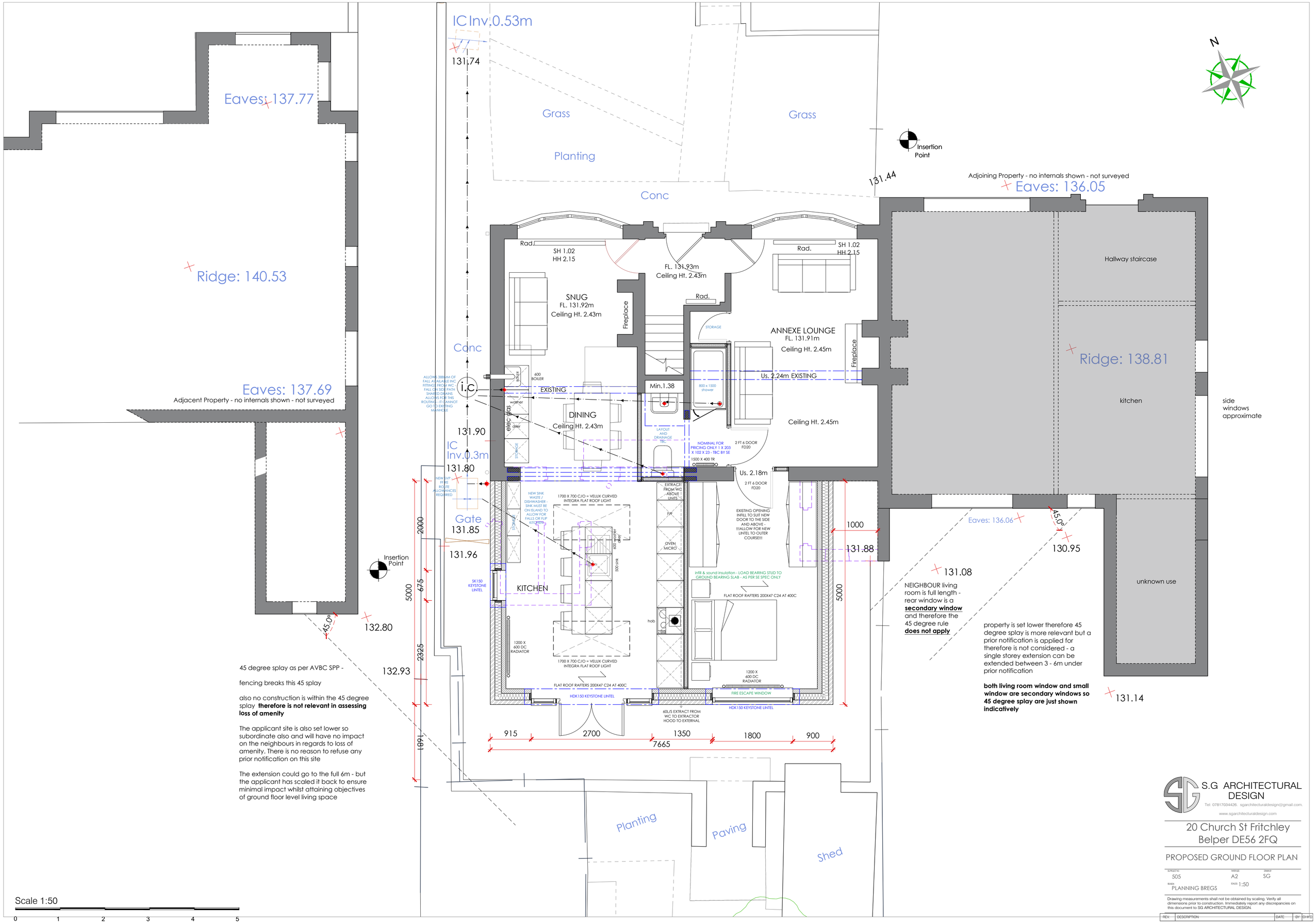

45 degree splay as per AVBC SPP -

fencing breaks this 45 splay

also no construction is within the 45 degree splay **therefore is not relevant in assessing loss of amenity**

The applicant site is also set lower so subordinate also and will have no impact on the neighbours in regards to loss of amenity. There is no reason to refuse any prior notification on this site

The extension could go to the full 6m - but the applicant has scaled it back to ensure minimal impact whilst attaining objectives of ground floor level living space

S.G ARCHITECTURAL DESIGN
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20 Church St Fritchley
Belper DE56 2FQ

PROPOSED GROUND FLOOR PLAN

SURVEY NO	PAPER SIZE	DRAWN BY
505	A2	SG

REVISION: PLANNING BREGS
SCALE: 1:50

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D