

APPLICATION NO	PA/2024/443
APPLICANT	Neal Platt
DEVELOPMENT	Planning permission to erect a new dwelling with associated garaging and off-road parking (resubmission of PA/2023/1707)
LOCATION	Land rear of 1 Clematis Cottage, Ferry Road East, Barrow upon Humber, DN19 7AZ
PARISH	BARROW UPON HUMBER
WARD	Ferry
CASE OFFICER	Daniel Puttick
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barrow upon Humber Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

North Lincolnshire Local Plan:

- T1 Location of development
- T2 Access to development
- T19 Car parking provision and standards
- DS1 General requirements
- DS7 Contaminated land
- DS14 Foul sewage and surface water drainage
- DS16 Flood risk

H5 New housing development

H8 Housing design and housing mix

LC12 Protection of trees, woodlands and hedgerows

North Lincolnshire Core Strategy:

CS1 Spatial strategy for North Lincolnshire

CS2 Delivering more sustainable development

CS3 Development limits

CS5 Delivering quality design in North Lincolnshire

CS6 Historic environment

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS17 Biodiversity

CS19 Flood risk

CS25 Promoting sustainable transport

Housing and Employment Land Allocations Development Plan:

PS1 Presumption in favour of sustainable development

Settlement Inset Map 06 – Barrow upon Humber

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although further public hearing sessions are not anticipated until late 2024.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications; however, the extent of this weight is limited. The relevant policies concerning this application are:

SS1 Presumption in favour of sustainable development

SS2 A spatial strategy for North Lincolnshire

SS3 Development principles

SS5 Overall housing provision

SS6 Spatial distribution of housing sites

SS11 Development limits

DM1 General requirements

H2 Housing mix and density

H9 Self-build and custom build

DQE1 Protection of landscape, townscape and views

DQE3 Biodiversity and geodiversity

DQE5 Managing flood risk

T1 Promoting sustainable transport

T3 New development and transport

CONSULTATIONS

Highways: Looking at the submitted information, this is a resubmission of PA/2023/1707 and the only changes are to the pedestrian route known as 'Spring Walk', so with this in mind Highways would advise conditions be applied to any permission.

LLFA/Drainage Team: No objections subject to conditions to secure details of surface water drainage measures to be incorporated within the development and an informative considering SuDS measures.

Environmental Protection: Recommend a condition to secure details to deal with visually contaminated material found during the construction phase of the development.

PARISH COUNCIL

Barrow upon Humber Parish Council strongly object to the application based on the following comments:

- Over-development on the proposed piece of land
- Removed amenity from Clematis Cottage
- Protection of the public rights of way
- LC7 – Landscape Protection where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. This development does not respect the character of the local landscape and the natural habit (sic) will be destroyed during this development.

In addition to the above, Phase 2 of Fields View (Ferry Road East) includes a beautiful 'Spring Walk' feature, which is a footpath surrounded by trees and bushes, and includes a variety of habitats for birds, bats and insects. This house would cut right across this public space previously approved by NLC and would pose a risk not only to wildlife, but also to dog walkers and children who will use the area as they will have to cross a driveway instead of the APPROVED footpath.

Looking at the proposed plan for this house versus the approved site plan for Phase 2 of Fields View (PA/2021/970) there is a clear loss of trees, hedges, and it is not fair or right to alter something that was for the benefit of the village after approval has been given for the benefit of one person/family.

This application does not address the issues identified in the previous submission and the only difference appears to be splitting 'Spring Walk' in two, thereby forcing pedestrians onto the road/driveways of neighbouring houses which is again not acceptable.

PUBLICITY

A site notice has been displayed and two letters of objection have been received. Both these letters raise the same issues as those identified and submitted by Barrow upon Humber Parish Council, and also highlight that the design of the house is identical to those being delivered on Phases 1 and 2 of Fields View.

ASSESSMENT

Relevant planning history

- PA/2021/970: Planning permission to erect 18 dwellings with associated access road and garaging, and create a public footpath and open space – approved
- PA/2023/337: Non-material amendment to PA/2021/970 namely to amend house type, originally Plot 16 now Plot 25 – approved
- PA/2023/145: Planning permission for the change of use of land to erect 3 bungalows and 3 chalet bungalows – approved
- PA/2023/1707: Planning permission to erect new dwelling with associated garaging and off road parking – refused
- PA/2024/722: Application for a non-material amendment to PA/2021/970 dated 31/03/2022 namely to change the route of the Spring Walk feature – approved

Site constraints

Outside the development boundary

SFRA flood zone 1

The site and proposal

The site is located to the north of the existing property Clematis Cottage. The site falls outside the defined development limits within the adopted development plan; however, it would become enclosed by development on all sides upon completion of development approved to the immediate west being delivered by Keigar Homes.

The access to the property would be taken through the adjacent development, with a driveway leading from the estate road into the site. The submitted plans show a dormer bungalow comprising four bedrooms with open plan kitchen, breakfast and sunroom area with separate lounge, and integral garaging. The building would be constructed of red brickwork, with white uPVC casement windows and dark concrete roof tiles.

The main issues in determining this application therefore include:

- the principle of the development
- impacts on the character and appearance of the area
- impacts on residential amenity
- highway safety and drainage.

Principle of the development

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

The combined effect of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 is that a planning application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

It should be noted that the council is able to demonstrate a five-year housing land supply as identified within the North Lincolnshire Council Five Year Housing Land Supply Statement, adopted August 2023. Therefore, full weight can be attributed to the local plan and Local Development Framework policies and the 'tilted balance' set out in paragraph 11(d) of the NPPF is not engaged. In respect of the principle of development in this case, the following policies would be relevant.

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement. Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus.

Policy CS8, whilst restricting housing outside development limits, considers some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

The overall strategy for North Lincolnshire, as set out by policy CS2, sets out a sequential approach for development: firstly in Scunthorpe, followed by the market towns and then rural settlements. The bulk of housing requirement for North Lincolnshire under this strategy is allocated for Scunthorpe at 82% of the total housing requirement with 18% in the market towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton. There are no allocated housing sites within the rural settlements.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is

essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Barrow.

The application site lies outside the defined settlement boundary for Barrow upon Humber, whereby local plan saved policy RD2 restricts development other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development.

The application site would be located between existing development within the settlement limits defined in the development plan, and adjacent to planned housing approved under recent applications. Whilst these more recent developments were approved at a time when the local planning authority were unable to demonstrate a deliverable supply of housing sites in excess of five years, the principle of new housing in this location has been supported. The development could be described as infilling of a site between existing and planned housing, and as it stands the site does not form part of the functioning countryside, being land associated with the existing dwelling Clematis Cottage.

For these reasons, although the site falls outside the established development boundary, in the context of consented development being brought forward adjacent to the application site, it is considered new residential development at the site would be acceptable in accordance with policies CS1 and CS3 of the North Lincolnshire Core Strategy, despite the conflict with policy RD2 of the North Lincolnshire Local Plan. Consistent with the decision reached in the determination of application PA/2023/1707, the principle of the development should therefore be regarded as being acceptable as a minor departure from the development plan.

Design and appearance

Policy DS1 of the local plan seeks to ensure that proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours, and seeks that materials and finishes do not contrast markedly with those of the original building or neighbouring properties.

Policy H7 of the local plan refers to backland development or tandem development, stating that they will be permitted provided that:

- (i) there is no adverse effect on the amenities of any residential premises or adjoining use through:
 - (a) overlooking and loss of privacy;
 - (b) loss of amenity area to the adjoining dwellings;
 - (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development;
- (ii) it would not affect the general quality and character of the area in which it is located by:
 - (a) unacceptably increasing the density of development in that area;

- (b) resulting in the loss of important natural and man-made features;
- (c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.

Policy CS5 of the Core Strategy states that all new development in North Lincolnshire should be well designed and appropriate for their context, and that it should contribute to creating a sense of place. The policy goes on to state that the council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. The policy states that design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

The NPPF seeks to ensure the creation of high quality, beautiful and sustainable buildings and places, stating that this is fundamental to what the planning and development process should achieve. Paragraph 126 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF states that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as materials used).

The proposed development would be sited to the rear of an existing dwelling which fronts Ferry Road East. Access to the new dwelling would be provided through the planned estate to the immediate west, which is being delivered by Keigar Homes. Planning permission has previously been refused under application PA/2023/1707, for the following reason:

'The proposed development would appear as a contrived addition to the carefully planned development of homes approved on the adjacent site. The proposals would fail to successfully integrate with its surroundings, and result in adverse impacts upon the character and appearance of the planned estate and the appearance and function of the pedestrian route known as 'Spring Walk' which would lead south to north along the eastern edge of the adjacent development. For these reasons, the proposals would unacceptably diminish the quality and high standard of design proposed within application PA/2021/970, and would in turn be harmful to the character and appearance of the area in conflict with the aims of Policies DS1 and H7 of the North Lincolnshire Local Plan, Policy CS5 of the North Lincolnshire Core Strategy and the aims of Paragraph 135 of the NPPF.'

This application presents an alternative design and layout which seeks to address the reason for refusal of application PA/2023/1707. It coincides with an application for a non-material amendment to vary the approved development (PA/2024/722) by adjusting the route of the 'Spring Walk', as shown on the proposed plans submitted with this application.

The dwelling is of a similar design to house types proposed for construction within the site and, as such, design of the building itself is considered to be acceptable and in keeping with the character of the area. Previous shortcomings in the design and layout of the driveway and its interaction with the 'Spring Walk' feature have been addressed, and the revised proposals now present an arrangement which is more in keeping with the layout and character of the approved residential development to the west.

From a design perspective, the changes to the scheme ensure the quality of the landscaped 'Spring Walk' would be maintained, avoiding footpaths and driveways crossing. It would appear as a planned component of the development, rather than as an afterthought. The overall quality of the approved development would not be diminished, aided by the design of the dwelling being in keeping with those found elsewhere on the estate.

For these reasons, the design of the development is considered to be acceptable and the construction of a dwelling at the site would not result in harmful impacts upon the character and appearance of the area. The application is considered to accord with the aims of policies DS1, H5, H7 and H8 of the local plan and CS5 of the Core Strategy.

Residential amenity

Policy DS1 of the local plan seeks to ensure suitable standards of amenity for existing and future residents and users, and states no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Paragraph 135 of the NPPF indicates that planning policies and decisions should ensure that, amongst other requirements, developments create places which are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Due to the design, orientation and layout of the dwelling in relation to existing and planned housing nearby, the proposed development would not be considered to result in adverse impacts for occupants of existing dwellings in terms of loss of outlook, privacy or any overbearing impacts. Separation distances are adequate and would ensure that suitable standards of accommodation would be provided for future occupants of the site.

The parish council has raised concerns about potential loss of amenity to occupants of 1 Clematis Cottages. The dwelling would be sited on land associated with the property, but which falls beyond its formal residential curtilage. Sufficient garden area would be retained for the cottage and, given the separation between the site and these dwellings, there would be no significant adverse impacts in terms of loss of outlook, overbearing impact or loss of privacy. The proposed development is therefore considered acceptable in accordance with policies DS1 and H5 of the local plan, and the aims of paragraph 135 of the NPPF.

Highway safety

Paragraph 115 of the NPPF makes clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T1 of the local plan is concerned with the location of development and aligns with the spatial strategy of the Core Strategy. Policy T2 of the local plan states that all proposals should be provided with a satisfactory access, whilst policy T19 of the local plan relates to car parking provision and standards, and in summary requires developments which result in additional parking needs to incorporate proposals to fully meet that demand.

Policy CS25 of the Core Strategy seeks to support and promote a sustainable transport system in North Lincolnshire that offers a choice of transport modes and reduces the need

to travel through spatial planning and design and by utilising a range of demand and network management tools.

The application has been assessed by the highway authority, who raise no objections to the proposed development subject to conditions. Comments from local residents and the parish council raise concerns about conflicts between pedestrians and vehicles. The revised layout of the driveway and changes to the Spring Walk feature would see pedestrians and vehicles using the driveway separated. The layout of the pedestrian route has been approved through application PA/2024/722, and the introduction of a driveway as proposed would not give rise to conflicts between pedestrians crossing through a driveway owing to the clearly defined routes for different users.

Given the development proposed is for one dwelling, there would be a low number of vehicular movements to and from the site. The proposed development would not be considered to give rise to highway safety issues and would not result in unacceptable conflicts between users of the Spring Walk feature and occupants of/visitors to the proposed dwelling because of this. Adequate parking and manoeuvring space would be provided within the curtilage of the property and, in the absence of any objection from the highway authority, the proposals are considered acceptable in terms of highway safety in accordance with the requirements of policies T2 and T19 of the local plan, policy CS25 of the Core Strategy and the aims of the NPPF. Conditions are recommended to secure the implementation of the driveway and parking areas prior to the occupation of the building.

Flood risk and drainage

Policy CS19 of the Core Strategy, which sits alongside policy DS16 of the local plan, is concerned with flood risk and states that the council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.

Policy DS14 of the local plan states that the council will require satisfactory provision to be made for the disposal of surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

The application site is located within flood zone 1 and is therefore at low risk of flooding. Development in this location would therefore be acceptable in terms of flood risk.

The proposed plans indicate that foul and surface water would connect with the proposed drainage solution on the adjacent site to be constructed. Conditions would be capable of securing precise details for drainage of the development, including methods to prevent run-off onto the adjacent footpath and highway. Subject to accordance with such conditions, the proposals would be considered acceptable in terms of flood risk in accordance with policies DS14 and DS16 of the local plan, policy CS19 of the Core Strategy and the aims of the NPPF.

Trees and hedgerows

Policy LC12 of the local plan states that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas. It also states that landscaping, and tree and hedgerow planting, schemes will be

required to accompany applications for new development where it is appropriate to the development and its setting.

The proposals seek to undertake minor pruning works to a number of trees within the site, including crown reductions to some of the larger specimens around the perimeter of the development. The creation of the access would also necessitate the removal of a short section of hedgerow from the western boundary.

No response has been received from the council's arboricultural officer; however, the scale of pruning proposed and extent of hedge removal is limited. These works are considered acceptable and would ensure the retention and protection of trees during the development in accordance with the aims of policies LC12 of the local plan and CS17 of the Core Strategy.

Conclusion

The application site is outside the settlement boundary defined in the development plan; however, as a result of consented development, the site would become enclosed by housing on all sides. The site is considered to be in a sustainable location, and as such the principle of the development is considered acceptable as a minor departure from the development plan.

The design of the dwelling is consistent with nearby development, and the changes to the layout of the driveway and interaction with the revised Spring Walk feature approved through application PA/2024/722 would ensure that there would be no adverse impacts upon the character and appearance of the area.

The siting and scale of the development is such that the dwelling would not adversely impact the amenity of occupants of nearby dwellings in terms of loss of outlook, overbearing impacts or loss of privacy. Sufficient space would also be retained for occupants of Clematis Cottages.

The development would not prejudice the safety of the road network, and would ensure clearly defined routes within the Spring Walk for pedestrians. The low number of movements to and from the property is such that there would be unlikely to be any conflicts between pedestrians and vehicles, and sufficient parking would be provided within the site relative to the size of the property. There are no objections from the highway authority, and it is considered that there would be no unacceptable impacts on road safety.

There are no other technical issues raised by the proposed development, and it is therefore recommended that planning permission be granted subject to conditions set out below.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 427 4 001 Rev A – Site Plan

Drawing No: 427 1 003 Rev A – Proposed Plans & Elevations.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The development hereby permitted shall not be occupied until precise details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway, and from the highway onto the site, have been submitted to and approved in writing by the local planning authority. Thereafter, surface water drainage provision shall be made within the site in accordance with the approved details before the dwelling is brought into use.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and the National Planning Policy Framework.

4.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

The development hereby permitted shall not be occupied until precise details for all boundary treatments have first been submitted to and approved in writing by the local planning authority. Thereafter, boundary treatments shall be installed in accordance with the approved details and maintained as such thereafter.

Reason

To ensure the amenity of occupants of neighbouring properties and character and appearance of the area, in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any other Order revoking or re-enacting that Order, no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

To ensure the safety and integrity of the road network, in accordance with policies T2 of the North Lincolnshire Local Plan and the aims of the National Planning Policy Framework.

7.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

8.

No construction work shall take place at the site outside the following hours:

- 8am to 6pm Monday to Friday
- 8am to 1pm on Saturdays.

No construction work shall take place on Sundays or Bank Holidays.

No deliveries shall be made to or from the site outside the above hours.

Reason

To protect the amenity of local residents during the construction phase of the development, in accordance with policy DS1 of the North Lincolnshire Local Plan.

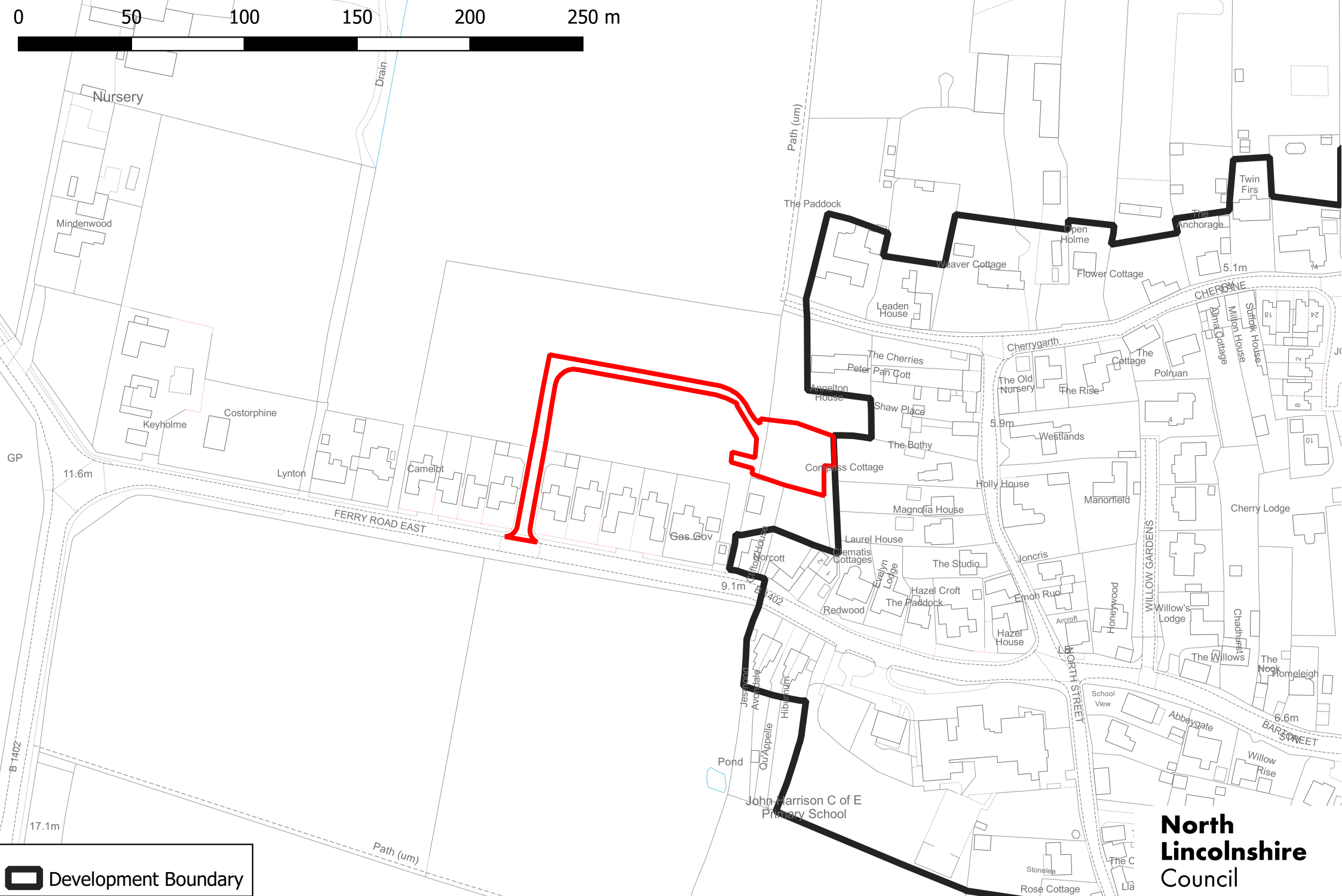
Informatives

1.

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

2.

For minor developments, it is suggested the developer considers upsizing the pipe network increasing storage around the development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on the developer's behalf to ensure an increased level of resilience for the development and its future occupiers and we would ask that the developer fully explores all Source Control SuDS techniques that can store and allow water reuse.



 Development Boundary

PA/2024/443

**North
Lincolnshire
Council**



South Elevation
PROPOSED ELEVATIONS 1:100



Rear Elevation

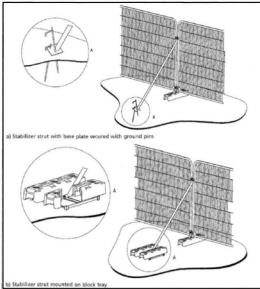


North Elevation



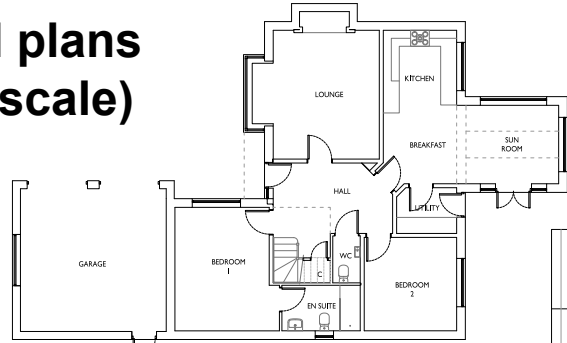
West Elevation

PA/2024/443 Proposed plans and elevations (not to scale)

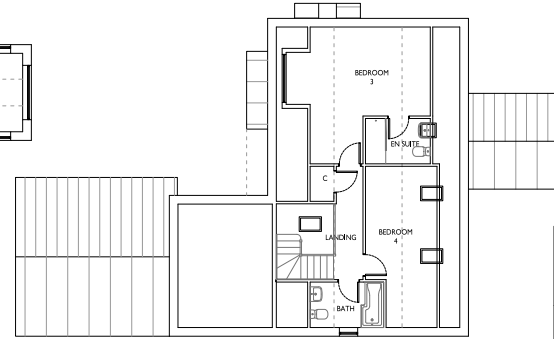


The protective fencing will be installed in accordance with BS 5837: 2012 and will comprise of wold mesh panel fencing, situated in rubber or concrete feet. Panels will be joined together using a minimum of two anti-tamper couplers, positioned so that they can only be removed from inside the barrier. The fencing will be supported at each joint (where two panels meet) with a stabiliser strut, attached to the fencing at one end and a base plate at the other, which will be secured with ground pins, driven into the underlying soil.

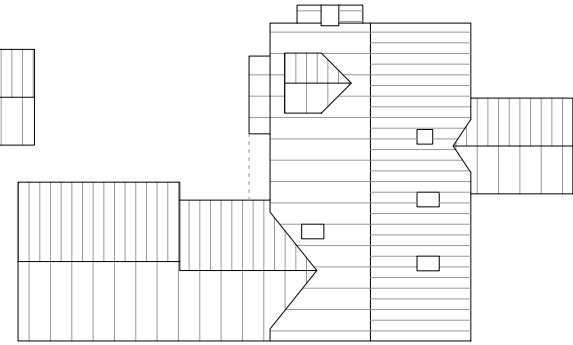
tree protection fencing indicated on below plan in **PURPLE**



Ground Floor Plan
PROPOSED PLANS 1:100



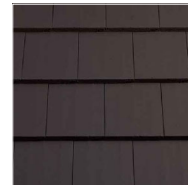
First Floor Plan



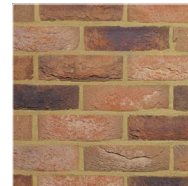
Roof Plan



PROPOSED SITE PLAN 1:250



Roof - dark grey colour flat concrete calderdale tiles



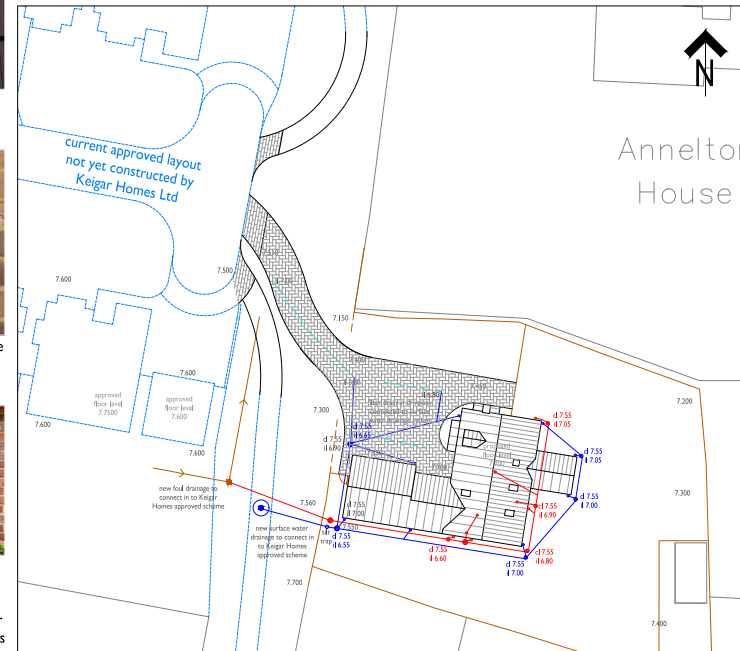
Walls - Wienerberger Heritage Blend Bricks



Windows White uPVC plain casement

Doors - Composite front door & white uPVC rear / patio doors

MATERIALS



PROPOSED DRAINAGE & LEVELS PLAN 1:250

A Revised to take in to account comments made by planning.		05.03.24
<p>Architected Design Extensions & Loft Conversions New Build House Small Developments From Design to Completion</p>		
<p>Client: Mr N Platt 64 Merton Road, Scunthorpe</p>		
<p>Project: Proposed Development rear of No.1 Ferry Road East, Barrow of 1 New Dwelling</p>		
<p>Drawing title: Proposed Plans & Elevations</p>		
Drawn by: NwP	Date: 13.10.2023	Scale: As Shown @ A1
<p>Drawing No: 427 I 003</p>		<p>Sheet: A</p>
<p>64 Merton Rd Botesford, Scunthorpe North Lincolnshire DN16 3LP</p>		
<p>PS: 07732 823735 E: neal@nepbuildingdesign.co.uk W: www.nepbuildingdesign.co.uk</p>		