

WESTFIELD LANE

SITE AREA RETAINED BY  
EXISTING HOUSE  
= 0.035 Hectares

**33 Sellerdale Avenue**

SELLERDALE AVENUE

PROPOSED NEW GARAGE /  
STORAGE FOR EXISTING DWELLING

NEW FOOTPATHS AND DRIVEWAYS TO  
BE FLAGS. TYPE TO CLIENTS  
SPECIFICATION

PROPOSED NEW DWELLING.

PROPOSED REAR BOUNDARY  
TREATMENT TO BE CLOSE BOARDED  
TIMBER FENCE.  
HEIGHT = 1800mm

CLOSE BOARDED TIMBER FENCE  
EXTERNAL STORAGE AREA.  
HEIGHT 1800MM. TIMBER FENCED  
FRONT AND ROOD TO EITHER SIDE OF  
WALLS.

PROPOSED BIN STORE AREA.  
BINS SCREENED BEHIND EXTERNAL  
STORAGE AREA.

EXISTING FENCE FORMING SOUTHERN  
BOUNDARY TREATMENT TO BE  
RETAINED / REPLACED AS NECESSARY  
ON A LIKE FOR LIKE BASIS.  
(MAX HEIGHT 1800mm)

EXISTING TREES OUTSIDE APPLICATION  
AREA.  
TREE BOLES / CANOPIES AND ROOT  
PROTECTION AREAS SHOWN IN  
ACCORDANCE WITH ECOLOGIST  
SURVEY INFORMATION.

NEW FOOTPATH IN EXISTING GARDEN AREA  
TO MATCH EXISTING FOOTPATH

EXISTING DOUBLE GARAGE DEMOLISHED TO  
ACCOMMODATE NEW DWELLING AND NEW  
GARAGE.

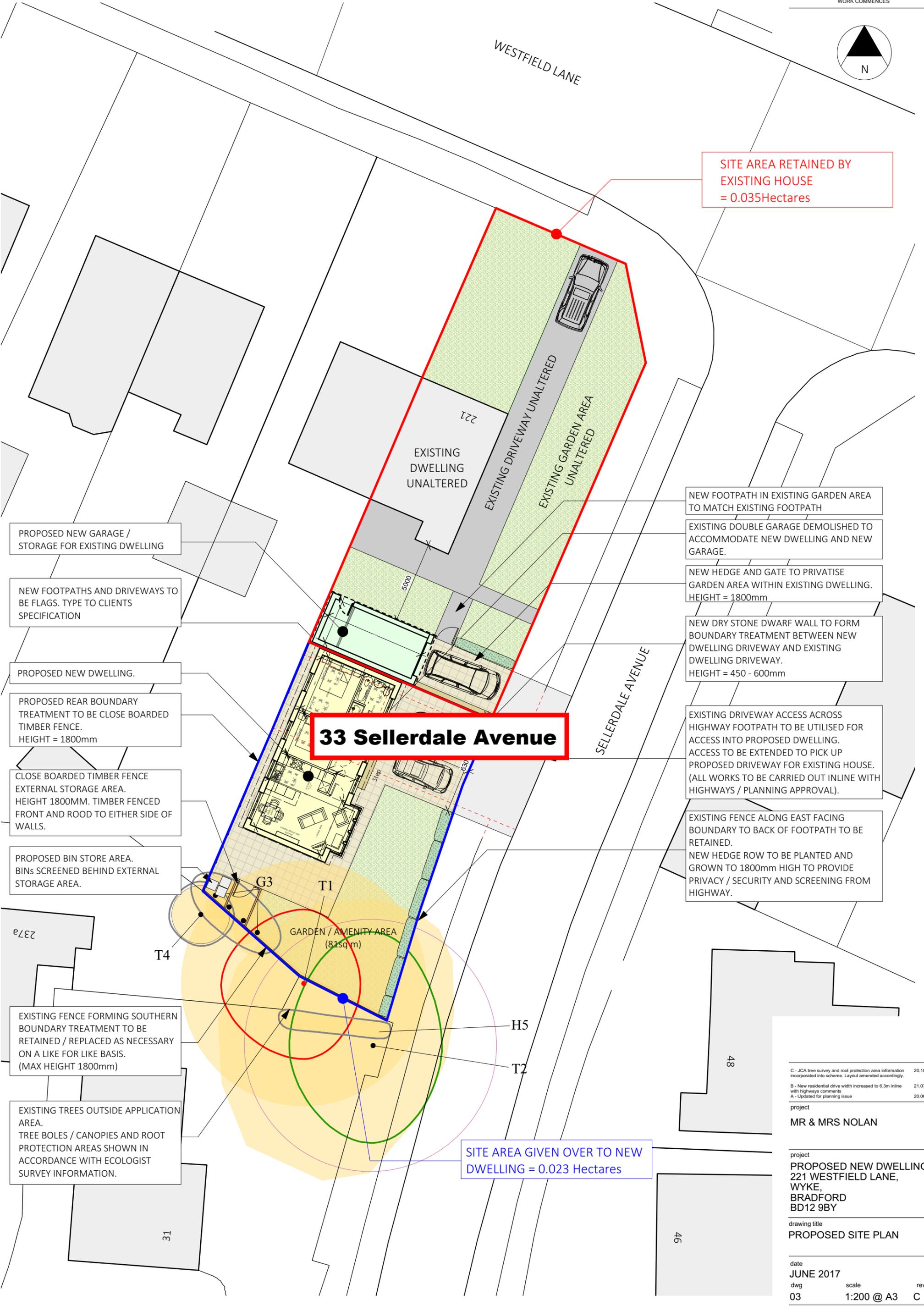
NEW HEDGE AND GATE TO PRIVATISE  
GARDEN AREA WITHIN EXISTING DWELLING.  
HEIGHT = 1800mm

NEW DRY STONE DWARF WALL TO FORM  
BOUNDARY TREATMENT BETWEEN NEW  
DWELLING DRIVEWAY AND EXISTING  
DWELLING DRIVEWAY.  
HEIGHT = 450 - 600mm

EXISTING DRIVEWAY ACCESS ACROSS  
HIGHWAY FOOTPATH TO BE UTILISED FOR  
ACCESS INTO PROPOSED DWELLING.  
ACCESS TO BE EXTENDED TO PICK UP  
PROPOSED DRIVEWAY FOR EXISTING HOUSE.  
(ALL WORKS TO BE CARRIED OUT IN LINE WITH  
HIGHWAYS / PLANNING APPROVAL).

EXISTING FENCE ALONG EAST FACING  
BOUNDARY TO BACK OF FOOTPATH TO BE  
RETAINED.  
NEW HEDGE ROW TO BE PLANTED AND  
GROWN TO 1800mm HIGH TO PROVIDE  
PRIVACY / SECURITY AND SCREENING FROM  
HIGHWAY.

SITE AREA GIVEN OVER TO NEW  
DWELLING = 0.023 Hectares



C - JCA tree survey and root protection area information  
incorporated into scheme. Layout amended accordingly. 20.10.1  
B - New residential drive width increased to 6.3m inline  
with highways comments 21.07.1  
A - Updated for planning issue 20.06.1

project  
**MR & MRS NOLAN**  
project  
**PROPOSED NEW DWELLING  
221 WESTFIELD LANE,  
WYKE,  
BRADFORD  
BD12 9BY**

drawing title  
**PROPOSED SITE PLAN**

date  
**JUNE 2017**  
dwg 03 scale 1:200 @ A3 rev C