oak tree

CARAVAN PARK
(COPTHORNE CARAVANS)

caravans

sycamore tree

proposed planting to provide screening to caravans

dying ash tree to be removed

Existing mixed use building comprising recreation centre for caravan park and dwelling

NO 37 HEWARTS LANE

root protection zone

dead ash tree to be removed

surface water discharges to watercourse

close boarded fence 1.8m high

proposed rear garden of proposed dwelling

foul water discharges to pumping station

watercourse in culvert (approximate line of)

leyland cypress tree

12000

11550

7000

7500

existing pumping station

wheelchair user parking space

No.37 currently occupied by close family of applicant / builder and occupier of proposed dwelling. Planning unit of proposed dwelling to be defined, but boundary treatments will not be erected except in unlikely event of proposed dwelling passing to unrelated owners who require it

hazel tree

PROPOSED DWELLING

proposed permeable paving

existing paving

existing hedgerow approx 2m high

root protection zone

watercourse

8100

3000

root protection zone

11300

bin space for proposed dwelling (2nos. 240L wheelie bins)

blockwork wall 1.8m high

caravan, to be occupied by applicant during development and removed on completion

parking space

ash tree

bin space for existing dwelling (2nos. 240L wheelie bins)

residential garden

proposed front garden of proposed dwelling

17900

residential garden

proposed planting to provide screening

existing shrub approx 2m high

parking space

outbuildings indicated to approximate size and shape

Building with ancillary use to proposed dwelling including bicycle storage

existing shed

existing hedgerow approx 1.5m high

close boarded fence 1.8m high

proposed front garden of proposed dwelling

approximate line of foul sewer to public sewer in highway

concrete panel fence 1.8m high

post & wire fence 1m high

close boarded fence 1.8m high

driveway to Hewarts Lane

residential garden

residential garden

parking spaces and garages

bins to be taken to Hewarts Lane on collection day (as per current arrangement for no.37)

N

0 1 2 3 4 5 10
metres

indicates proposed planning unit and curtilage of proposed dwelling

HOUSE AT HEWARTS LANE

ROSE GREEN BOGNOR REGIS PO21 3DR

SITE/BLOCK PLAN AS PROPOSED

Dwg no: 210/P/001 scale 1:200 at A3

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Constructive Individuals (London) Ltd Architects