

Proposed addition to Laxton standing orders:

"That this council utilises its powers under the Local Government Act 1972, section 101, to devolve to the Clerk the authority to make decisions on planning applications where the application falls between meetings and it is not possible to obtain from the Planning Authority an extension of time to consider the matter.

In this circumstance the Clerk shall have authority to respond on the Council's behalf, taking into account the Local Plan; the content of any planning policies and precedent.

This authority will not apply to applications where there are known objections by neighbours; multiple housing development; and new land allocations."



Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	M	Surname:	Palmer
Company name:					
Street address:	The Villa, Station Road				
Telephone number:					
Mobile number:					
Town/City:	LAXTON				
Fax number:					
Country:					
Email address:					
Postcode:	DN14 7TW				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Simon	Surname:	Robinson
Company name:	Studio 21 Design Ltd				
Street address:	Little Bishops Cottage				
	Staunt Road				
	Frithville				
Telephone number:	07970108502				
Mobile number:					
Town/City:	Boston				
Fax number:					
Country:					
Email address:					
Postcode:	PE22 7ED				
	simon@studio21design.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of existing utility accommodation to form two holiday accommodation units

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

8

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

9. Materials

Description of *existing* materials and finishes:

Timber T&G

Description of *proposed* materials and finishes:

Replacement timber T&G to match existing

Roof - description:

Description of *existing* materials and finishes:

Slate roof tiles

Description of *proposed* materials and finishes:

Reclaimed slate roof tiles to match existing

Walls - description:

Description of *existing* materials and finishes:

Red facing brick

Description of *proposed* materials and finishes:

Reclaimed red facing brick to match existing

Windows - description:

Description of *existing* materials and finishes:

Painted timber sash windows

Description of *proposed* materials and finishes:

Replacement double glazed painted timber sash windows

OTHER - description:

Type of other material:

Guttering

Description of *existing* materials and finishes:

Black Upvc

Description of *proposed* materials and finishes:

Replacement black Upvc to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing numbers 12-387-01A, 12-387-02A, 12-387-03, Design Justification Statement and Flood Risk Assessment

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	6	6	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☒

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other☐

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing mains system currently serving accommodation (located within building)

12. Assessment of Flood Risk

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Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Utility accommodation used in conjunction with the adjacent residential dwelling The Villa

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

12

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

870.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

24. Site Visit

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☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/
drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are
true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

DESIGN JUSTIFICATION STATEMENT

PROPOSED HOLIDAY ACCOMMODATION

AT

THE VILLA, STATION ROAD, LAXTON, EAST
RIDING OF YORKSHIRE, DN14 7TW

FOR

Mr M Palmer

DATE: SEPTEMBER 2017

PROJECT NO. 12-387

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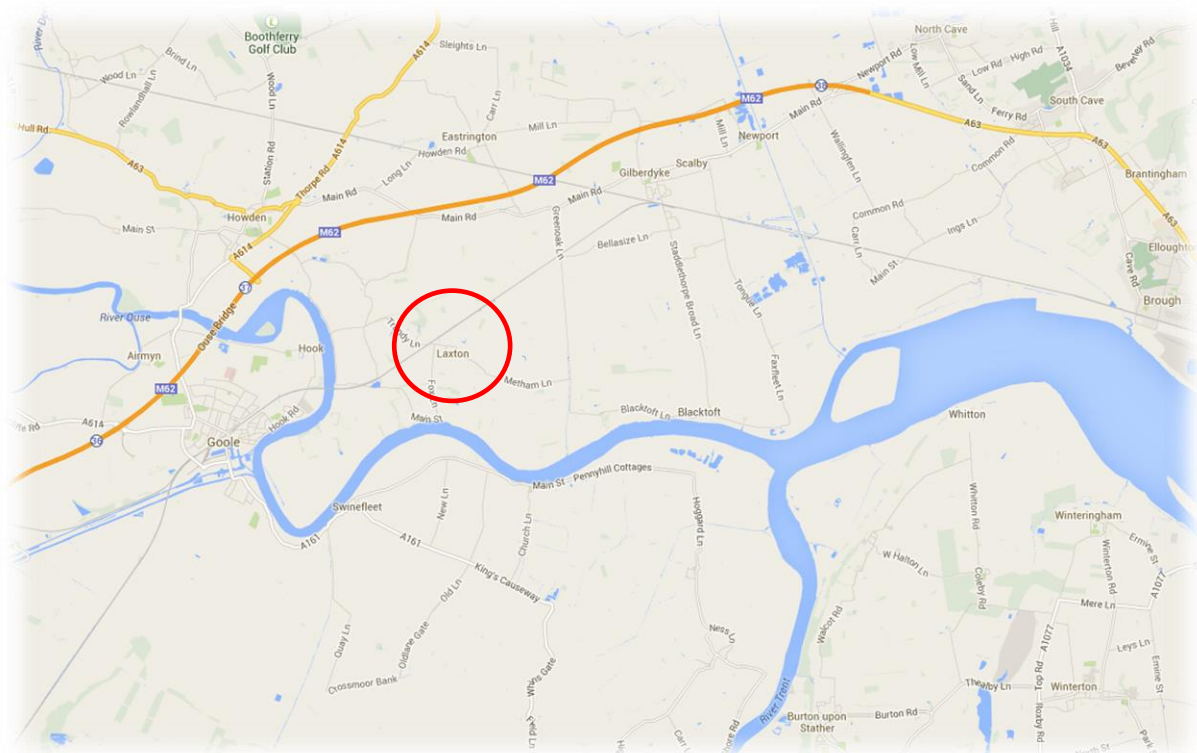
3.1 Appendix A (Ordnance Survey Plan)

3.2 Appendix B (Proposed 3D Images)

1.0 EXISTING

1.1 Neighbourhood Context

The site of this proposal lies within the village of Laxton, situated approximately 5 kilometres east of Goole town, 12 kilometres to the north-west of Scunthorpe and 30 kilometres to the west of Hull. The village falls between the main River Ouse and the M62 motorway within the district of East Riding of Yorkshire.



Location of site within the district.

Source: Google.com

The village core is spread over a rectangular form with Front Street and Back Street being the primary roads. The properties vary in age from modern detached dwellings to historic terraced cottages and are positioned primarily fronting the main roads through the village. There is no dedicated conservation area within the village however; there is a definite age divide between the north and south, with many of the older properties being located on Front Street. That said there are a small number of historic buildings to be found between the more modern properties, one being that positioned directly to the west of The Villa which forms the basis of this proposal.

The core of the village is of a low to medium density with high quality buildings ranging from older cottages, farms and their out-buildings to higher status buildings such as The Manor House, The Old Vicarage and St Peter's Church. As you head away from the village core towards the east along Back Street, the 'character' buildings become more diluted where the buildings follow a more modern appearance and are more regular in their form.



Examples of historical buildings within the core of the village

The site is located off Station Road which is the main route through the village from the west. The position on the north-western edge of the village provides an almost rural feel whilst being within easy reach of the village core. The buildings within the site are made up of a large detached 4 bedroom two storey dwelling with a painted render finish, a large detached single storey brick built out-building and a further detached rendered stable block.

The outbuilding positioned on the western side of the site, was historically a separate dwelling; over the years the building became linked with the main dwelling 'The Villa' and has since been used as ancillary utility and storage accommodation for the occupiers of the main house.

The building boasts many traditional features from a slate covered roof to timber horizontal sliding sash windows and tongue & groove doors. Although the structure is in an excellent state of repair, the timber windows and doors are slowly deteriorating and the current

owners would like to invest in the future of the building by offering a sympathetic conversion to provide holiday accommodation.

From recent local market research carried out, there appears to be a strong call for holiday accommodation in the area particularly due to the Trans Pennine Trail which links the Irish and North seas, passing through the Pennines and in particular through Laxton village. In addition there is a large walking attraction to the region and is anticipated to bring many tourists to the area to further enhance what is currently a booming tourism industry within Yorkshire.

1.2 Site Context

The building to which this application relates is a traditional detached outbuilding which when viewed from the south (Station Road) boasts many of its original features and appears to stand in an original form. Although the traditional guttering and downpipes have been replaced with a more modern variety, the timber panel doors, brick arches and timber window are still present along with the hipped slate covered roof and chimney stacks.



It is when viewed from the east the property really shows its traditional features. This elevation has changed very little from when the building was constructed and still benefits from horizontal sliding sash timber windows with brick arches over and central T&G door with half round fanlight above. The gable chimney further enhances the 'quaint' appearance of the building and although the timber clad lean-to structure positioned on the rear detracts from the original form, it does add an historic aspect and compliments the building in its mass.



To the rear of the building there have been a number of unsympathetic additions from brick lean-to structures with profile sheet roofing to a timber framed canopy linking the building to the adjacent stable block. Although the additional accommodation created forms a useful dry storage area, these additions offer little in respect of architectural merit and the proposal to change the use of this building incorporates proposals to replace these extensions with more appropriate structures.



2.0 THE PROPOSAL

This document is to be read in conjunction with drawing numbers 12-387--01, 12-387-02A and Ordnance Survey Plan.

Since purchasing The Villa the current owners have decided to expand into the holiday accommodation market. In order to offer potential visitors a unique facility, they propose to convert the existing utility and storage accommodation in the adjacent building to two holiday units with ensuite facilities. The level of accommodation will be directed towards the luxury market with high level fixtures and fittings within a traditional, sympathetically converted out-building. Although the building did once use to be a dwelling, that use has since lapsed when the deeds of the properties were joined together. Providing accommodation of this type we feel promotes local planning policy T1, T2, E17 and is further supported by the recent National Planning Policy Framework (NPPF).

The structure falls within the domestic curtilage of the existing dwelling and has always provided a level of domestic accommodation. Within the proposal is the removal of the rear extensions and replacement with more sympathetic structures which will complement the remainder of the building.

The existing dwelling 'The Villa' has a defined residential use and the proposal is directly linked to the main house for service and refuge. We feel the proposal offers little in the change to the building use and simply reinstates the domestic accommodation as it was many years ago whilst also promoting the rural economy in line with planning policy PPG7 and emerging policy EC3.

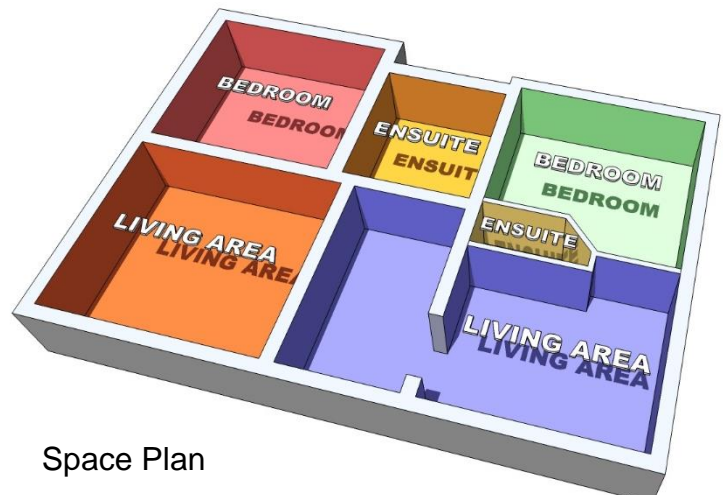
The existing building layout is spread over one level. The existing building extends to approximately 49.11m² and is split into a large utility room and several storage areas. There is an additional 19m² of extensions used for further storage.

In order to maximise the new accommodation to meet the needs of the tourist industry and the standard of accommodation required, it is proposed the 19m² located to the rear is removed and replaced with 18.5m² of new floor area to provide a bedroom and ensuite. In summary, the proposal will create a total of 67.61m² of accommodation split into 2 separate holiday units with ensuite facilities serving each unit.

The proposed layout has taken into consideration the footprint of the existing building and extensions, the layout of the garden & rear access to the existing dwelling.

Not accounting for the areas to be removed, the ground floor layout currently provides three main rooms, one significantly larger than the others. One of the principle aspects of converting the building is to minimise the amount of alterations to the existing building fabric. The building structure and roof are in excellent condition and will not be disturbed other than slight modifications to the openings. The layout therefore lends itself to two generously sized bedrooms with space for ensuite and living areas.

The new extension footprint will sit in the same place as the removed structures and will hence provide accommodation to enhance the second unit. None of the existing walls will need to be removed in order to complete the conversion and the vaulted ceilings which are currently hidden behind false ceilings will be exposed along with the roof timbers.



Space Plan

To the side of the existing building, the lean-to structure will be reduced in length to allow for the new entrance door to the rear bedroom and the timber frame store located to the rear will be re-clad in new timber and provide a plant room for the new boiler.

The layout of the front driveway would remain unchanged with the exception of the small amount of space required for dedicated gravel paths to the main entrance doors. The property currently benefits from a large amount of parking, partly to the west with the remainder to the east served by a separate driveway. It is proposed that the existing facility to the west will be dedicated for the use of guests providing 3-4 parking spaces plus enough

room to manoeuvre a vehicle to leave the site in a forward gear in accordance with highway recommendations and local plan policy TM7.

The scale of the proposal is a critical part of the proposal. The existing property is an attractive and quaint structure with a distinctive agricultural appearance when viewed from the south. We feel this aspect when viewed from Station Road should maintain this appearance and therefore the proposal not only follows this form but adds to the appearance with new T&G doors and minimal additional openings. The overall scale of the existing building remains unchanged with the exception of the replacement element to the rear which follows the existing gable span, ridge and eaves lines.

To tie the new projection into the existing building, we propose to integrate a cat-slide roof structure from the existing eaves line down to a height sufficient to provide usable internal accommodation. We feel the approach taken provides an attractive addition to the existing building which complements the existing scale of the property whilst minimising the impact of the proposal on any adjoining land.

Landscaping forms only a minor part of the proposal due to the building being within the existing domestic curtilage. Although we do not anticipate there being a large call for dedicated garden space, we have incorporated a small private area to allow guests to utilise a garden space that is separate from the main dwelling. One additional benefit this offers is the opportunity to provide a screen from the main dwelling garden to the east elevation which has two windows directly overlooking the garden.

The proposed vehicle parking area would be altered to allow for the new gravel paths but the space lost for parking will not affect or change the amount of parking currently provided within the site boundary.

Due to the architectural merit of the existing building, the appearance of any conversion forms a particularly important element. The rationale behind the design was to replicate the gable end formed by the existing rear projection, whilst also integrating a cat-slide roof to join the two sections together.

We propose to construct the entire extension area using a reclaimed red brick to match the existing property. The roof covering will also replicate the existing being slate finish. The intention is to offer the extension areas an appearance to complement the existing building and be sympathetic to the site location.

The existing rainwater goods are to be removed from the entire property and replaced with new black half round Upvc gutters and 68mm black Upvc downpipes connecting to the existing drainage system. Further drainage systems will be incorporated to connect the foul

water to the existing system in line with planning policy EN16. In an effort to further enhance the alterations and return aspects of the property to its former glory, we propose to replace the existing timber doors & windows throughout the building with new double glazed timber horizontal sliding sash units and T&G ledged and braced doors. We feel these alterations will drastically improve the rear aspect of the building whilst also providing a conversion without significant material alterations.

Within the existing roof, we propose to install Rooflight Company 565x725mm CR1 rooflights within the vaulted ceilings providing ventilation and natural light without any possibility of jeopardising the privacy of the neighbouring properties.

Any new or altered brickwork will be toothed into the existing, be a reclaimed red brick and laid in a bond to match the existing.

As the building already benefits from two access doors located on the front elevation, we propose to create a further new opening located within the new extension area. This additional doorway will ensure both units have independent access from the car parking area.

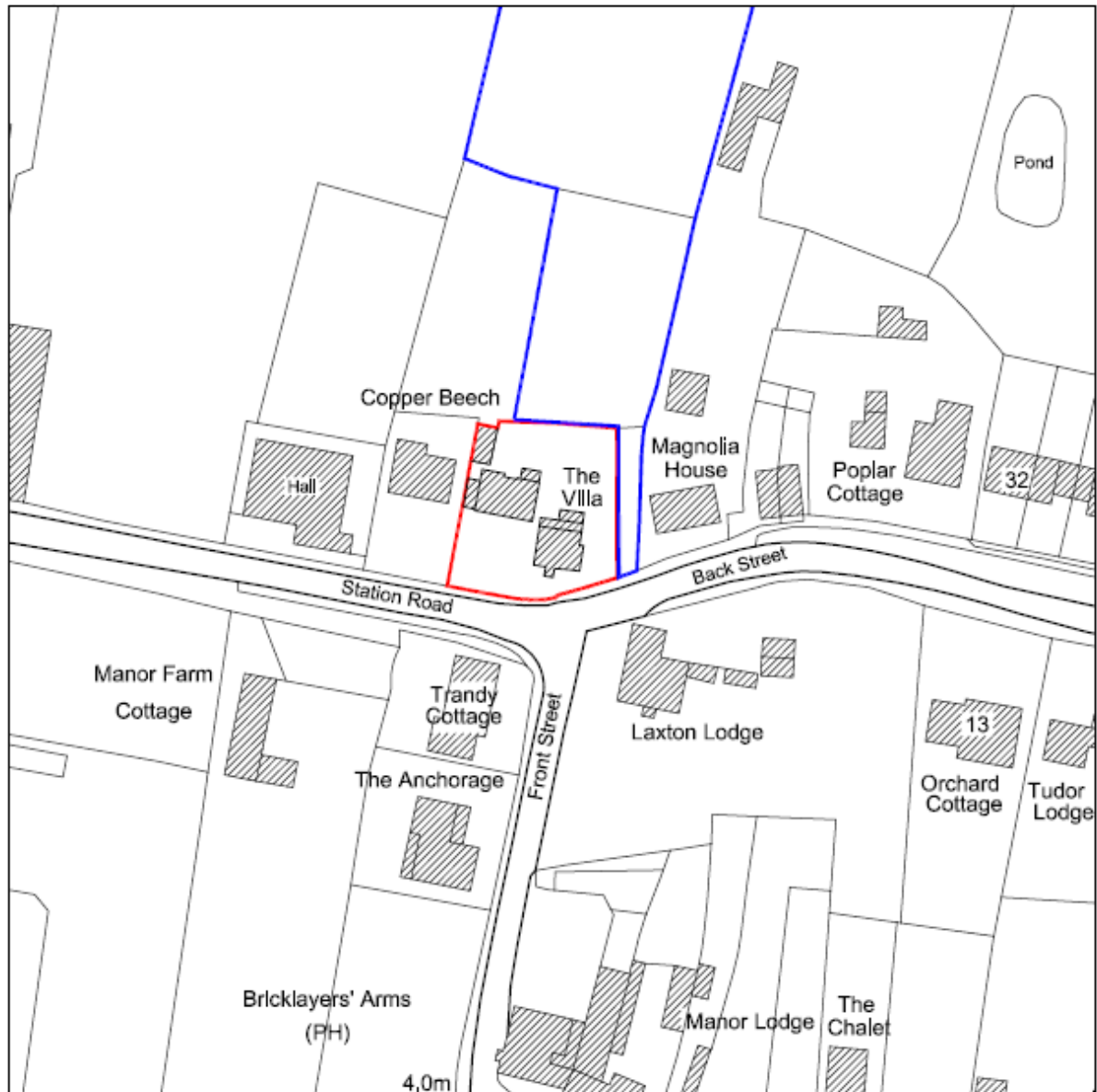
The overall structure of the building is to remain largely unchanged. That said, in order for the proposal to meet current Building Regulations, insulation products will be incorporated into the conversion to help minimise heat loss.

The existing external walls will be dry-lined on the inside face, the roof insulated between the rafters and narrow profile double glazed windows incorporated to ensure current regulations are met. In addition, the existing floor will be excavated and replaced with a new insulated concrete slab incorporating a damp proof membrane and under-floor heating.

In summary, we feel the proposed appearance of the extension and alterations to the existing building are sympathetic to the style of the existing property whilst also maintaining the architectural merit of the out-building. We have integrated not only traditional features to the additional elements but also taken the opportunity to remove and replace some of the less sympathetic alterations to which the building has been previously subjected to. Furthermore, the building is offered a new lease of life for many years to come whilst also promoting the tourism industry in the area.

3.0 Appendices

3.1 Appendix A (Ordnance Survey Plan)



3.2 Appendix B (Proposed 3D Images)



View From South (Station Road)



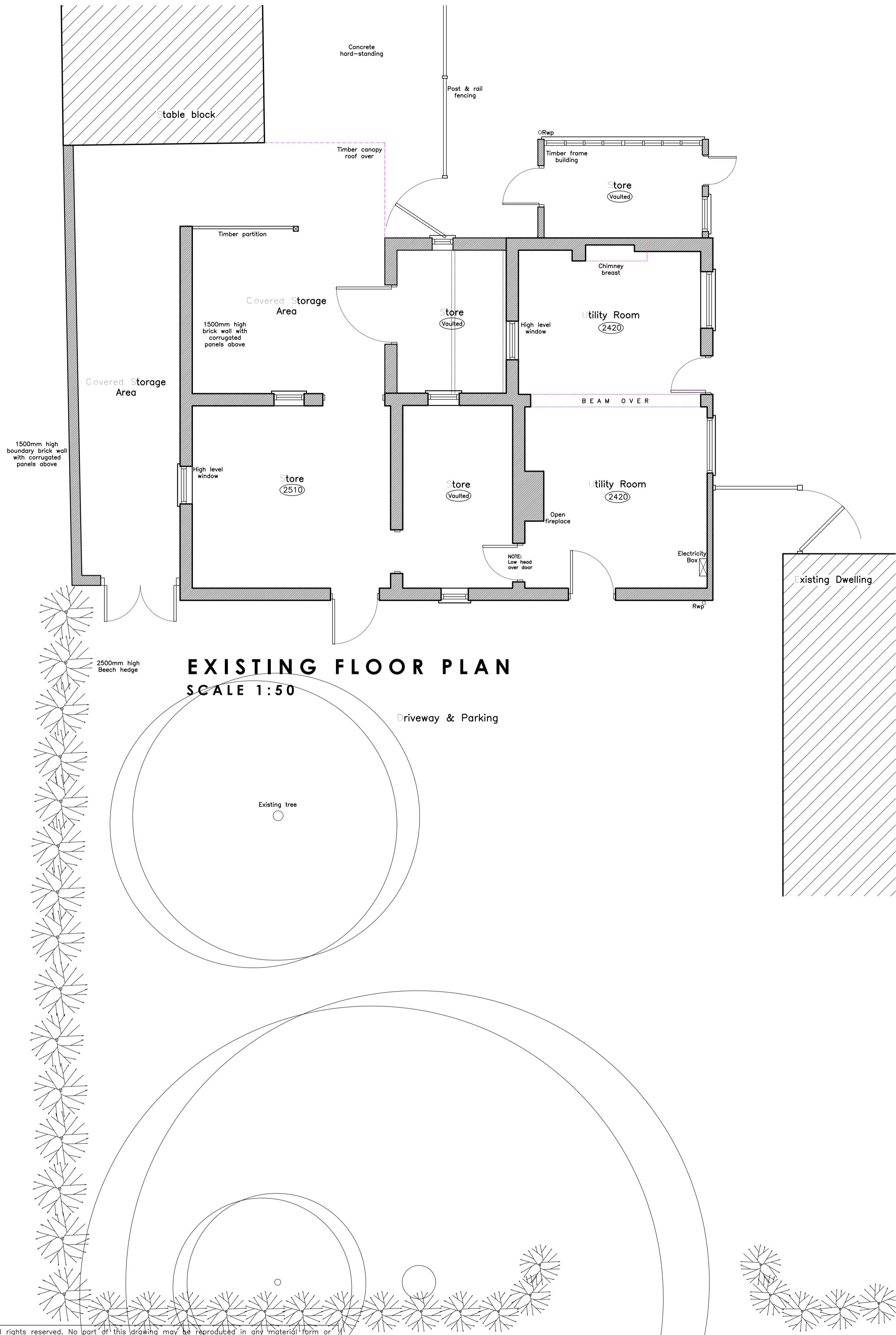
View From East (Existing Garden)



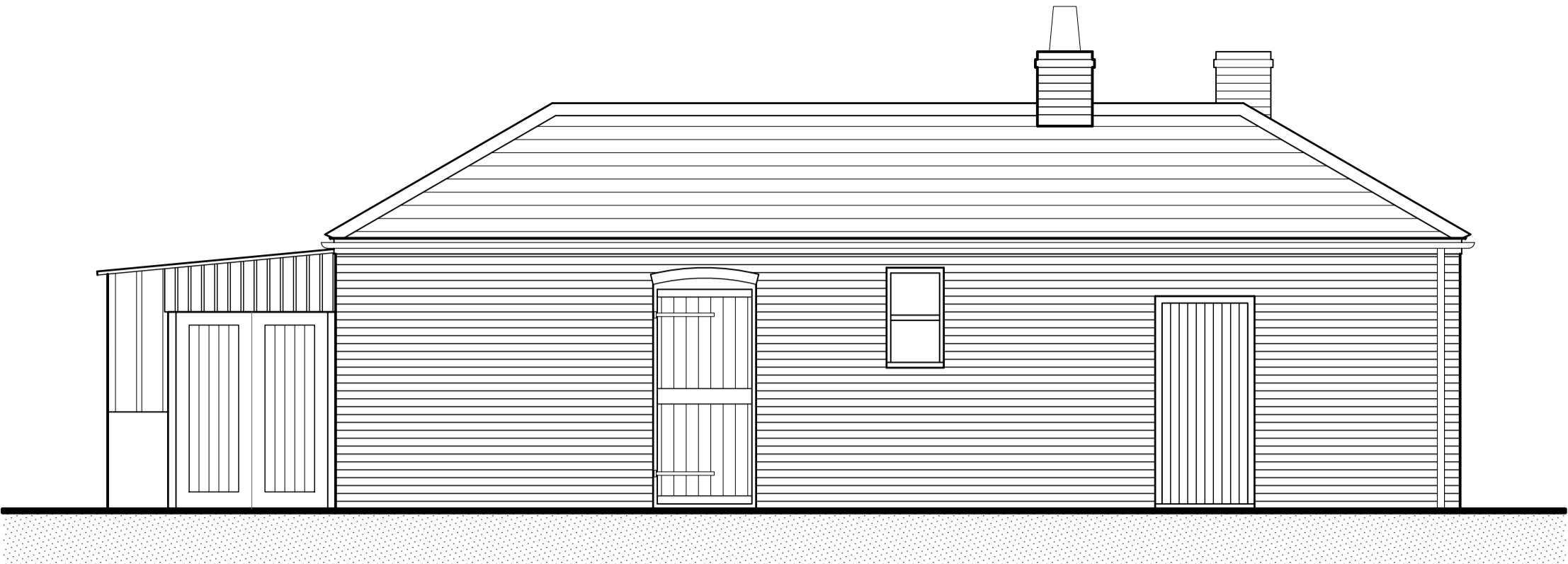
View From North (Existing Garden)



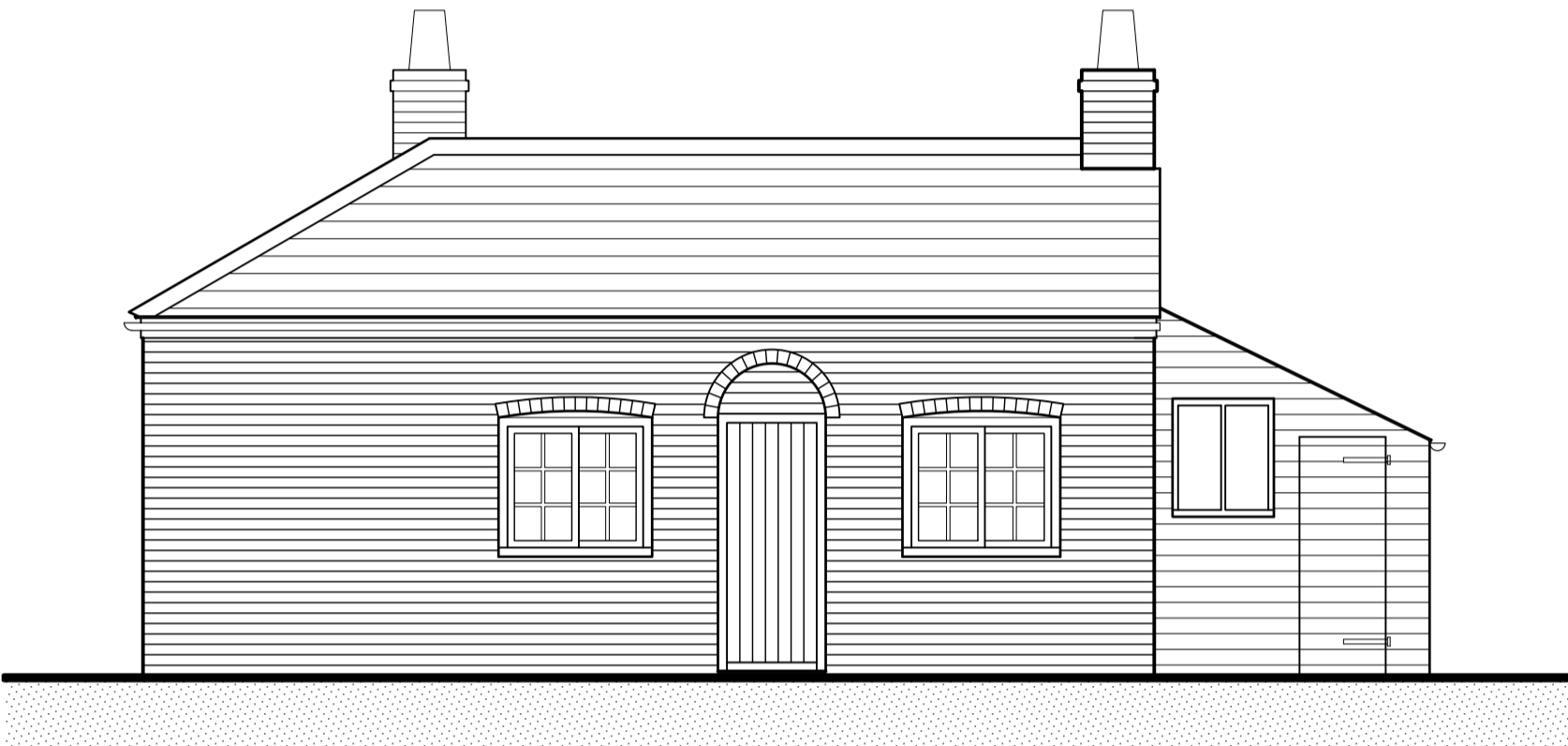
View From South (Existing Driveway)



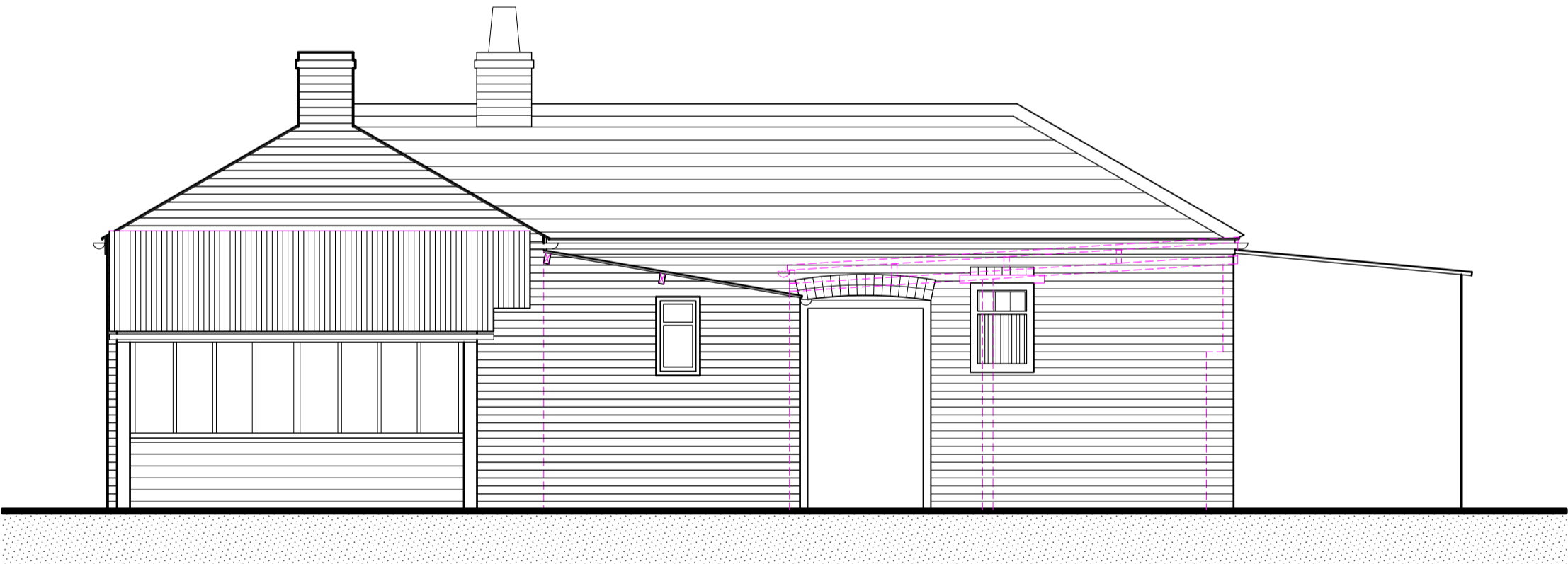
EXISTING FLOOR PLAN
SCALE 1:50



FRONT (SOUTH) ELEVATION
SCALE 1:50



SIDE (EAST) ELEVATION
SCALE 1:50



REAR (NORTH) ELEVATION
SCALE 1:50



SIDE (WEST) ELEVATION
SCALE 1:50

Residential | Commercial | Industrial



STUDIO21
DESIGN

ARCHITECTURAL SERVICES

Little Bishops Cottage Staunton Road Frithville Boston
Lincolnshire PE22 7ED

APPLICANT NAME:
Mr M Palmer

PROPOSAL:
PROPOSED HOLIDAY ACCOMMODATION
The Villa
Station Road
Laxton
East Riding of Yorkshire DN14 7TW

DRAWING TITLE:
Existing Plans & Elevations

DATE:
September 2017

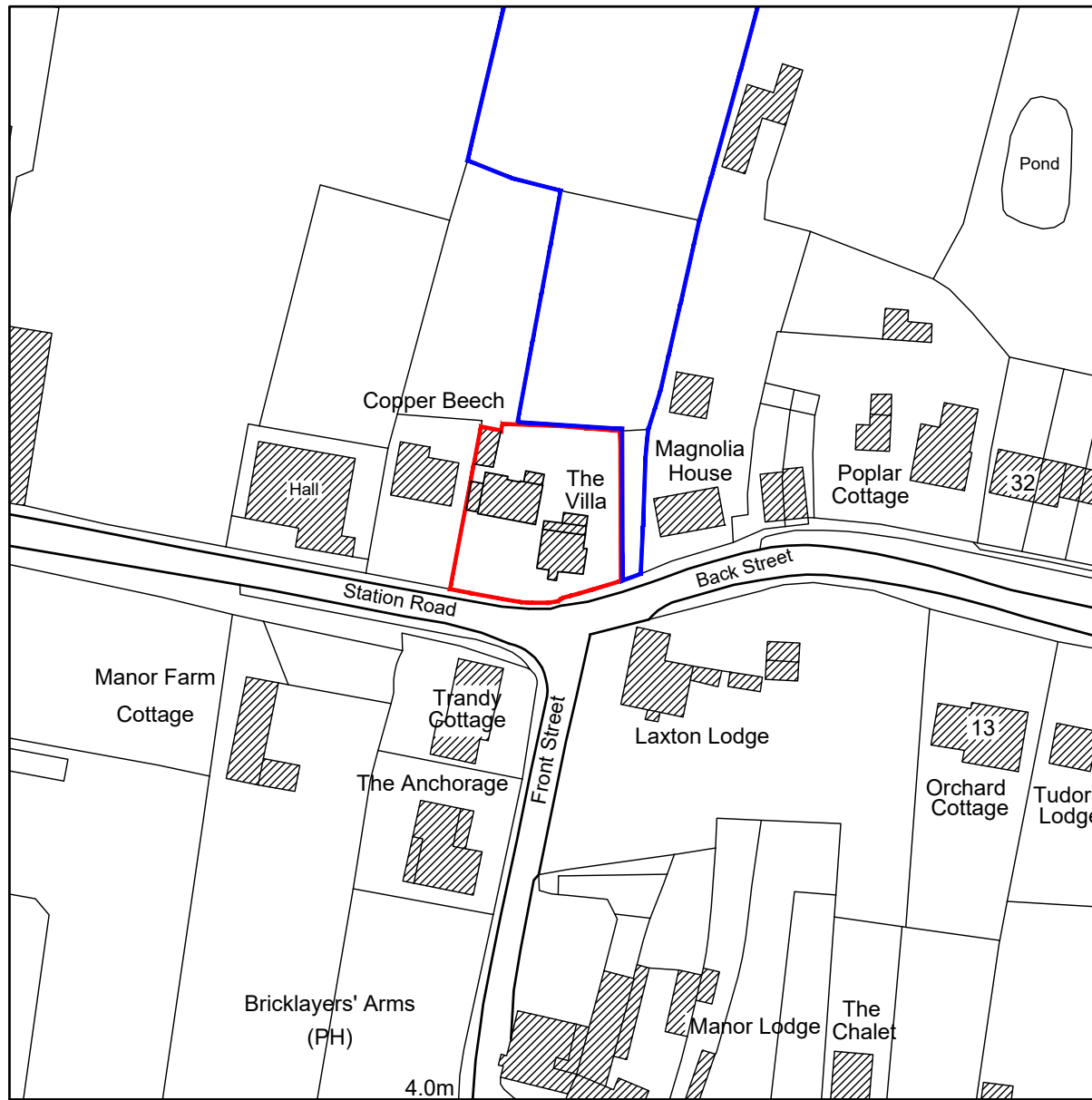
SCALE:
As Shown

DRAWING NO:
12-387-03

REVISION:
-

T 01205 750890 M 07970 108502
enquiries@studio21design.co.uk
www.studio21design.co.uk

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ORDNANCE SURVEY LOCATION PLAN

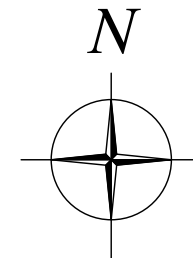
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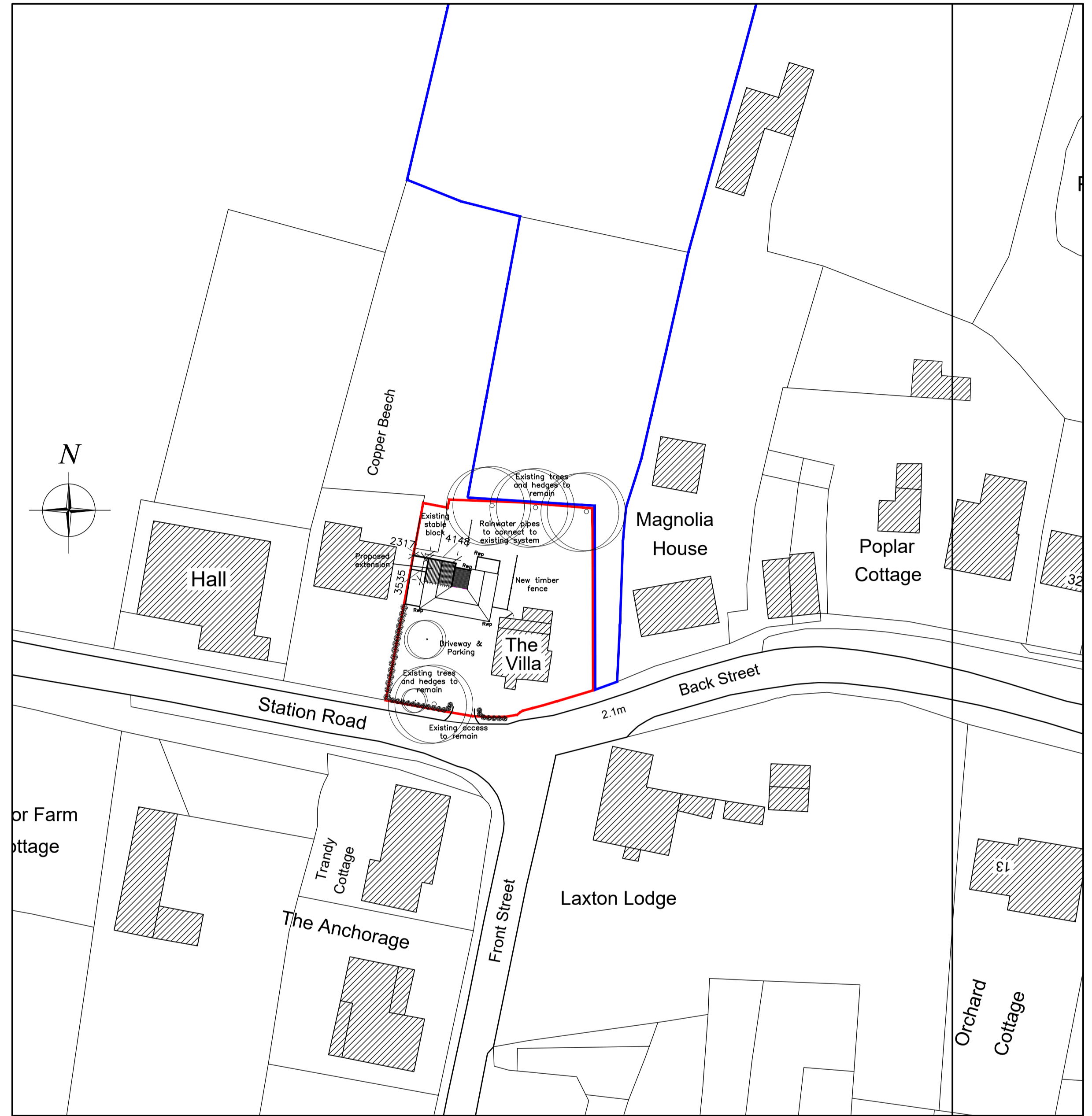
Address:-
The Villa
Station Road
Laxton
East Riding of Yorkshire
DN14 7TW

Client:
Mr M Palmer

Project:
Proposed Holiday Accommodation

Date:
September 2017





PROPOSED BLOCK PLAN
SCALE 1:500

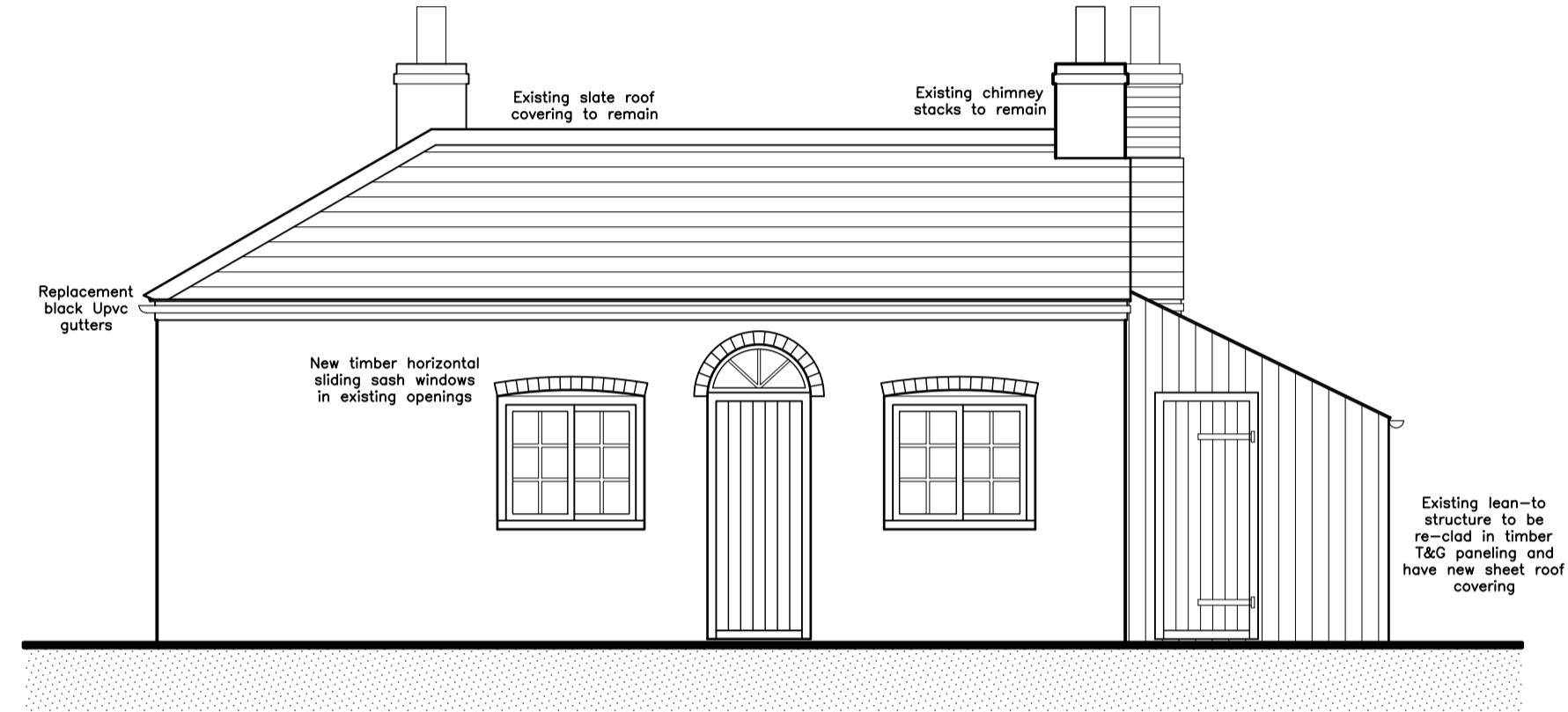
Rev A Floor plans revised

5-08-2017

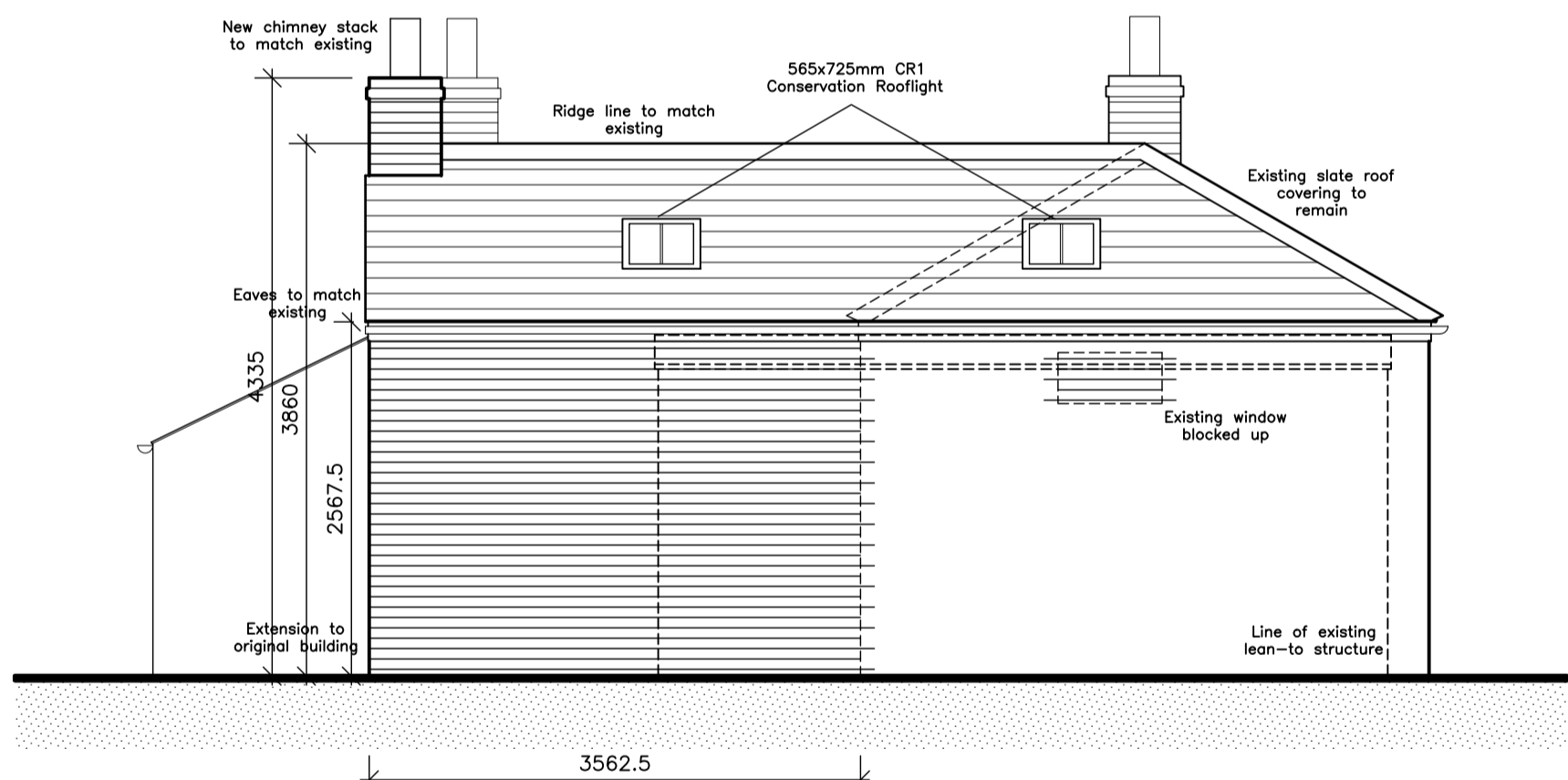
Residential		Commercial		Industrial
 STUDIO 21 DESIGN				
ARCHITECTURAL SERVICES				
Little Bishops Cottage Staunt Road Frithville Boston Lincolnshire PE22 7ED				
T 01205 750890 M 07970 108502 E enquiries@studio21design.co.uk W www.studio21design.co.uk				



SKETCH VIEW REAR (NORTH)



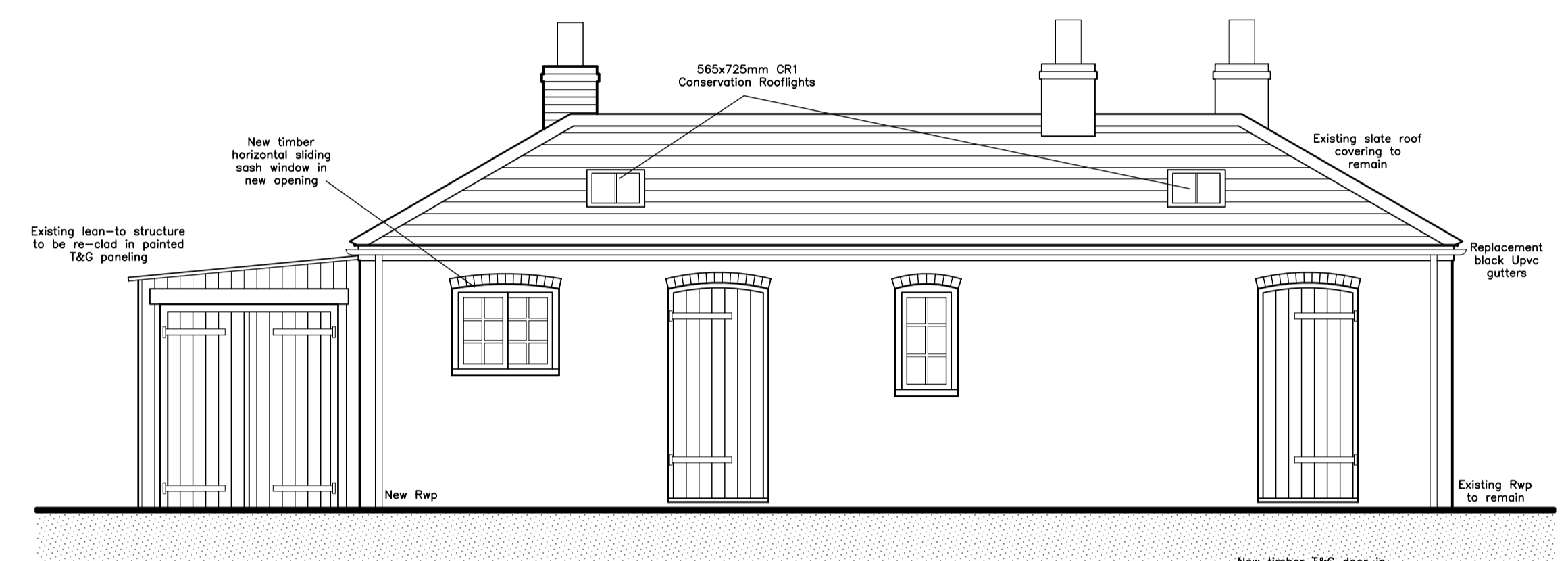
SIDE (EAST) ELEVATION
SCALE 1:50



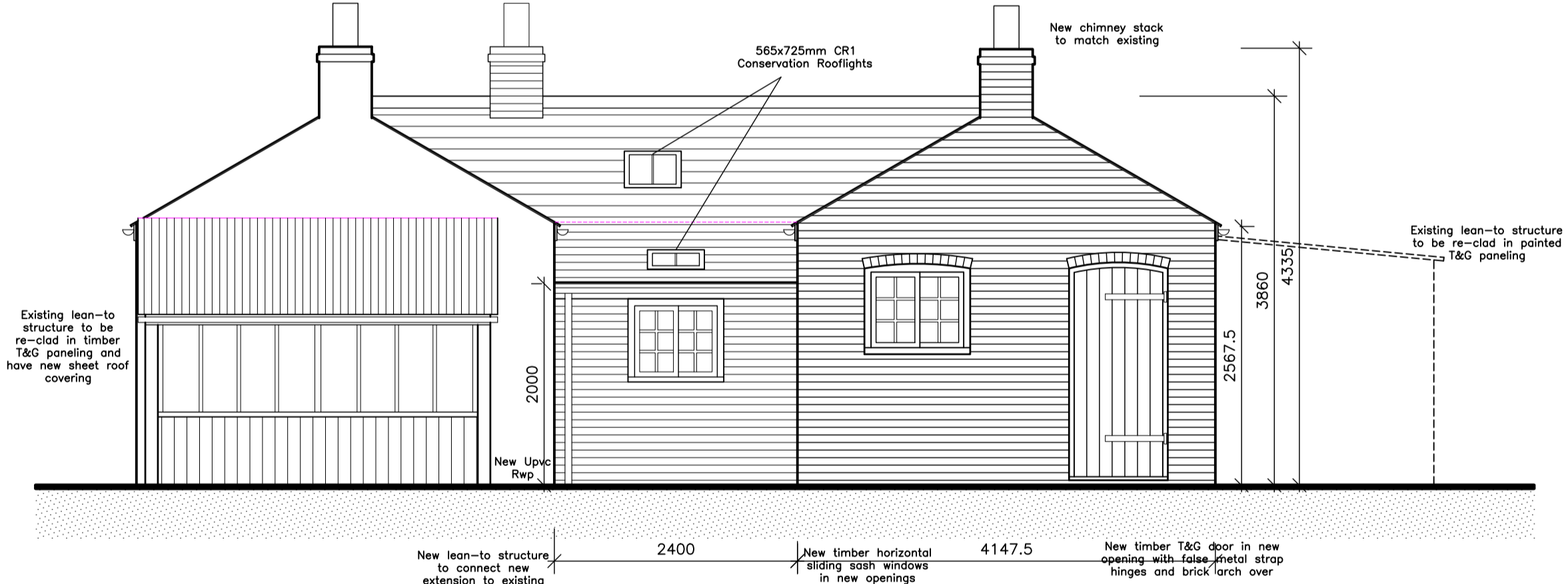
SIDE (WEST) ELEVATION
SCALE 1:50



SKETCH VIEW SIDE (EAST)



FRONT (SOUTH) ELEVATION
SCALE 1:50



REAR (NORTH) ELEVATION
SCALE 1:50

Rev A Layout revised 05-08-2017



SKETCH VIEW FRONT (SOUTH)

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Residential | Commercial | Industrial



ARCHITECTURAL SERVICES

Little Bishops Cottage Staunton Road Frithville Boston
Lincolnshire PE22 7ED

APPLICANT NAME:
Mr M Palmer

PROPOSAL:
PROPOSED HOLIDAY ACCOMMODATION
The Villa
Station Road
Laxton
East Riding of Yorkshire DN14 7TW

DATE:
June 2017

SCALE:
As Shown

DRAWING TITLE:
Proposed Elevations
Proposed 3D Sketches

DRAWING NO:
12-387-02

REVISION:
A

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Laxton Parish Council

Accounts for Payment

November 2017

Payee	Details	Total	VAT
Alan Bravey	Salary	86.85	0
Post Office	PAYE	57.60	0
Alan Bravey	Petty Cash (Chalk spray)	8.99	0
East Riding of Yorkshire Council	Street Lighting SLA	299.66	49.94
Zurich	Insurance Renewal	257.50	0

December 2017

Payee	Details	Total	VAT
Alan Bravey	Salary	86.45	0
Post Office	PAYE	58.00	0