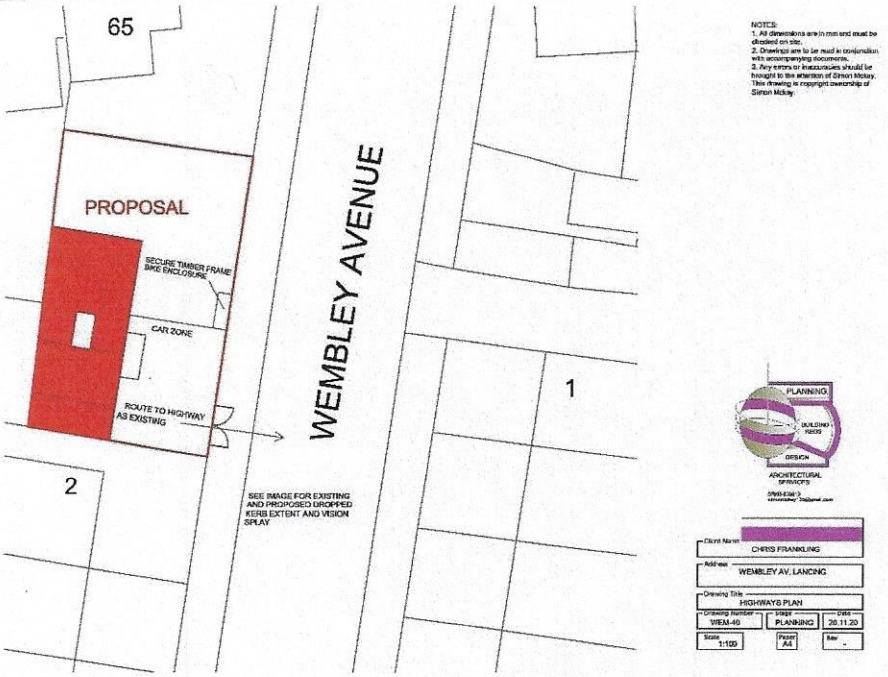
APPENDIX 'A'

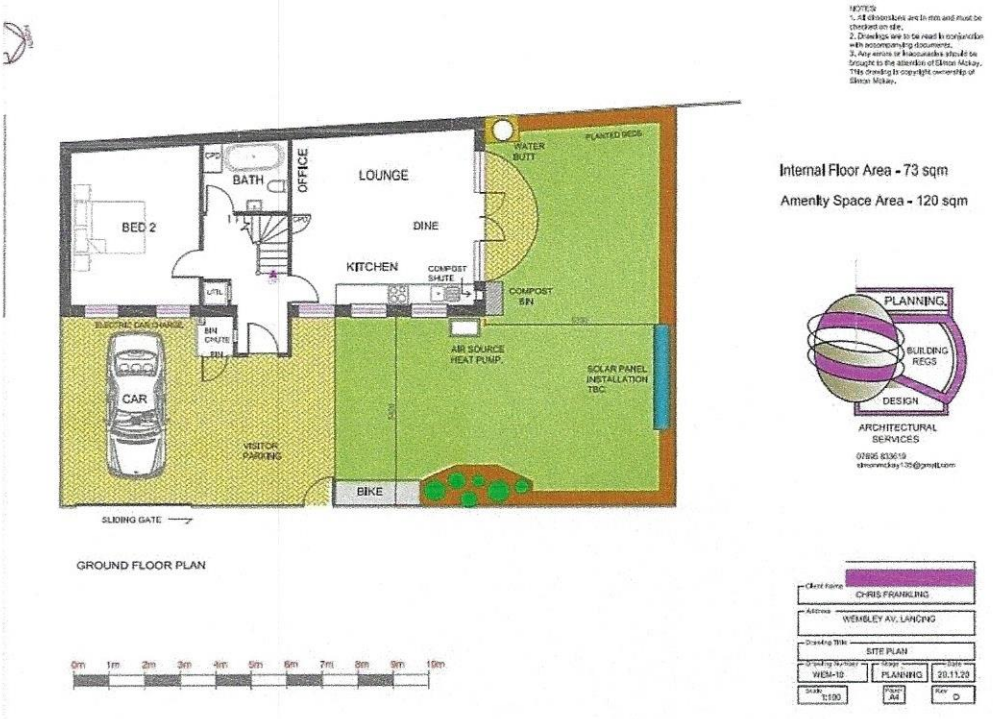



Wembley Avenue AWDM/0829/22 WEM-31D: Rear & Side Elevation




Wembley Avenue AWDM/0829/22: WEM-40 Highways Plan

(Arrow indicates existing and revised dropped kerb – image included in Application Pack)




Wembley Avenue AWDM/0829/22: SS WEM-10B S/S Site Plan




Wembley Avenue AWDM/0829/22: Elevation in Context East

NOTES:
1. All dimensions are in mm and must be checked on site.
2. Drawings are to be read in conjunction with accompanying documents.
3. Any errors or inaccuracies should be brought to the attention of Simon Mckay.
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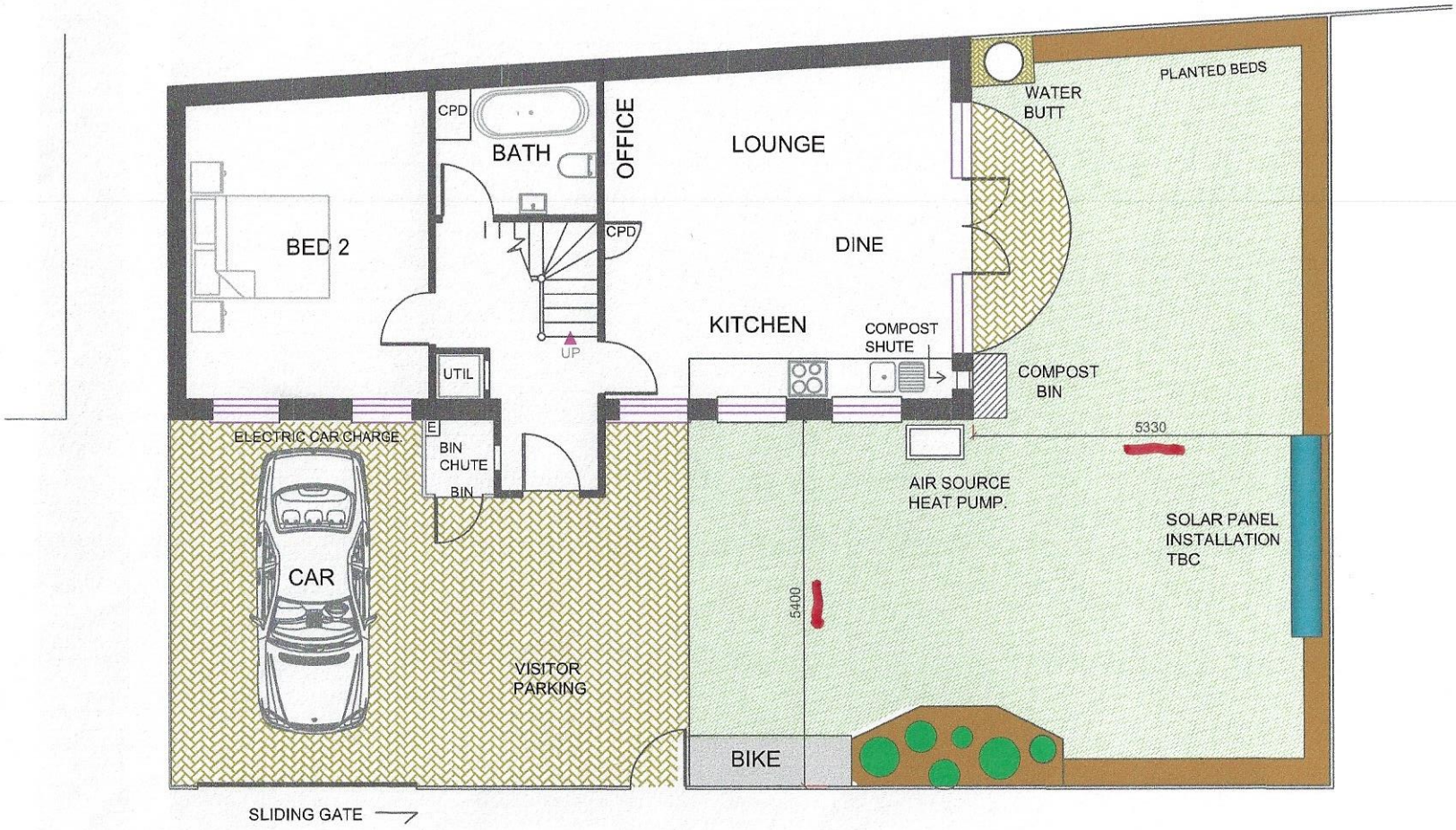
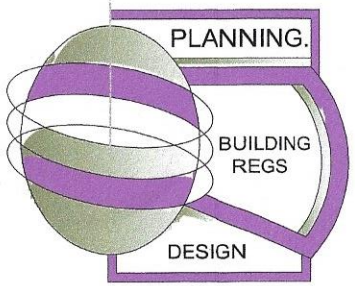



GROUND FLOOR PLAN

Internal Floor Area - 73 sqm

Amenity Space Area - 120 sqm




ARCHITECTURAL SERVICES
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14

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

| | | |
|---|---|---|
| Client Name: CHRIS FRANKLING | | |
| Address: WEMBLEY AV, LANCING | | |
| Drawing Title: SITE PLAN | | |
| Drawing Number: WEM-10 | Stage: PLANNING | Date: 20.11.20 |
| Scale: 1:100 | Paper: A4 | Rev: D |


Space in shed for x2 bikes
1
2
3
4
5
AREA 37m2
AREA 37m2
+15.58
+15.54
+14.28
+14.28
+15.56
+15.27
RD
W
ASHP
RWP
Living & Dining
Kitchen & Dining
WC
Hall
2B4P HOUSE TOTAL GIFA 40 sq/m
Kitchen
Bedroom
Bathroom
1B2P DISABLED BUNGALOW TOTAL GIFA 60.6 sq/m
3490
9986
16041
3599
1.8m high boundary fence
APPENDIX 'B'

APPENDIX 'C'

# Development Management
# Standard No. 1

# SPACE AROUND NEW DWELLINGS AND FLATS

ADC

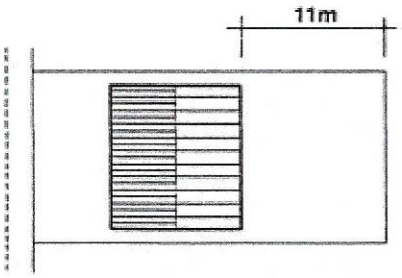
ADUR DISTRICT
COUNCIL

### *Depth*

3.2 A minimum rear garden depth for two-storey houses is derived from the minimum distance required between the rears of dwellings of 22m, (see 2.9 above). The minimum garden depth is, therefore usually 11m. It should be noted however that where the rear of one dwelling backs onto the side of another, 14m is required between the dwellings, and this may necessitate a garden of over 11m depth (see 2.11 above).

*Garden Depth*

*The minimum garden depth is 11m.*




3.3 In some cases a plot may be shaped such that it has very little rear garden but instead a large side garden. This may be acceptable in some circumstances providing that there is at least 22m between any facing windows and the side garden is enclosed by a screen wall to give adequate privacy, and has a width of at least 11m.

3.4 There is no set standard for garden depth of flats.

### *Area*

3.5 The area required for a rear garden depends on the size of dwelling/flat that it is proposed to serve. The table below summarises the Council's requirements for dwellings.

| Dwelling Type | Garden Area required (square metres) |
|---|---|
| 2 bed terraced dwelling | 50 |
| 3 bed terraced dwelling | 65 |
| Small semi-detached and detached dwelling (up to 3 bedrooms or 120 square metres) | 85 |
| Large semi-detached and detached dwellings (4 bedrooms or over 120 square metres) | 100 |

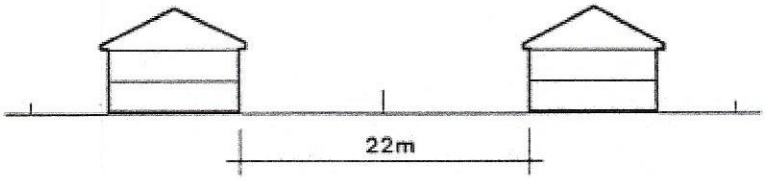
3.6 It should be noted that the rear garden size for dwellings is calculated by multiplying the depth from the house to the rear boundary by the width of the garden (assuming a

### *Rear Boundaries*

2.9 The acceptable distance between the rears of buildings is governed mainly by the distance required to give adequate privacy between facing principal windows, which is 22m in the case of 2 storey developments. However, houses or bungalows should preferably be designed so as to allow for the possibility of future extensions constructed under the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or as amended) as "permitted development".

*Rear Boundaries*

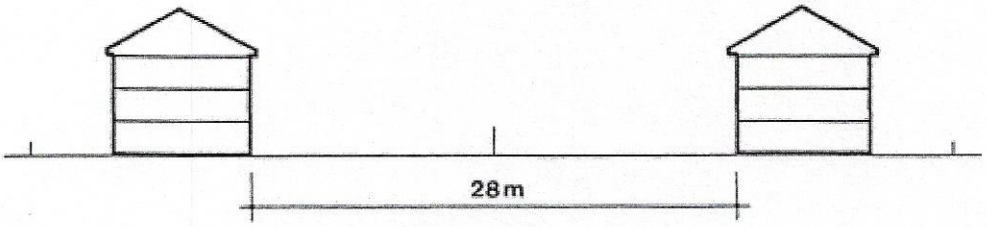
*The minimum distance between the rear of one or two-storey dwellings is 22m.*




2.10 A distance of 22m is considered sufficient between 2 storey blocks of flats (which have no "permitted development" rights) but in the case of three-storey houses or flats a distance of 28m would be required. Where a one or two-storey building backs onto a three-storey building a space of 28m would also be required. Higher buildings would need to be considered on their merits.

*Rear Boundaries*

*The minimum distance between the rear of three-storey houses or flats is 28m.*




2.11 On corner properties, where principal windows on the rear of one dwelling face the side of another dwelling or block of flats (which does not contain principal windows), a distance of 11m is required from a single-storey dwelling or structure (such as a garage) and 14m from a two-storey dwelling or building. If the rear of a dwelling faces the side of a three-storey block of flats (which does not contain principal windows), then a distance of 20m would be required, to avoid an overbearing effect and to ensure an adequate outlook and daylight.