

APPEAL: 18 Spring Vale, Waterloooville, PO8 9DA

Appeal Statement and Comments on Appellants Grounds of Appeal

Planning Inspectorate Reference: APP/X1735/C/23/3335825

Linked cases: APP/X1735/C/23/3335826, APP/X1735/W/23/3335830

Havant Borough Council Reference: APP/22/00816

Introduction:

This statement relates to the Planning Appeal in relation to planning application APP/22/00816 only and a separate statement shall be provided in relation to the Enforcement Appeals.

The merits of the planning application were fully considered at the application stage and a full Delegated Report has been previously provided to the Planning Inspectorate which sets out the Council's position in detail. The Delegated Report included the planning history with planning permissions APP/20/00868 permitted 19th November 2020 and APP/21/00709 permitted 26th August 2021. Copies of the Decision Notices and Approved Plans are attached at **Annex A**.

It is not intended to repeat in this statement the detailed assessment in the Delegated Report, however, comments on the appellants statement of case will be provided below.

1. Comments of Appellants Appeal in relation to the Planning Application

The following comments reference the numbering in Planit Consulting's Appeal Statement - Written Representations Statement dated December 2023.

2.1 It is stated in 2.1 that:

The Appellants were given to understand that the submission of an application to regularise the works would be supported by Officers. Indeed, correspondence from the Case Officer in December 2022 indicated that the planning application (for the scheme as constructed on site) was to be recommended for approval.

This correspondence has not been provided and it has not been possible to trace the correspondence.

2.12 Dimensions of the existing eaves and proposed eaves heights are provided in relation to planning permission reference APP/20/00868. Dimensioned from the existing elevations Drawing No. 1038.04 and using the Permitted development rights for householders: technical guidance Sept 2019 for measuring eaves heights the existing eaves heights on the drawing vary between 2.4m and 2.6m in height rather than the 2.3m stated.

The existing ridge height on Drawing No. 1038.04 measures between 5.05m and 5.1m rather than the 5m stated. The proposed ridge height would be between 5.65m and 6m as shown on the approved elevations.

2.15 The proposed eaves height under planning permission reference APP/21/00709 are 3.5m rather than the 3.3m quoted. The proposed width of the dormers are shown as

between 3.15 and 3.2m wide and had a height of 1.8m rather than the 3.11m x 1.72m quoted.

- 3.2 In relation to the appeal application the proposed ridge height is shown at between 6.5m and 6.6m on the proposed elevation drawings. The eaves height is shown at between 2.7m and 2.95m on the proposed elevation drawings rather than the 2.6m quoted. The proposed dormer windows are not considered to be subservient as quoted and would measure, 3.35m width x 2.7m high and 3.4m deep.

- 5.9 It is stated that:

Spring Vale is a post war housing development in a suburban area. It is not designated in the development plan as being of special character in and of itself and beyond its own attributes and consistencies, does not merit description as high-quality architecture, or provide a good overall example of local vernacular design. Neither does the Appellant argue that the estate is poor design, but it is important to properly define its value and understand its capacity for change.

The character of the area is considered in the Delegated Report in section 7 (ii). It is considered that the previous planning permissions clearly demonstrate that the areas capacity for change has been recognised by the Council. This is also demonstrated by other planning permissions granted in the area. It is, however, important that the changes proposed are appropriate and are not unacceptably out of keeping with the property, the street scene and the visual amenity of the immediate locality. For the reason set out in the Decision Notice the appeal proposal is considered to be an unacceptable development in this context.

- 5.10 Whilst planning applications are considered on their own merits, a number of other examples of development are provided and the following comments are provided in relation to the developments highlighted:

No's 4 & 6 Spring Vale

These properties have been altered with dormer windows to the front elevations with no increase to the mass and bulk of the original roof. The alterations are considered more modest than the appeal proposal and do not result in the overdeveloped and top heavy appearance as identified in the reason for refusal. In addition, the impacts on neighbours are not oppressive or overbearing.

No's 13 and 15 Spring Vale

These alterations are not considered analogous to the appeal proposals.

32 Spring Vale

Whilst the alterations to this property are significant, the developments appearance in the street scene and impact on neighbouring properties is considered less imposing than the appeal proposal and on balance was considered acceptable.

- 5.11 Reference is made to *figure 19*, it is assumed that this should read figure 15.
- 5.14 It is not accepted that the current proposals better reflect surrounding properties than the previously approved schemes nor are the dormers as existing or as per the refused design considered subservient. They are considered to dominate the roof of the building and lead to a top heavy design.

- 5.15 It is not accepted that the development in its context represents a high quality scheme as it does not have an acceptable appearance in terms of the character of the building the impact on the local area and would dominate the adjoining property as set out in the reason for refusal.
- 5.22 The approved eaves heights under planning permission APP/21/00709 are shown as 3.5m, the appeal eaves heights under planning application APP/22/000816 are shown as between 2.7 and 2.9m (this is a difference of between 0.6-0.8m). The reason for refusal clearly states that: *The side dormers are judged to result in an oppressive, overbearing impact to the adjacent property No.20 Spring Vale*. The development significantly dominates the modest bungalow at No.20 with its mass and bulk providing an oppressive relationship between the dwellings.
- 5.23 The dimensions quoted need to be assessed against those provided above.
- 6.2 The Delegated Report sets out in detail why the Council consider the appeal application to be unacceptable and it is clearly materially different to the approved scheme. The impacts are considered unacceptable for the reasons set out in the Decision Notice in relation to planning application ref: APP/22/00816 dated 2nd November 2023.

2 Conclusion

- 2.1 In conclusion, the proposal would result in an overdeveloped and top heavy roof with an unacceptable mass and bulk. This is out of keeping with the surrounding pattern of development and would have a harmful impact on the character and appearance of the property, the street scene and the visual amenity of the immediate locality.
- 2.2 Furthermore the side dormers would result in an oppressive, overbearing impact to the adjacent property No.20 Spring Vale.
- 2.3 The Inspector is therefore respectfully requested to Dismiss this appeal. Notwithstanding this and on a without prejudice basis a list of recommended Conditions has been provided separately should the appeal be allowed.

APPEAL: 18 Spring Vale, Waterloooville

SUGGESTED CONDITIONS

Planning Inspectorate Reference APP/X1735/C/23/3335825
(Linked Cases: APP/X1735/C/23/3335826, APP/X1735/W/23/3335830)
Havant Borough Council Reference APP/22/00816

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Block Plan Drawing No. P12

Location Plan Drawing No. P13

Proposed Ground and First Floor Plans Drawing No. A.09 uploaded 10th august 2023

Proposed Roof Plan Drawing No. A.10 uploaded 10th August 2023

Proposed North East and North West elevations Drawing No. A.11 uploaded 14th September 2023

Proposed South East and South West Elevations Drawing No. A.12 uploaded 14th September 2023

Reason: - To ensure provision of a satisfactory development.

3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window serving the ensuite in the first floor on the side elevation facing north east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite rooflight windows in the first floor on the side elevation facing north east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. The existing dormers to the south west and north east elevations shall be altered to accord with the dormer design hereby approved within 6 months of the date of this planning permission.

Reason: In the interests of the character and appearance of the building and the surrounding area and to reduce the impact on the adjoining residential properties having due regard to policy CS16 of the Havant borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

Appendix A
18 Spring Vale, Waterloooville, PO8 9DA

Ms Toth
Gina Design
Studio 4 Manor Farm
Lasham
Alton GU34 5SL

For: Mr and Mrs Southwood

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/20/00868

Site Address: 18 Spring Vale, Waterloooville, PO8 9DA

Proposal: Single storey rear extension; raise overall ridge height; demolition of existing dormer; replacement dormer to north elevation; demolition of existing garage; erection of replacement garage and store to the rear and new entrance porch.

Further to your application received on 21 September 2020, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Agreement to condition received on the 18.11.2020

10338.01 Location plan

10338.02 Proposed block plan

10338.05 Proposed floor plans

10338.06 Proposed north and south elevations

10338.07 Proposed west and east elevations

10338.08 Streetscene

Design and Access statement received on the 07.10.2020

Our Ref: APP/20/00868

18 Spring Vale, Waterloooville, PO8 9DA

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor dormer on the side facing north east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

Our Ref: APP/20/00868

18 Spring Vale, Waterlooville, PO8 9DA

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

19 November 2020

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/20/00868

18 Spring Vale, Waterlooville, PO8 9DA

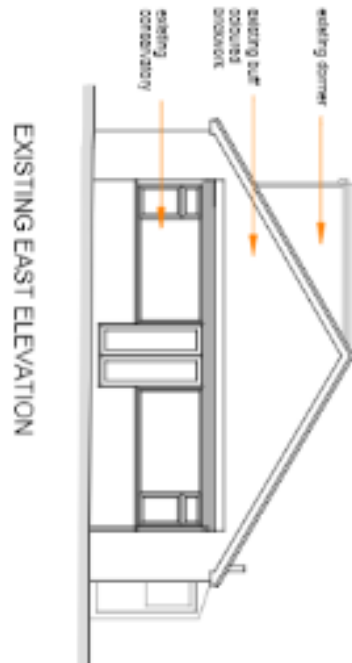
IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

APP/ 20 /00868 – Existing Elevations

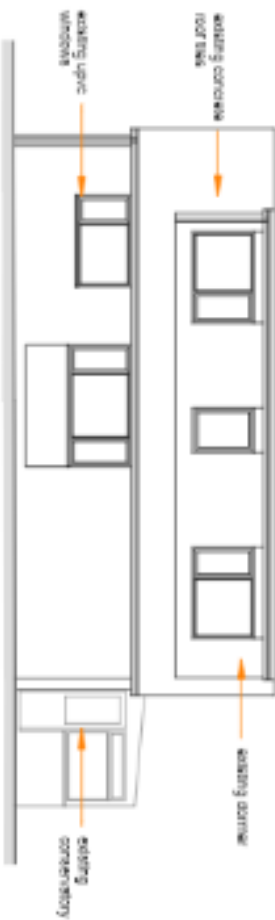


EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

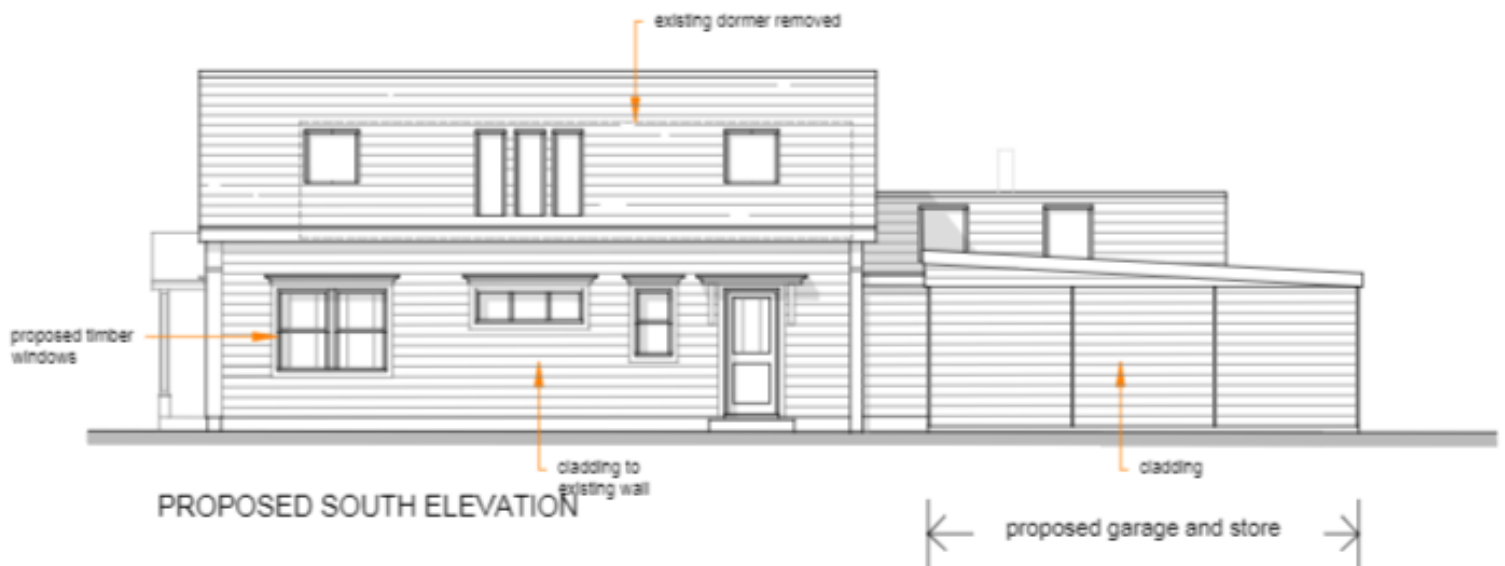
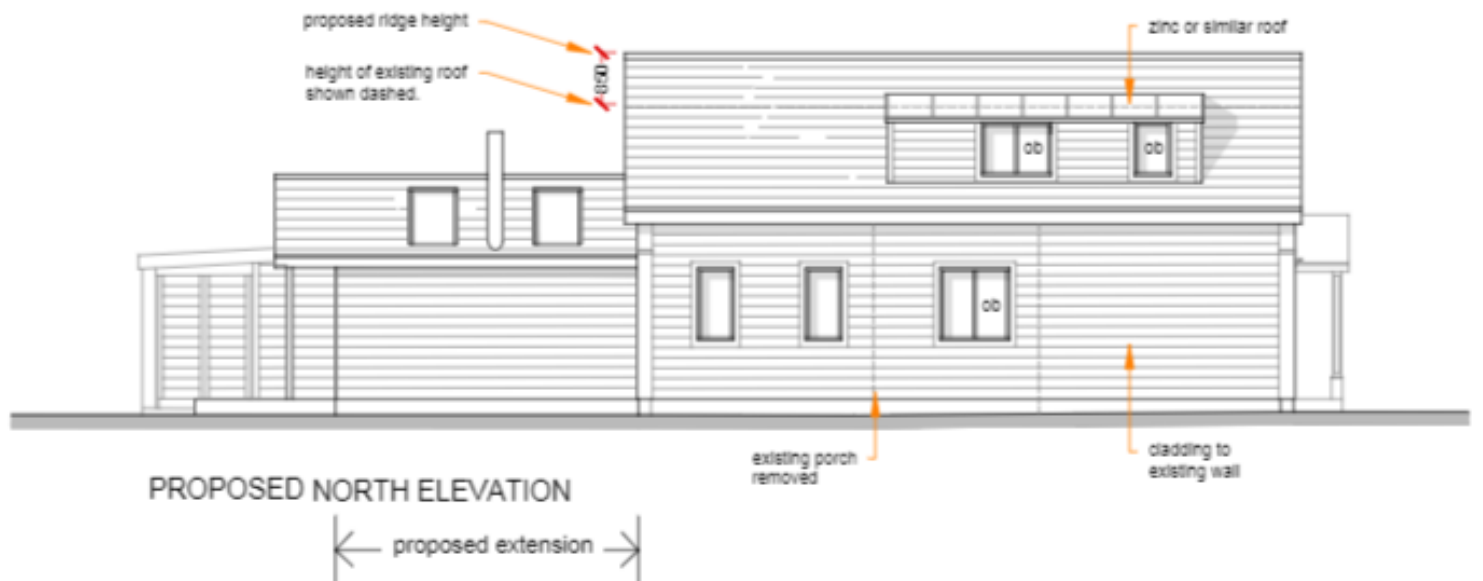


EXISTING WEST ELEVATION

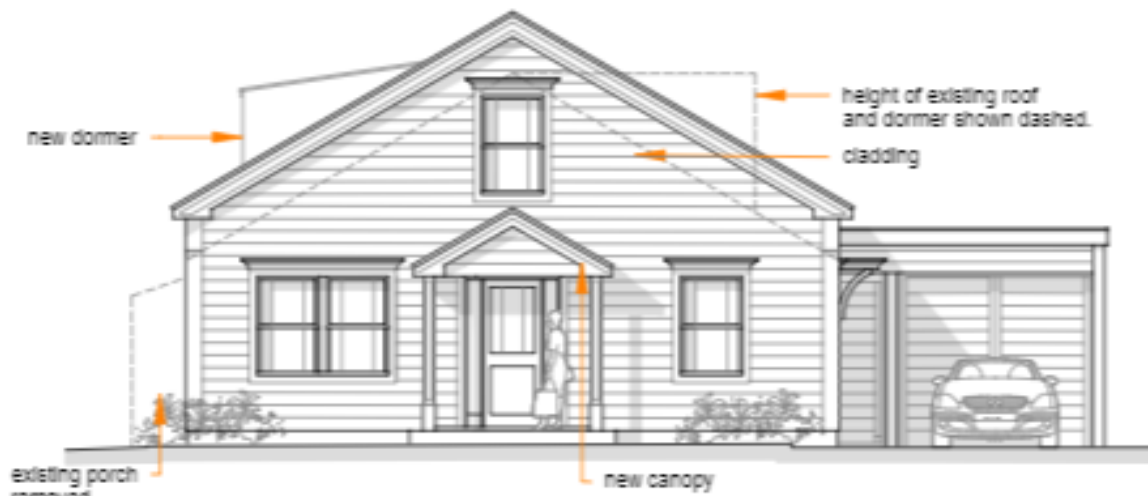


EXISTING SOUTH ELEVATION

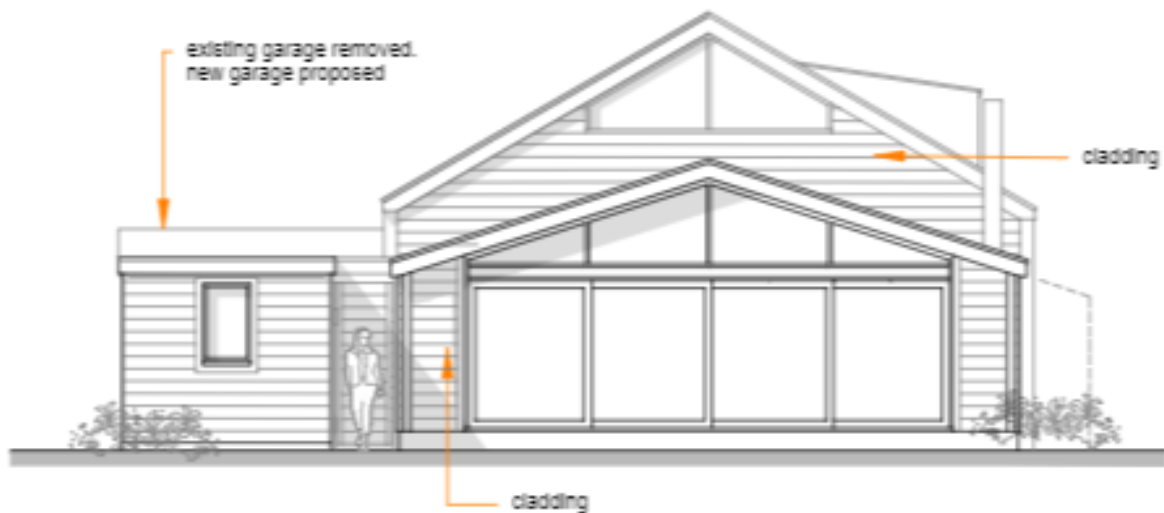
APP/ 20 /00868 – Proposed North and South Elevations



APP/ 20 /00868 – Proposed East and West Elevations

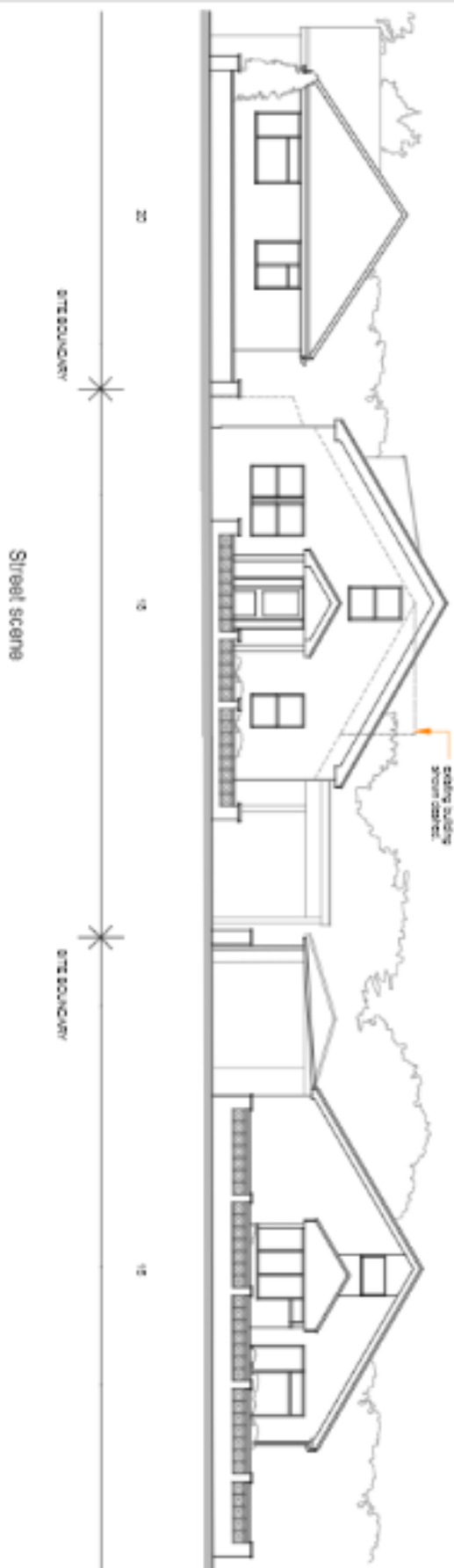


PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

APP/ 20 /00868 – Proposed Street Scene



Mr S Walker
Parkers Design
90 Southleigh Road
Southleigh Road
Havant
PO9 2PR

For: Mr J & Mrs J Southwood

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/21/00709

Site Address: 18 Spring Vale, Waterloooville, PO8 9DA

Proposal: Revision of previous planning application approved APP/20/00868 for roof configurations with dormer windows to the side and single storey extension to replace conservatory and front porch, including changes to fenestration.

Further to your application received on 23 June 2021, which was valid from 01 July 2021, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
P11 Revised location plan
P10 Revised block plan
P1 Amended proposed ground floor
P2 Amended proposed first floor
P3 Amended proposed and existing north and south elevations
P4 Amended proposed and existing east and west elevations
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/21/00709

18 Spring Vale, Waterloooville, PO8 9DA

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window serving the ensuite in the first floor on the side elevation facing north east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom rooflight windows in the first floor on the side elevation facing north east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

(1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

26 August 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/21/00709

18 Spring Vale, Waterlooville, PO8 9DA

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

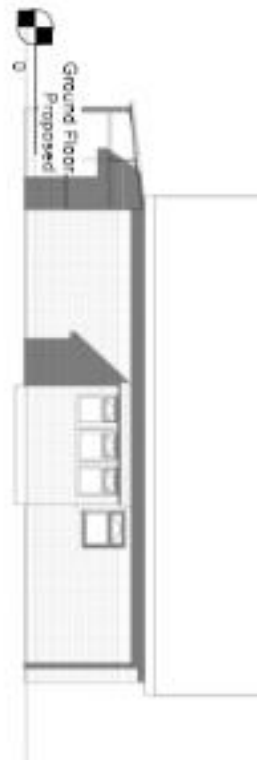
This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

APP/21/00709- Existing and Proposed North and South Elevations

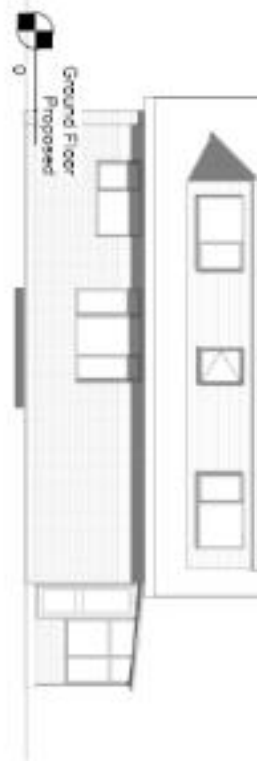
Existing North



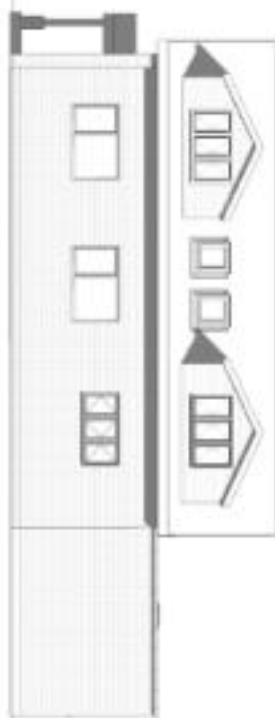
Proposed North



Existing South

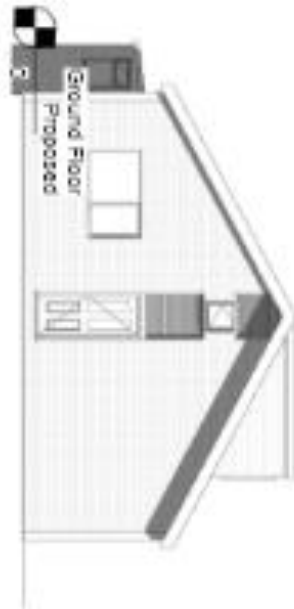


Proposed South

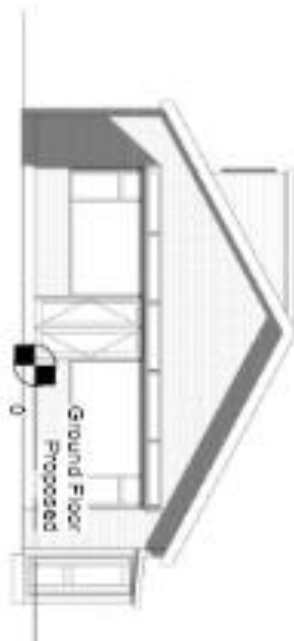


APP/21/00709 - Existing and Proposed East and West Elevations

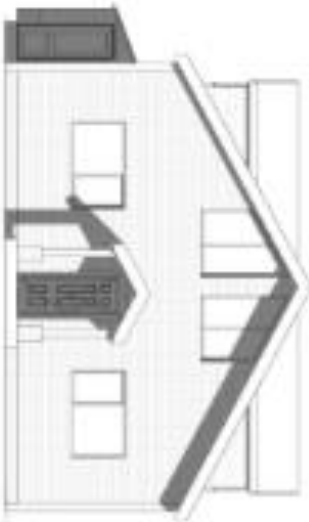
Existing West Elevation



Existing East Elevation



Proposed West Elevation



Proposed East Elevation

