

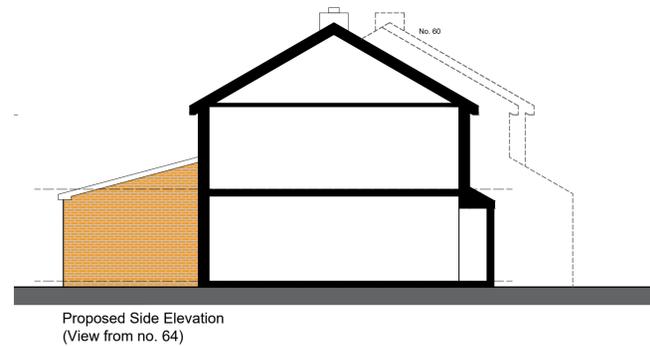


Proposed Side Elevation
(View from no.60)

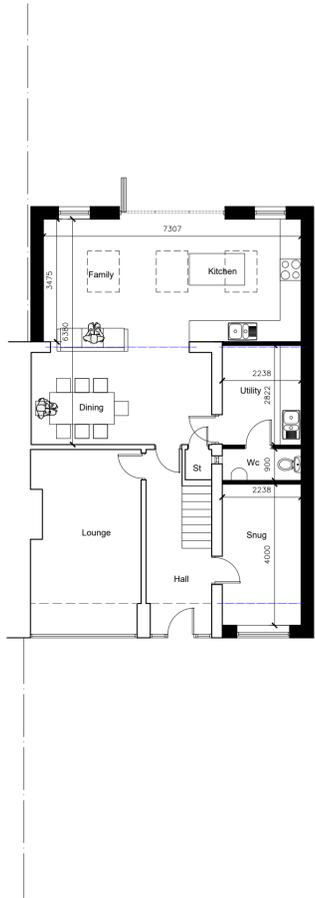
Proposed Rear Elevation



Proposed Front Elevation



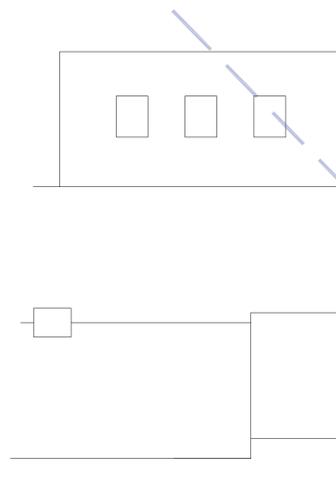
Proposed Side Elevation
(View from no. 64)



Proposed Ground Floor

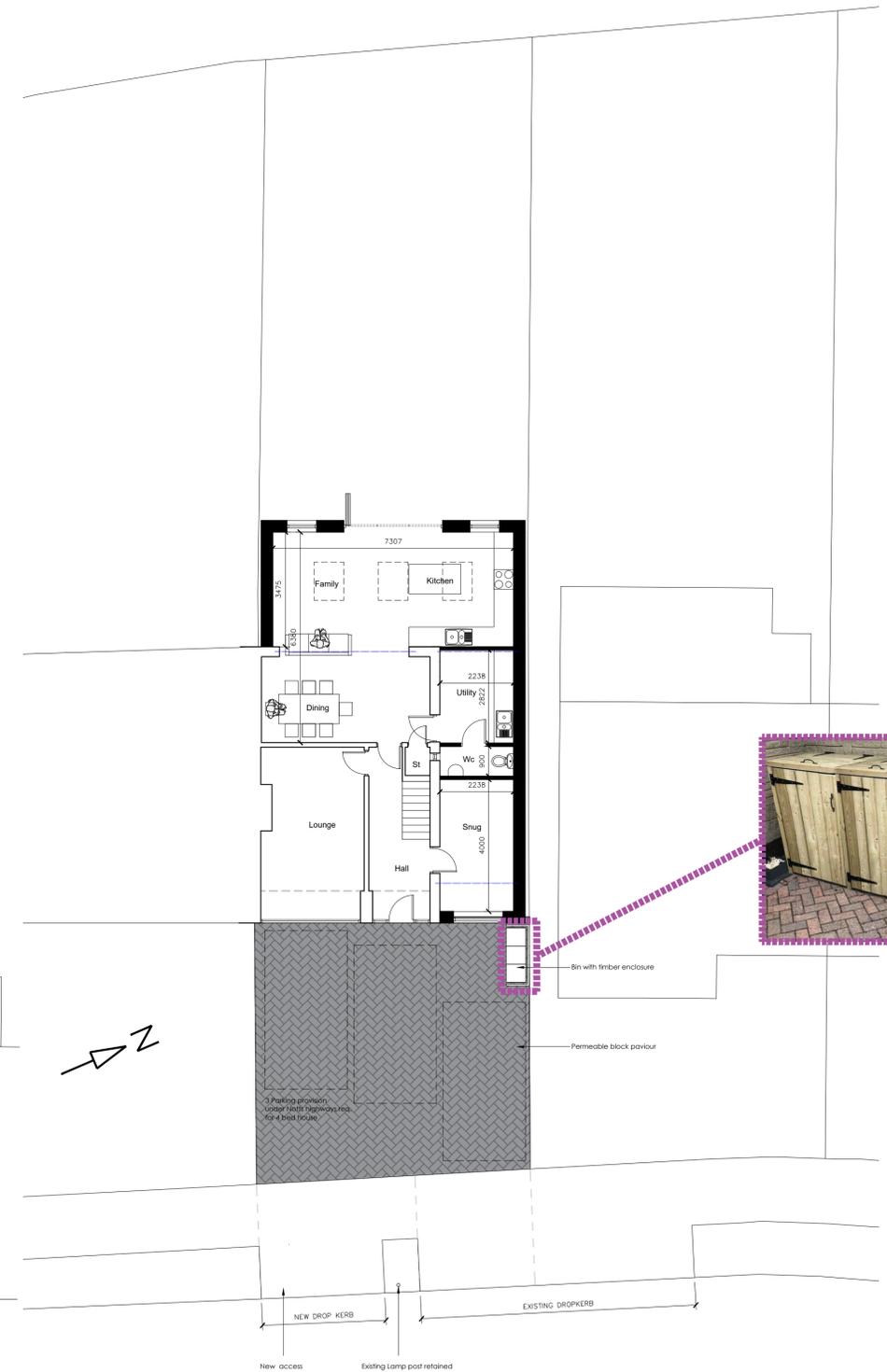


Proposed First Floor



Proposed Roof Plan

45 deg.
Right of light
from edge of
1st floor window
(no harm to outlook)
Number 60



BNG Exemption Statement - Householder Application (Side and Rear Extensions with Driveway Alteration)
This application seeks permission for side and rear extensions together with the replacement of an existing front garden lawn (approx. 300m²) with permeable block paving. All works fall within the domestic curtilage of the property and do not affect any protected habitats or designated ecological features.
Under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), Biodiversity Net Gain (BNG) requirements do not apply to household applications.
Accordingly, no Biodiversity Gain Plan or metric calculation is required for this proposal.



ISSUE FOR PLANNING APPROVAL

| REV | REVISION NOTE | DATE | DRAWN BY |
|-----|---------------------|----------|----------|
| A | FIRST FLOOR REVISED | 26/10/25 | SWC |

PROPOSED SIDE AND REAR EXTENSION
AT 62 BESTWOOD ROAD NG15 7PQ
FOR EMMA SHAW

| | | | |
|--|------------------------|----------------|-------------------|
| DRAWN BY SWC | CHECKED GP | DATE NOV 25 | SCALE 1:100@A1 |
| PROPOSED PLANS AND ELEVATIONS & SITE PLAN | DWG NO. 2522/08/002 | REV. A | |

Paula Davis, Spallton, NG23 7HD | 07508455553 | info@oxedio.co.uk | oxedio.co.uk
COPYRIGHT © 2023 Oxedio. ALL RIGHTS RESERVED.