
APPLICATION DETAILS

Application No:	25/0464/COU
Location:	441, Acklam Road, Middlesbrough, TS5 7HB
Proposal:	Change of use from a dwellinghouse (Class C3) to a residential care home (Class C2) for three young persons.
Applicant:	Resicare Alliance Limited
Agent:	Alder King Planning Consultants
Ward:	Kader
Recommendation:	Approve subject to conditions

SUMMARY

The application seeks planning permission for the change of use of the property from a residential dwellinghouse (C3) to residential care facility (C2) for three children.

Following the consultation period, a number of objections were received expressing concerns about the proposal and the expected operations. The main issues raised related to noise concerns, potential anti-social behaviour arising from the use, disturbance from comings and goings from staff/residents and this impact this would have on parking/highway network.

Noting the number of expected staff and users at any one time and the parking spaces within the curtilage of the application site, it is the Officer view that there whilst there would be some noticeable change, this would not be of such a scale to result in an over-intensification of use. No objections were raised by the Council's Highway Officer and it is considered that the associated movements would be akin to the existing residential use.

The activities associated with the proposed residential care facility use are considered to be compatible and appropriate within a residential, suburban area. Many issues raised relating to anti-social behaviour have no evidence to demonstrate that this would be the outcome of the use and such matters could also be associated with the occupation of any residential dwelling.

It is the Officer view that the proposals be approved subject to conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application property is a two-storey semi-detached residential dwellinghouse situated on the east side of Acklam Road, set in a large plot and set back from the road. Properties on this side of the road back on to open, green space.

Planning permission is sought for the change of use of the property from a residential dwellinghouse (C3 use class) to a residential care home for young people (C2 use class). Consent is being sought for the caring of up to three young persons (aged between 7-18 years).

It is stated within the application that up to 5 staff members would be present during the day (3 carers and up to 2 managers) with 2 carers on site at night, providing 'waking' care. Staff changeover times would be between 08:00/09:00 and 21:00/22:00

No alterations to the external appearance of the building are proposed.

The application was accompanied by a Planning Statement.

PLANNING HISTORY

No relevant planning history

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a

presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
CS5 – Design
CS4 - Sustainable Development
CS17 - Transport Strategy
H1 - Spatial Strategy
CS18 - Demand Management
CS19 - Road Safety

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Consultee Responses

MBC Environmental Health - Comments

I have reviewed the application for this change of use. I note that one of the bedrooms to be used for one of the children and “the snug” is adjacent to the neighbouring, attached

dwelling. I have dealt with a few cases recently of noise from children's homes affecting neighbouring properties mainly due to behavioural issues with the child. Would it be possible to request a condition for a sound insulation scheme for the wall adjacent to bedroom 2 and the snug?

In addition we would request a noise management plan for the operation of the premises.

MBC Highways – No objections

Development proposals seek a change of use of an existing residential dwelling into a residential care home. The proposed care-home will provide accommodation for a maximum of 3 children and no increases in the number of bedrooms are proposed.

Staffing levels have been indicated as typically up to 3 plus a manager and/or deputy manager during the day with 2 staff providing a presence overnight. The site is typical of properties in the area with extensive frontage capable of accommodating parking for at least 4 cars, without taking into account the garage or drive to the side of the property. Whilst it is acknowledged that parked cars will be unlikely to be moved independently from each other this is no different to the current occupation of the house with multiple car ownership. In addition staff arrive and depart at the same shift times and work together thus enabling cars to be moved as required.

The site is sustainably located with active travel infrastructure, local facilities and public transport close by thus reducing the need for car travel (particularly for staff).

As such it is considered that the application will not result in a material change in parking demand/traffic generation over that under its current use which could continue without the need for further planning consent.

MBC Children's Commissioning – No objections

There is a need for local residential accommodation to meet the increased need for our children/young people and there

Steve Cranston/Cleveland Police – No objections

With regards to your recent planning application 25/0464/COU for a residential care home for 3 x children at 441, Acklam Rd, Middlesbrough. Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

Full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com

- The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2024, paragraph 135(f) which states that "Planning policies and decisions should ensure that developments create places that are

safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- Policy CS5 (Design) of the Local Development Framework, section e states, creation of a safe and attractive environment, at all times of the day and night, where crime and disorder, or fear of crime, does not undermine quality of life or community cohesion by incorporating the aims and objectives of both Secured By Design and Designing Out Crime concepts into development layouts and is therefore a material consideration.
- Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured by Design initiative can be found on www.securedbydesign.com

In addition to the above I would also add the following.

For facilities such as this, should permission be granted, good management policies and systems are essential for the most effective running of the premises.

Full compliance with Ofsted Registering for a facility such as this must be adhered to.

The applicant should also take into consideration crime statistics available for the locality of the proposed premises.

Once the care home is up and running, owners must email mfhcoord@cleveland.police.uk to add them to the care manager meeting invite list.

Public Responses

Number of original neighbour consultations	7
Total numbers of comments received	0
Total number of objections	5
Total number of support	0
Total number of representations	5

List of addresses submitting objections to the application:

- 439 Acklam Road
- 443 Acklam Road
- 445 Acklam Road
- 446 Acklam Road
- 7 Betley Way

Summary of comments received

It is considered that the below represents a summary of the objections and other concerns raised following the consultation period of nearby properties:

General Use

- Concerns of safeguarding
- Local services may be strained resulting in increased reliance on external support

Highways

- Increased congestion and impact on highway safety
- Insufficient parking
- Concern of pedestrian safety

Amenity/Character of Local Area

- Proposal would alter the residential character

Noise Implications

- Noise concerns from staff shifts and resident needs
- May generate irregular noise

Impact on neighbouring amenity

- Privacy and safety concerns
- Concerns over crime issues and anti-social behaviour
- Concerns of increased nuisance/disturbance

PLANNING CONSIDERATION AND ASSESSMENT

1. The application seeks planning consent for the change of use of the property from a residential dwellinghouse (C3 use) to a care facility (C2 use). The key issues to be considered as part of the proposed development are the principle of this use in this location, the likely impacts on residential amenity, the impacts on the character of the area, and the highways implications.

Policy Context

2. Section 8 of the NPPF 'Promoting healthy and safe communities' expands on the strategic policies and explains the role of local authorities and outlines how they need to be achieved. The section advises that policies and decisions should aim to achieve healthy, inclusive and safe places, as well as providing the social, recreational and cultural facilities and services the community needs.
3. The same paragraph also advises planning policies and decisions to aim for healthy, inclusive and safe places that are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion as well as to enable and support healthy lifestyles. Paragraph 98 states that decisions should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services
4. The relevant policies in the Local Development Plan regarding this application include H1 (Spatial Strategy), H11 (Housing Strategy) and CS17 (Transport Strategy) of the Local Plan, DC1 (General Development), CS4 (Sustainable Development), CS18 (Demand Management) and CS19 (Road Safety) of the Core Strategy (2008). In general terms, these policies seek to achieve high quality sustainable development

that is situated in the right place and minimises the impact on neighbouring occupiers.

Principle of Development

5. The application site forms a residential property in a residential area in a sustainable location. Whilst Local Plan Policies H1 and H11 are relevant to new housing development, they are aimed more at new housing estates rather than the change of use of individual properties, and in this case, the proposed use is also a residential use. The loss of a C3 use class, residential dwelling to a C2 use class, residential home for children would not unduly affect the available housing stock within Middlesbrough and the proposed use is considered to remain to be residential in function.
6. Notwithstanding the above and having taken note of concerns raised during the consultation period that the site may not be a suitable location, children's homes are considered to be an acceptable use in principle within a residential area. As this change of use proposal includes no alterations to the external elevations (only minor internal alterations proposed), the proposed use would retain the general appearance of the existing property.
7. In view of the above, the principle of the change of use is considered in accordance with the principles of relevant policies. Specific planning issues will be discussed and assessed below in further detail.

Impact on the character and appearance of the area

8. Policies DC1 and CS5 along with the requirements within the Middlesbrough Urban Design SPD state that all new development should be a high quality in terms of layout and contribute to the character of the area.
9. First of all, it is noted that there are no proposed alterations to the external elevations of the property. As the proposed use would be utilising the existing property, it would still look and appear like a residential dwellinghouse.
10. In addition, the proposed children's home development is categorised in the Use Class Order as a residential institution and, therefore, would remain a residential use within a residential environment. This is considered to be wholly appropriate and there are deemed to be no adverse impacts on the character of appearance of the area with regards to the specific use.
11. The main change that is likely to be noticeable on the character of the area is the potential movement of vehicles and number of vehicles at the site. Handovers are to take place between 08:00-09:00 and 21:00-22:00. It is noted that three members of staff would be present during with day with up to two managers on site. Two members of staff would be present at night times.
12. It is considered that these movements would be perceived with a typical family home of this scale which could include a number of cars in any case, and this would have a very limited change to the overall character of the area.
13. In view of the above, it is considered that there would be no notable harm on the character and appearance and the proposal accords with policies DC1 and CS5.

Impact on neighbouring amenity

14. Policy DC1 requires all new development to consider the potential impacts of its operations on the amenity of the occupants of neighbouring properties and it is noted from the consultation and publicity responses that concerns have been raised over a number of matters including additional noise levels and disturbance associated with the intended use within the residential area.
15. It is noted that when at full capacity, the property would have up to three children and up to five staff in attendance throughout the day. This is largely considered similar to the property being used by a large family, it is highlighted that the proposal would remove one of the existing bedrooms, going from 4 down to 3.
16. This property, and the majority of properties in Middlesbrough, as is the case in most areas, has front and rear gardens that about the front and rear gardens of other properties. Families with children who use their gardens intensively are likely to be more obvious to neighbouring properties than those properties that do not. The same can be said of properties which are occupied by active or particularly social adults or similar. The reality is that the level to which the occupation of one property affects another will range significantly and is essentially down to the nature of the individuals residing there at any given time, rather than the residential use of the property being the specific trigger for noise and disturbance. Giving regard to these considerations, it is therefore considered that the key matters of amenity associated with neighbouring properties is around the scale of the use and whether any perceived intensification/operations associated with the use would be reasonably in keeping or notably out of keeping with the character of the surroundings.
17. The supporting information states that this would be a staffed children's home, which would provide accommodation for up to three children between the ages of 7 and 18. The staffing is also mentioned within the application. This would be three for day shifts (plus two managerial members) and two during the night shifts.
18. There would be circumstances where there may be additional staff within the property such as handovers however these would reflect similar comings and goings of travelling to and from a workplace from residential properties in terms of disturbance. It is also noted within the application details that staff members would not be present at the property when children are at school so there would be times throughout the day where minimal staffing is in place.
19. It is understood and accepted that children's care facilities may result in occasional visits from external and associated parties, such as social workers and the local community support officers. These visits are expected to be infrequent and it is considered that for the most part the premises would operate in a matter not too dissimilar to a residential dwellinghouse.
20. One of the main differences is considered to be the potential intensification of the usage of the property. It is acknowledged that there is likely to be more vehicular movements associated with the property compared to a conventional residential dwellinghouse. These vehicular movements are likely to be noticeable from neighbouring properties, generating greater noise levels and disturbance, particularly at shift changeover times. Compared to the comings and goings of a typical

residential property, the property is likely to result in similar patterns of movement, where vehicle movements tend to be in the morning and evening given the shift patterns. Furthermore, the property is set within a large plot with generous parking area to the front. As such, it is considered that vehicular movements can be accommodated for without such an increase of noise and disturbance which would warrant refusal of the scheme.

21. It is noted that some of the objection comments received raise some concern in relation to the potential for anti-social behaviour associated with the children being looked after at the premises. However, this can only be an assumption of the impacts of individuals rather than any definitive impacts from the operations. As with any residents of any property, anti-social behaviour may or may not occur. The actions of an individual in this sense are not material planning considerations and cannot, therefore, reasonably be given weight in determining the application.
22. In terms of overlooking impacts, the property would see a reduction in one of the bedrooms (now used as a snug), resulting in three existing bedrooms being retained for the change of use. As such, it is considered that privacy impacts would not be dissimilar to the existing use when occupied with regards to views from bedroom windows. Mutual overlooking between the application property and its neighbours occurs with the existing situation and would continue at the same level with the change of use. This is to be expected in built-up residential areas. As such it is considered that there would be no notable loss of privacy associated with the change of use.
23. Officers from the Council's Environmental Health service have been consulted on the application and requested a sound insulation scheme and noise management report to be added as conditions, intended to reduce potential for noise disturbance between properties.
24. This was considered by planning officers and discussed with the agent. An appeal decision dated August 2025 (PINS reference: APP/B0230/W/25/3366487) was submitted by the agent in relation to a property elsewhere, and this related to a change of use to a children's home for up to four children. The Inspector noted that: *While there might be some noise disturbance from children, this could equally be the same if the site remained a family home.* With this in mind, it is considered that noise could be emitted from children within a typical residential property in any case and considering that the number of children would be no more than three, on balance, it is judged that noise impacts would not warrant refusal in this case or would require measures to be put in place for noise management. It is also highlighted that other local authority teams exist where noise would be dealt with such as Building Control and Environmental Health, so there are other avenues for noise control should it become an issue.
25. In view of the above, it is recognised that the proposed use will result in a change to how the property is occupied and may result in a change to the level by which neighbouring properties are aware of any new occupants, as would be the case with any new occupiers of any dwelling. It is also the case that any new occupiers could result in anti-social behaviours, heightened noise levels or similar, but this is the case for any change in occupation in any residential property. There is no evidence which would clearly demonstrate this use would result in an unacceptable level of noise and disturbance to the amenity associated with adjacent properties. It is considered that the scale of the use, with (more commonly) 3 staff (with an additional manager and or

deputy manager) and up to 3 children at the property, would not be occupied to a level that would be likely too intensive to be reasonable in this location

26. Consideration of amenity is also given to the rear of properties. In this case, the application property benefits from a significant rear garden (approx. 27m in length) and this would provide generous space at the rear for occupants to use without causing notable harm to the rear of adjacent dwellings by over-intensification. Approved housing to the rear of the site would also see changes to the current open space beyond the existing dwellings, resulting in more noise and movement to this area. Conditions would be added to any planning approval to limit the number of children within the accommodation to avoid over intensification of use.
27. In view of the above, it is the view of officers that although the proposed use may noticeably intensify the use of the residential property, it would not be to a point which would significantly affect the living conditions of neighbouring properties and is therefore deemed to accord with the requirements set out in DC1.

Living conditions for future occupiers

28. The proposed floor plans show 3 bedrooms at first floor level as well as 2 separate bathrooms and a snug. At ground floor level, there is a WC, kitchen/diner area, living room and study. It is considered that the size of the house can reasonably cater for the number of children that would be accommodated at the property, with each child having their own bedroom space and there being 3 rooms downstairs for their use. The property also has a reasonably sized rear garden. As such the proposal is considered to contain an acceptable level of accommodation for future occupiers in accordance with NPPF paragraph 135.

Highway implications

29. Policies CS17, CS19 and DC1 require that development proposals do not have a detrimental impact upon the operation of the strategic transport network, road safety, and the capacity of the road network. Policies CS18 and CS19 encourage development proposals to incorporate measures that improve the choice of sustainable transport options available to people and schemes that promote their use.
30. Staffing levels have been indicated as typically up to 3 plus a manager and/or deputy manager during the day with 2 staff providing a presence overnight. The site is typical of properties in the area with extensive frontage capable of accommodating parking for at least 4 cars, without taking into account the garage or drive to the side of the property. Whilst it is acknowledged that parked cars will be unlikely to be moved independently from each other this is no different to the current occupation of the house with multiple car ownership. In addition staff arrive and depart at the same shift times and work together thus enabling cars to be moved as required.
31. The site is sustainably located with active travel infrastructure, local facilities and public transport close by thus reducing the need for car travel (particularly for staff). No highway objections are raised by the Council's Highway Officer and these comments are agreed with. As such the proposal would accord with the highway policies set out above.

Residual matters

32. Objection comments raised concern that the proposal would set a precedent for similar developments within the area, however each application is assessed on its own merits and cannot be speculative of future development which may or may not come forward. Therefore this does not hold weight within the planning assessment. Similarly, issues regarding impact on house prices are not material planning considerations so cannot be taken into account.

Conclusion

33. The proposal has been considered against national and local policy, and it is concluded that the proposed use is deemed to be an acceptable use in this area. The loss of a single dwellinghouse is considered not to have a significant impact on the Council's Housing Delivery Strategy. The extent of the intended use as a children's home is considered not to result in any undue impacts on the character and appearance of the area or the amenity of the neighbouring properties and accords with the guidance in policies DC1 (c) and CS5 (c).
34. In view of the proposed use being considered and assessed based on the occupation by up to three children, it is considered important to limit the use of the premise to that of a children's home and for no more than three children to reside there at any one time. This will prevent a different nature and scale of children's home occurring without due consideration of the planning merits of any such change.
35. It is the Officer recommendation to approve subject to conditions.

RECOMMENDATIONS AND CONDITIONS

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the plans and specifications detailed below and shall relate to no other plans:

- a) Location Plan - Drawing no. AR.441.TS5.LP, date received 5 Sept 2025
- b) Existing Floorplan - Drawing no. AR.441.EX.01, date received 5 Sept 2025
- c) Proposed Floorplan - Drawing no. AR.441.PR.01, date received 5 Sept 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Restriction on Use

The premises shall be used as a children's home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or

without modification), without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the use of the site having regard to the nature of the site and the particular circumstances of the application to protect the amenity of the area and in the interests of residents amenity having regard for policies CS4, CS5, DC1 and section 12 of the NPPF.

4. Number of children in care

The use hereby approved shall be limited to provide children's accommodation for up to three children and no more at any one time.

Reason: In order to ensure the facility is limited to provide children's care accommodation for a use which is relative to the considerations taken and ensure the facility is of a scale which is appropriate for its location.

Reason for Approval

It is considered that the proposal is in accordance with the Policies within the Local Development Framework Core Strategy and Development Policies document in that the scale, design and materials proposed are appropriate to the site location and there will be no demonstrable adverse impact on adjacent residential amenity. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including LDF Policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

INFORMATIVES

- Informative Note: Secured by Design
Cleveland Police operate the "Secured By Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. The applicant is recommended to actively seek Secured By Design accreditation, full information is available within the SBD Homes 2024 Guide at www.securedbydesign.com

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to residential development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered not to be significant. The proposed development is not in scope for Nutrient Neutrality, being within the catchment of the River Tees.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

Financial Implications:

None

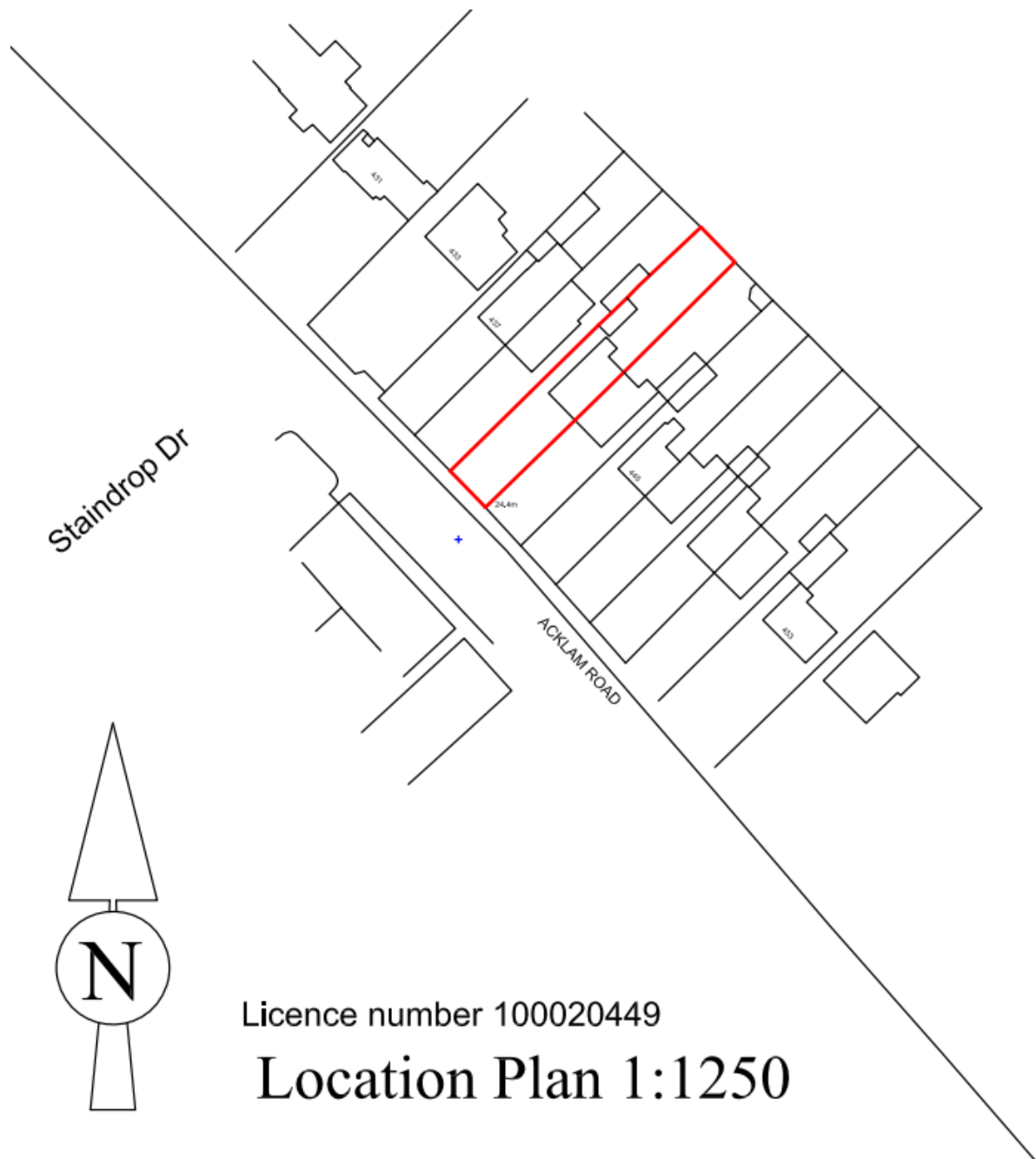
Background Papers

Appeal Decision: 15 Millfield Road, Luton. PINS Reference: APP/B0230/W/25/3366487.
Decision date: 20 August 2025.

Case Officer: Victoria Noakes

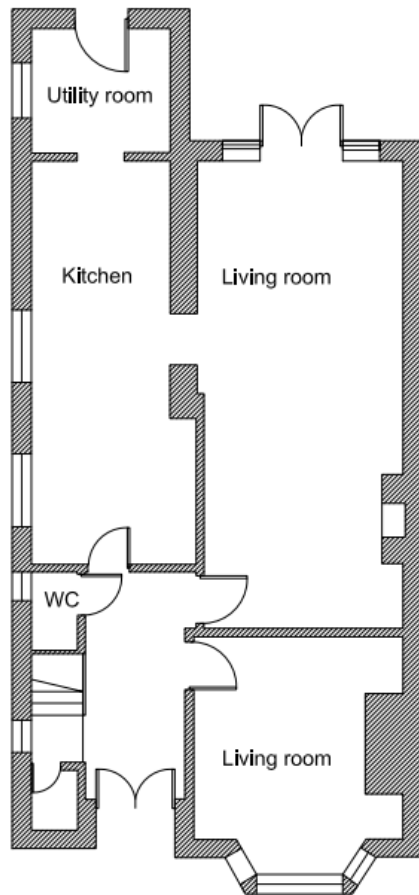
Committee Date: 6th November 2025

Appendix 1 – Location Plan

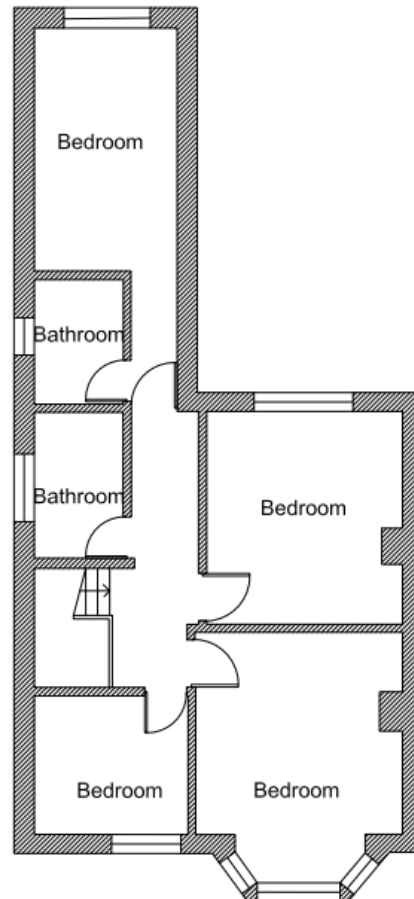


Appendix 2 – Existing Floorplans

EXISTING



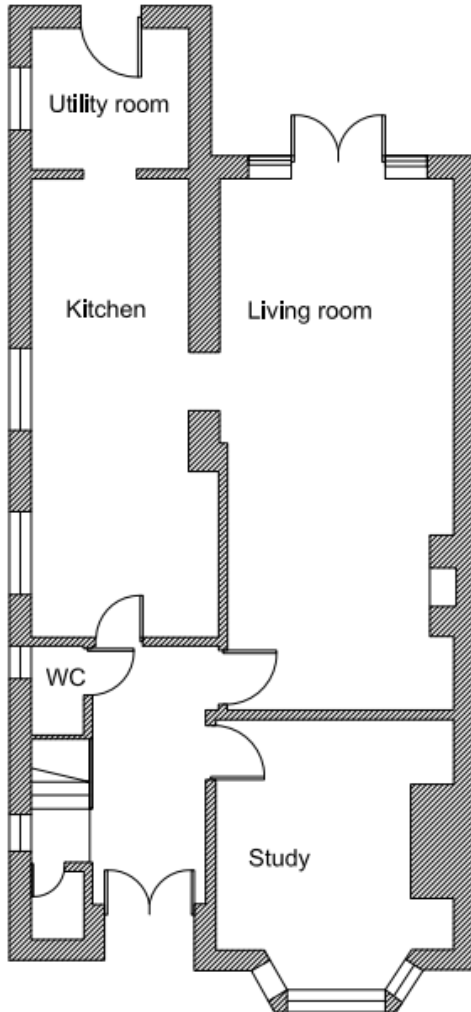
Existing Ground Floor



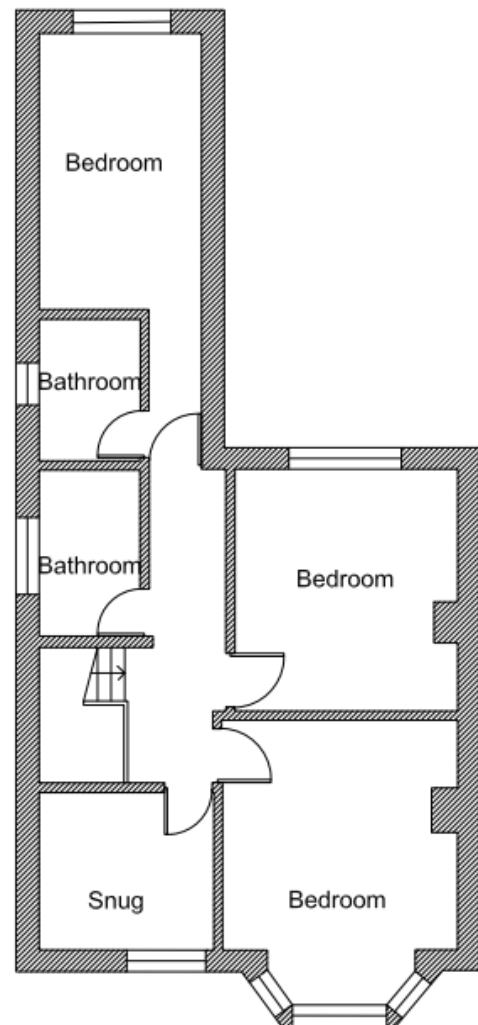
Existing First Floor

Appendix 3 – Proposed Plans

PROPOSED



Proposed Ground Floor



Proposed First Floor