Project Name	:	Burndell Road, Yapton
Job No.	:	18-070
Note Title	:	Parking Provision
Author	:	TDM
Approved	:	RJH
Date	:	07/08/2019

1.0 INTRODUCTION

1.1 Odyssey have been instructed by Bovis Homes to prepare this Parking Provision Technical Note in support of their Reserved Matters Application (RMA) for the residential development at Burndell Road, Yapton. This follows the grant of outline planning permission on 13th October 2017 (Ref: Y/19/16/OUT).

1.2 The description of the development at the outline application was:

"Outline application for the development of a maximum of 108 No. residential dwellings, vehicular access from Burndell Road, public open space, ancillary works & associated infrastructure."

1.3 The aim of this Technical Note is to support the discharge of Conditions 22 and 23, of the aforementioned planning permission, which are set out below:

Condition 22

"No part of the development shall be first occupied until the car parking for that part of the site has been provided in accordance with plans and details to be submitted to and approved by the local planning authority. The approved spaces shall thereafter be retained at all times for their designated purpose."

Condition 23

"No part of the development shall be first occupied until covered and secure cycle parking spaces for that part of the site have been provided in accordance with plans and details to be

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submitted to and approved by the local planning authority. The approved spaces shall thereafter be retained at all times for their designated purpose."

2.0 CAR PARKING

2.1 The West Sussex County Council (WSCC) Parking Calculator, as summarised in **Table 2.1**, has been used to determine the expected parking demand for the development. The full parking calculator output has been included in **Appendix A**.

Table 2.1 – WSCC Parking Calculator Summary

No. Bedrooms	Allocated	Unallocated	Visitor	Total
1 Flat	12	1	2	15
2 Flat	10	1	2	13
2 House	36	1	4	41
3 House	98	7	9	114
4 House	58	1	4	64
Total	214	11	22*	**247**

*error due to rounding

2.2 As can be seen the calculator gives a total demand of 214 allocated spaces, 11 unallocated and 22 visitor spaces.

2.3 The proposed layout provides a total of 269 parking spaces (including garages). The garages provided exceed the minimum internal dimensions of 3m x 6m, and as such are eligible for inclusion in the total provision.

2.4 The layout has been designed to provide as close as possible the parking demand expressed by the parking calculator, giving 215 allocated spaces, 54 garages (allocated spaces), 10 unallocated spaces and 21 visitor spaces.

2.5 Given the abundance in parking provided throughout the development, the shortfall of a single unallocated space and one visitor space, is not considered to be cause for concern, especially given the overall provision exceeds the total demand calculated, by 22 spaces.

2.6 In accordance with the parking demand calculator, 215 spaces shall be allocated, typically based on 1-space per flat, 2-spaces per 2/3-bedroom house and 3 or more spaces per 4 or more-bedroom house. **Appendix B** contains the accommodation and parking allocation schedule.

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2.7 In addition, a total of 9 unallocated spaces and 22 visitor spaces are proposed, these being distributed throughout the development. **Drawing 18-070/102C** shows vehicle swept path analysis of the proposed parking layout.

3.0 CYCLE PARKING

3.1 In respect of cycle parking the proposed garage dimensions at 6m x 3m are in accordance with the WSCC 'Guidance for Parking in New Residential Developments'; as such they are large enough to provide for both car and cycle parking spaces. Secure sheds / storage is to be provided in the rear gardens of houses without garages.

3.2 Dedicated cycle storage is proposed in the flat blocks, enough to accommodate a minimum of 0.5 cycle spaces per flat as per the WSCC standards, thus Units 56-63 and 67-74 will have storage for a minimum of four spaces each, whilst Units 93-98 will have storage for a minimum of three spaces.

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DRAWING

NOTES

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LEGEND

SITE BOUNDARY

VEHICLE TRACKING DATA

4.572

0.951 2.578

SKODA OCTAVIA	
OVERALL LENGTH	4.572m
OVERALL WIDTH	1.769m
OVERALL BODY HEIGHT	1.488m
MIN BODY GROUND CLEARANCE	0.249m
MAX TRACK WIDTH	1.713m
LOCK-TO-LOCK TIME	4.00s
KERB TO KERB TURNING RADIUS	5.100m

FOR PLANNING PURPOSES ONLY

Rev	Amendments	Drn	Chk	App	Date
D	SITE LAYOUT UPDATED	SOM	SG	LH	07.08.19
C	SITE LAYOUT UPDATED	SD	TDM	LH	04.04.19
B	SITE LAYOUT UPDATED	TSB	SG	LH	21.02.19
A	PLANNING ISSUE	JA	LH	RS	23.11.18

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Job Title

LAND SOUTH OF BURNDELL ROAD, YAPTON

Drawing Title

PRIVATE CAR VEHICLE TRACKING

Client

BOVIS HOMES

Scale	Date	Designed
1:500 @A1	NOV 18	SOM
Drawn	**Checked**	**Approved**
SOM	LH	RS

Job No	Drawing No	Rev
18-070	18-070/102	D

P:\18-070 - Burndell Road, Yapton - Detailed Design\Tech\Acad\Drawings\100 Series Planning Pack\18-070-102 Private Car Vehicle Tracking.dwg

APPENDIX A

West Sussex County Council Parking Calculator

WEST SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	**Yapton**
District	**Arun**
Ward 2	**Barnham**
District	**Arun**
Ward 3	**Walberton**
District	**Arun**
Ward Tempro Factor 2009-2026	**1.050624**
District Tempro Factor 2009-2026	**1.067644**

Ward Finder			
Postcode		**Ward**	

Note:

No special provision need be made for visitors where at least half of the total parking provision associated with a development is unallocated. In other circumstances, it may be appropriate to allow for additional demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and number of Bedrooms is used this will need to be converted. A general guide for conversion is as follows but may differ in some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The Ward Data Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases car ownership values have been obtained using the nearest sized dwelling with same tenure and ward. For example, if no data is available for a private house with 1 room then data for a private house with 2 rooms has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where Census data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve a higher sample size.

Report Summary Table

DEVELOPMENT MIX					ALLOCATED PARKING	PARKING DEMAND					
Ref.	**Unit Type**	**Unit Tenure**	**Habitable Rooms (Per Unit)**	**No. of Units (Total)**	**Spaces (Per Unit)**	**Allocated No.**	**Unallocated for Residents**		**Unallocated for Visitors**		**Total Demand**
							per unit	**Total**	**per unit**	**Total**	
A	Flats	Council/Housing Association (not including shared ownership)	2	12	1	**12**	**0**	**1**	**0**	**2**	**15**
B	Flats	Council/Housing Association (not including shared ownership)	3	10	1	**10**	**0**	**1**	**0**	**2**	**13**
C	Houses	Council/Housing Association (not including shared ownership)	4	3	2	**6**	**0**	**0**	**0**	**1**	**7**
D	Houses	Council/Housing Association (not including shared ownership)	5	5	2	**10**	**0**	**1**	**0**	**1**	**12**
E	Houses	Council/Housing Association (not including shared ownership)	6	2	2	**4**	**0**	**0**	**0**	**0**	**5**
F	Houses	Private	4	15	2	**30**	**0**	**1**	**0**	**3**	**34**
G	Houses	Private	5	41	2	**82**	**0**	**6**	**0**	**8**	**96**
H	Houses	Private	5	2	3+	**6**	**0**	**0**	**0**	**0**	**6**
I	Houses	Private	6	18	3+	**54**	**0**	**1**	**0**	**4**	**58**
J											
K											
L											
M											
N											
O											
P											
Q											
R											
S											
Total				**108**		**214**		**11**		**22**	**247**

PROJECT CENTRE

PEOPLE | PASSION | PLACES

APPENDIX B

Accommodation and Parking Schedule

18-1065 RM 108 UNIT SCHEME - LAND OFF BURNDELL ROAD, YAPTON.
Revision C March 2019 Reference Planning Layout 18-1065-005 C
FULL PLOT SCHEDULE OF MATERIALS AND PARKING

AFFORDABLE UNITS

PLOT NO.	TYPE REF. / Bed/Person	INT. AREA sq.ft.	INT. AREA sq.m.	Facing Brick	Detail Brick	Brick Cills	Render	Tile Hanging	Flint Facing	Panel	Roofing Tile Colour	Tile Profile	Front Door	Allocated Parking Provision
56	2BF/2B4P	754	70.17	1	3	3	✓	-	-	✓	Grey	a	B (external)	1 ps
57	2BF/2B3P	705	65.56	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
58	2BF/2B4P	754	70.17	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
59	2BF/2B3P	760	70.68	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
60	2BF/2B4P	753	70.04	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
61	1BF/1B2P	665	61.91	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
62	1BF/1B2P	586	54.54	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
63	1BF/1B2P	617	57.44	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
64	(24) 2BH / 2B4P	851	79.1	3	1	1	-	-	-	-	Rustic	b	W	2ps
65	(24) 2BH / 2B4P	851	79.1	3	1	1	-	-	-	-	Rustic	b	W	2ps
66	(24) 2BH / 2B4P	851	79.1	3	1	1	-	-	-	-	Rustic	b	W	2ps
67	2BF/2B3P	705	65.76	1	3	3	✓	-	-	✓	Grey	a	B (external)	1ps
68	2BF/2B4P	754	70.17	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
69	2BF/2B4P	753	70.04	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
70	2BF/2B3P	705	65.76	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
71	2BF/2B4P	754	70.17	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
72	1BF/1B2P	617	57.44	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
73	1BF/1B2P	586	54.54	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
74	1BF/1B2P	665	61.91	1	3	3	✓	-	-	✓	Grey	a	(internal door)	1ps
77	4BH/4B5P	1082	100.5	3	1	1	-	-	-	-	Rustic	b	W	2ps
78	4BH/4B5P	1082	100.5	3	1	1	-	-	-	-	Rustic	b	W	2ps
81	(25) 3BH / 3B5P	1012	94	1	3	3	-	-	-	-	Rustic	b	W	2ps
82	(25) 3BH / 3B5P	1012	94	1	3	3	-	-	-	-	Rustic	b	W	2ps
90	(25) 3BH / 3B5P	1012	94	3	1	1	-	-	-	-	Rustic	b	B	2ps
91	(25) 3BH / 3B5P	1012	94	3	1	1	-	-	-	-	Rustic	b	B	2ps
92	(25) 3BH / 3B5P	1012	94	3	1	1	-	-	-	-	Rustic	b	B	2ps
93	1BF/1B2P	543	50.57	1	3	3	✓	-	-	-	Grey	b	B (external)	1ps
94	1BF/1B2P	538	50	1	3	3	✓	-	-	-	Grey	b	(internal door)	1ps
95	1BF/1B2P	543	50.57	1	3	3	✓	-	-	-	Grey	b	(internal door)	1ps
96	1BF/1B2P	543	50.57	1	3	3	✓	-	-	-	Grey	b	(internal door)	1ps
97	1BF/1B2P	538	50	1	3	3	✓	-	-	-	Grey	b	(internal door)	1ps
98	1BF/1B2P	543	50.57	1	3	3	✓	-	-	-	Grey	b	(internal door)	1ps
Total		24158	2246.88											

PRIVATE UNITS

PLOT NO.	TYPE REF.	INT. AREA sq.ft.	INT. AREA sq.m.	Facing Brick	Detail Brick	Brick Cills	Render	Tile Hanging	Flint Facing	Panel	Roofing Tile Colour	Tile Profile	Front Door	Allocated Parking Provision
1	7 SPRUCE / 3B5P	1082	100.5	1	3	3	✓	-	-	-	Grey	a	B	1G + 1ps
2	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Grey	a	W	1G + 1ps
3	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Grey	a	W	1G + 1ps
4	8 CYPRESS / 3B5P	1101	102.3	1	3	3	-	-	-	-	Grey	a	B	1G + 1ps
5	8 CYPRESS 3B5P	1101	102.3	3	2	2	-	-	-	-	Rustic	b	B	1G + 1ps
6	9 BEECH / 3B5P	1116	103.7	3	2	2	-	-	-	-	Rustic	b	W	1G + 1ps
7	9 BEECH / 3B5P	1116	103.7	3	2	2	-	-	-	-	Rustic	b	W	2ps
8	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	b	W	2ps
9	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	b	W	2ps
10	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	b	B	2ps
11	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	b	B	2ps
12	9 BEECH / 3B5P	1116	103.7	3	1	1	-	-	-	-	Rustic	b	W	2ps
13	9 BEECH / 3B5P	1116	103.7	3	1	1	-	-	-	-	Rustic	b	W	1G + 2ps

14	12 JUNIPER / 4B6P	1218	113.2	3	1	1	-	-	-	-	Grey	a	B	1G + 2ps
15	13 CHESTNUT / 4B6P	1350	125.4	2	3	3	✓	-	-	-	Rustic	b	B	1G + 2ps
16	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Rustic	a	B	2ps
17	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Rustic	a	B	2ps
18	12 JUNIPER / 4B6P	1218	113.2	3	2	2	✓	✓	-	-	Grey	a	W	1G + 2ps
19	7 SPRUCE / 3B5P	1082	100.5	1	3	3	-	-	-	-	Grey	b	B	2ps
20	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Grey	b	W	2ps
21	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Rustic	b	B	1G + 1ps
22	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Rustic	b	B	1G + 1ps
23	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Rustic	b	B	1G + 1ps
24	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Rustic	b	B	1G + 1ps
25	12 JUNIPER / 4B6P	1218	113.2	1	3	3	-	-	-	-	Grey	a	W	1G + 2ps
26	11 WILLOW / 4B7P	1417	131.78	1	3	3	-	-	-	-	Rustic	a	B	1G + 2ps
27	12 JUNIPER / 4B6P	1218	113.2	1	3	3	-	-	-	-	Rustic	b	B	1G + 2ps
28	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Grey	b	W	2ps
29	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Grey	b	W	2ps
30	12 JUNIPER / 4B6P	1218	113.2	3	2	2	✓	✓	-	-	Grey	a	W	1G + 2ps
31	12 JUNIPER / 4B6P	1218	113.2	3	2	2	-	-	-	-	Rustic	a	B	1G + 2ps
32	12 JUNIPER / 4B6P	1218	113.2	1	3	3	-	-	-	-	Grey	a	B	1G + 2ps
33	4 HOLLY / 2B4P	851	79.1	3	1	1	-	-	-	-	Grey	b	W	2ps
34	4 HOLLY / 2B4P	851	79.1	3	1	1	-	-	-	-	Grey	b	W	2ps
35	4 HOLLY / 2B4P	851	79.1	3	1	1	-	-	-	-	Grey	b	W	2ps
36	13 CHESTNUT / 4B6P	1350	125.4	3	1	1	✓	-	-	-	Rustic	b	B	1G + 2ps
37	13 CHESTNUT / 4B6P	1350	125.4	2	3	3	✓	-	-	-	Rustic	b	B	1G + 2ps
38	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	a	W	1G + 2ps
39	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	a	W	1G + 1ps
40	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Grey	a	B	2ps
41	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Grey	a	B	2ps
42	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Grey	a	B	2ps
43	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Rustic	a	W	2ps
44	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Rustic	a	W	2ps
45	4 HOLLY / 2B4P	851	79.1	3	2	2	-	-	-	-	Rustic	a	W	2ps
46	12 JUNIPER / 4B6P	1218	113.2	1	3	3	✓	✓	-	-	Rustic	b	W	1G + 2ps
47	11 WILLOW / 4B7P	1417	131.78	2	3	3	-	-	-	-	Rustic	b	B	1G + 2ps
48	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Grey	b	B	1G + 1ps
49	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Grey	b	B	1G + 1ps
50	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Grey	b	B	1G + 1ps
51	9 BEECH / 3B5P	1116	103.7	2	3	3	-	-	-	-	Grey	b	B	1G + 1ps
52	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Rustic	a	W	2ps
53	7 SPRUCE / 3B5P	1082	100.5	1	3	3	-	-	✓	-	Rustic	a	W	2ps
54	7 SPRUCE / 3B5P	1082	100.5	2	3	3	✓	-	-	-	Grey	a	W	1G + 1ps
55	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Rustic	a	B	1G + 1ps
75	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Rustic	a	B	1G + 1ps
76	7 SPRUCE / 3B5P	1082	100.5	2	3	3	✓	-	-	-	Grey	a	W	1G + 1ps
79	7 SPRUCE / 3B5P	1082	100.5	2	3	3	✓	-	-	-	Rustic	a	W	1G + 1ps
80	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Rustic	a	B	1G + 1ps
83	9 BEECH / 3B5P	1116	103.7	1	3	3	-	-	-	-	Grey	b	W	1G + 1ps
84	9 BEECH / 3B5P	1116	103.7	1	3	3	-	-	-	-	Grey	b	W	1G + 1ps
85	11 WILLOW / 4B7P	1417	131.78	2	3	3	-	-	-	-	Grey	b	B	1G + 2ps
86	12 JUNIPER / 4B6P	1218	113.2	1	3	3	-	✓	-	-	Grey	b	B	1G + 2ps
87	11 WILLOW / 4B7P	1417	131.78	1	3	3	-	-	-	-	Grey	b	B	1G + 2ps
88	5 HAZEL / 3B5P	932	86.6	1	3	3	-	-	-	-	Rustic	b	W	1G + 1ps
89	7 SPRUCE / 3B5P	1082	100.5	1	3	3	-	-	✓	-	Rustic	b	W	2ps
99	7 SPRUCE / 3B5P	1082	100.5	2	3	3	✓	-	-	-	Grey	a	W	2ps
100	5 HAZEL / 3B5P	932	86.6	2	3	3	-	-	-	-	Grey	a	W	2ps

101	4 HOLLY / 2B4P	851	79.1	2	3	3	-	-	-	-	Grey	a	B	2ps
102	4 HOLLY / 2B4P	851	79.1	2	3	3	-	-	-	-	Grey	a	B	2ps
103	8 CYPRESS / 3B5P	1101	102.3	3	2	2	-	-	-	-	Rustic	a	W	1G + 1ps
104	8 CYPRESS / 3B5P	1101	102.3	3	2	2	-	-	-	-	Rustic	a	B	1G + 1ps
105	12 JUNIPER / 4B6P	1218	113.2	3	2	2	-	-	-	-	Rustic	a	B	1G + 2ps
106	8 CYPRESS / 3B5P	1101	102.3	3	2	2	-	-	-	-	Rustic	b	B	1G + 1ps
107	12 JUNIPER / 4B6P	760	70.68	2	3	3	-	-	-	-	Grey	b	W	2G + 2ps (Sales Garage)
108	7 SPRUCE / 3B5P	1082	100.5	2	3	3	✓	-	✓	-	Rustic	b	B	1G + 1ps
Total		**80270**	**7459.3**											

Overall Total	**104428**	**9706.18**

NOTES: All materials samples to be provided as required.
Facing Brick Type 1 : Leicester Weathered Red
Facing Brick Type 2 : Leicester Multi Red
Facing Brick Type 3 : Capital Ibstock Capital Brown Multi
Note : Detail brick wil be from above list as a contrast brick type used as main. Also used for brick cills.

Flint Facing : Knapped field flint blocks.

Render - Through colour White Smooth Finish
Tile Hanging - Plain tiles - Colour to match main roof tile
Facing Brick Lintol detailing & Cills - Contrast Facing Brick to main facing brick type

Panels Infill to gables : Trespa through colour facing panel material - colour in Cream or similar

Roof Tiles- By Nelskamp
Profile : (a) Planum - Anthracite Grey (433) or Rustic (85)
Profile : (b) Double Roman - Anthracite Grey (33) or Rustic (85)

Rainwater Goods to all units - Black upvc

Exposed Timber : porches, suppors etc - White painted
Windows : White upvc
House Doors : White (W) or Black (B) upvc - various styles. (see schedule reference)
Garage Doors : White or Black painted up and over - colour to match main house doors (see schedule reference for house doors)
Bin & Cycle Store Doors in Stain Finish timber louvre style external stoor doors

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ARUN DISTRICT COUNCIL Y/98/18/RES