

Roach House & 28 Woolcombe Terrace



26 Woolcombe Terrace



26 Woolcombe Terrace



26 Woolcombe Terrace

28 Woolcombe Terrace

26 Woolcombe Terrace



Note: Left side of lamp post indicates approximate boundaryline

28 Woolcombe Terrace

26 Woolcombe Terrace



32 Woolcombe Terrace

28 Woolcombe Terrace





18 Woolcombe Terrace



16 Woolcombe Terrace



20 Woolcombe Terrace



22 Woolcombe Terrace

20 Woolcombe Terrace



22 Woolcombe Terrace

20 Woolcombe Terrace



22 Woolcombe Terrace



22 Woolcombe Terrace



2 Octavius Place



2 Octavius Place

4 Octavius Place



10 Octavius Place



24 Octavius Place





24 Octavius Place



26 Octavius Place



28 Octavius Place



32 Octavius Place



34 Octavius Place



36 Octavius Place



8 Woolcombe Terrace



8 Woolcombe Terrace



10 Woolcombe Terrace

14 Woolcombe Terrace



14 Woolcombe Terrace



32 Woolcombe Terrace

28 Woolcombe Terrace





32 Woolcombe Terrace



34 Woolcombe Terrace



24a Octavius Place



28 Octavius Place



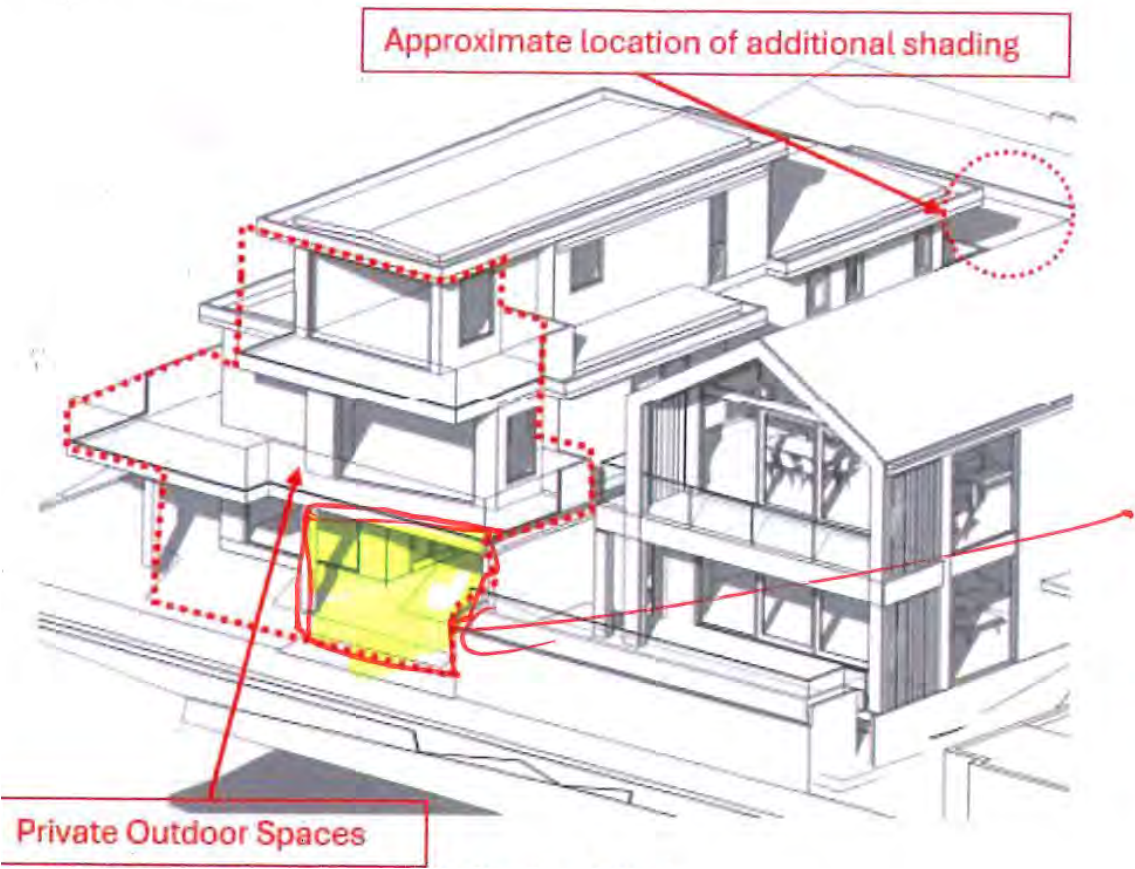
36 Octavius Place



36 Octavius Place

Outdoor living area and shading as described in S95 Report.

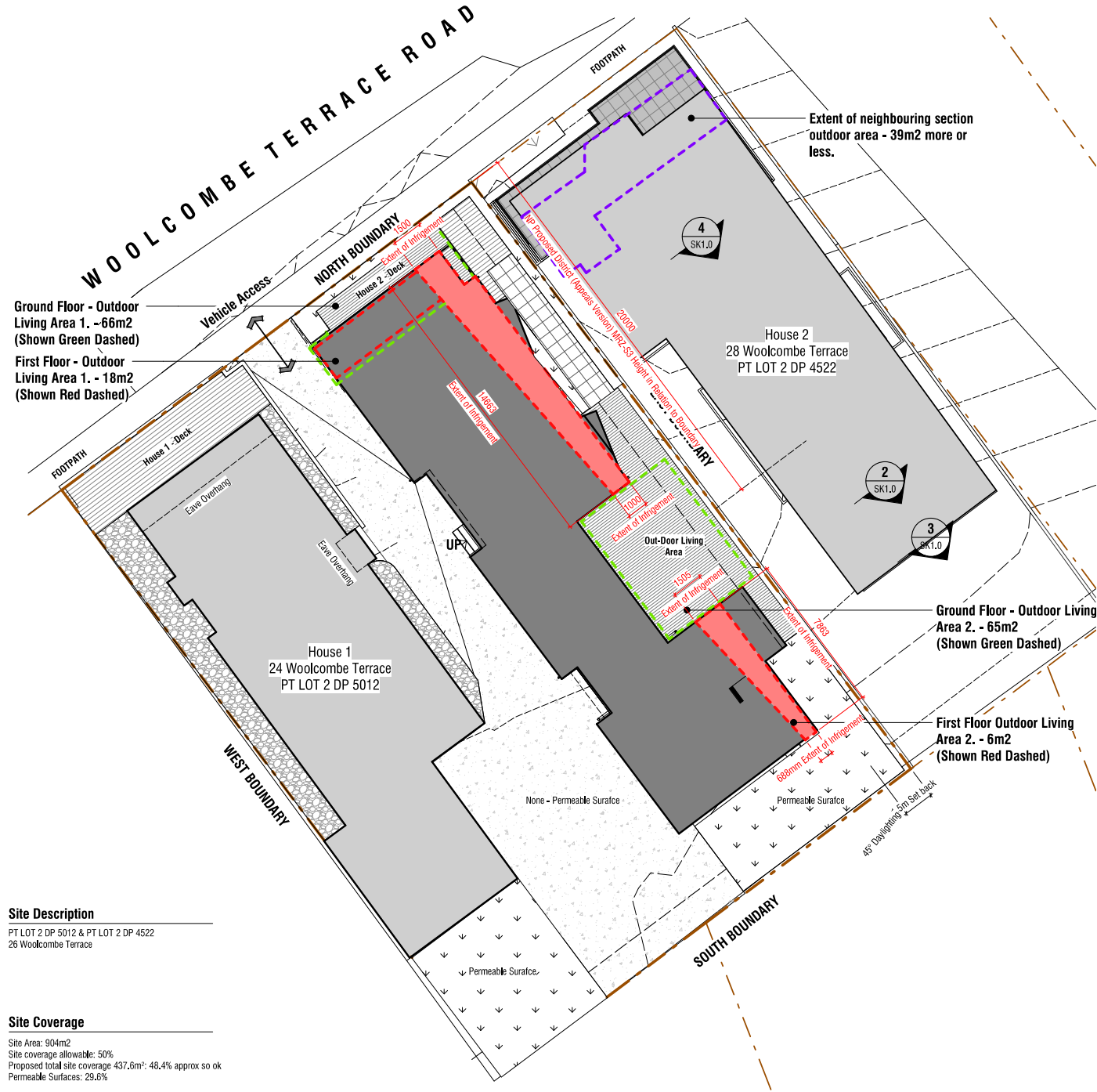
Extract from Mr Campbell Robinsons' S95 Report.



Note:
Highlighted yellow area indicates drive and vehicle access to 28 Woolcombe so doesn't form part of practical 'Private Outdoor Space' area of the property.

The note "Approximate location of additional shading" highlights the roof of the basement level garage which indicates that the NPDC planning officer has mis-interpreted the 3D view used in the S95 report.

Defined outdoor area.



Site Description
PT LOT 2 DP 5012 & PT LOT 2 DP 4522
26 Woolcombe Terrace

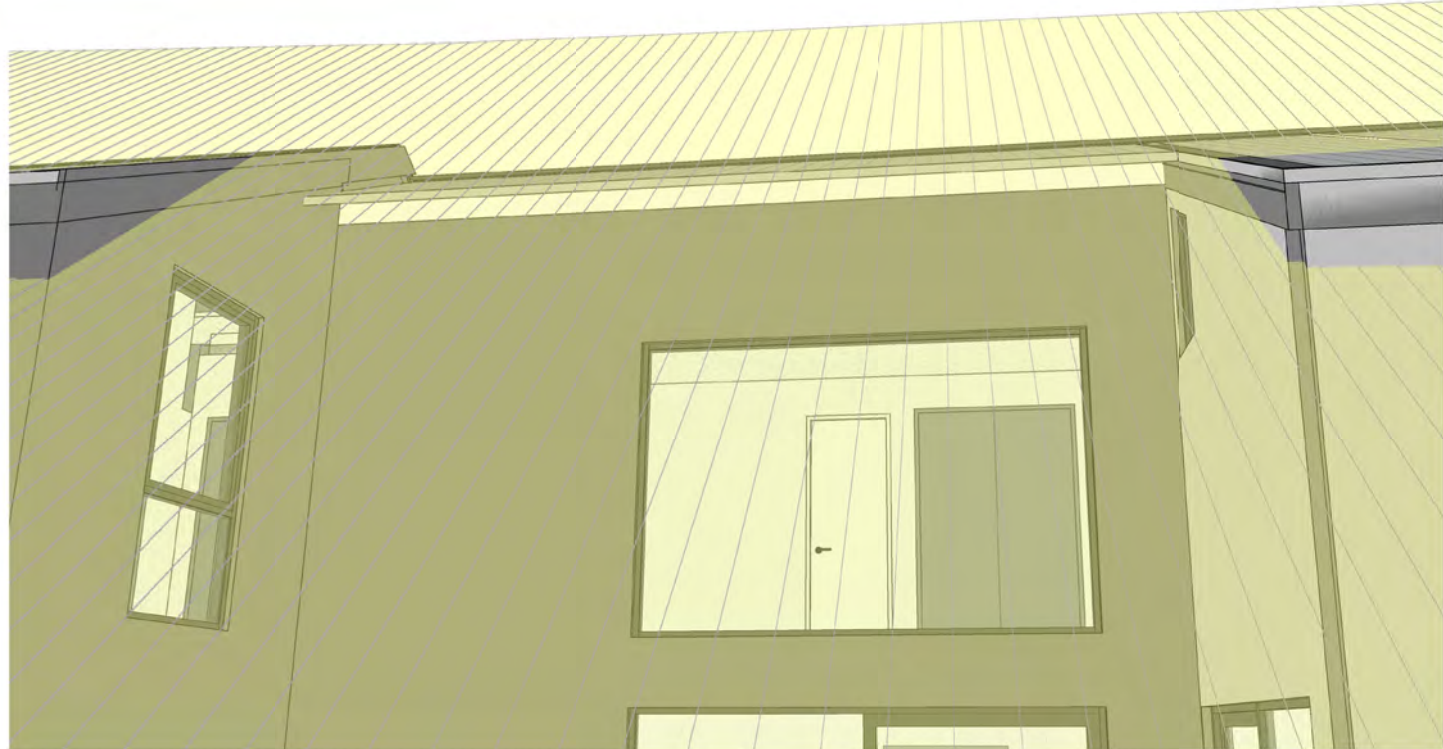
Site Coverage
Site Area: 904m2
Site coverage allowable: 50%
Proposed total site coverage 437.6m2: 48.4% approx so ok
Permeable Surfaces: 29.6%

Proposed Site Plan
Scale 1 : 200 (A3)

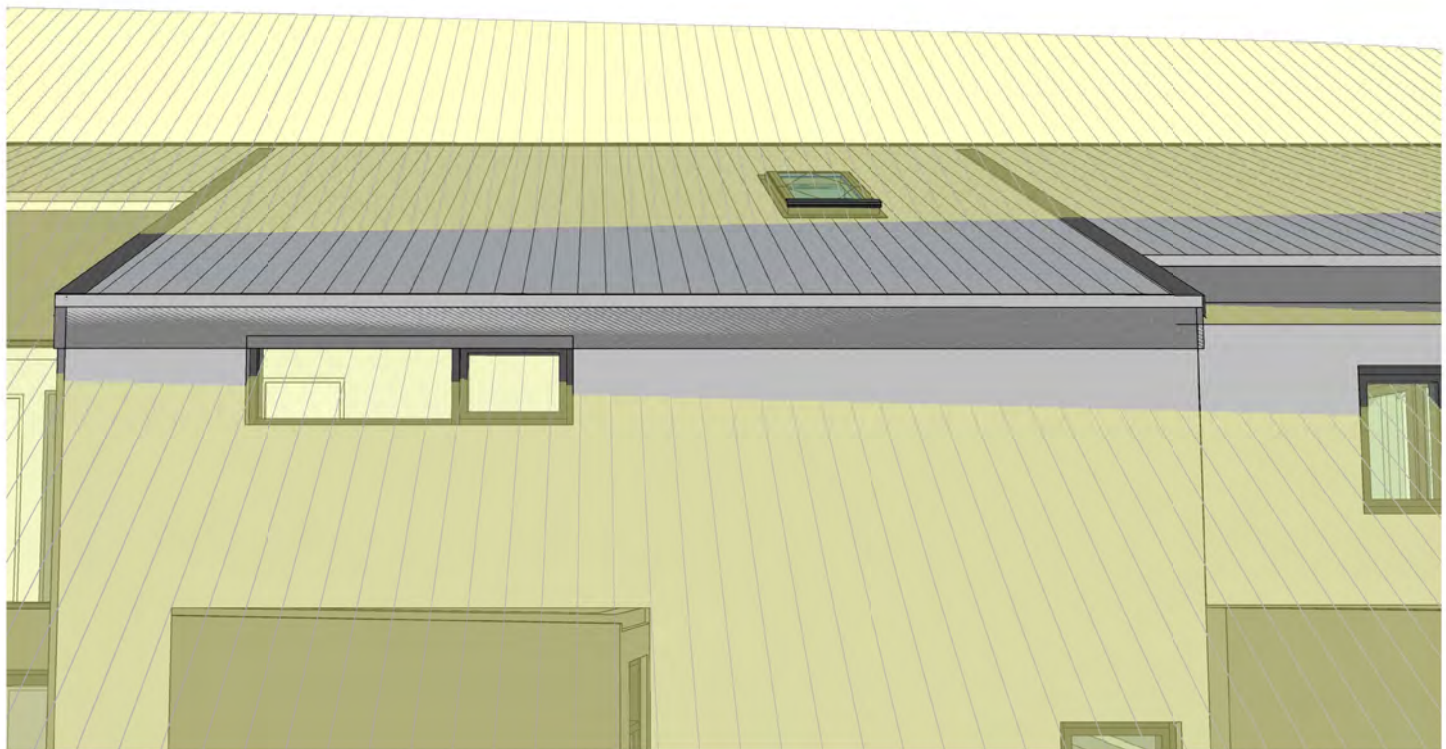
Drawing Title		
Proposed Site Plan		
Rev	Date	Description
0		
C:\Users\A3\Documents\6462\6462.dwg		
0		
40mm		
0		
Job No.	Scale [A3]	Drawn
6462	As indicated	SK1

Simulated Views - PDP-AV (Operative in part)

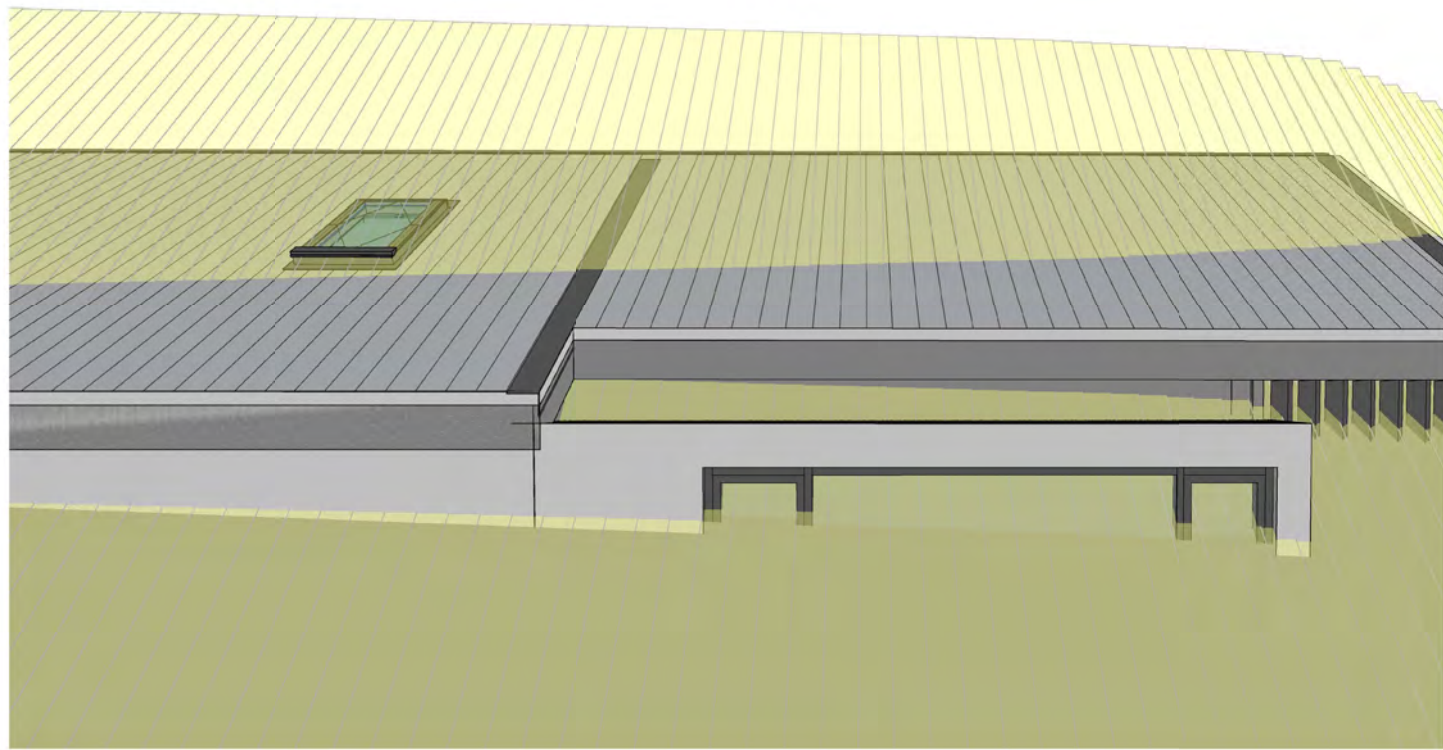
Note: Yellow indicates 45 degree daylighting angle to 11m. This demonstrates a mass which a permitted compliant sturture could afford within the PDP-AV rules and standards.



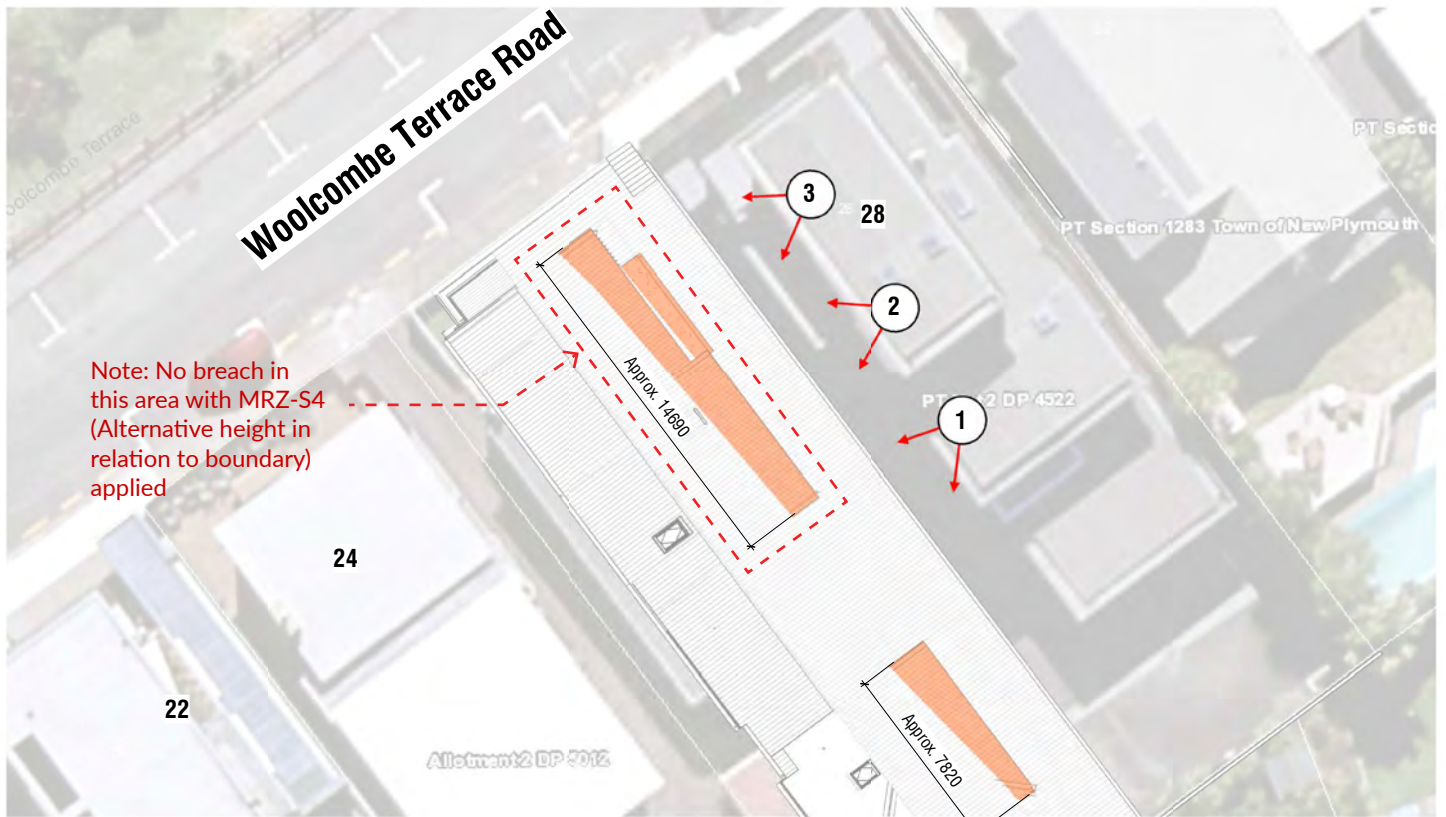
28 Woolcombe WF9 Simulated View - 1
Not to Scale



28 Woolcombe WS4 Simulated View - 2
Not to Scale



28 Woolcombe WS6 Simulated View - 3
Not to Scale

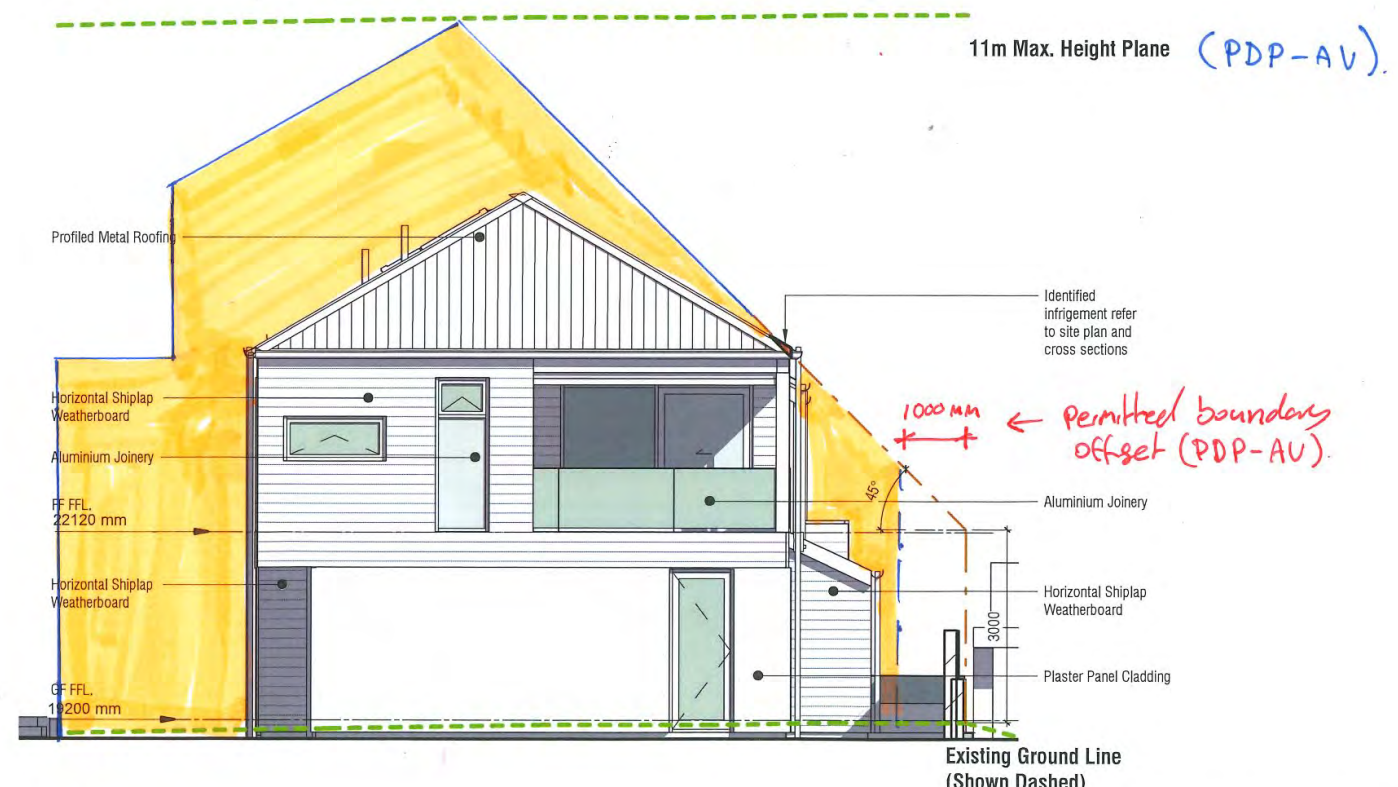


View Location Plan (Approximated)
Not to Scale


PDP-AV - Sketch analysis of a building complying with all permitted standards under MRZ-S3.



West Elevation
Scale 1 : 100 (A3)



South Elevation

 - INDICATES TYPE OF BULK & VOLUME THAT COULD OCCUR AS A COMPLIANT PERMITTED BASELINE ACTIVITY WITHIN THE PDP-AV

Note: This sketch only addresses the 45 Degree daylight angle (PDP-AV, MRZ-S3) and doesn't provide analysis of the restricted discretionary 'alternative height in relation to boundary' standard (MRZ-S4).

Rev	Date	Description
		Elevations

Description
Roach House
Address
26 Woolcombe Terrace, New Plymouth, 4310



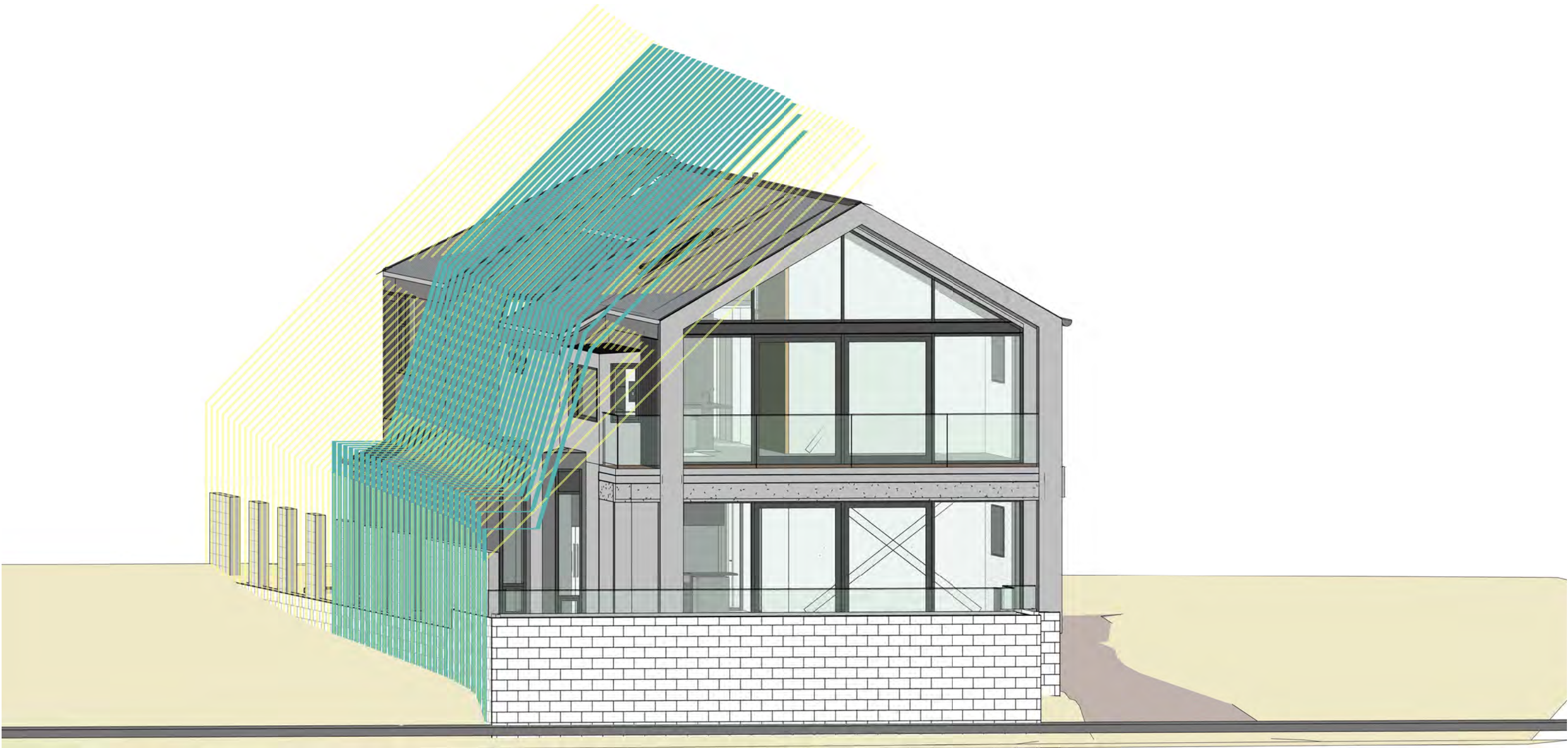


PDP-AV Perspective - 45 degree Daylight Angle - (under MRZ-S3).



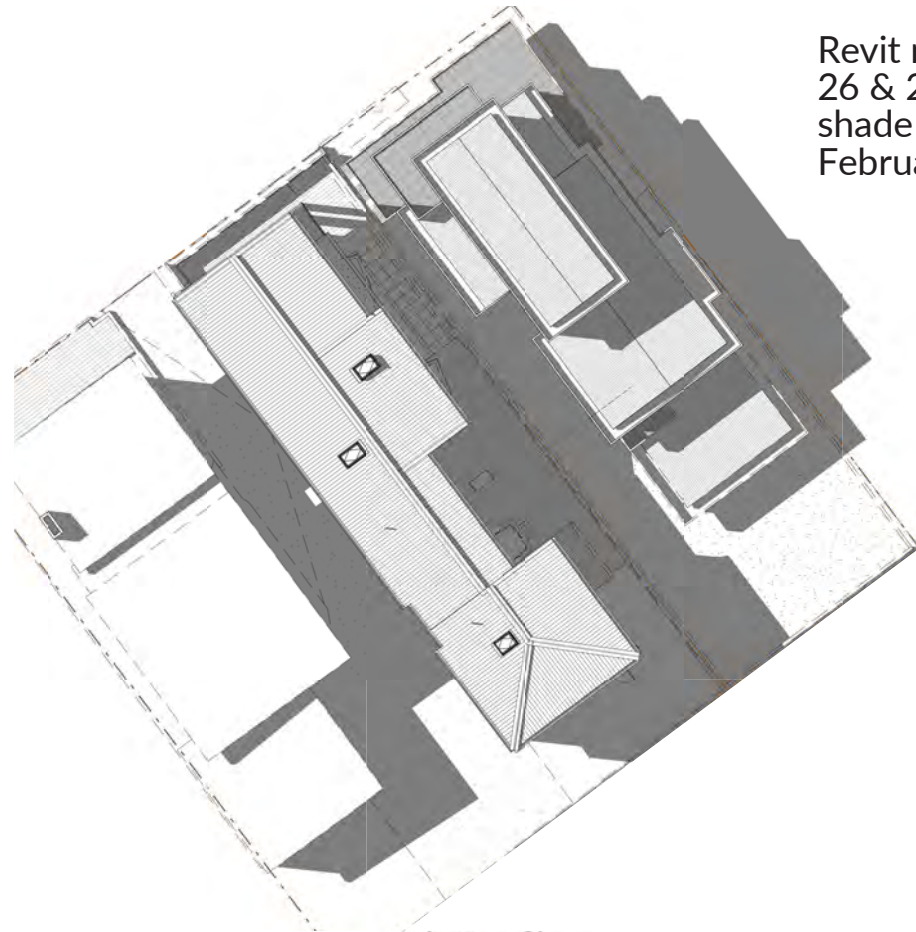


PDP-AV Alternative height in relation to boundary - (under MRZ-S4).



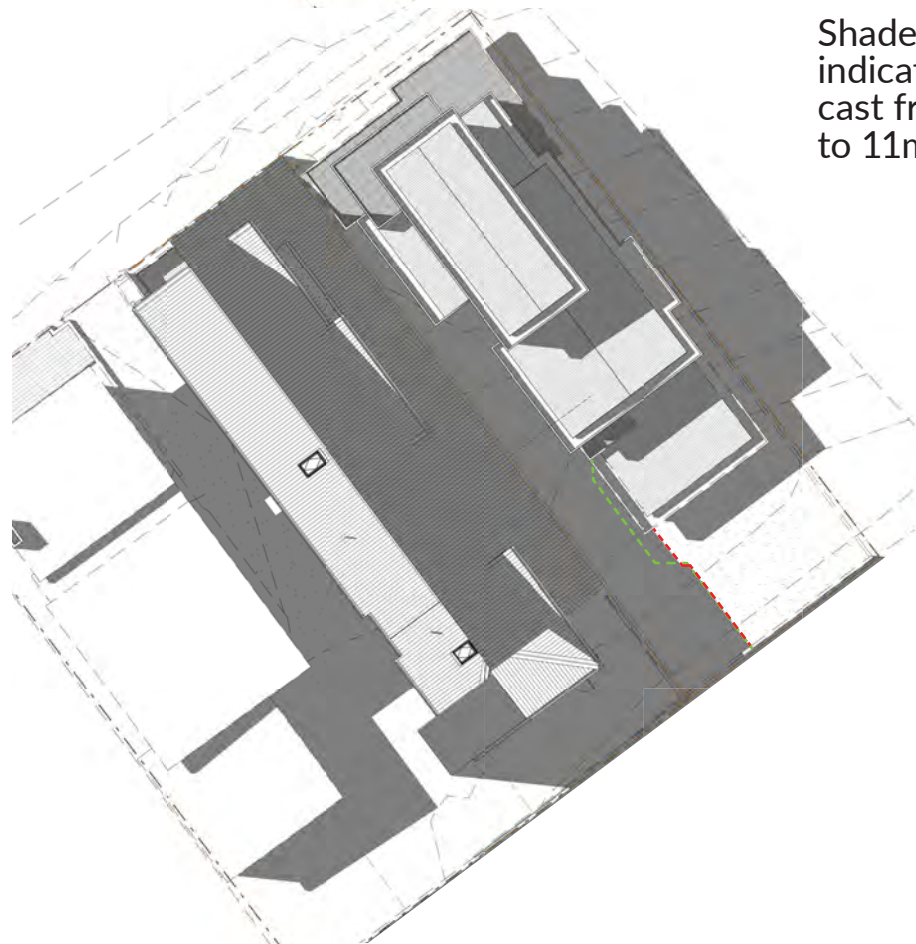


Location of additional shading relative to private outdoor spaces



Revit model of the as built dwellings of 26 & 28 Woolcombe Terrace showing shade cast at 5.40pm on 7th of February 2025.

NOTE: Revit model in the shading diagrams (Left) show existing modified ground of 28 Woolcombe Terrace where as the architectural shading diagrams show shade cast on original ground to align with the survey data.



Shade cast from as built dwelling indicated by dashed green line. Shade cast from a permitted baseline activity to 11m indicated by red dashed line.



On site photo taken with a 50mm equivalent lens showing shade cast at 5.40pm on 7th of February 2025 on 28 Woolcombe Terrace from the as-built dwelling at 26 Woolcombe Terrace. A permitted baseline structure to 11m indicated by red dashed line (approximated).