

**21/01190/FUL
MINOR**

Mr Dean Hiscox

**Cllr G Sisley, Cllr L Hingley
& Cllr H Williams
KINVER**

Mile Flat House Mile Flat Greensforge DY6 0AU

Proposed 4-bedroom replacement dwelling with attached triple garage

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Application Site

1.1.1 The application site relates to a two-storey dwelling with a detached garage and outbuildings set back from the main Mile Flat. The dwelling is constructed out of facing red brick under clay tiles with some traditional features.

1.1.2 There are a few rural properties along this stretch of Mile Flat with a range of house types and styles.

1.1.3 The site is located within the West Midlands Green Belt.

1.2 Planning History

2021 Proposed rear extension to create gymnasium and loft conversion with velux rooflights, Approved 21/00897/LUP

2021 Proposed additional storeys / extending upwards extension - two storeys
Refusal of Prior Approval 21/00388/ROOF

2021 Proposed single storey side extension and two storey rear extension Approved
21/00363/LUP

2021 Demolition of existing dwelling and replacement with a new x4 bedroom dwelling with detached garaging - Withdrawn 21/00099/FUL

2020 new gates, walls, piers and railings - Granted Subject to Conditions
20/00412/FUL

2020 Two storey side extension and single storey rear extension - Granted Subject to Conditions 20/00376/FUL -

1989 LPG Tank - Granted 89/01210

1986 Access and Weighbridge - Granted 86/00343

Other relevant history

2020 2no. proposed replacement house-types Granted Subject to Conditions
20/00406/Ful

Outline permission and a reserved matters application were granted permission in 2014 and 2017 for the erection of two bungalows on the site. A Certificate of Lawfulness for an existing use or development, to establish whether planning permissions 14/00893/OUT and 17/00758/REM had been lawfully implemented was issued in June 2018. - Land Adjacent to the Paddocks (adjacent site)

2018 Planning Permission ref. 14/00893/OUT and Reserved Matters Permission ref. 17/00785/REM relating to the erection of 2no. detached single-storey dwellings, have been lawfully commenced- Land Adjacent to the Paddocks (adjacent site)
18/00325/LUE

2017 Demolition of existing stable block and erection of 2no. detached single-storey dwellings. Reserved matters Conditions 3, 4, 6, 7, 8. - Land Adjacent to the Paddocks (adjacent site) - Land Adjacent to the Paddocks (adjacent site) 17/00758/REM

2014 Demolition of existing stable building and erection of 2no. detached single-storey dwelling - Land Adjacent to the Paddocks (adjacent site) 14/00893/OUT

2004 Retrospective application for ménage - Land Adjacent to the Paddocks (adjacent site) 04/00065/FUL

1978 Two-bedroom bungalow - Land Adjacent to the Paddocks (adjacent site)
78/01074

Other Relevant Site History

2019 Proposed replacement dwelling - The Paddocks Granted Subject to Conditions
19/00777/FUL

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The application proposes to demolish the existing house and detached garage and erect a large 4 bed replacement dwelling in a similar position. Amended plans have been submitted throughout the course of the application to reduce the size of the proposal to reflect the fall-back position of permitted development rights and granted planning permissions for extensions. The creation of a new access has also been deleted from the scheme.

2.1.2 The replacement dwelling would be of a contemporary design and have an attached triple garage. It would have an overall floor area of 408sqm with ridge heights of 8.9m and 8.5m. On the rear elevation would be a rear balcony.

2.1.3 The existing access is to be utilised and the front and rear garden area will be landscaped.

2.1.4 It appears that the area outside the designated garden area is being utilised as garden land and a number of structures erected. This is currently being investigated and does not form part of this application and a condition is recommended restricting the garden area (to the original).

2.2 Agents Submission

2.2.1 The following documents have been submitted:

- Planning Statement
- Bat Survey

3. POLICY CONTEXT

3.1 The site lies within the West Midlands Green Belt

3.2 South Staffordshire Core Strategy, adopted 2012

- NP1: The Presumption in favour of sustainable development
- Core Policy 1: The Spatial Strategy for South Staffordshire
- Policy GB1: Development within the Green Belt
- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment
- Policy EQ1: Protecting, Enhancing and Expanding Natural Assets
- Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
- Core Policy 3: Sustainable Development and Climate Change
- Policy EQ9: Protecting Residential Amenity
- Core Policy 4: Promoting High Quality Design
- Policy EQ11: Wider Design Considerations
- Policy EQ12: Landscaping
- Policy EV12: Parking Provision
- Appendix 5: Car Parking Standards
- Appendix 6: Space About Dwellings Standards
- Green Belt and Open Countryside SPD (2014)
- South Staffordshire Design Guide Supplementary Planning Document (2018)
- Sustainable Development Supplementary Planning Document (2018)

3.3 National Planning Policy Framework 2021 (the - 'NPPF').

- Section 12 - Achieving well-designed places
- Section 13 - Protecting Green Belt land

3.4 National Planning Policy Guidance

3.4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

3.4.2 The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.

4. CONSULTATION RESPONSES

Councillor: No comments received, expired 02/12/2021

Kinver Parish Council [received 06/12/2021]: *Recommend Refusal on the grounds that this development will be ½ a mile from a scheduled ancient monument, a full heritage statement and archaeological statement. The County Archaeologist should be included in the process of validating this application as there are certain documents that should be submitted with the application. We question and ask for clarification if they have been informed of this application.*

County Ecologist [received 02/12/2021]: *A bat survey was submitted with a previous application. This remains satisfactory, however it will become out of date, so I have suggested a condition for resurvey beyond a certain date. The current plans show proposed water features that will be likely to trap wildlife (amphibia, reptiles, small mammals, hedgehogs.) Most wild animals swim well but cannot climb steep smooth sides. This means that any animals that fall in will become trapped and drown. This unnecessary suffering should be prevented by the provision of escape routes such as permanent ramps and / or ladders. Or for more formal ponds - proprietary pet pool escape ramps are available. Conditions recommended.*

Arboricultural Officer [received 15/12/2021]: *Having reviewed the application and supporting information I can confirm that no tree of significant value will be lost or damaged as a consequence of the proposed development. Therefore I have no objection nor any recommendation for tree related conditions.*

Conservation Officer [received 21/12/2021]: *The application is for the demolition of an existing dwelling and replacement with a new larger property. The site is located close to a Scheduled Ancient Monument and is within an area of high archaeological potential.*

The dwelling itself is a 20th Century property and there will be no significant loss of historic fabric from its demolition. The replacement dwelling is substantially larger than the existing, however there are other new buildings being constructed in a similar style nearby. I would concur with the county archaeologists comments that

the new dwelling will not have a greater impact upon the setting of the SAM due to other properties in the surroundings.

Care will need to be taken and SCC Archaeology comments and conditions will need to be applied to the scheme at the time of determination due to the high archaeological potential.

The materials will be key and full details of all external materials will be needed. These can either be submitted prior to the determination of the application, or covered by a condition at the time of determination.

Severn Trent [received 25/11/2021]: *As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.*

County Highways [Comments received 21/12/2021]: *This application should be refused for the following reasons: - There is insufficient information for the Highway Authority to determine an outcome to the planning application for the following reasons.*

- The applicant has failed to demonstrate that the development can provide safe point of access.

This includes the failure to provide sufficient visibility splays from the proposed new access point onto Mile Flat.

See update list for further comments

County Council Historic Environment Team [26/11/2021]: *I have reviewed the proposals against the information held by the Staffordshire Historic Environment Record (HER) and given the significant archaeological interest in the area, including a scheduled Roman camp, ideally this application should have been supported by an archaeological desk-based assessment, which would also have assessed the potential impact of the proposals on the scheduled monument (as per Par 194 of the NPPF and the relevant Historic England guidance on the Setting of Heritage Assets). However, an archaeological desk-based assessment relating to a recent similar development nearby, and associated archaeological fieldwork, has provided a good understanding of what the archaeological potential of the area is, and as such, I am happy to comment on the potential below ground archaeology impact of the proposals.*

In terms of below ground archaeology, the application site is located within an area of high archaeological potential, it is located approx. 280m to the northeast of the aforementioned scheduled monument 'Roman Camps at Greensforge', a designated heritage asset which comprises the site of a Roman fort and at least five marching camps, all identified from cropmark evidence on aerial photography and from archaeological excavations carried out in the 1920s. One of these marching camps is located on the other side of the road (Mile Flat) to the application site, and the alignment of a Roman road has been identified running through this heading in a northerly direction linking the Greensforge camps with the Roman activity at Pennocrucium near Penkrige. Further cropmarks to the west of this marching camp

suggest the presence of a pit alignment and parallel ditch feature of possible Bronze Age date.

In the wider landscape further intensive Roman activity is attested to from stray finds and also from archaeological work near Greensforge Bridge which suggested the site of a Roman civilian settlement ('Vicus'). To the east, on the far side of the dismantled railway, there are further cropmarks comprising undated linear features, whose function and date have not been determined. However, the linears may represent a possible late prehistoric/Roman pit alignment extending into this area from the west. This evidence thus indicates late prehistoric/Roman activity to the east as well as to the south and west of the proposal site.

Recent archaeological fieldwork at The Paddocks nearby revealed a number of Roman features, including pits and ditches with Roman pottery of a second century date. Potential evidence of Roman iron metal production was also identified during this watching brief. Conditions recommended

Historic England [Comments received 10/12/2021]: No comments

Neighbours: No comments received, expired 02/12/2021

A site notice was posted on the 16/11/2021.

5. APPRAISAL

5.1 This application is being referred to Planning Committee as the proposal represents inappropriate development within the Green Belt, contrary to Policy GB1 of the Core Strategy.

5.2 Key Issues

- Principle of development
- Case for Very Special Circumstances
- Impact on the openness of the Green Belt
- Impact on visual amenity of the Green Belt and character of area
- Impact on neighbouring properties
- Impact on Heritage Assets
- Space about dwelling standards
- Highway and Parking Implications
- Impact on ecology and trees

5.3 Principle of development

5.3.1 The site is located within the Green Belt where Policy GB1 of the Core Strategy and paragraph 149 apply, both of which seek to restrict inappropriate forms of development within the Green Belt. Inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances. Local Planning Authorities are expected to regard the construction of

new buildings as inappropriate in Green Belt. However, there are a number of exceptions to this, including replacement buildings provided they are not materially larger than the building being replaced and are in the same use. In order to judge

whether a building is materially larger, the Councils adopted Green Belt and Open Countryside SPD provides that a range of floor area increases between 10-20% should be used.

5.3.2 The existing dwelling has a ridge height of 9.4m and a floor area of 175sq.m across two floors [224sqm with garage]. The proposed dwelling is between 8.5m and 8.9m in height and would be spread across two floors, having an overall floor area of 408 sqm. which would constitute an increase in floor area of over 100% or 82% if garage is included within the calculation.

5.3.3 The replacement dwelling is clearly materially larger and above the 10-20% guidance contained within the SPD. The proposal would constitute inappropriate development which is harmful to the Green Belt by definition and cannot be approved except in very special circumstances, as noted by paragraph 147 of the NPPF.

5.4 Case for very special circumstances

5.4.1 Paragraph 148 of the NPPF provides that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.4.2 The case for very special circumstances submitted by the agent relate to the extensions which could lawfully be carried out through a combination of the permitted development fall-back (which has been confirmed with Lawful Development Certificates) for side and rear extensions and a loft conversion (21/00363/LUP and 21/00897LUP); and planning permission for a two storey front extension (21/00331/FUL).

5.4.3 The extensions combined would create an overall floor area of 409sqm. Whilst the overall floor area would be of a similar size to the proposal, the proposed scheme offers additional benefits with lower ridge heights, reduction in the bulk and mass of the proposal by 72m³ and a more attractive design than the fallback position. I therefore attach significant weight to this material consideration

5.4.4 On balance I consider that there are very special circumstances in this application that clearly justify the inappropriate development within the Green Belt.

5.5 Impact on Openness of the Green Belt

5.5.1 Taking into account the fall-back position, it is not considered that the proposal would cause any further harm on the openness of the Green Belt. There would be an

overall reduction in the amount of built form and the removal of permitted development rights for extensions and outbuildings for the new building would be reasonable and necessary as the application involves the trade-off of the existing

garage along with multiple extensions to the existing house, which together create the very special circumstances.

5.6 Impact on visual amenity of the Green Belt and character of area

5.6.1 Policy EQ11 requires that new development respects local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects [.]. In terms of scale, [design] and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area.

5.6.2 The existing dwelling house does not hold any significant architectural merit, and the proposed design and materials are suitable for the surrounding area, which comprises of a mixture of house types/designs with several modern/contemporary designs recently been granted permission.

5.6.3 On this basis it is considered that the new development would respect the scale and materials of surrounding development and would contribute positively to the street-scene, thereby complying with Policy EQ11.

5.7 Impact on neighbouring amenity

5.7.1 Policy EQ9 states that new development 'should take into account the amenity of any nearby residents, particularly with regard to privacy [...] and daylight.'

5.7.2 The Council's space about dwelling standards recommends 21m between any facing habitable windows per private space and 13 from any habitable windows to flank walls.

5.7.3 There are generous separation distances between the proposal and the nearby dwellings and as such there is no prospect of this proposal reducing the daylight or privacy to an unacceptable level. There is no conflict with Policy EQ9.

5.8 Impact on Heritage Assets

5.8.1 Policy EQ3 states that the Council will consider the significance of and setting of all proposed works to heritage assets. In particular Point f) states:

"The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence."

5.8.2 There are a number of heritage assets within close proximity of the application site. There is a designated archaeological heritage asset to the south west of the site, comprising Roman Camps at Greensforge (List Entry Number 1006118). Within a 3km radius of the application there are also the designated assets of Two Roman

camps near Greensforge (NHLE 1006080; west and south west of the site), and a Roman camp 550m WSW of Swindon iron works (NHLE 1006079; north west of the site).

5.8.3 In relation to the Parish Council's concern, the County Council's Historic Environment Team have been consulted on the application and advised there is significant archaeological interest in the area and that an archaeological watching brief should be carried out upon any groundworks associated with the development. This will be secured by a planning condition. The Council's Conservation Officer has not raised any concerns over the design of the proposal.

5.8.4 Subject to appropriate conditions the proposal would accord with Policy EQ3 of the Core Strategy, 2012.

5.9 Space about Dwellings Standards

5.9.1 Paragraph 1.10 within Appendix 6 'Space about dwellings standards', seeks for the appropriate level of garden amenity space for outdoor recreation.

5.9.2 The dwelling benefits from significant garden amenity. The proposal does not infringe the Councils Space about dwellings standards.

5.9.3 In terms of national space standards the proposal is also compliant.

5.10 Highways and Parking Implications

5.10.1 Core Strategy policy EV12 parking provision requires that adequate parking be included with schemes for new housing. Appendix 5 Parking Standards provides guidance on the recommended number of vehicle parking spaces to be provided.

5.10.2 The number of bedrooms within the dwelling would increase from three to four as a result of the proposal. There is ample parking to the front of the dwelling. As such the proposal is considered to accord with Policy EV12 and the Parking Standards.

5.10.3 After initial concern was raised by the County Highways Team over the new access, this element has been deleted and the existing access utilised. Updated comments from the Highways Team will be added to the committee late list.

5.11 Impact on Ecology and Trees

5.11.1 Policy EQ1 provides that developments should not cause significant harm to habitats of nature conservation, including woodlands and hedgerows, together with

species that are protected or under threat. Support will be given to proposals which enhance and increase the number of sites and habitats of nature conservation value. Policy EQ12 seeks to ensure appropriate landscaping for all developments.

5.11.2 There are no mature trees that would be affected by the proposal and the County Ecologist has raised no objections to the proposal subject to the inclusion of conditions relating to protected species [bird and bat boxes]. A landscape scheme can be secured by condition.

5.11.3 There is no conflict with local plan policies EQ1 and EQ12.

6. CONCLUSIONS

6.1 To conclude, the proposal is for a replacement dwelling that is materially larger than the dwelling being replaced thus is inappropriate development. Such development is, by definition, harmful to the Green Belt and as per paragraph 148 of the NPPF I have afforded this harm substantial weight. Any such development should not be approved except in very special circumstances that clearly outweigh this harm.

6.2 I have given due consideration to the fall-back position and have concluded the impact of the proposal on the openness and visual amenity of the Green Belt in comparison to the proposed scheme. I am satisfied that the proposed scheme will cause no greater harm and will result in a small reduction in overall volume.

6.3 In addition the proposal would not have an undue impact on the character of the area and there are no concerns arising in respect of ecology, highways or residential amenity. Approval is therefore recommended.

7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: 1287-70G and 1287-50E, received 13/12/2021 and 11/01/2022
3. No works above damp-proof level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
4. Within 3 months of any development commencing on the site a landscape scheme shall be submitted to the Local Planning Authority for approval. The

approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting

season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).

5. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
6. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition 5.
7. The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.'

Any subsequent archaeological mitigation must be the focus of a separate WSI produced after the monitoring stage and following detailed discussions with the LPA's archaeological advisor.

8. If the development hereby approved does not commence within 2 years from February 2021, a further ecological survey for bats must be submitted to the LPA for approval. The survey must:
 - i) establish if there have been any changes in the presence of bats and
 - ii) identify any likely new ecological impacts that might arise from any changes.Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.
9. Within 3 months of development, details of biodiversity enhancement measures including 1 number integrated bat tubes or bat boxes on the new

buildings, shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the buildings and retained as such thereafter.

10. Within 3 months of commencement, details of the type and location of biodiversity enhancement measures including 1 number house sparrow terrace on or integrated into north- or east- facing brickwork of the new buildings shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the buildings and retained as such thereafter.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwelling(s) hereby approved without the prior approval of the Local Planning Authority:
 - a. Schedule 2, Part 1, Class A - enlargement, improvement or other alteration
 - b. Schedule 2, Part 1, Class B - addition or alteration to the roof
 - c. Schedule 2, Part 1, Class C - any other alteration to the roof
 - d. Schedule 2, Part 1, Class D - porches
 - e. Schedule 2, Part 1, Class E - garden buildings, enclosures, pool, oil or gas storage container
 - f. Schedule 2 Class AA - enlargement of a dwellinghouse by construction of additional storeys
 - g. Class AD - new dwellinghouses on detached buildings in use as dwellinghouses.
12. Notwithstanding what is shown on the approved plans this permission does not grant nor imply consent for any change of use of land or any structures erected on the land shown in purple on the site layout plan (proposed).

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.

3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
5. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
6. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
7. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
8. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
9. To increase biodiversity of the site in accordance with Policy EQ1.
10. To increase biodiversity of the site in accordance with Policy EQ1.
11. To preserve the openness and visual amenity of the Green Belt in accordance with Policy GB1. The removal of permitted development rights for extensions and outbuildings for the new building is reasonable and necessary as the application involves the trade-off of the existing garage along with multiple extensions to the existing house, which together create the very special circumstances for approval of the application.
12. To preserve the openness and visual amenity of the Green Belt in accordance with Policy GB1.

Informative

1. County Ecologist

The current plans show proposed water features that will be likely to trap wildlife (amphibia, reptiles, small mammals, hedgehogs.) Most wild animals swim well but cannot climb steep smooth sides. This means that any animals that fall in will become trapped and drown. This unnecessary suffering should be prevented by the provision of escape routes such as permanent ramps and / or ladders. Or for more formal ponds - proprietary pet pool escape ramps are available.

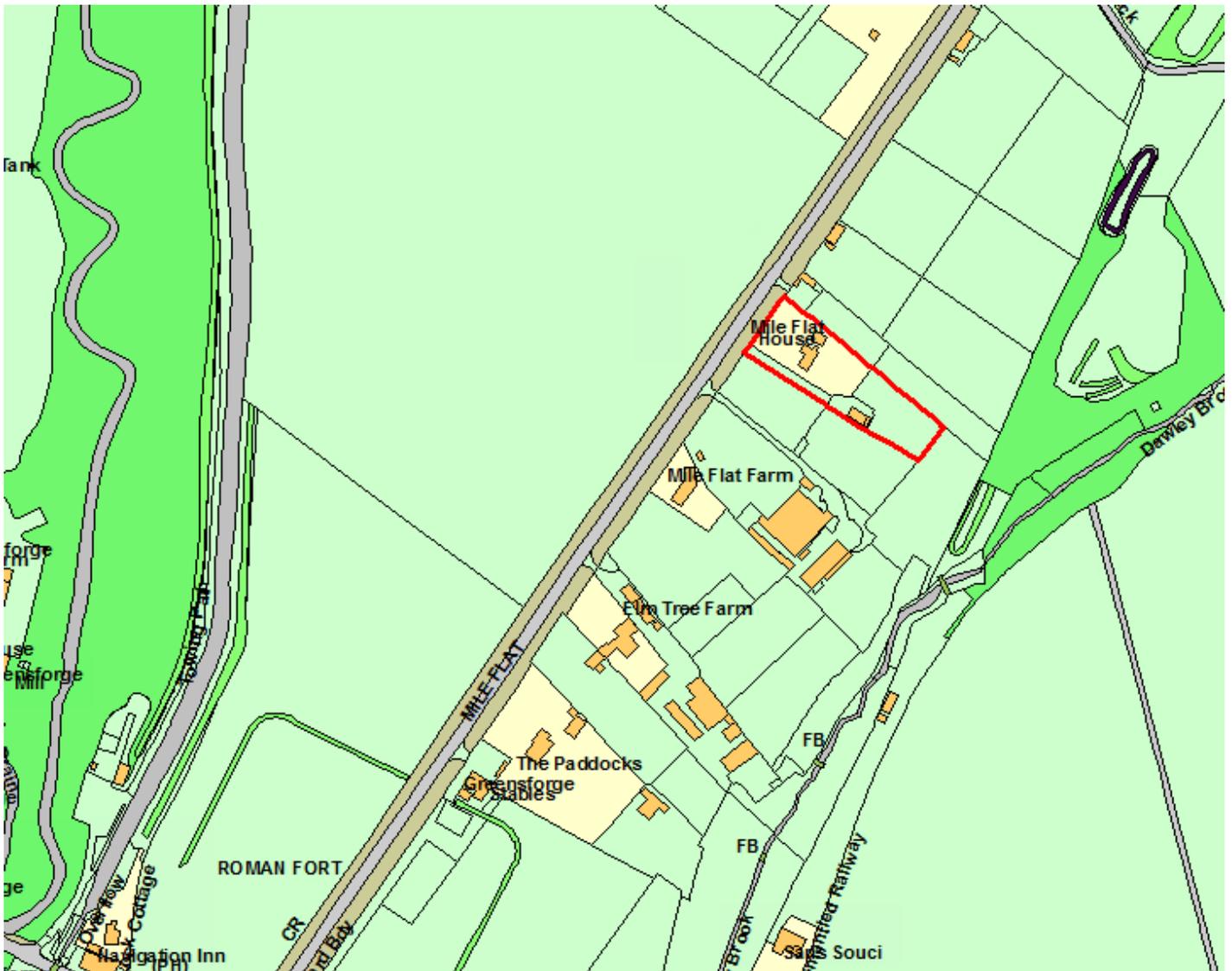
2. County Council Historic Environment Team

Applicant please note that in May 2018 Staffordshire County Council's Historic Environment Team, archaeological advisors to South Staffordshire

Council, introduced a charged-for curatorial service for planning applications with archaeological conditions. Our curatorial service will be charged at a single fee per application and may include: production of a brief/specification (where deemed necessary), review and validation of any submitted written schemes of investigation, monitoring visits (if deemed necessary), review and validation of any submitted reports, liaison with local planning authority and

anything that will enable us to recommend discharge of conditions. Fees are based on the size of the development. The production of a brief/specification to inform the tendering process and additional monitoring visits can also be purchased separately. These fees should be paid in advance by your appointed archaeological/historic environment organisation/contractor (who should include them in their tender quote) or by the applicant/agent using our online payment system. More details can be found here: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Advice-and-guidance.aspx>

Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2021.



Mile Flat House Mile Flat Greensforge DY6 0AU