

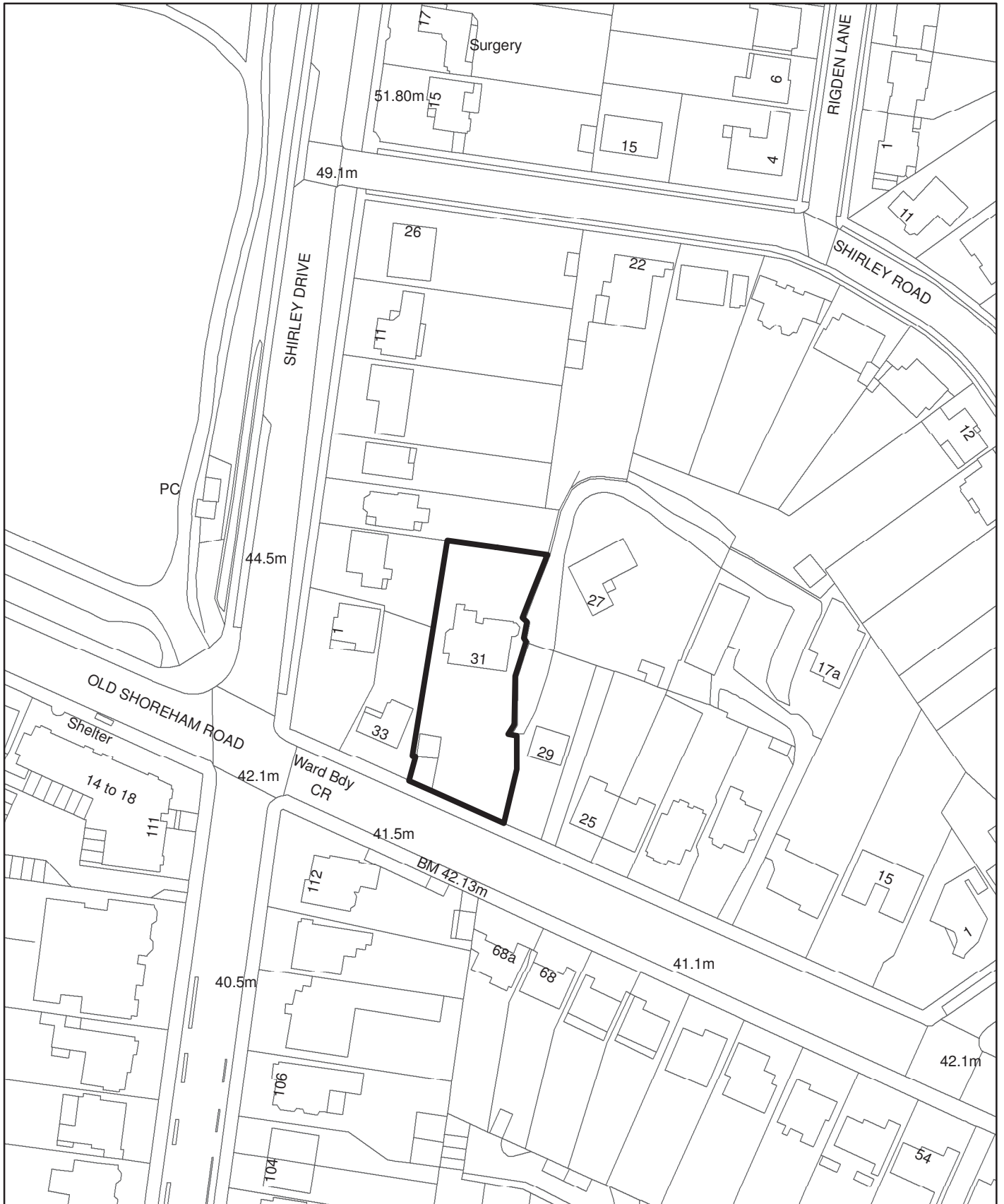
**PLANS LIST
ITEM K**

31 Old Shoreham Road, Hove

**BH2013/00588
Full Planning**

17 JULY 2013

BH2013/00588 31 Old Shoreham Road Hove



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2013/00588	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	31 Old Shoreham Road Hove		
<u>Proposal:</u>	Demolition of existing house and erection of 6no bedroom detached dwelling.		
<u>Officer:</u>	Christopher Wright Tel 292097	<u>Valid Date:</u>	01/03/2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	26/04/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Alan Phillips Architects, 31 Montefiore Road, Hove, BN3 1RD		
<u>Applicant:</u>	Mr J Heath, 31 Old Shoreham Road, Hove, BN3 6NR		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application refers to a plot of land presently occupied by a detached bungalow with accommodation in the roof space. The plot is situated on the northern side of Old Shoreham Road near to the junction with Shirley Drive. The plot measures 57m in length and has a street frontage of 25m. At its narrowest point the plot is 21m wide. The bungalow is set back 30m from the street and is obscured by mature and established trees. Due to rising ground level, the property sits on land approximately one storey above street level and is accessed via steps up from the pavement. There is a single garage at street level which has been cut into the hillside.
- 2.2 The street scene is characterised by two storey residential development in the form of detached properties which are generally set back 5m to 6m from the highway, although there is a more clearly established building line for the properties on the southern side of the street opposite the application site.
- 2.3 The eastern boundary of the plot is steeply banked because it is adjacent to a former chalk pit.
- 2.4 The application site differs from adjoining residential development because the existing property is set considerably farther back from the street than neighbouring houses.

3 RELEVANT HISTORY

- 3.1 There is no planning history for the site.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing dwelling and the erection of a detached, two storey plus lower ground level, dwellinghouse, with 6 bedrooms, in a contemporary style.

4.2 The lower ground floor would have a greater floor area than the ground and first floor levels, and would project in front of the upper floors, but at garden level.

- The property would be positioned 2.5m in from the east and west boundaries of the side, the same distance as the existing dwelling.
- The property would have a footprint of 16m across and 17m in depth, similar to the existing dwelling which measures 16m in width and 14m in depth.
- The new dwelling would be positioned between 2m and 5m in front of the position of the existing dwelling.
- The stepped roof form of the proposed dwelling would be partly 300mm below the ridge height of the existing dwelling, and partly 400mm above, but would not exceed the height of the chimney stacks of the existing dwelling.
- The proposed dwelling would have a modern, cubic form incorporating two raised tower features and asymmetrical yet balanced front and rear elevations featuring angled walls.
- Large areas of fenestration are proposed at ground level whilst first floor windows would have a slotted design with a horizontal emphasis.
- The proposed external materials and finishes include white render and timber walls; red glazing features; and timber windows with a powder coated aluminium facing.
- The proposed dwelling would achieve Code Level 4 of the Code for Sustainable Homes.
- Two off-street car parking spaces are proposed, as existing.
- Four cycle parking spaces are proposed.

The proposed layout of the dwelling would be as follows:-

Lower Ground Floor-

- Ramped driveway from ground level down to main entrance at lower ground floor level
- Staircase atrium
- Bedrooms 5 and 6
- Granny annex (kitchen/living area)
- Boot room

Ground Floor-

- Open plan lounge, kitchen and dining room to rear and side
- Library room at front
- Staircase atrium at front

First Floor-

- Four double bedrooms, two with en-suites and two with a shared en-suite, dressing room.
- Staircase atrium.

Roof Plan-

- Solar photovoltaics on flat roof.
- Solar thermal equipment on flat roof.
- Centred 2m high belvedere set back between 1.5m and 2.7m from front façade.

5 PUBLICITY & CONSULTATIONS

5.1 External:

Neighbours: Three (3) letters of representation have been received from **112 The Drive; 13 Clarendon House; and 33 Old Shoreham Road**, objecting to the application for the following reasons:

- Height out of keeping with existing rooflines and window lines.
- Modern and out of place design.
- High front boundary wall.
- Inappropriate appearance, size and colouring.
- Public and private eyesore.
- Out of keeping with the surrounding area.
- Jarring roofline.
- Loss of privacy due to large first floor windows.
- Overlooking.
- Overshadowing.
- Intrusive.
- Increased noise and disturbance from proposed driveway.
- Potential damage and loss of established mature pine trees in front garden.
- Loss of greenery should be replaced to soften the impact of the development.

5.2 **Nine (9)** letters of representation have been received from **102 Havelock Road; 5 Shirley Drive; 19 Quebec Street; 74 Westbourne Gardens; 25, 27, 29 and 68A Old Shoreham Road (x2)**, in support of the application for the following reasons:

- Stunning, cutting edge architecture.
- Will enhance the area.
- Much needed style in Old Shoreham Road.
- Modern build that the city needs.
- Great addition to Hove's tradition of interesting and quality architecture.
- Applicant has engaged neighbours and made modification to help where possible.
- Considerate of neighbours' views and feelings.

Internal:

5.3 **Sustainable Transport: No objection.**

The applicant is proposing to retain the existing vehicular access from Old Shoreham Road. This is deemed acceptable.

5.4 The forecast level of trip generation is not expected to increase as a result of the development proposal.

5.5 The level of car parking proposed is deemed acceptable and in line with SPGBH4.

5.6 The applicant is providing a cycle store adjacent to the garage. This level of provision is welcomed. The applicant also provides the minimum cycle parking standards required. Further details of the nature of the cycling parking facilities can be requested by condition.

5.7 Council Arboriculturalist: No objection.

Three trees on this site and one tree adjacent to the site are covered by Tree Preservation Order (No 9) 2003 (three Pines and one Elm). All of these trees will be protected and retained post-development. Further trees on this site will be lost to facilitate the development (two Hollies, a Cypress hedge, and a group of Apples). They are all of minimal arboricultural value and unworthy of Preservation Order, therefore the Arboricultural Section would not object to their loss. All trees to remain on site and encompassed within the Arboricultural report must be protected during the course of the development as outlined in the Arboricultural report. The development involves encroachment into the root protection area of the Pines, however, this is within the 20% allowed under BS 5837 (2012) Trees in Relation to Demolition, Design and Construction. The Arboricultural Section expects on site monitoring of these trees by the project arborist. A diary of when visits will be made should be submitted to the Arboricultural Section prior to any works commencing on site. Overall, the Arboricultural Section has no objection to the proposals in this application subject to suitable conditions being attached to any consent granted.

5.8 Accessibility Officer:

The vehicle route to the entrance is noted as being at a gradient of 1:8. Confirmation that a level parking space will be provided near the entrance and that a level or gently sloping route will be provided from the parking to the entrance should be sought.

5.9 Three doors at entrance level do not have the required 300mm clearance at the leading edge.

5.10 Confirmation should be obtained for the future lift position.

5.11 Environmental Health: No objection.

The proposed development is on land that is adjacent to an old chalk pit which also once contained several structures and also some tanks. Such chalk pits may have been subjected to some infilling and/or the tanks may have caused localised pollution. Whilst problems on the proposed site are not expected, a contaminated land discovery condition is recommended for this development.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;

- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF) March 2012

Brighton & Hove Local Plan 2005:

TR1 Development and the demand for travel
TR7 Safe development
TR14 Cycle access and parking
TR19 Parking standards
SU2 Efficiency of development in the use of energy, water and materials
SU13 Minimisation and re-use of construction industry waste
QD1 Design – quality of development and design statements
QD2 Design – key principles for neighbourhoods
QD15 Landscape design
QD16 Trees and hedgerows
QD27 Protection of Amenity
HO3 Dwelling type and size
HO4 Dwelling densities
HO5 Provision of private amenity space in residential development
HO13 Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD08 Sustainable Building Design
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 – Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development; design and appearance; impact on amenity; sustainability; and sustainable transport.

Principle of development:

- 8.2 The application site is in residential use and occupied by a single detached dwellinghouse. The proposal is to demolish the existing house and build a new dwelling to a modern design. The proposal would neither result in the loss of a dwelling unit, nor a net gain in the number of units on the site.

- 8.3 As the proposal is for a single dwelling there is limited scope to provide a mixture of unit sizes in accordance with policy HO3 of the Local Plan, and in terms of policy HO4, the proposal would not result in an increase in the density of residential development in the locality.

- 8.4 A replacement dwelling is considered to be acceptable in principle.

Design and appearance:

- 8.5 The proposal incorporates a modern design which in principle, and subject to compliance with other relevant policies of the Local Plan, is an acceptable approach to development. However, there are concerns that the proposed development would not enhance or relate sympathetically with the characteristics of adjoining buildings and the site context.

- 8.6 Policy QD2 of the Local Plan states that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics including:

- a. height, scale, bulk and design of existing buildings;
- b. topography and impact on skyline;
- c. natural and developed background or framework against which the development will be set;
- d. natural and built landmarks;
- e. layout of streets and spaces;
- f. linkages with surrounding areas, especially access to local amenities e.g. shops, community facilities, open spaces;
- g. patterns of movement (permeability) within the neighbourhood with priority for all pedestrians and wheelchair users, cyclists and users of public transport; and
- h. natural landscaping.

- 8.7 The character of the area includes a traditional form of development, generally comprising of two storeys and pitched roofs with spaces between buildings. Plots on the northern side of Old Shoreham Road are open and there is an overall green setting. Whilst it is accepted that the footprint of the proposed dwelling would be similar to that of the existing bungalow on the site and that the proposed building would be set in from the boundaries of the site and set back from the street behind established trees. The lower ground floor level would project out in front of the principal elevation of the new dwelling and together with

the hard surfacing and retaining walls to the access route to the dwelling, would erode the green setting of the building, contrary to the characteristics of the surrounding area. In addition, the scale and height of the new dwelling along with the form, particularly at second floor level, would result in an excessive massing and bulky appearance to the development which would be out of context with the appearance of adjoining properties and thereby detrimental to visual amenity. Policy QD2 states developments should be designed to enhance and emphasise the positive qualities of the surrounding area. The development, however, by reason of excessive bulk and scale would represent an incongruous feature, out of character with the scale of development evident in the immediate surroundings and these reasons the scheme is not considered to accord with policy QD2 of the Brighton & Hove Local Plan.

Trees:

- 8.8 In terms of landscaping, the proposal seeks to retain the tall and well established mature coniferous trees within the front garden and as such complies with policies QD15 and QD16 of the Local Plan. A planning condition would be imposed if permission was recommended in order to assess precise details of a landscaping scheme, which should also include hard surfacing materials, together with details of protection measures in respect of trees to be retained on the site.
- 8.9 The applicant has submitted an Arboricultural Report. There are three pine trees subject to a Preservation Order within the front garden of the application site. This is TPO No. 9 of 2003. The proposed development would retain all three of the protected trees and the construction would only encroach into 20% of the root protection area. This complies with best practice and the Council Arboriculturalist raises no objection. Other trees within the site include two Hollies, a Cypress hedge and a group of Apple trees. These are of minimal arboricultural value and the Council Arboriculturalist raises no objection to their removal.

Impact on amenity:

- 8.10 The immediate neighbours to the application site 33 Old Shoreham Road have raised an objection to the application. Nos. 27 and 29 Old Shoreham Road and 5 Shirley Drive have submitted representations in support of the application.
- 8.11 Intensity of the use:
The existing dwelling is a family residence with 4 bedrooms and the proposed dwelling would also be a family dwelling but with two additional bedrooms. The proposed intensity of the use of the land is not considered to be significant in relation to the current use and would not be detrimental to neighbour amenity.
- 8.12 Overlooking:
The existing dwelling overlooks neighbouring properties by reason of side windows, a dormer to the east roof slope and because it is set back from neighbouring properties. The proposed dwelling would improve the present situation by removing existing incidents of overlooking. For example, the front and rear elevations would be partly angled to face into the site and as such the windows on those elevations would not have a line of sight into neighbouring properties, such as 3 Shirley Drive and 33 Old Shoreham Road. The front

balcony proposed would have timber slatted screening to the western end and an overhanging cantilevered wall feature. The flank elevations of the proposed dwelling have been designed with tall and narrow windows with obscure glazing on the west elevation, and high level slot windows on the east elevation at first floor level, with lower sill heights a minimum of 1.6m in height above internal finished floor level. Overlooking from proposed ground floor level windows would not be possible due to the established hedges along the boundaries of the site, which are proposed to be retained.

8.13 Similarly, overlooking from the proposed room at second floor level would be precluded due to its siting set well within the outer walls of the building, in the centre part of the roof top, with proposed solar photovoltaic and solar thermals situated on either side.

8.14 The proposed dwelling has been designed to prevent overlooking of neighbouring properties and as such it is considered no loss of privacy would occur as a result of the development.

8.15 Overshadowing:

The proposed dwelling would be situated behind 29 and 33 Old Shoreham Road and at a distance of 9.3m and 8.4m from the rear elevations of those properties respectively. The proposed dwelling would be situated 15m from the rear elevation of 1 Shirley Drive. The proposed dwelling would be higher and more bulky than the existing dwelling due to the extra bulk and massing of the two storey flank walls and flat roof in comparison with the roof of the existing dwelling which is pitched and has hipped ends.

8.16 It is considered that the position of the proposed dwelling in relation to neighbouring properties and the separation distances in between, are sufficient to preclude any harmful overshadowing of neighbouring properties.

8.17 In addition, 29 Old Shoreham Road is constructed on ground level 4m below the application site and is to a large extent screened and enclosed by the banking around the edge of the former chalk pit.

8.18 On the rear wall of 33 Old Shoreham Road nearest the position of the proposed dwelling, there are no windows or other openings at first floor level and at ground floor level this is a solid door and a small larder-style window.

8.19 For the above reasons the proposed development is not considered likely to a significant adverse impact on neighbouring residents by way of overshadowing.

8.20 Noise and disturbance:

In terms of additional noise and disturbance, neighbours have cited the position of the proposed driveway alongside the boundary with 33 Old Shoreham Road and the potential increase in noise and disturbance from motor vehicles using the access.

8.21 The proposed driveway would be at lower level to the neighbouring property, and would gradually ramp upwards from street level at a 1 in 8 gradient. A retaining

wall is proposed alongside the outer edge of the driveway and this would help to screen and mitigate any harmful impact that vehicles using the driveway might otherwise have on neighbour amenity. The driveway would also be set in from the boundary of the site with 33 Old Shoreham Road and the existing hedge would be retained along with a 1.2m wide planted buffer zone.

- 8.22 These design factors are considered to be sufficient to preclude a significant harmful impact on neighbour amenity by way of noise and disturbance from motor vehicles using the proposed driveway.

Sustainability:

- 8.23 Policy SU2 of the Local Plan requires development to be efficient in the use of energy, water and materials. For new residential development of 2 or fewer units, SPD08: Sustainable Building Design, requires level 3 of the Code for Sustainable Homes if the site is previously development, or level 5 if the site is Greenfield, and not previously developed.
- 8.24 The greater proportion of the proposed development is within the footprint of the existing dwelling. However, the new dwelling would be positioned slightly in front of the existing dwelling and this, together with the construction of the front parking area and lower ground floor annex, would involve development of parts of the existing front garden, which constitutes Greenfield land.
- 8.25 The applicant has submitted a Sustainability Checklist which states the development would achieve Level 4 of the Code for Sustainable Homes. This is acceptable and represents an appropriate balance between the part Greenfield and part previously developed status of the application site.
- 8.26 In addition the applicant has submitted an embodied carbon emissions estimator which claims the development would comprise 13 tonnes less embodied carbon than a typical construction, a reduction by 15 per cent.
- 8.27 Amenity space and Lifetime Homes:
In order to be sustainable and comply with policies HO5 and HO13 of the Local Plan, private useable amenity space should be provided within the development appropriate to the nature and scale of the proposal, and the dwelling should be accessible and built to meet Lifetime Home standards.
- 8.28 As well as the front garden the proposed dwelling would benefit from a rear garden 15.4m long and 19m wide (292 square metres) and this would be bounded on all three sides by existing evergreen hedges which provide screening and privacy. This level of private, useable amenity space is considered to be compliant with policy HO5 of the Local Plan.
- 8.29 Policy HO13 of the Local Plan requires new residential dwelling to be built to Lifetime Home standards whereby they can be adapted to meet the needs of people with disabilities without major structural alterations.
- 8.30 The Council's Accessibility team raised concerns in respect of level parking near to the entrance to the proposed dwelling, satisfactory 300mm clearance to the

leading edges of three entrance level doors and the location of a future lift position.

8.31 These concerns were addressed by way of amended drawings which include:-

- Details of a level, surface car parking space next to the entrance to the dwelling.
- Plans annotated to show all leading edges to entrance level doors.
- A future lift position indicated on the amended drawings by way of a potential through floor lift within the areas of circulation space at the back of the dwelling (shown by a red dotted line).

8.32 The proposal is considered to meet the requirements of policy HO13.

Sustainable Transport-

8.33 Policies TR1 and TR19 of the Local Plan require development proposals to provide for the transport demand generated in line with maximum car parking standards and minimum cycle parking standards as set out in SPGBH4: Parking Standards. Policy TR14 of the Local Plan requires cycle storage facilities to be secure and convenient to use and preferably sheltered.

8.34 The existing dwelling has two off-street car parking spaces in the form of a garage at street level and cut into the hillside at the foot of the front garden. The proposed development would have a garage for one car and a flat area for potentially disabled parking in front of the property, thereby making two off-street parking spaces.

8.35 The property is not situated in a controlled parking zone but there are no waiting lines painted along Old Shoreham Road and the recently constructed segregated cycle lane running east-west along Old Shoreham Road runs past the front of the property. As such there is no on-street parking in front of the application site.

8.36 For a dwelling of 3 bedrooms or more, SPGBH4 sets the maximum level of off-street car parking provision at 1 space per dwelling plus 1 space per 2 dwellings for visitors.

8.37 It should be acknowledged that the existing dwelling has 2 off-street parking spaces and as such there would be no net increase in comparison with the existing situation. Furthermore, Sustainable Transport has not raised an objection based on the levels of proposed off-street car parking.

8.38 There is a bus stop immediately in front of the application site. The applicant proposes to construct a seat on the front boundary wall for the Public to use.

8.39 In view of the above the proposal is considered acceptable in highway grounds

8.40 The applicant proposes 4 off-street cycle parking spaces within the development in a secure and covered storage facility in front of the proposed garage. The levels set out in SPGBH4 would require a minimum of 1 cycle parking space for the proposed scale of development and these requirements are met and

exceeded in the application. No objection has been received from Sustainable Transport in respect of the proposal, subject to the precise details of the nature of the cycle storage facility. These details can be requested by imposing a condition in the event approval is granted.

9 CONCLUSION

- 9.1 The lower ground floor level would project forward of the principal elevation of the new dwelling and together with the hard surfacing and retaining walls to the access route to the dwelling, would erode the green setting of the building, contrary to the characteristics of the surrounding area. In addition, the scale and height of the new dwelling along with the form, particularly at second floor level, would result in an excessive massing and bulky appearance to the development which would be out of context with the appearance and character of adjoining properties and thereby detrimental to visual amenity, contrary to the requirements of policy QD2 of the Local Plan.

10 EQUALITIES

- 10.1 The proposed dwelling has been designed to meet Lifetime Home standards.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

- 1) The proposed development would, by reason of the developed footprint, scale, height, bulk and massing, have an incongruous appearance in relation to adjoining properties and would not emphasise or enhance the positive qualities of the neighbourhood. As such the proposal is considered out of keeping with site context and would have a detrimental impact on visual amenity, contrary to the requirements of policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location Plan	VZ.01		22 Feb 2013
Block Plan	VZ.02		22 Feb 2013
Aerial Views	VZ.03		22 Feb 2013
Aerial Views and Contextual Elevation	VZ.04		22 Feb 2013
Survey	VZ.05		22 Feb 2013
Site Plan Existing & Proposed	VZ.06		22 Feb 2013
Existing Plans	VZ.07		22 Feb 2013
Existing North/South Elevations	VZ.08		22 Feb 2013

PLANS LIST - 17 JULY 2013

Existing East/West Elevations	VZ.09		22 Feb 2013
Site Plan Proposed at Ground Level	VZ.11		22 Feb 2013
Proposed First Floor Plans	VZ.15		22 Feb 2013
Section AA Proposed	VZ.16		22 Feb 2013
Section BB	VZ.17		22 Feb 2013
Existing Sections BB	VZ.22		22 Feb 2013
Existing/Proposed Sections BB	VZ.23		22 Feb 2013
Existing Sections CC	VZ.24		22 Feb 2013
Existing/Proposed Sections CC	VZ.25		22 Feb 2013
Existing Sections DD	VZ.26		22 Feb 2013
Existing/Proposed Sections DD	VZ.27		22 Feb 2013
Existing Boundary/Building & Proposed Building	VZ.30		22 Feb 2013
Proposed Boundary/Seat	VZ.31		22 Feb 2013
Sun Path Chart	VZ.32		4 Apr 2013
Lower Ground Site Proposed	VZ.10	A	23 Apr 2013
Proposed Lower Ground Floor Plans	VZ.12	A	23 Apr 2013
Proposed Ground Floor Plans	VZ.13	A	23 Apr 2013
Proposed First Floor Plans	VZ.14	A	23 Apr 2013
Proposed East/West Elevations	VZ.18		23 Apr 2013
Proposed North/South Elevations	VZ.19		23 Apr 2013
Existing Sections AA	VZ.20	A	18 Apr 2013
Existing/Proposed Sections AA	VZ.21	A	18 Apr 2013
Existing Sections EE	VZ.28	A	18 Apr 2013
Existing/Proposed Sections EE	VZ.29	A	18 Apr 2013
Boundary Wall and Relative Drive Height	VZ.38		23 Apr 2013