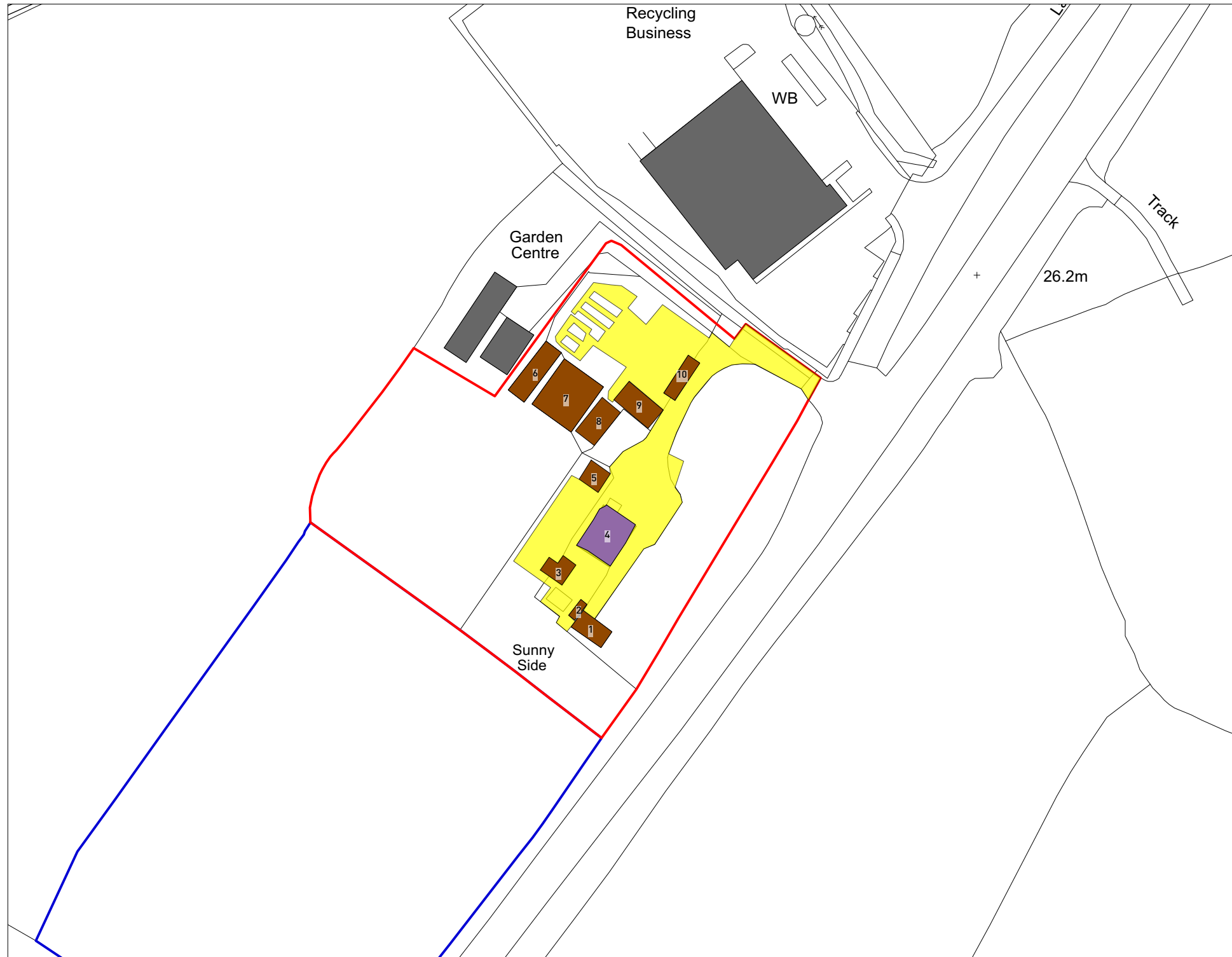


Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042003. Promap Licence number 10020449. EmapSite Licence number 0100031573. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01285 941717 www.pegasusppg.co.uk



KEY

- SITE LOCATION
- LAND WITHIN SAME OWNERSHIP
- EXISTING SINGLE STOREY BUILT FORM (578 Sq.M)
- EXISTING TWO STOREY BUILT FORM (130 Sq.M)
- EXISTING HARDSTANDING (1840 Sq.M)

No.	Units	M ² (Approx)
1	Residential Property	49
2	Residential Outbuilding	11
3	Residential Outbuilding	38
4	Residential Property	260 (130)
5	Residential Garage	36
6	Garden Centre Shop	81
7	Garden Centre Greenhouse	180
8	Garden Centre Polytunnel	68
9	Garden Centre Polytunnel	73
10	Garden Centre Building	42
TOTAL		838

SUNNY SIDE REDEVELOPMENT, CAM - EXISTING BUILT FORM PLAN





- KEY**
- SITE BOUNDARY
 - LAND WITHIN THE SAME OWNERSHIP
 - ACCESS TO THE SITE
 - EXISTING RESIDENTIAL BUILDING TO BE CONVERTED TO THE OFFICE 260 m²
 - PROPOSED BUILT FORM 1856 m²
 - EXISTING BUILDINGS TO BE REMOVED
 - EXISTING HARDSTANDING 1502 m²
 - PROPOSED HARDSTANDING 2709 m²
 - PARKING SPACES
 - SOFT SURFACES
 - ATTENUATION POND
 - EXISTING VEGETATION

SITE AREA 10934m²

unit	use	area	roof area	parking required
A	A1	464 m ²	480m ²	19
B	B1a; B1b B1c; B2; B8	464 m ²	480m ²	9 - 19
C	B1a; B1b B1c; B2; B8	464 m ²	480m ²	9 - 19
D	B1a; B1b B1c; B2; B8	464 m ²	480m ²	9 - 19
Office	B1a	260 m ²	160m ²	19
TOTAL:		2116 m²	2080 m²	94 designed

use	requirements for parking spaces
A1	1/25m ²
B1a	1/25m ²
B1c	1/50m ²
B2	1/50m ²
B8	1/100m ²

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

B1 Business - Uses which can be carried out in a residential area without detriment to its amenity. This class is formed of three parts:

- B1(a) Offices - Other than a use within Class A2 (see above)
- B1(b) Research and development of products or processes
- B1(c) Industrial processes

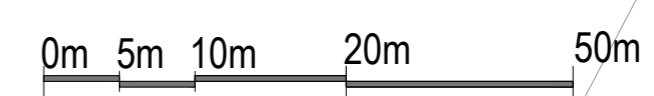
B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

B8 Storage or distribution - This class includes open air storage.

SITE AREA 10934m²

Attenuation pond

proposed open access



Sunny Side
Bristol Road, Cam, Dursley GL11 5JA

Planning ref.: n/a

Drawing Title
MASTERPLAN SUN-OUT-08/20-01
Scale M 1:500 @ A2

REV F (07/10/2020) site boundaries amended
REV E (03/10/2020) attenuation pond added
REV D (17/09/2020) amendments according ADL suggestions
REV C (19/08/2020) enlarged area of drawing.
REV B (16/08/2020) build form amended, roof areas, adequate number of parking, HGV turning point, additional information provided.
REV A (12/08/2020)