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Dimensions to be verified on site.
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DO NOT SCALE

NOTES

NORTH

Rear Garden
Lawn

Boundary

New Boundary
1800mm Fence

Rear Garden
Lawn

Boundary

22250

Adjoining Property
No. 106

No. 108
Dwelling

Proposed
New Dwelling

900

Patio

450

No. 106
Front Drive / Hardstand

Unobstructed visibilty splay along A517

Existing Laurel hedge removed to open up visibility to both 108 and new dwelling

900

No. 108
Front Drive / Hardstand

New Boundary
1200mm Fence

Boundary

Drive / Hardstand
Min 2 Vehicles

Provide gap for vehicular access to new plot from No. 108

3000

825

3000

Existing Site Access

Shared access to 106 / 108 and proposed new dwelling visibility to be improved for all 3 dwelling by removing laurel hedge. Fence and conifer hedge removed to front of proposed development plot This will also improve turning space for cars within new dwelling site

Adjacent Drive

Boundary

Conifer hedge and fence removed

White Line on Road

Adjacent Property
No. 112

Last 6 ft fence panel removed and replaced with low picket fence to open up visibility splay

A S H B O U R N E R O A D (A 5 1 7)

White Line on Road

Unobstructed visibilty splay along A517
All way back to Wirksworth Road Junction

SCALE
1:100

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

Rev.	Date	Revision	By	Checked

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Project
Proposed New Dwelling at:
108 Ashbourne Road, Cowers Lane, Belper, DE56 2LF

Drawing Title
Proposed Site Plan

Drawn by	Checked by
SCG	SCG
Scale	Date
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Purpose of Issue
FOR INFORMATION