



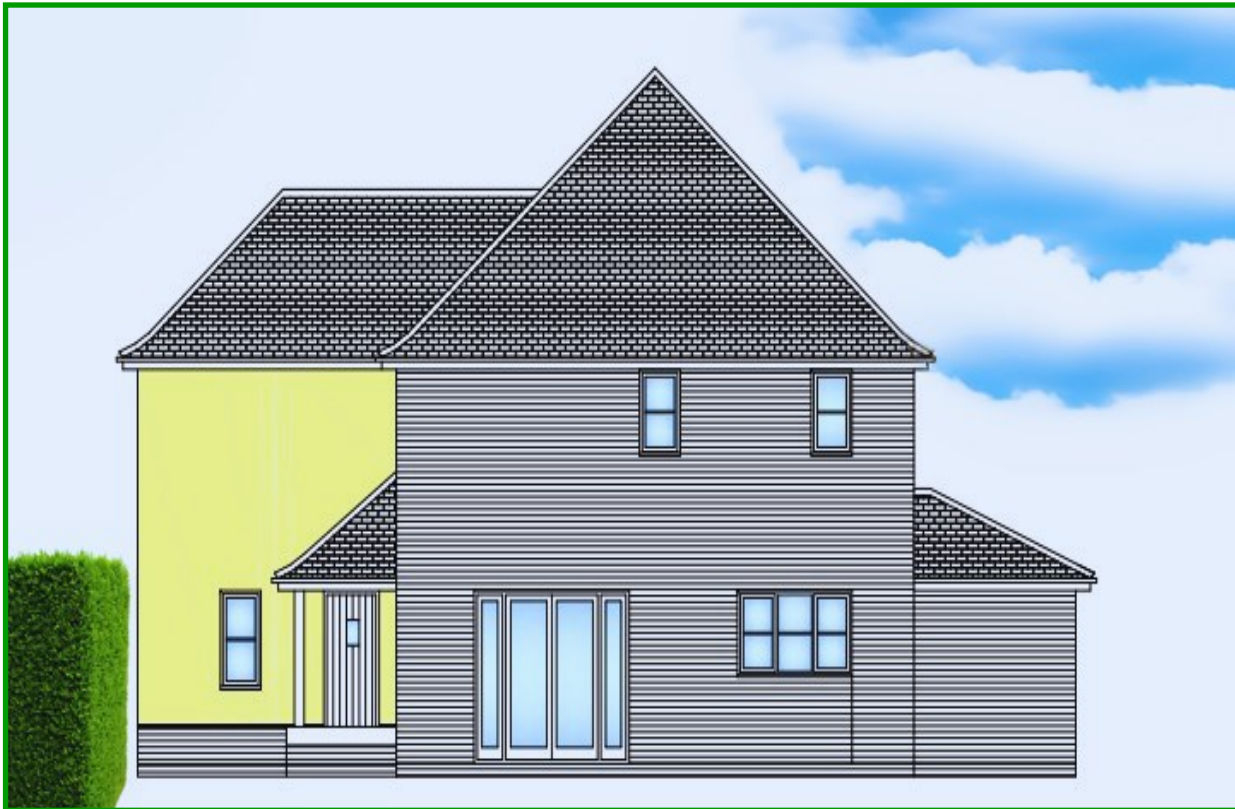
ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

Land Adjacent
42 Three Springs Road
Pershore
South Worcestershire
WR10 1HS

For Sale

Guide Price £950,000



**APPROVAL HAS BEEN GRANTED SUBJECT TO THE
CONDITIONS FOR FOUR NEW DETACHED DWELLINGS
WITHIN THIS POPULAR RESIDENTIAL AREA CLOSE TO
THE TOWN'S AMENITIES**

**All enquires And Site Visits Are Arranged Through The Sole Agents
Tel .:01386 555368**

Residential Sales Particulars

Building Plots, 42 Three Spring Road, Pershore WR10 1HS

Situation

The Site is approached off Three Springs Road and set in a residential development area with services accessible. The properties are 4 bedroom detached houses in individual plots with pleasant orientation and approached on to individual driveways from the access road, there are integral garages in the designs.

The approval notice Application No:W/22/01503/FUL

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Services Mains water is Severn Trent
 Mains drainage is available subject to Severn Trent Water Authority.
 Mains electricity is subject to Western Power Distribution.
 BT is subject to transfer regulations.

Tenure: Freehold subject to contract.

Local Authority: Wychavon District Council,
 The Civic Centre
 Station Road,
 Pershore
 WR10 1PT Telephone 01386 565000

Council Tax: **Band To Be assessed**

Building Plots, 42 Three Spring Road, Peshore WR10 1HS

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Planning Ref: W/22/01503/FUL
Telephone: 01386 565457

Please ask for : Gemma Smith
e-mail: gemma.smith@wychavon.gov.uk

17 April 2024

Mr Martyn Cole
Martyn Cole
LYNLEY
BROAD LANE
BISHAMPTON
WR10 2LY

Dear Mr Cole

Applicant Name: Mr K Dufty
Proposal: 4 New Dwellings
Location: 42 Three Springs Road, PERSHORE, WR10 1HS

I am writing to let you know the outcome of your Planning application, under the Town and Country Planning Act 1990 for the proposal detailed above at 42 Three Springs Road, PERSHORE, WR10 1HS

We have **Approved** your application, subject to the conditions set out in the attached Approval notice.

If you have any questions about our decision, please contact Gemma Smith Planning Officer on 01386 565457 or by email to gemma.smith@wychavon.gov.uk.

Please note, before starting works it is important to check your approval to see if there are any pre-commencement condition/s or condition/s that need to be discharged. This means there may be further information we require before works can start.

If you do have conditions that need discharging, we always advise that this is done well in advance as this will help in preventing unnecessary delays to the proposed works being started.

If so, there is a charge of £145.00 per request or £43.00.00 for 'householder applications' (there is no fee for Listed building consent applications). The application form can be found on www.wychavon.gov.uk/planning/other-planning-services/planning-conditions . If you do not have access to the internet, a paper copy of the form can also be located at our main reception at the Civic Centre, Pershore for you to complete.

If you are unhappy with any of the conditions attached to your Approval, you can appeal to the relevant Secretary of State. Information on how to do this can be found on the Approval Notice.

Please note, if you have not done so already, it is advisable to contact South Worcestershire Building Control on 01684 862223, (Mon-Fri 9-5) or email: mail@southworcestershirebuildingcontrol.gov.uk to check if Building Regulations are required for your proposed works.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Smith', enclosed within a light grey rectangular border.

Gemma Smith
Planning Officer
gemma.smith@wychavon.gov.uk

PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

Approval - Full planning permission

Application No: W/22/01503/FUL

Parish: Pershore

Agents Address:

Mr Martyn Cole
Martyn Cole
LYNLEY
BROAD LANE
BISHAMPTON
WR10 2LY

Applicants Address:

Mr K Dufty
42 Three Springs Road
Worcestershire
Persnore
WR10 1HS

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 5 July 2022

Location: 42 Three Springs Road, PERSHORE, WR10 1HS

Proposal: 4 New Dwellings

Part II - PARTICULARS OF DECISION

Wychavon District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

CONDITIONS AND REASONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

21 KD 1009 Proposed Site Plan and Location Plan 17 May 2023;

21 KD 701 Proposed Elevations Plots 1 and 3;

21 KD 700 Proposed ground and first floor plans Plots 1 and 3;

21 KD 702 Proposed ground and first floor plans Plot 2;

21 KD 703 Proposed Elevations Plot 2;

21 KD 906 Proposed Elevations Plot 4 amended received 16th October 2023; and

21 KD 904 Proposed ground and first floor plans Plot 4 amended received 16th October 2023.

Reason: To define the permission.

3. No building above slab level shall commence until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include:-
- type, colour, texture, size, of brickwork;
 - type, colour, texture, size and design of roofing materials;
 - a precise specification of any external render;
 - detailed specification of the cladding showing the dimensions, profile and a description of the finish to be applied to the cladding
 - details of external doors/openings including information on finish
 - details of hard standing material
 - boundary treatments

The development shall be carried out using the materials as approved.

Reason: To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan, 2016.

4. No development shall take place, including any works of until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- a) The parking of vehicles of site operatives and visitors within the application site.
 - b) Loading and unloading of plant and materials within the application site.
 - c) Storage of plant and materials within the application site.
 - d) Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the highway.
 - e) Measures to control the emission of dust and dirt during construction
 - f) Responsible persons and lines of communication.
 - g) The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.

Reason: To ensure the provision of adequate on-site facilities in the interests of highway safety in accordance with Policy SWDP4 and SWDP21 of the South Worcestershire Development Plan, 2016 and the Worcestershire County Council Streetscape Design Guide, July 2022.

5. Prior to the commencement of construction works on the development hereby permitted, a topographical survey of the application site shall be submitted to the Local Planning Authority, together with proposed land levels and finished floor levels for each dwelling. In the event that excavation works are required for site levelling, details of these shall be provided, including details of where excess soil will be deposited or how it will be transported off the site. Development shall be carried out in accordance with the approved details.

Reason: To ensure the proposed development represents high quality design and does not have an adverse effect on the character and appearance of the area or on the amenity of neighbouring properties in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

6. Before the first occupation of the resultant dwellinghouses hereby permitted, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. This landscape scheme shall also provide for maximum biodiversity design. The landscaping scheme shall include:-

- (i) a plan(s) showing details of all existing trees and hedges on the application site. The plan should include, for each hedge, the accurate position and species,
- (ii) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.
- (iii) a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.
- (iv) a written specification outlining cultivation and other operations associated with plant and grass establishment.
- (v) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the proposed development does not have an adverse effect on the character and appearance of the area and to provide biodiversity enhancements in accordance with policies SWDP21, SWDP 22 and SWDP25 of South Worcestershire Development Plan, 2016

7. Prior to the first occupation of the development hereby permitted, details of one bat box and one bird box shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include an implementation timetable. The features shall be provided in accordance with the approved details and in accordance with the approved timetable.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan, 2016.

8. Prior to the first occupation of the development hereby permitted, the details set out in the submitted Water Management Statement shall be fully implemented and remain thereafter.

Reason: To ensure that an appropriate sustainable drainage system is provided to serve the development in accordance with Policy SWDP29 of the South Worcestershire Development Plan 2016.

9. Each dwellinghouse hereby approved shall not be occupied until the shared access, individual driveways and turning facilities have been provided as shown on the approved plan reference 21KD-1009. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety to accord with Policies SWDP4 and SWDP21 of the South Worcestershire Development Plan, 2016 and the Worcestershire County Council Streetscapes Design Guide, July 2022.

10. Notwithstanding the submitted plans, prior to the occupation of each dwellinghouse, the proposed parking spaces within the curtilage associated with each dwellinghouse shall be laid out and constructed in accordance with layout details and specification to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the provision of adequate off-street car parking to serve the development in accordance with the minimum car parking standards within the Worcestershire County Council Streetscapes Design Guide, July 2022 together with Policies SWDP4 and SWDP21 of the South Worcestershire Development Plan, 2016.

11. The dwellinghouses hereby approved shall not be occupied until each the resultant dwelling house has benefited with one electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities in accordance with Policies SWDP4 and SWDP21 of the South Worcestershire Development Plan, 2016 and to comply with the requirements of the Worcestershire County Council Streetscapes Design Guide, July 2022.

12. The resultant dwellinghouses hereby approved shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To encourage sustainable travel and healthy communities in accordance with Policies SWDP4 and SWDP21 of the South Worcestershire Development Plan, 2016 and to comply with the standards of the Worcestershire County Council Streetscape Design Guide, July 2022.

13. Prior to occupation of the dwelling hereby approved, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy requirements of the development. The details to be submitted shall include:-

1. the overall predicted energy requirements of the approved development;

2. the predicted energy generation from the proposed renewable/low carbon energy measures; and

3. an implementation timetable for the proposed measures.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the development supports the delivery of low carbon/renewable energy and safeguards natural resources in accordance with policy SWDP27 of the South Worcestershire Development Plan, 2016

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Class A, Class AA, Class B or Class E of Part 1, Schedule 2 of the Order shall be carried out on the dwellinghouses hereby permitted.

Reason: To ensure that the amenity of neighbouring amenity is safeguarded and assess in accordance with Policy SWDP21 and to ensure that there is no overdevelopment in accordance with Policy SWDP21 of the South Worcestershire Development Plan, 2016.

15. The development shall be carried out in accordance with those recommendations set out within Section 3 'Results, Appraisal and Recommendations' and the ecological enhancements set out within Section 4 'Conclusions and Recommendations' within Preliminary Ecological Appraisal, May 2022, Worcestershire Wildlife Consultancy.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and safeguard Protected Species in accordance with policy SWDP22 of the South Worcestershire Development Plan, 2016.

NOTES TO APPLICANT

1. Positive and Proactive Statement. In dealing with this application, the Council has worked with the applicant in the following ways:-

- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and the completion of a s.106 legal agreement.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

2. Alteration of highway to provide new or amended vehicle crossover
This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.

Signed:

A handwritten signature in black ink, appearing to be a stylized 'G' followed by a horizontal line.

Head of Development Management

Date: 17 April 2024

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**

APPROVAL NOTICE

- Note 1.** Listed Building Consent
- Note 2.** Outline Planning Permission
Approval of Reserved Matters
- Note 3.** Planning Consent
- Note 4.** Consent to Display Advertisements
- Note 5.** Approved Plans

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. The relevant template and [further details are on GOV.UK](#).

Note 1. Note: Attention is drawn to Section 8(2)(b) of the Act the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form of notice is enclosed, if appropriate.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may appeal to the relevant Secretary of State in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate.) The relevant Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the relevant Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have or would be permitted, he may serve on the district council in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Note 2. 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the relevant Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: enquiries@planninginspectorate.gov.uk. Appeal forms and guidance can also be downloaded from web site www.gov.uk/appeal-planning-decision. The relevant Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant Secretary of State and the owner of the land become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

Note 3. 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the relevant Secretary of State in accordance with section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: enquiries@planninginspectorate.gov.uk. Appeal forms and guidance can also be submitted online at www.gov.uk/appeal-planning-decision or for Householder Appeals www.gov.uk/appeal-householder-planning-decision. The relevant Secretary of State has power to allow a longer for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject of the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and he claims that the land has become incapable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the relevant Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act, 1990.

Note 4. (a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than 5 years from the date of grant of consent without the approval of the relevant Secretary of State and if no period is specified the consent shall have effect as consent for five years.

(b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.

(c) A person who displays an advertisement in contravention of the regulation will be liable on summary conviction to a fine of £100 and in the case of a continuing offence to a fine of £50 for each day during which the offence continues after conviction.

(d) Where the Local Planning Authority grant consent subject to conditions, the applicant may by notice given in writing within 8 weeks of the date of receipt of this notice or such longer period as the Secretary of State may allow, appeal to the relevant Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. The relevant Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them.

Note 5. Applicants are reminded that they must adhere to the approved plans when carrying out the works authorised by this permission. If it is necessary to make further amendments they are requested to contact the Local Planning Authority prior to commencement of building operations at The Civic Centre, Queen Elizabeth Drive, Pershore, Worcs WR10 1PT

START NOTICE

IMPORTANT INFORMATION

It is your responsibility to comply with the terms of this decision notice. Please read the decision notice carefully and ensure that you understand the requirements of any conditions and have the relevant approved drawings and/ or documents.

If you do not understand any of these requirements please contact us quoting W/22/01503/FUL. We can assist you by providing advice on what you need to do and when. Contact details can be found below.

Failure to comply with the terms of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action. Please ensure that you give yourself sufficient time to meet the requirements of any conditions.

Conditions which require an applicant to submit further details to the Local Authority can take around 12 weeks to determine.

We recommend that you email planning.compliance@wychavon.gov.uk, quoting W/22/01503/FUL along with your contact details and the intended start date for the development. Alternatively complete the following form and return it to Planning Compliance, Wychavon District Council, The Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.

Development Details

Planning Reference: W/22/01503/FUL

Proposal: 4 New Dwellings

Location: 42 Three Springs Road, PERSHORE, WR10 1HS

Intended Start Date:

Contact Details

Name:

Address:

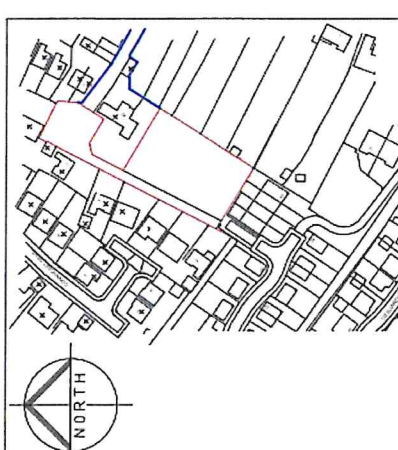
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Telephone: **Mobile:**

Email:.....

All personal data held is processed in accordance with data protection law. For further information please see our website <https://www.wychavon.gov.uk/planning-development-management-privacy-notice>



LOCATION PLAN
1:2500

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The new access road off the turning head to serve the development to be 4.4m wide in accordance with WCC Streetscape Design Guide.

Each new dwelling will have a turning area for private off-street parking.

3 Parking spaces are provided to each dwelling in accordance with WCC SCDG.

Each space equivalent to minimum parking space dimensions 2.4m x 4.8m. These are locally clear of the shared private driveway with no encroachment. Garages used for cycle parking.

Visibility triangles are provided from each individual access, plots 1, 2 and 3.

Design Speed 10mph for a private shared road serving up to 6 units.

Proposed 2m x 5SSD 11m in each direction.

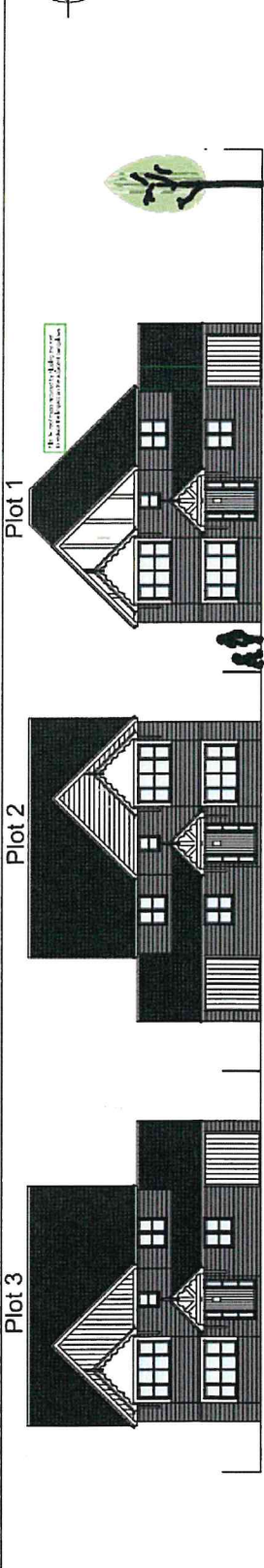
Plot 4, modified to allow vehicle entry and turn within the private driveway in a forward gear.

Refuse collection point is provided at beginning of access road.

Plot 1 - ridge height reduced by lifting the roof to reduce the impact on the adjacent burglar alarm double width drive and turning area modified to allow entry/exit in forward gear.

Footway removed from private drive.

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WEST ELEVATION TO ACCESS ROAD 1:200



BLOCK PLAN 1:500

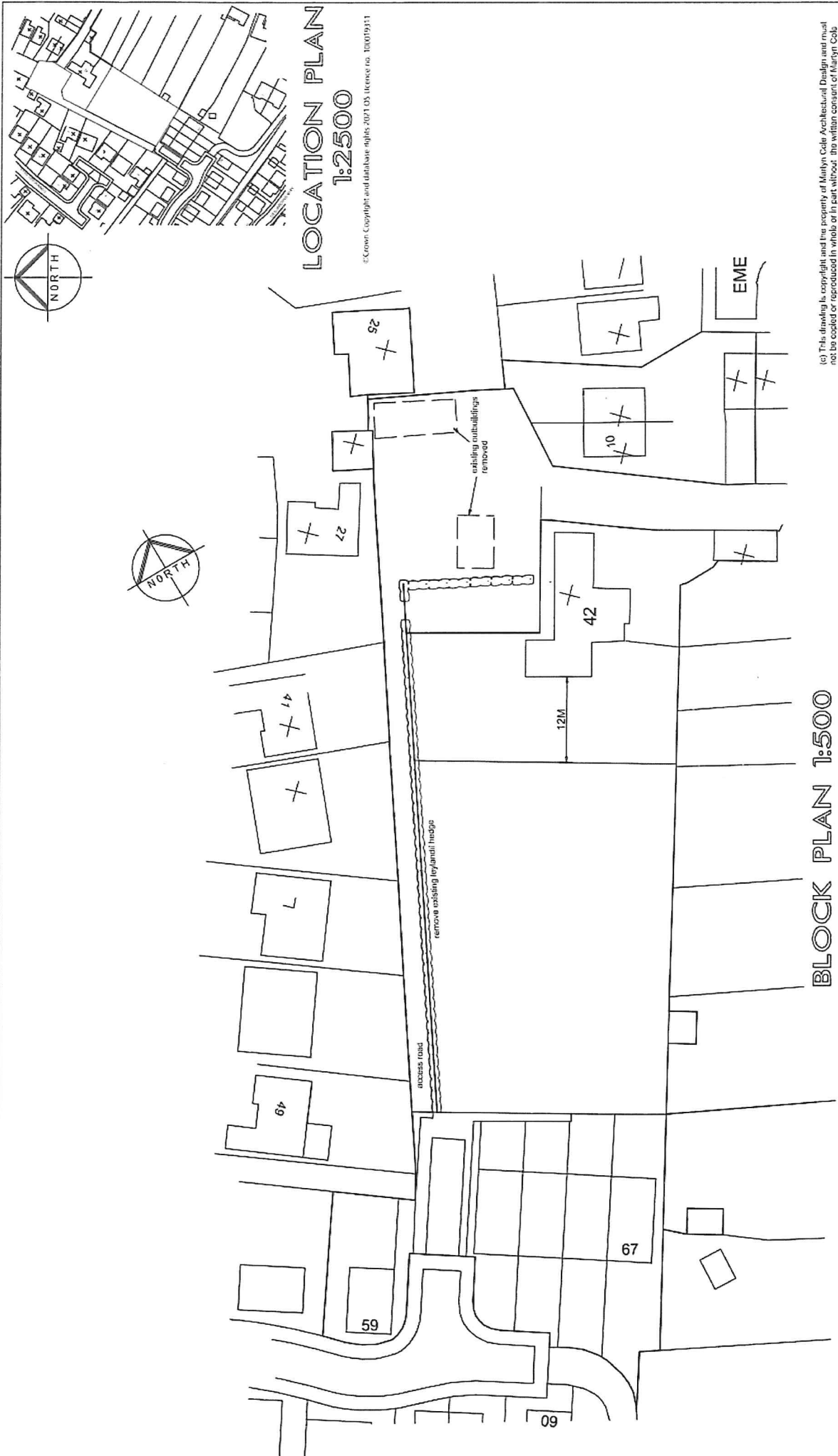
PROPOSED NEW HOUSES
AT LAND ADJACENT 42, THREE SPRINGS ROAD,
PERSHORE WR10 1HS
FOR MR DUFTY
PROPOSED SITE PLAN AND LOCATION PLAN

PLEASE NOTE THAT:
THESE DRAWINGS ARE SUBJECT TO THE CON-
SULTATION AND APPROVAL OF THE LOCAL
PLANNING AUTHORITY AND ARE NOT VALID TO THE USE
OF ANY OTHER PARTY.
NOTICE TO BE SERVED TO THE ADJOINING OWNER
UNDER THE PARTY WALL ACT 1939.
THE PERMISSION OF THE CONTROLLER OF BUILDINGS
MAY BE REQUIRED FOR THE PROPOSED WORKS.
DIMENSIONS SHALL BE CHECKED ON SITE
BEFORE ORDERING ANY MATERIALS AND
CONSTRUCTION.
DRAWINGS TO BE READ IN ACCORDANCE WITH
DETAILS SPECIFICATION, STRUCTURAL
DETAILS AND FINISHES.
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MARTYN COLE
ARCHITECTURAL DESIGN
LYNLEY, BROAD LANE, BISHAMPTON,
PERSHORE WORCS WR10 2LY
TEL: 01386 402465 MOBILE: 07815 733248
E-MAIL: martyn@martyncole.com

SCALE 1:500, 1:2500
DATE DEC 2022
DRAWN MJC

21KD
1009



LOCATION PLAN
1:2500

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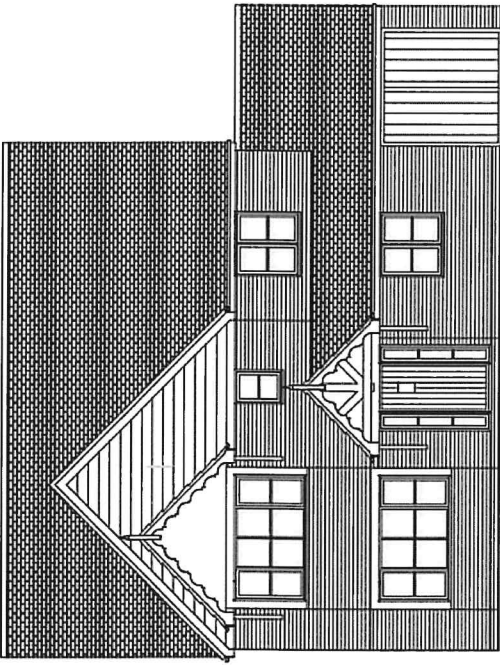
BLOCK PLAN 1:500

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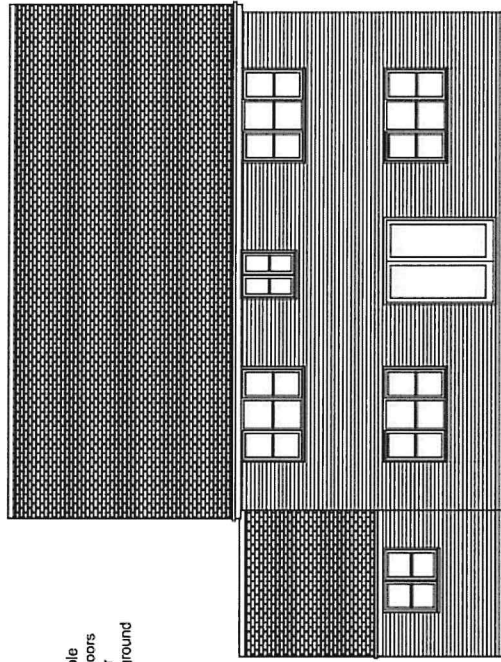
**PROPOSED NEW HOUSES
AT LAND ADJACENT 42, THREE SPRINGS ROAD,
PERSHORE WR10 1HS
FOR MR DUFTY
EXISTING SITE PLAN AND LOCATION PLAN**

MARTYN COLE	
ARCHITECTURAL DESIGN	
LYNLEY, BROAD LANE, BISHAMPTON, PERSHORE WORCS WR10 2JY	
TEL: 01386 462105 MOBILE: 07815 733418 E-MAIL: martyn@coleandcole.com	
SCALE: 1:500, 1:2500 A3	DRAWING NO. 21KD 707
DATE: MAY 2022	DRAWN: MAC

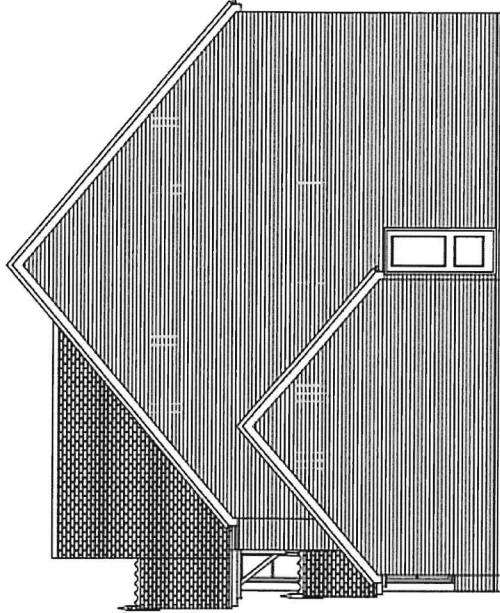


WEST ELEVATION

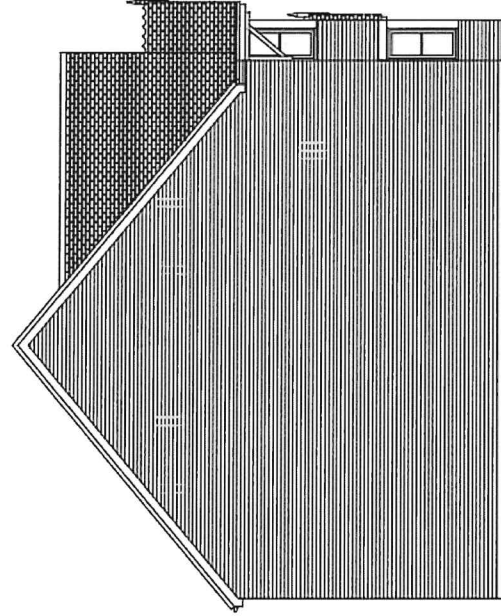
materials
 Plain tiled roof, facing
 brickwork, timber double
 glazed windows and doors
 foul drains to ex sewer
 storm drains to underground
 balancing crates
 all within site curtilage



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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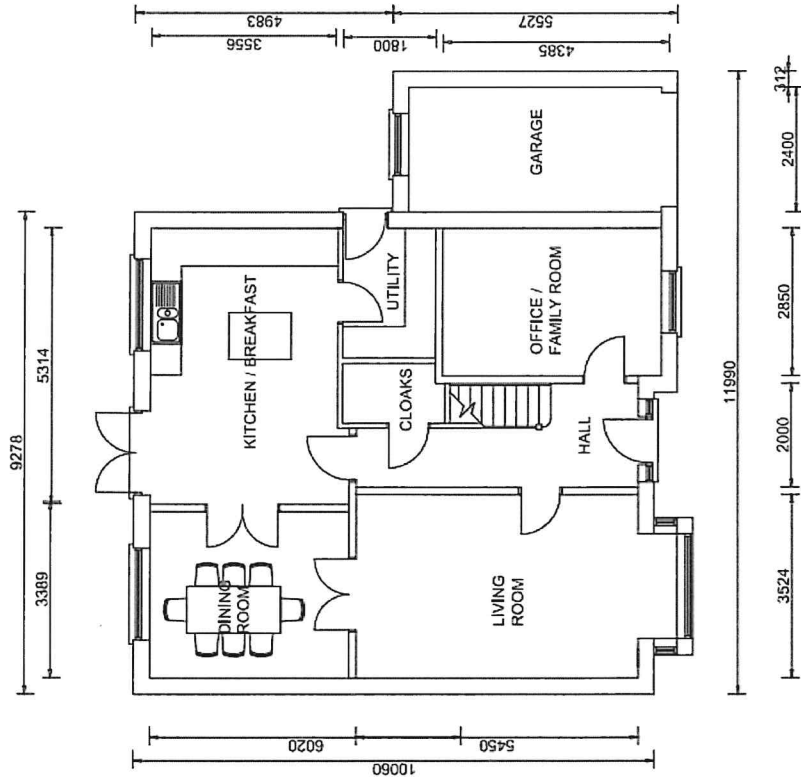
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PROPOSED NEW HOUSE WITH GARAGE
 AT LAND ADJACENT 42, THREE SPRINGS ROAD,
 PERSHORE WR10 1HS
 FOR MR DUFTY
 PROPOSED ELEVATIONS PLOTS 1 AND 3

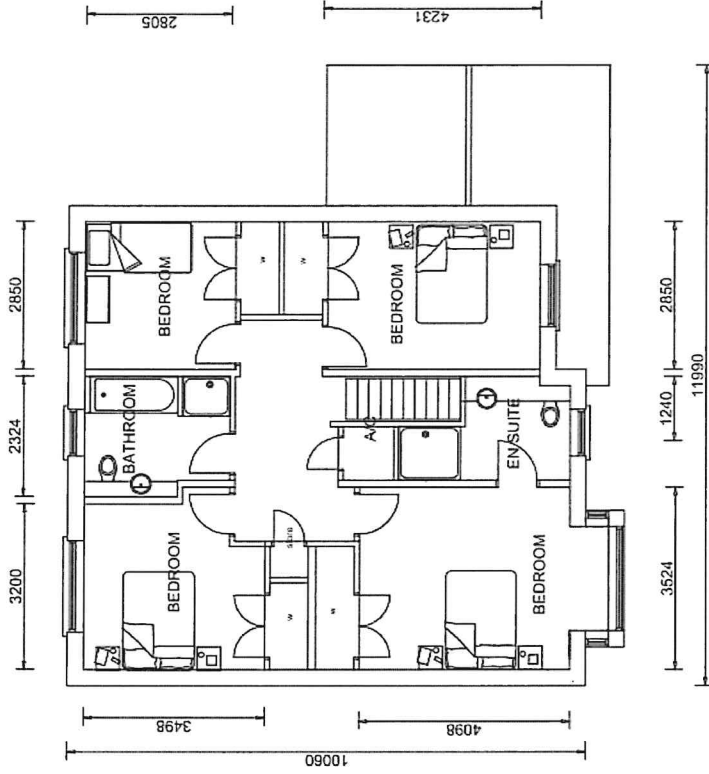
MARTYN COLE
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SCALE 1:100 @A3
 DATE MAY 2022
 DRAWN MAC

DRAWING NO:
 21KD
 701



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL FLOOR AREA = 168m²
+ GARAGE OF 15m²

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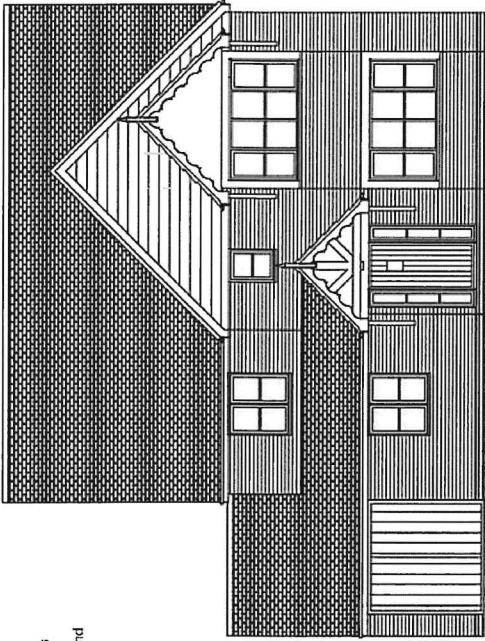
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PROPOSED NEW HOUSE WITH GARAGE
AT LAND ADJACENT 42, THREE SPRINGS ROAD,
PERSHORE WR10 1HS
FOR MR DUFTY
PROPOSED GROUND AND FIRST FLOOR PLANS
PLOTS 1 AND 3

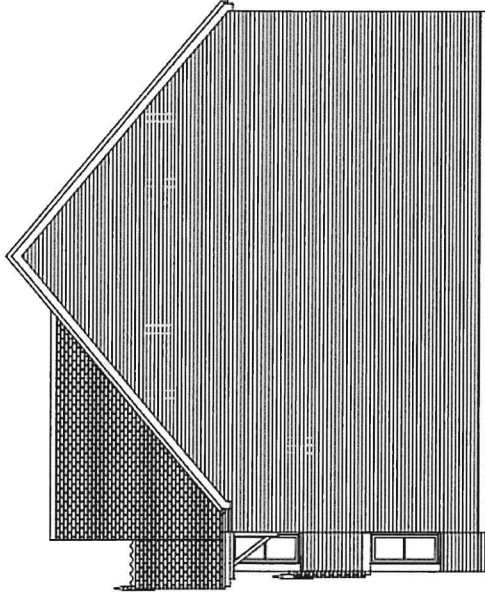
MARTYN COLE
ARCHITECTURAL DESIGN
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PERSHORE WORCS WR10 2LY
TEL: 01380 462965 MOBILE: 07815 733246
E-MAIL: martyncole@aol.com

SCALE	1:100 @A3	DRAWING NO.	21KD
DATE	MAY 2022	DRAWN	MRC

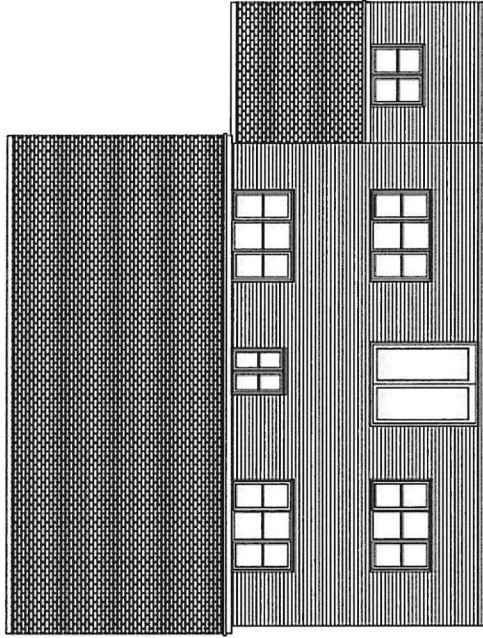
materials
 Plain tiled roof, facing
 brickwork, timber double
 glazed windows and doors
 foul drains to ex sewer
 storm drains to underground
 balancing crates
 all within site curtilage



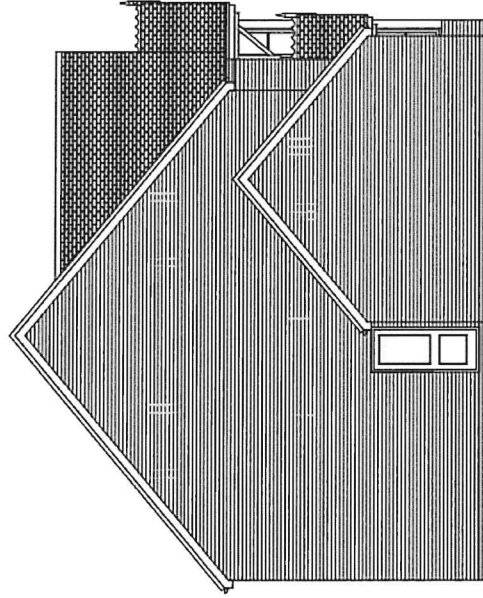
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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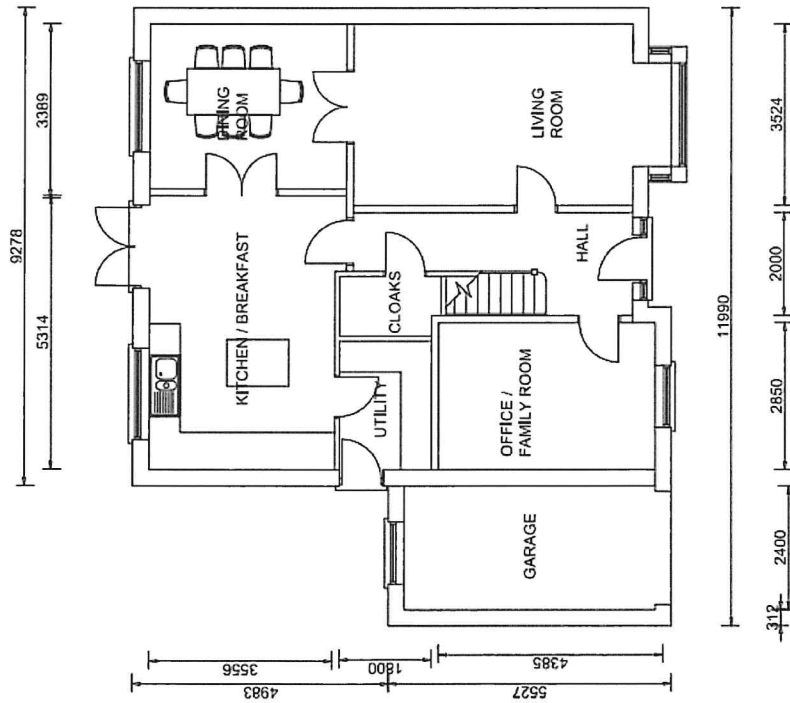
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PROPOSED NEW HOUSE WITH GARAGE
 AT LAND ADJACENT 42, THREE SPRINGS ROAD,
 PERSHORE WR10 1HS
 FOR MR DUFTY
 PROPOSED ELEVATIONS PLOT 2

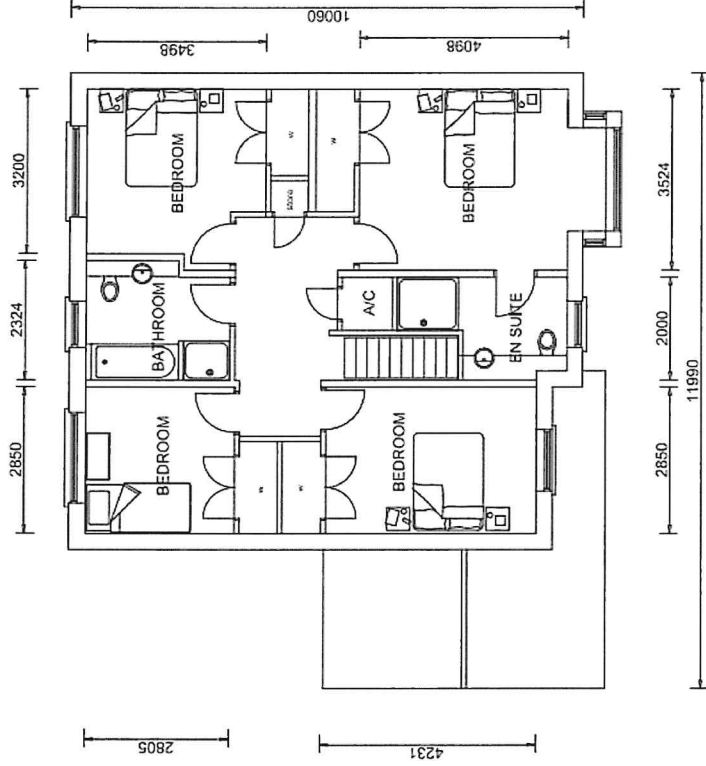
MARTYN COLE
 ARCHITECTURAL DESIGN
 LYNLEY, BROAD LANE, HISHAMPTON,
 PERSHORE WORCS WR10 2LY
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 E-MAIL: martyn@martyncole.co.uk

SCALE 1:100 @A3
 DATE MAY 2022
 DRAWN MAC

DRAWING NO:
 21KD
 703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

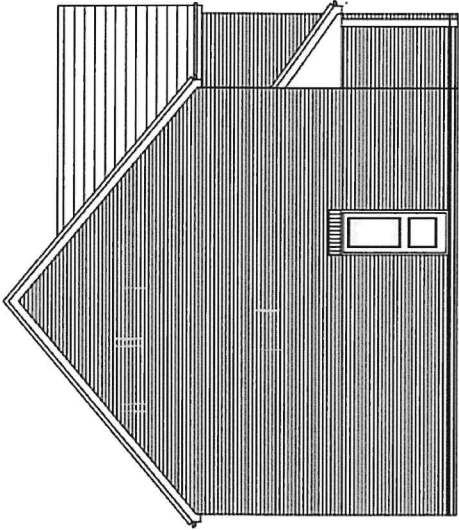
TOTAL FLOOR AREA = 168m²
+ GARAGE OF 15m²

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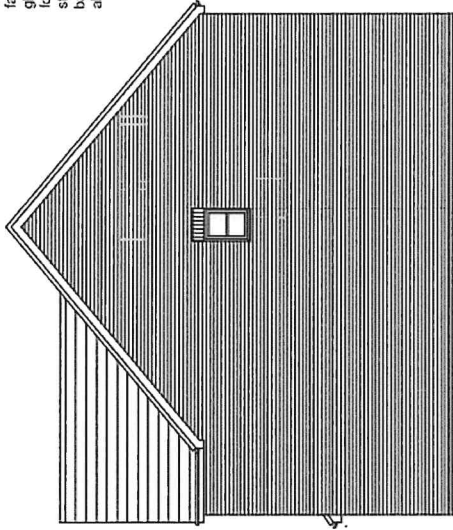
PROPOSED NEW HOUSE WITH GARAGE
AT LAND ADJACENT 42, THREE SPRINGS ROAD,
PERSHORE WR10 1HS
FOR MR DUFTY
PROPOSED GROUND AND FIRST FLOOR PLANS PLOT 2

MARTYN COLE ARCHITECTURAL DESIGN LYNLEY, BROAD LANE, BISHAMPTON, PERSHORE WORKS WR10 2LY TEL: 01286 462465 MOBILE: 07815 733248 E-MAIL: martyn@martyncole.co.uk	
SCALE 1:100 @/A3	DRAWING NO: 21KD 702
DATE MAY 2022	
DRAWN MJC	

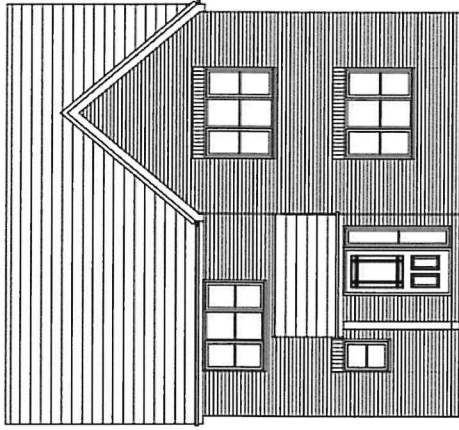


WEST ELEVATION

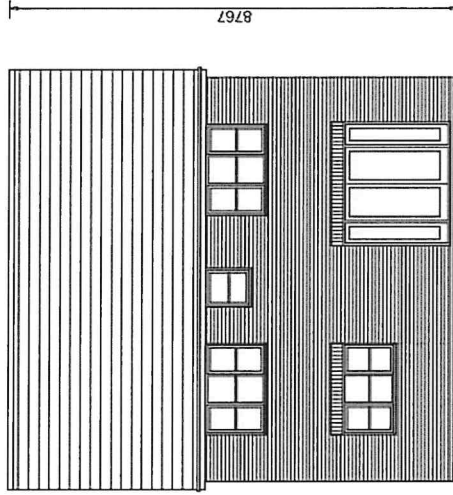
Materials:
 Plain tiled roof,
 facing brickwork, timber double
 glazed windows and doors
 foul drains to ex sewer
 storm drains to underground
 balancing crates
 all within site curtilage



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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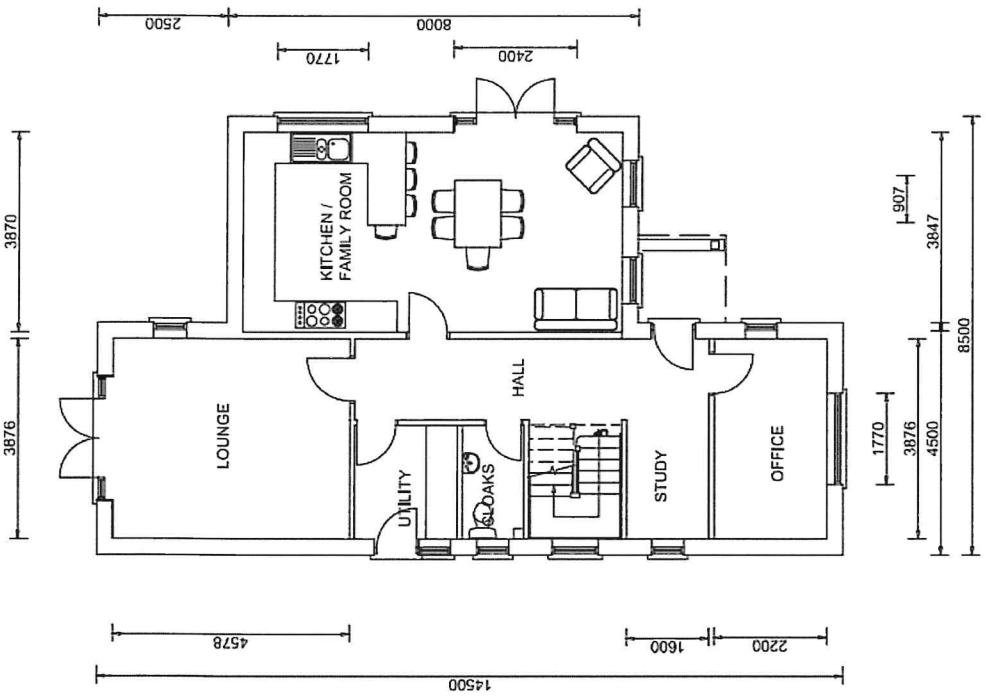
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PROPOSED NEW HOUSE
 AT LAND ADJACENT 42, THREE SPRINGS ROAD,
 PERSHORE WR10 1HS
 FOR MR DUFTY
 PROPOSED ELEVATIONS
 PLOT 4

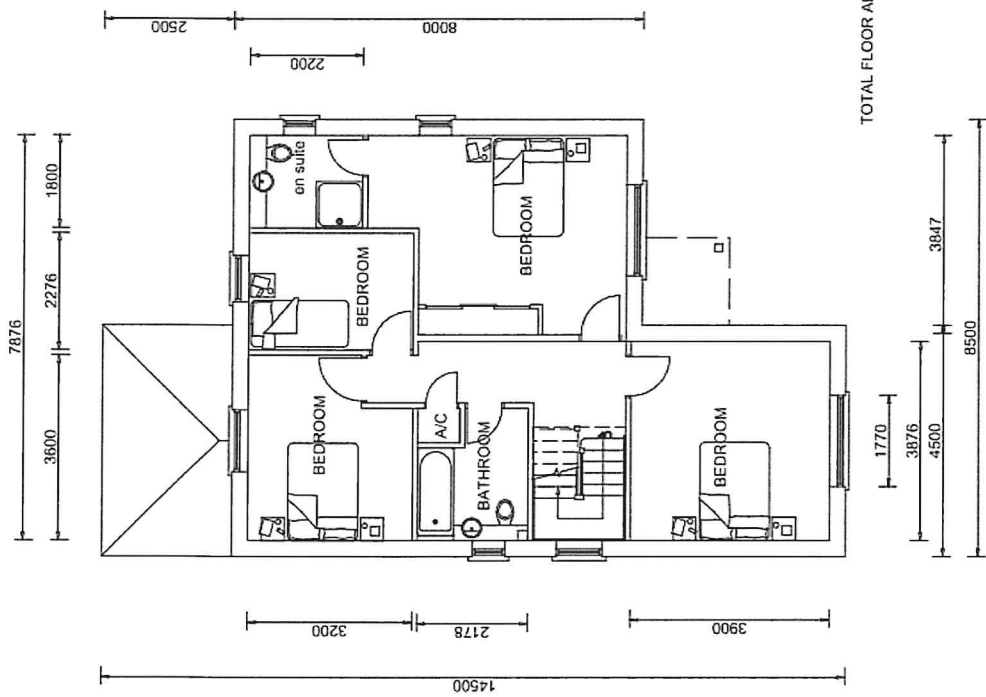
MARTYN COLE
 ARCHITECTURAL DESIGN
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 TEL: 01386 462465 MOBILE: 07815 733248
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SCALE 1:100 @A3
 DATE OCT 2023
 DRAWN LAC

DRAWING NO.
 21KD
 906



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL FLOOR AREA = 155m2

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SCALE 1:100 @A3	DRAWING NO. 21KD 704
DATE MAY 2022	DRAWN MAC

PROPOSED NEW HOUSE
AT LAND ADJACENT 42, THREE SPRINGS ROAD,
PERSHORE WR10 1HS
FOR MR DUFTY
PROPOSED GROUND AND FIRST FLOOR PLANS
PLOT 4

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