	House Type	Area (sqm)	Garage	Area (sqm
Plot 1	Existing 3B/6P	100	None	
Plot 2	Two Storey 4B/8P	162	None	
Plot 3	Existing 4B/8P	144	None	
Plot 4	Bungalow 3B/4P	96	Double	36
Plot 5	Two Storey 4B/8P	163	Single	18
Plot 6	Two Storey 4B/8P	180	Single	18
Plot 7	Two Storey 5B/10P	246	Integral	18
Plot 8	Two Storey 5B/10P	246	Integral	18
	Totals	1337		108

1. Single New Access
2. Secondary Dropped Kerb Removed
3. Existing House access retained

DWVMWHS boundary

outbuilding retained

PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8

BNG

BNG

No development other than tree/shrub planting proposed within the DWVMWHS

Space for 3no. Pyrus calleryana 'Chanticleer' or similar and approved street trees Mature crown width - 3-4m Spacing 7m centres

Space for 5no. Carpinus betulus 'Frans Fontaine'or similar and approved street trees Mature crown width - 3-4m Spacing 10m centres

10m SCALE 1:500

REVC	Revsions following NPPF updates	28/09/26 DS
REVB	Revsions following NPPF updates	16/09/26 AC
REVA	drawing finalised for planning submission	08/10/25 DS
REV	description	date initials

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CLIENT:
Mr Frixou

STATUS:
PLANNING

PROJECT DESCRIPTION:
Development at Benz Bavarian, Derby Rd, Duffield, Belper DE56 4FQ

DRAWING TITLE:
Proposed Site Plan

DRAWN BY:		CHECKED BY:
AC		DS
SCALE: 1:500	PAPER: A2	DATE: 02/10/2025

DRAWING REF:
5562 - 003

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No dimensions to be scaled from this drawing. All dimensions to be checked and confirmed on site