negative impact upon the street scene and would not be any less appropriate than the previously approved dwellinghouse. The Councils Conservation Officer has no objections to the proposed

substitution of house type, subject to the use of stone to compliment the materials used on Osier Farm and does not consider that the design would dwarf the listed building or result in less than substantial harm to the setting of the historic asset. The applicant has submitted a materials schedule and the use of Clipsham Medwell Stone and Sandtoft Old Hollow 451 (red) have been agreed by the Conservation Officer.

- 7.3.10 Given the policy requirements to ensure the new dwelling does not detract from the character of adjacent buildings or their setting and given the former agrarian nature of the site and its context and given that revised design for Plot 3 has increased in size it is considered reasonable and necessary to remove permitted development rights (by condition) for outbuildings and extensions so that their impact can be fully assessed.
- 7.3.11 By virtue of the nature of the variation, the proposal would be in accordance with The adopted Deepings Neighbourhood Plan, NPPF Sections 12 and 16 and Policies DE1 and EN6 of the SK Local Plan.

7.4 **Impact on Residential Amenity**

- 7.4.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.4.2 The Deepings Neighbourhood Plan Policy DNP9 states that new development should safeguard the amenities of existing residential properties in the immediate area by way of the alignment and the layout of the new buildings.
- 7.4.3 The amendment to Condition No.2 and the substitution of plans in relation to Plot No.3 would not impact further upon the amenities of existing residential occupiers. Plot 3 is considered to have the potential to impact neighbours' amenities at Plot 4, to the south and Plot 2 to the northwest, both two storey detached dwellinghouses (not yet built and part of this approved development). The amendments to Plot 3 would result in sufficient separation distances between the neighbouring plots and any primary windows to habitable rooms in existing neighbouring dwellings, such that there would not be an unacceptable loss of light, or an overbearing impact.
- 7.4.4 The creation of second storey accommodation within the roof space would result in a northeast facing window to serve the additional fifth bedroom. However, this window would primarily overlook fields facing north-east. As such, it is not considered that the dwelling (as amended) would have windows that would overlook neighbouring properties and so neighbours' amenities in terms of privacy and overlooking would not be detrimentally affected.
- 7.4.5 Considering the nature of the proposal it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the adopted Deepings Neighbourhood Plan, NPPF Section 12, and Policy DE1 of the Local Plan.

7.5 Highway Safety/Parking

- 7.5.1 Paragraph 115 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.5.2 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion and Planning Balance

- 10.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the adopted Deepings Neighbourhood Plan, NPPF (Sections 9, 12 and 16) and Policies DE1 and EN6 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to conditions.

Time Limit for Commencement

1. The development hereby permitted shall be commenced before the expiration of three years from the date of permission Ref. S20/1862.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawing No.MSP.1517.001A Site Location Plan, received 29 October 2020

Drawing No.1837.A.1b Proposed Block Plan, received 19 April 2021

Drawing No.1837.A.2a Plot 1 drawings received 19 April 2021

Drawing No. 4533 D2-1 Rev A House Plot 2 Plan and Elevations received 4 March 2024

Drawing No. 4533 D100 Site Plan Plot 2 received 14 December 2023 (insofar as it relates to Plot 2 only)

Drawing No.D01 Rev A Site Plan Plot 3 received 3 July 2024 (insofar as it relates to Plot 3 only)

Drawing No.D02 Rev A Plot 3 Floor Plans received 3 July 2024

Drawing No.D03 Rev A Plot 3 Elevations received 3 July 2024

Drawing No.D04 Plot 3 Garage Plans and Elevations received 3 July 2024 (insofar as it relates to Plot 3 only)

Drawing No. D01 Site Plan Plot 4 received 22 May 2024 (insofar as it relates to Plot 4 only)

Drawing No. D02 Plot 4 Plan and Elevations received 22 May 2024

Drawing No. D03 Plot 4 Garage Plan and Elevations received 22 May 2024 (insofar as it relates to plot 4 only)

Drawing No. D-03 Rev A Plot 5 Proposed Floor Plan and Elevations received 13 March 2024

Drawing No. D-01 Rev A Site Plan received 23 April 2024 (insofar as it relates to Plots 5 and 6 only)

Drawing No. D-02 Rev A Plot 6: Barn Proposed Floor Plans and Elevations received 5 March 2024

Drawing No. D-04 Plot 5 & 6 Garage plans received 27 December 2023 (insofar as it relates to Plots 5 & 6 only)

Drawing No.1837.A.8 Plot 7 Conversion and extension of cart barn received 29 October 2020

Drawing No.1837.a.10 Garages plans 4, 7 and 8 received 29 October 2020
Drawing No.D-05 Osier Farmhouse Garage Plan and Elevations received 27
December 2023 (insofar as it relates to Osier Farmhouse Only)
Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Prior to Commencement

3. The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

During Building Works

Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop and the local planning authority shall be notified immediately. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

Before the Development is Occupied

4. The development hereby approved shall proceed fully in accordance with the recommendations within the Ecology and Protected Species Survey report by Inspired Ecology Ltd dated October 2019.

Reason: To ensure that satisfactory provision is made to safeguard the habitat of protected species that may be present on site.

5. Before any dwelling hereby permitted is occupied, radius kerbs should be provided on either side of the access so that it has the appearance of a private road junction. The radius kerbs should be dropped so as not to impede the passage of wheelchairs and perambulators.

Reason: In the interests of highway safety to accord with Section 9 of the NPPF (2023).

6. Before any part of the development hereby permitted is occupied/brought into use electric vehicle charging points shall be made available for use by each dwelling and shall be retained as such for the lifetime of the development.

Reason: To ensure that the development contributes to low carbon travel in accordance with Policy SB1 of the South Kesteven Local Plan (2020).

7. Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the materials

schedule received 8 August 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

8. Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing

9. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

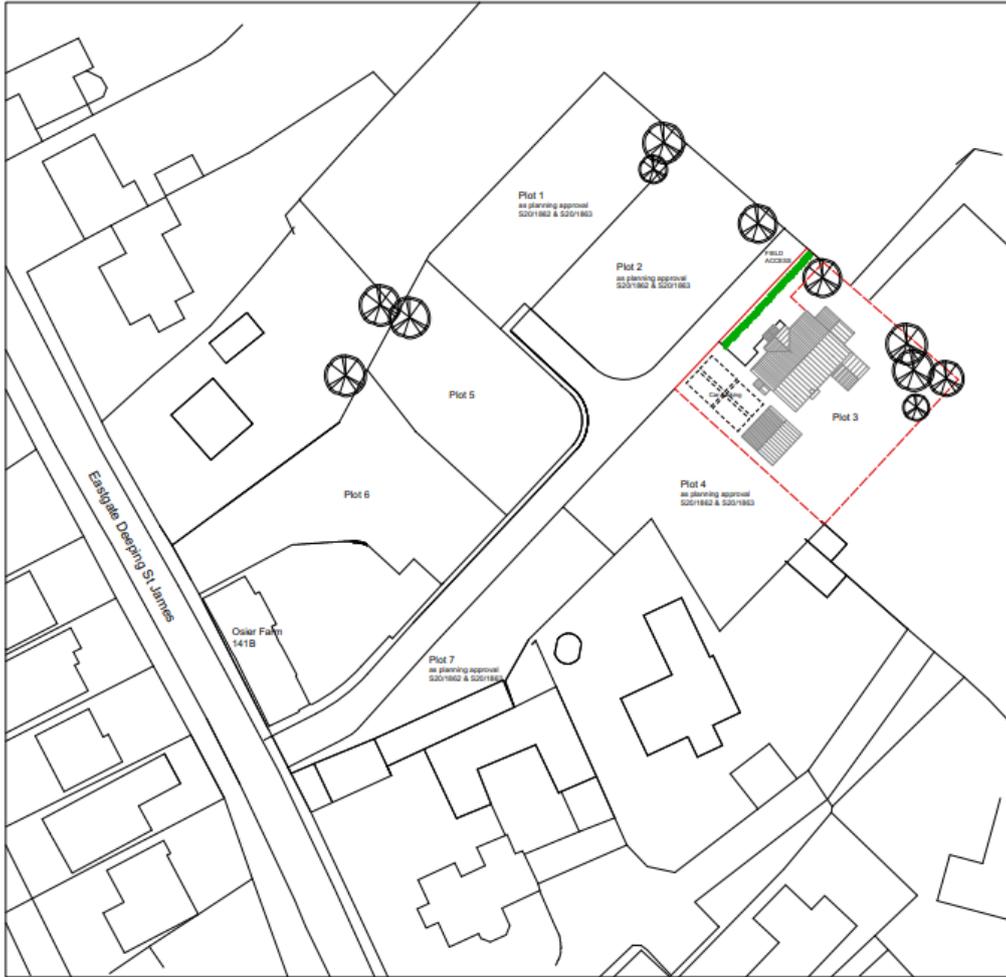
10. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

Financial Implications reviewed by:

Legal Implications reviewed by: Not applicable

Site Plan



BOUNDARY TREATMENT
1.8m high close boarded fence

SCALE 1:500 @ A3



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|---|-------|--|------------------------------------|
| Project OSIER FARM, EASTGATE DEEPING ST JAMES | | Aspect Architectural Design Architectural Designer 25A Church Street Southborough Northamptonshire NN16 9NR Telephone: 01933 212222 | Rev A: June 24 - Front porch added |
| Title SITE PLAN | | | |
| Drawn | Check | 284 | |
| D | (-) | 01 | A |

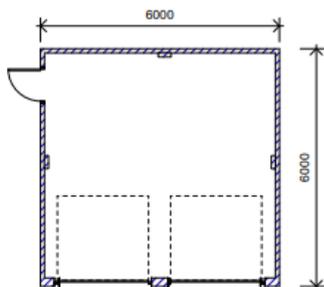
Proposed Garage



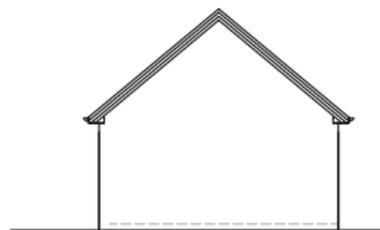
FRONT ELEVATION

REAR ELEVATION

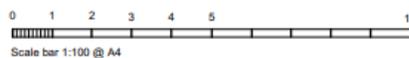
GABLE ELEVATION



GARAGE FLOOR PLAN



GABLE ELEVATION



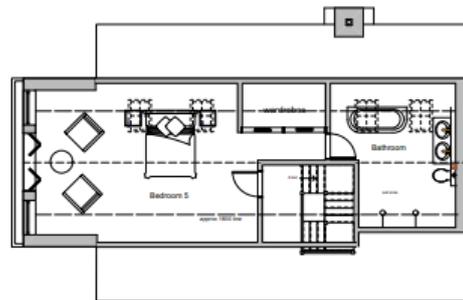
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|--|-------|--|------------------------------------|
| Project PLOT 3, OSIER FARM | | Aspect Architectural Design Architectural Designer 25A Church Street Southborough Northamptonshire NN16 9NR Telephone: 01933 212222 | Rev A: June 24 - Front porch added |
| Title PLOT 3 GARAGE PLAN & ELEVATIONS | | | |
| Drawn | Check | 284 | |
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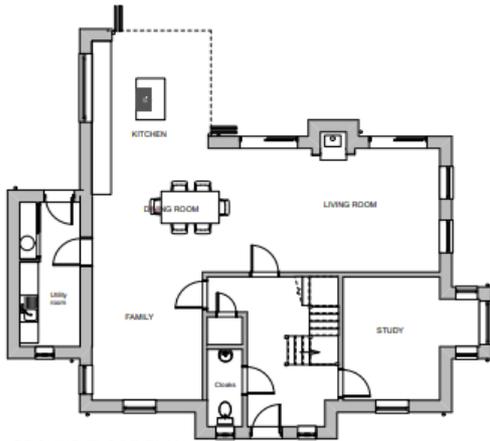
Floor Plans and Elevations



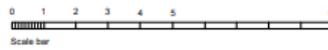
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN
PLOT 3



Rev A: June 24 - Ground floor front hallway revised

| | | | | | | | |
|---------|-------|--------------------|-----|-------------|--------|----------------------|--|
| Project | | PLOT 3, OSIER FARM | | Aspect | | Architectural Design | |
| Title | | PLOT 3 FLOOR PLANS | | Author | | Landscape Designer | |
| Scale | Sheet | Disc | 284 | Client Name | PLOT 3 | | |
| Disc | (-) | 02 | A | Project No. | PLOT 3 | | |



FRONT/NORTH WEST ELEVATION

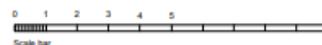
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

NORTH EAST ELEVATION

PLOT 3



Rev A: June 24 - Ridge height reduced, front gable window changed to a cottage window, bare point added

| | | | | | | | |
|---------|-------|--------------------|-----|-------------|--------|----------------------|--|
| Project | | PLOT 3, OSIER FARM | | Aspect | | Architectural Design | |
| Title | | PLOT 3 ELEVATIONS | | Author | | Landscape Designer | |
| Scale | Sheet | Disc | 284 | Client Name | PLOT 3 | | |
| Disc | (-) | 03 | A | Project No. | PLOT 3 | | |