
F/YR21/1440/VOC

**Applicant: Mr Mike Zamorski
FLM Developments Ltd**

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Site Of Former Christchurch Memorial Hall, 11 Church Road, Christchurch,

Variation of conditions 6 (Archaeology), 10 (Chain-link Fence) and 18 (list of approved drawings), and removal of conditions 2 (Materials), 3 (Landscaping), 13 (External Lighting), and 14 (Fire Hydrants) of planning permission F/YR12/0630/F (Erection of 9 x 2-storey dwellings comprising of: 2 x 2-bed, 3 x 3-bed and 4 x 4-bed dwellings with garages involving demolition of existing hall and buildings)

Officer recommendation: Grant

Reason for Committee: Number of representations received contrary to Officer recommendation

1 EXECUTIVE SUMMARY

1.1 This is an application to remove and vary conditions imposed on permission F/YR12/0630/F granted for the erection of 9 dwellings. The approved development is capable of being built out, therefore the matters to be considered are the differences between the approved and the proposed scheme. The revised plans are not significantly different to the approved scheme and will not result in any further significant impact on the surrounding area, historic environment or neighbours. The opportunity has been taken during the assessment of this application to update all relevant conditions and ensure that no further submissions will be required.

1.2 The development as proposed is acceptable and recommended for approval subject to updated conditions to reflect the revised plans and submission.

2 SITE DESCRIPTION

2.1 The site is an L shaped parcel of land which contained the former Christchurch Memorial Hall and a further small building (from previous aerial photography). These buildings are now demolished and cleared. The site is accessed off Church Road. It wraps around the side and rear of the detached Old School House which is a single residential property. The remaining western boundary to the site borders the grounds of the Christ Church which is a grade II listed building. The eastern boundary borders the curtilage of established residential properties which are accessed off Green Lane. The north boundary borders Church Street. To the south and southwest is open land.

2.2 The site is not within, nor does it abut a conservation area. It is within flood zone one which is the area at least risk of flooding.

3 PROPOSAL

- 3.1 This is an application to vary and remove conditions attached to planning permission F/YR12/0630/F. Overall, the proposed development is very similar to that approved under this previous planning permission and the development proposed still accords with the original description of the development. Planning permission was granted for the erection of 9 two storey dwellings comprising 2 x 2 bed, 3 x 3 bed and 4 x 4 bed dwellings with garages, involving the demolition of the existing hall and buildings.
- 3.2 The application proposes the following changes to the conditions attached to F/YR12/0630/F (some of which were discharged or partially discharged – see site history below) and to the approved plans which were listed under condition 18;

Condition 2 – Materials

Detailed within the submission so that the condition can be varied become a compliance condition

Condition 3 - Landscaping

The submission details the items under a – k of condition 3, therefore it can be varied to become a compliance condition

Condition 6 - Archaeology

The full excavation works have taken place and the final report is submitted with this application. It is proposed the condition can be removed.

Condition 10 – Boundary treatment

Detailed within this submission. Proposed to vary the condition to become compliance with submitted details.

Condition 13 – Lighting

The proposed bollard lighting is submitted with this application. The condition is proposed to be varied to be compliance with the submitted details

Condition 14 – Fire Hydrants

The agreed fire hydrant position is shown on the submitted site plan. It is proposed to vary the condition to become a compliance condition. It is proposed to require the hydrant to be provided an operational prior to first occupation of any dwelling or otherwise in accordance with a timetable which shall have been submitted and approved by the local planning authority.

Condition 18 – list of approved plans

A revised set of drawings has been submitted which includes the following changes from the scheme as approved;

House Types:

- Removal of false chimneys leaving just a single chimney on each house type

- Removal of ridge tile detail
- Removal of tudor boarding detail to dormer windows and porches and replacement with horizontal cladding
- Removal of ground floor bay window on side elevation of house type A (plots 1 and 6)
- Change of window colours from white to grey (Everest windows olive grey and cedar grey)
- False chimney on house type E made into one single false chimney on ridge line. Front door and window swapped around
- All kitchen window cill heights raised as were shown too low on approved scheme

Garages:

- Double garage – removal of 4-sided hipped roof and gable ends added (so that double garage matches single garage)

Site Plan:

- Amendment to fencing detail to side of plot 2 and front/side of plots 6, 7 & 9 (to black estate railings)
- Slight amendment to position of plot 7
- Correction of error on plot 6 – house type A was shown too narrow and has been adjusted
- Amendment to driveway/parking to plot 8
- Change column street lighting to bollard lighting
- Added buried LPG tanks in corner of site nearest plot 6
- Change from green chain link to green weld mesh fencing to west and south boundaries where adjoining churchyard and countryside.

Full plans and associated documents for this application can be found at:
www.publicaccess.fenland.gov.uk/publicaccess

4 SITE PLANNING HISTORY

4.1 Relevant site history is as follows;

F/YR12/0630/F - The erection of 9 two storey dwellings comprising 2 x 2 bed, 3 x 3 bed and 4 x 4 bed dwellings with garages, involving the demolition of the existing hall and buildings- approved 23/09/13

F/YR15/3098/COND – Details reserved by condition 6 – approved 07/12/15

F/YR16/3053/COND – Details reserved by conditions 2, 3, 6, 10, 12, 13 and 14 – approved 27/07/16

5 CONSULTATIONS

5.1 Christchurch Parish Council – No objections

5.2 Local Residents/Interested Parties

5.3 Objectors

The following comments have been received from 7 neighbouring households (six on Church Road, one from Padgetts Road);

- At the time the original building development was proposed, issues were raised about lack of infrastructure in the village to support the development. The shop has been closed and there is no bus service. At that time the development was considered “borderline” and now more than 25 new properties have been built in the village
- Increase in traffic onto Church Road
- There are bat colonies frequenting the site and fox and badger setts bordering the site
- There are several historic buildings bordering the site, namely The Church, The Old School, The Old School House and Hill Farm. All these properties only have step footings. Any piling for foundations would need to be augered and not hammer driven
- The dwellings side facing onto Church Road are out of keeping with the front facing character of Church Road
- Access to the rear of my property (No. 17 Church Road) has been resolved. The access gate into the rear of No. 15 is not necessary
- Proposals for a fence along the eastern boundary wall of The Old School House are unnecessary and impractical as it would prevent any access for maintenance of the boundary wall
- The rotation of Plot 1 is out of keeping with the street scene of Church Road where every other property faces the street
- There have been recent flooding issues, notably most recently in September 2021. Surely no further permissions can be granted until this issue has been resolved?
- The pumped mains sewage system put in place in Christchurch nearly 10 years ago is not fit for purpose

5.4 Representations

The owners of The Old School House comments as follows;

- No objections to the proposed changes and layout as outlined in the most recent consultation (11.05.22)
- The boundary wall belongs to us and in part extends to form the outside wall of two outbuildings in daily use as offices. We have a condition in our house deeds that we are supposed to maintain this wall but how are we meant to do this as some of the buildings are planned to be built very close to our wall. We are concerned that this wall could be damaged during construction works and that any structures put in by householders could damage the wall. We would like to see a covenant put into the deeds for the new houses to protect our wall.
- One of the office windows to our outbuilding has a clear window which looks into the site/new properties, and this presents privacy and security issues for us. When we brought the Old School House in August 2021 it was stated that the developers had to consider options for this clear window but we have not heard anything on this and would be happy to enter into discussions on these points.

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 135 – Local planning authorities should ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

Paragraphs 199 – 203 – Consideration of impacts of development on heritage assets

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 Fenland Local Plan 2014

LP16 – Delivering and Protecting High Quality Environments across the District
LP18 – The Historic Environment

8 KEY ISSUES

- Impact on the design and appearance of the scheme as a result of the proposed changes;
- Impact on residential amenity as a result of the proposed changes;
- Impact on the historic environment as a result of the proposed changes

9 BACKGROUND

- 9.1 Full planning permission for the development of the site to provide 9 dwellings has been established through the granting of planning permission under F/YR12/0630/F. The only way of formally determining whether the development was lawfully commenced is via a Certificate of Lawfulness, however, it is not mandatory that the applicant must submit such an application. The agent has provided sufficient information to show that the development was on the balance of probabilities, lawfully commenced. This represents a fallback position in that the approved scheme could be built out and completed. The current application is for changes to the approved scheme as set out above. In this case, only the difference between the approved scheme and the current proposed scheme is being considered and not the principle of building 9 dwellings on the site nor the layout or design issues already approved. These matters have already been established.

10 ASSESSMENT

Design and Appearance

- 10.1 The proposal provides for a total of nine two storey dwellings, all of which are detached except for a pair of semi-detached dwellings at plots 2 and 3, which are of the same scale as those previously approved. There are what are considered to be minor changes in design (as listed above) and a slight repositioning of plot 7. Otherwise, the proposed dwellings are in the same positions within the site as previously approved. This includes Plot 1 which was approved with its side elevation facing Church Road.
- 10.2 Some of the design detailing is being removed from what was originally approved. This includes removal of the second false chimney to each plot, retaining one chimney for each detached dwelling and a “shared” central chimney to the pair of semi-detached dwellings. The decorative ridge detail is also proposed to be removed. The approved brick types are proposed to be changed albeit to similar bricks, due to the lack of availability of the approved bricks. Instead of white UPVC windows, two shades of grey are now proposed.
- 10.3 Noting the requirements of paragraph 135 of the NPPF (set out above) it is not considered that these changes overall will reduce the quality of the proposed development. The development will remain a high-quality development in accordance with policy LP16 of the Local Plan.

Residential Amenity

- 10.4 Except for a slight repositioning of plot 7, which makes no material difference to any neighbour, the proposed dwellings are in the same locations and same orientation as originally approved. The proposed revisions to the house type designs (described above) does not result in any additional impact on terms of overlooking than the approved scheme. The proposed double garages are revised from full hipped roofs to a dual pitch which results in the double garage to plot 3 having a gable end rather than a hipped roof facing the side of the adjacent bungalow, “The Shires” off Cobwebs. This results in a slightly worse impact to this property but is not significant and does not warrant refusal of the application for this reason.
- 10.5 The part of the site that abuts the rear boundary to The Old School and The Old School House, has been revised to take into account the need for rear access to these properties to serve an existing septic tank. The boundary treatment is to remain as existing in this location. To the corner of the site in this vicinity, it is proposed to add an LPG compound which comprises 2 x 4000L tanks enclosed by a close boarded fence. The tanks have been positioned in this location to avoid the root protection area of the nearby trees and to enable them to be accessed via the access strip which shall also serve the existing septic tank within the neighbouring property. The agent has confirmed that the LPG tanks will be buried.
- 10.6 These changes appear to have resolved the neighbour’s concerns about the septic tank, although issues of private access and maintenance are private legal matters and not planning issues. Any matters concerning deeds to properties is not a planning consideration but an issue between the parties concerned.

- 10.7 There is a small clear glazed window to the outbuilding which has been used as an office within the curtilage of The Old School House. The previous application was approved with this window in place. It is not considered to be a primary habitable room and measures could be taken to secure any issue of privacy such as obscure glazing or blinds. Any discussions between the owners and third parties during the process of a house purchase are not material planning considerations.
- 10.8 It is considered that the changes from the approved scheme to that proposed under this application do not result in any significant harm to residential amenity and as such the proposal complies with policy LP16 of the Local Plan.

Historic Environment

- 10.9 The western boundary of the site abuts the curtilage of the grade II listed Christchurch and the grade II listed War Memorial. The impact of the development on the setting of these heritage assets was assessed and considered acceptable at the time the original application was approved. It is considered that the proposed minor alterations to the dwellings will have no impact upon the setting of the listed buildings.
- 10.10 The western boundary was proposed to be bounded by a chain link fence which was agreed under the discharge of condition 10. The current proposal proposes replacement of the chain-link fencing with a 1.8-metre-high green weldmesh fence to the west and southern boundaries of the site. It would be planted on the site side with a mixed native hedgerow. Whilst a weldmesh fence may be considered slightly more utilitarian than a chain link fence, once the planting has established it should soften the appearance of the fence. A weldmesh fence is more secure and should require less maintenance than a chain link fence (which could be cut and climbed). It is considered that the proposed green weldmesh fence and hedge planting compared to the fall-back position of the chain link fence and planting will cause no harm to the character and appearance of the setting of the adjacent listed buildings.
- 10.11 The proposed LPG tank compound lies adjacent to the curtilage of the listed buildings. The proposed tanks will be buried and enclosed by a 1.8 metre close boarded fence, however, the boundary to the church yard will comprise the proposed green weldmesh with native hedgerow. It is considered that this element of the proposal will not harm the setting of the listed buildings.
- 10.12 In assessing this proposal, compared with the approved development, special regard has been had with regard to preserving the special interest of the listed buildings and their setting. It is considered that the revised proposal complies with policy LP18 of the Local Plan and paragraphs 199 – 203 of the NPPF.

11 CONCLUSIONS

- 11.1 The variation and removal of conditions, as set out above, to include revisions to the approved plans are considered to be acceptable. The case officer has taken this opportunity to review all the conditions and to update them where applicable to ensure compliance with details already previously approved or submitted and detailed above, as part of this application.

12 RECOMMENDATION

Grant; subject to the following conditions

1	<p>The materials used for the external walls and roofs of the dwellings and garages and the materials uses to surface the proposed access road shall be in complete accordance with the details shown on the approved site plan drawing 08M submitted on 06.07.2022 and shall be retained as such thereafter</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan (2014)</p>
2	<p>The hard and soft landscaping of the development, including the following details;</p> <ul style="list-style-type: none">a) proposed finished levelsb) means of enclosurec) car parking layoutd) vehicle and pedestrian access and circulation arease) hard surfacing, other hard landscape features and materialsf) existing trees, hedges or other soft features to be retainedg) planting plans, including specifications of species, sizes, planting centres number and percentage mixh) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlifei) details of siting and timing of all construction activities to avoid harm to all nature conservation featuresj) location of service runsk) management and maintenance details <p>shall be carried out in full and in complete accordance with the details shown on the following approved plans and documents;</p> <p>Site Plan 08M submitted on 06.07.2022 MTC 1216-05 (Drainage Plan 1 of 2) MTC 1216-06 (Drainage Plan 2 of 2) MTC 1216-09(Levels) Biodiversity Measures Statement June 2022 Site Development Programme and ongoing Maintenance Statement</p> <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.</p>

3	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.</p>
4	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.</p>
5	<p>Prior to first occupation of the development the visibility splays at the site entrance as shown on the submitted plan 1216-11 shall be provided and maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason - In the interests of highway safety</p>
6	<p>Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:</p> <ul style="list-style-type: none"> a) enter, turn and leave the site in forward gear; b) park clear of the public highway; c) load and unload; <p>shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.</p> <p>Reason - In the interests of satisfactory development and highway safety.</p>
7	<p>Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5.0 metres for a minimum distance of 10.0 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.</p> <p>Reason - In the interests of highway safety</p>
8	<p>The 1.8-metre-high green weldmesh fencing to be erected along the</p>

	<p>rear/side boundaries of Plots 6, 8 and 9 (as shown on the approved site plan 08M) shall be erected prior to the first occupation of any of the dwellings which it serves and retained as such thereafter. The native hedgerow planting along the same boundaries shall be carried out in accordance with the soft landscaping requirements of condition 4 and retained as such thereafter.</p> <p>Reason - In the interests of crime prevention and visual amenity</p>
9	<p>Prior to the first occupation of each dwelling at least one sparrow box shall be erected on a non-south facing gable wall of each dwelling in accordance with the details shown in the approved Biodiversity Enhancement Statement June 2022. Upon completion of the final dwelling to be built a total of at least 10 sparrow boxes comprising at least 5 sparrow terraces and 5 sparrow boxes shall have been provided across the site. The sparrow boxes (including any replacements) shall be retained in perpetuity and shall be replaced like for like if for any reason a box becomes unfit for purpose.</p> <p>Reason - In the interests of biodiversity and nature conservation.</p>
10	<p>Prior to the commencement of any works or storage of materials on the site, all trees that are to be retained, including the canopy of trees which are located off site, shall be protected in accordance with the tree protection measures set out in the Tree Protection report dated June 2022. The tree protection measures shall be carried out and maintained at all times throughout the period of the development.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
11	<p>The approved bollard lighting as shown on the approved site plan 08M (Rincon Bollard or similar) shall be installed prior to the first occupation of the dwellings which it serves. Prior to the occupation of the final dwelling, all the approved bollard lighting shall have been installed. The lighting shall thereafter be retained in perpetuity.</p> <p>Reason – In the interests of crime prevention and reduction in impact on the surrounding countryside.</p>
12	<p>The proposed fire hydrant shown on the approved site plan 08M shall be provided prior to the first occupation of the development or otherwise in accordance with a timetable that shall have been submitted to and agreed in writing by the local planning authority prior to the construction of the first dwelling above roof plate level. The fire hydrant shall be retained in perpetuity.</p> <p>Reason - To ensure a satisfactory form of development.</p>
13	<p>No additional window openings shall be inserted at first floor level in the west elevation of Plot 3, the north elevation of Plot 6 and east elevation of Plot 8 of the development hereby approved. Where window openings are shown at first floor level on these elevations, they shall be glazed with obscure glass and fixed shut to a height of 1.7m and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.</p>

14	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C); <p>Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area in which it is set and to prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.</p>
15	Approved plans



Created on: 15/12/2021

F/YR21/1440/VOC

© Crown Copyright and database rights 2021 Ordnance Survey 10023778

Scale = 1:1,250





PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466988
E-MAIL: info@peterhumphrey.co.uk
WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

PROJECT
PROPOSED DWELLING

SITE
LAND AT 11
CHURCH ROAD
CHRISTCHURCH
WISBECH
PE14 9PQ

DRAWING
PROPOSED SITE PLAN

JOB NO.	PAPER SIZE	DATE
6137/08M	A1	SEPT 2021

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

PROPOSED SITE PLAN 1:200

CHURCH ROAD

See MTC detail for entrance detail and kerb adjustment

Existing close boarded fence

PLOT 1 Type A

Double garage 3

T2

T6

PLOT 2 Type E

PLOT 3 Type E

PLOT 4 Type D

T5

Double garage 2

T1

PLOT 5 Type D

T6

T4

T3

T7

T6

T4

T3

T2

T7

T6

T2

T7

T4

T5

T4

T7

T4

T5

T4

T7

T4

T5

T4

T7

T4

EXTERNAL MATERIALS & LANDSCAPING:

MATERIALS

Walls = Dwelling Plots 1, 4, 5, & 8
Main brick = Ibstock Ladybrook Arundel Yellow Multi Stock.
Brick detailing = Ibstock Parham Red Stock

Dwelling Plots 2, 3, 6, 7, & 9
Main brick = Ibstock Ladybrook Multi Orange Stock.
Brick detailing = Standard Blue Engineering Brick.

Double garage 1
Main brick = Ibstock Ladybrook Arundel Yellow Multi Stock.
Brick detailing = Ibstock Parham Red Stock.

Double garage 2
Main brick = Ibstock Ladybrook Multi Orange Stock.
Brick detailing = Standard Blue Engineering Brick

Double garage 3
Main brick = Ibstock Ladybrook Multi Orange Stock.
Brick detailing = Standard Blue Engineering Brick

Single garage 1
Main brick = Ibstock Ladybrook Multi Orange Stock.
Brick detailing = Standard Blue Engineering Brick

Roofs (all plots and garages) = Redland Richmond 10 Slate (Slate grey).

Windows = UPVC casement windows in Grey Cedar and Olive Grey (see Everest catalogue).
External Doors = Composite entrance doors in colour TBA, other doors to be UPVC to match windows.
Facia/Soffits/Dormers = UPVC horizontal cladding - in white.
Rainwater woods = UPVC Black, 106mm Ofee prostyle (Brett Martin) and round downpipes.

LANDSCAPING:

Entrance/footway = Tarmac to highway spec up to ramp details.
Estate road = Tarmac with Marshall Drivesett Tegular Original in Charcoal where shown on site plan.
Dwelling driveways/Paths = Marshall Drivesett Tegular Original in Autumn.

Bollards = Rincon Bollard (or similar). Locations marked on site plan with 'B' - see spec provided.
Fire Hydrant = By specialist. Location marked on site plan with 'F.H'.

Walls/Fences =

- Site Perimeter Fences:
 - Proposed 1.8m high green weld-mesh fence with native hedge planting on inside.
 - Existing 1.8m high close boarded fence made good where necessary to match existing.
 - Proposed 1.8m high 225 wide brick wall - as approved.
 - Existing neighbour's boundary - to remain as existing.
 - Proposed 1.2m high black estate railings with native hedge - as approved.

Internal Fences:

- Proposed 1.8m close boarded fence.
- Proposed 1.2m high black estate railings with 1.8m laurel hedge.
- Proposed 1.2m high black estate railings.

Native Hedge = New hedges specified to consist of equal no's of Hawthorn, Blackthorn, Wild Cherry, Field Maple, Dog Rose and Hazel whips planted in two staggered rows 300mm apart and at 300mm centres.

Trees:

- T1 = Sorbus Aria Whitebeam
- T2 = Gleditsia Triacanthos Skyline
- T3 = Aesculus Carnes Briotii
- T4 = Acer Campestre
- T5 = Alnus Glutinosa
- T6 = Betula Pendula
- T7 = Fraxinus Excelsior

Proposed 3.1m wide access strip for access to existing septic tank and LPG tanks

Existing neighbour's boundary to remain

Proposed 1m wide access strip

Existing septic tank

Single garage 1

PLOT 6 Type A

9x7m LPG tank compound (2x 4000L tanks, 1.2x4.4m)

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

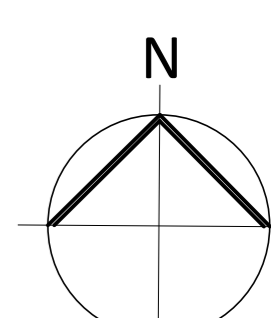
Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

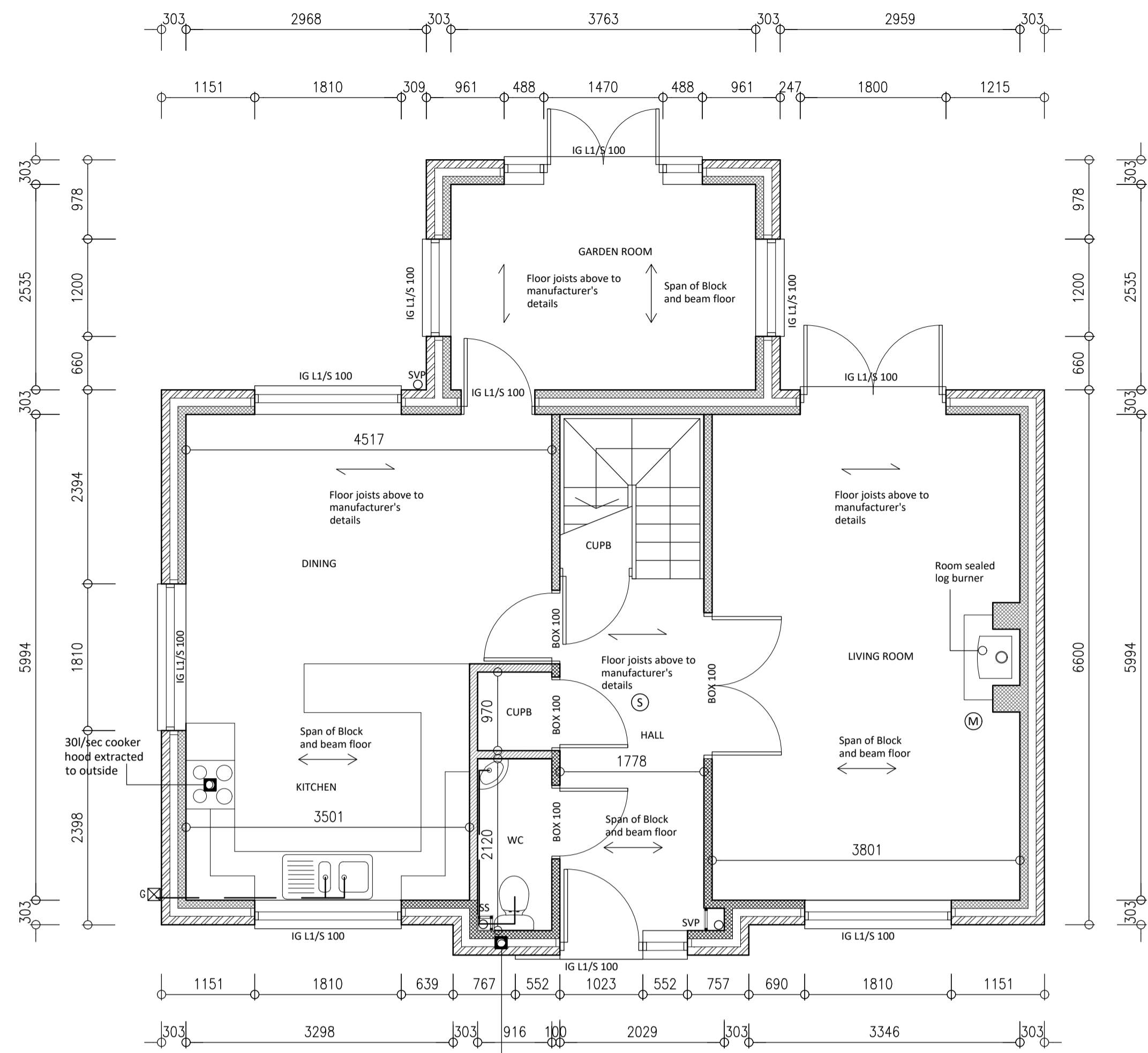
Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

Proposed 1.8m high green weld-mesh fence with native hedge planting on inside

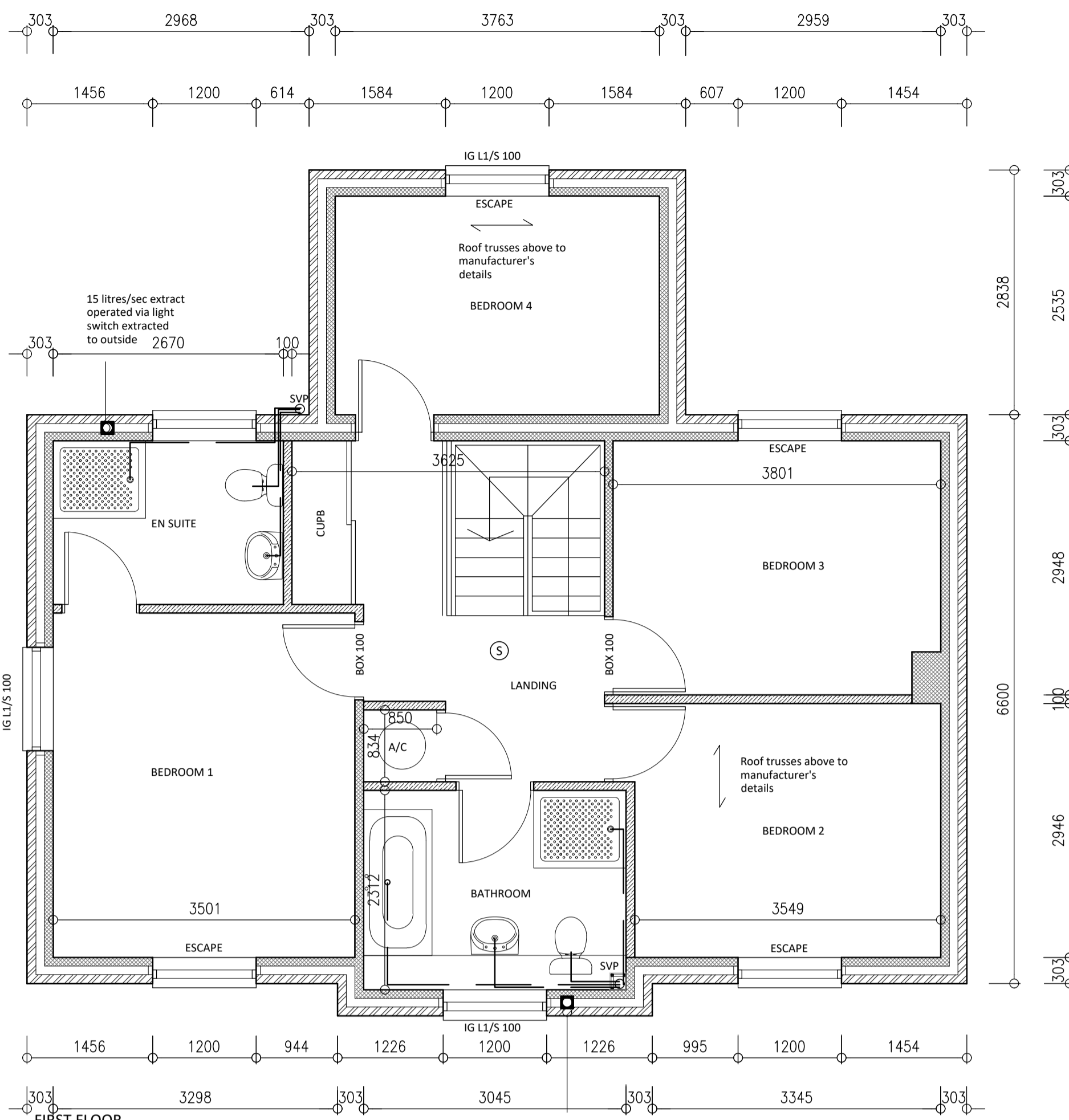
Proposed 1.8m high green weld-mesh fence with native hedge planting on inside





GROUND FLOOR
TYPE A

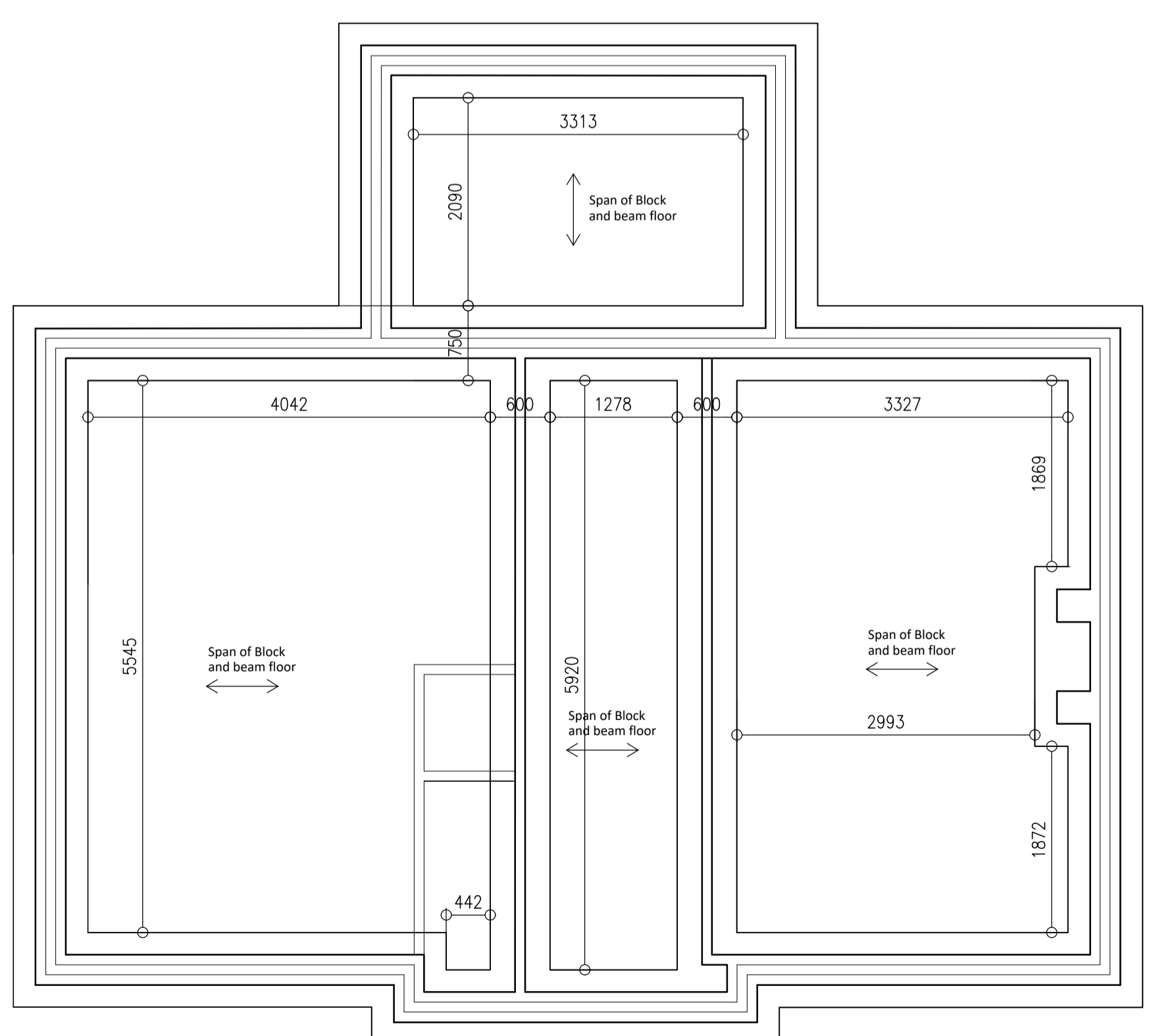
FLOOR PLANS 1:50



FIRST FLOOR

LEGEND

W.M.	Washing machine
(S)	Smoke Detector
(HD)	Heat Detector
(M)	Carbon Monoxide detector
↔	Span of floor joists



FOUNDATION PLAN
FOUNDATION PLAN 1:50



ELEVATIONS 1:100

THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS

REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
TELEPHONE: 01945 466966
E-MAIL: info@peterhumphrey.co.uk
WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

PROJECT
PROPOSED DWELLING

SITE
LAND AT 11
CHURCH ROAD
CHRISTCHURCH
WISBECH
PE14 9PQ

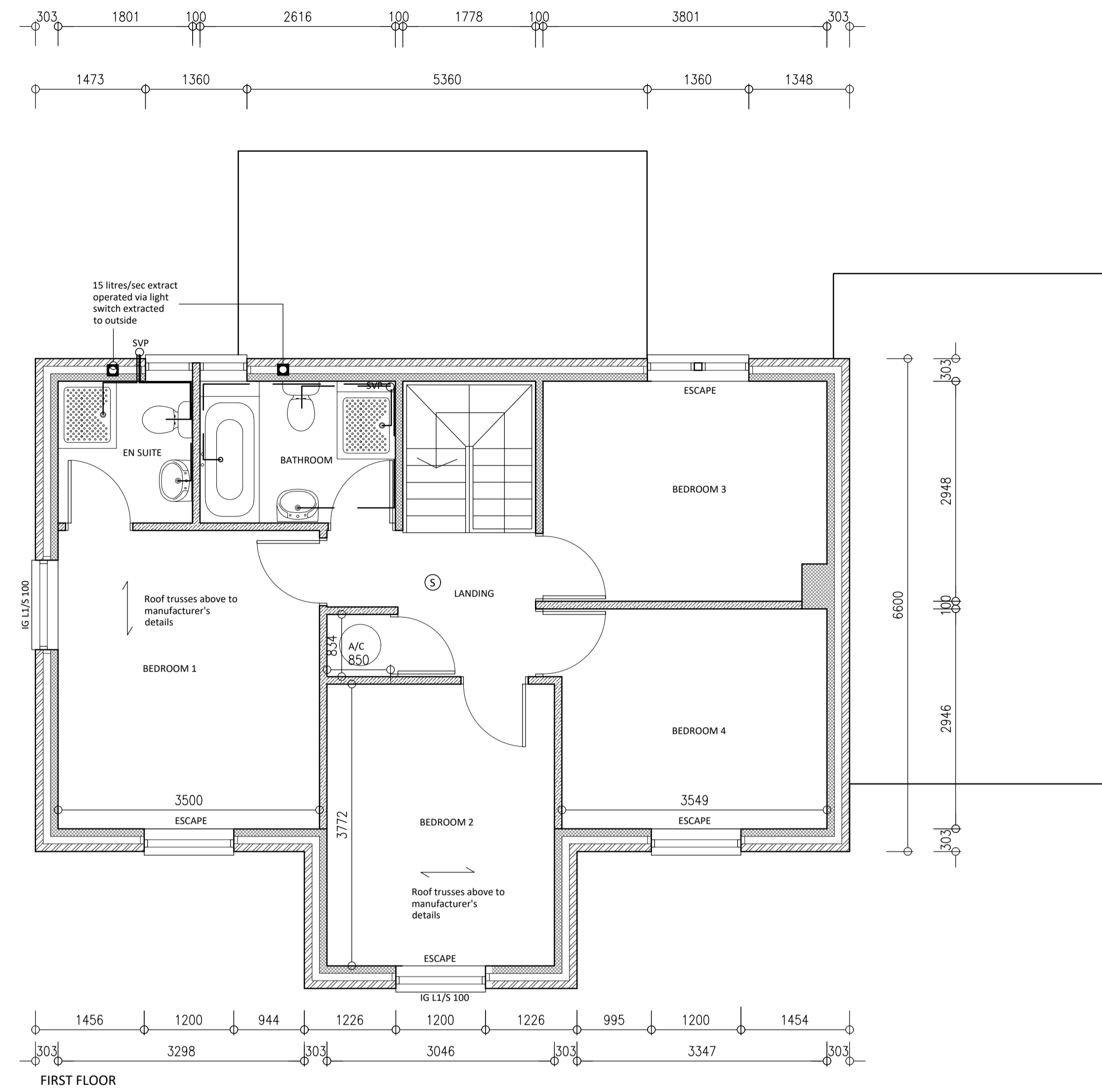
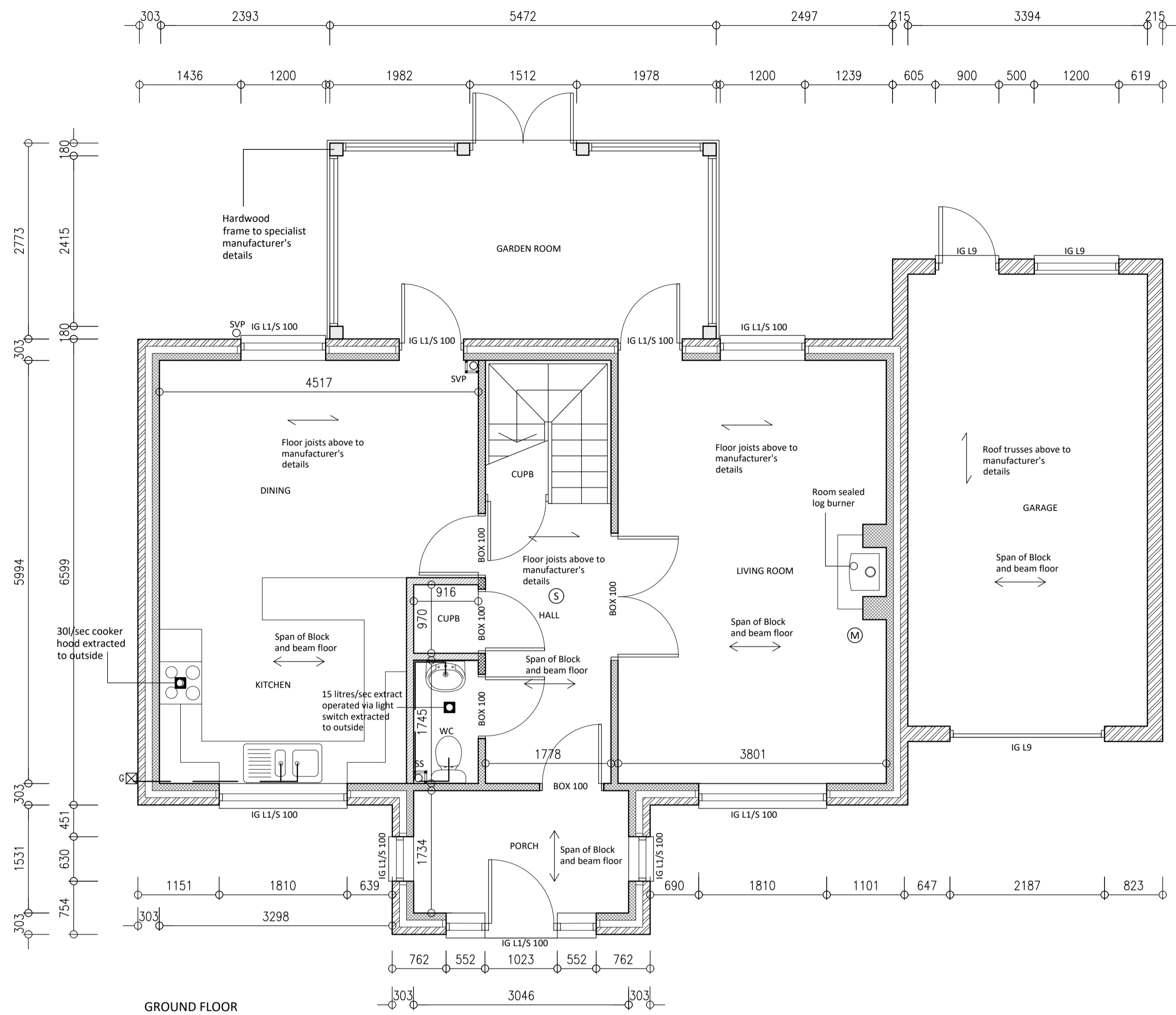
DRAWING
HOUSE TYPE A

JOB NO. 6137/06B	PAPER SIZE A1	DATE SEPT 2021
---------------------	------------------	-------------------

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

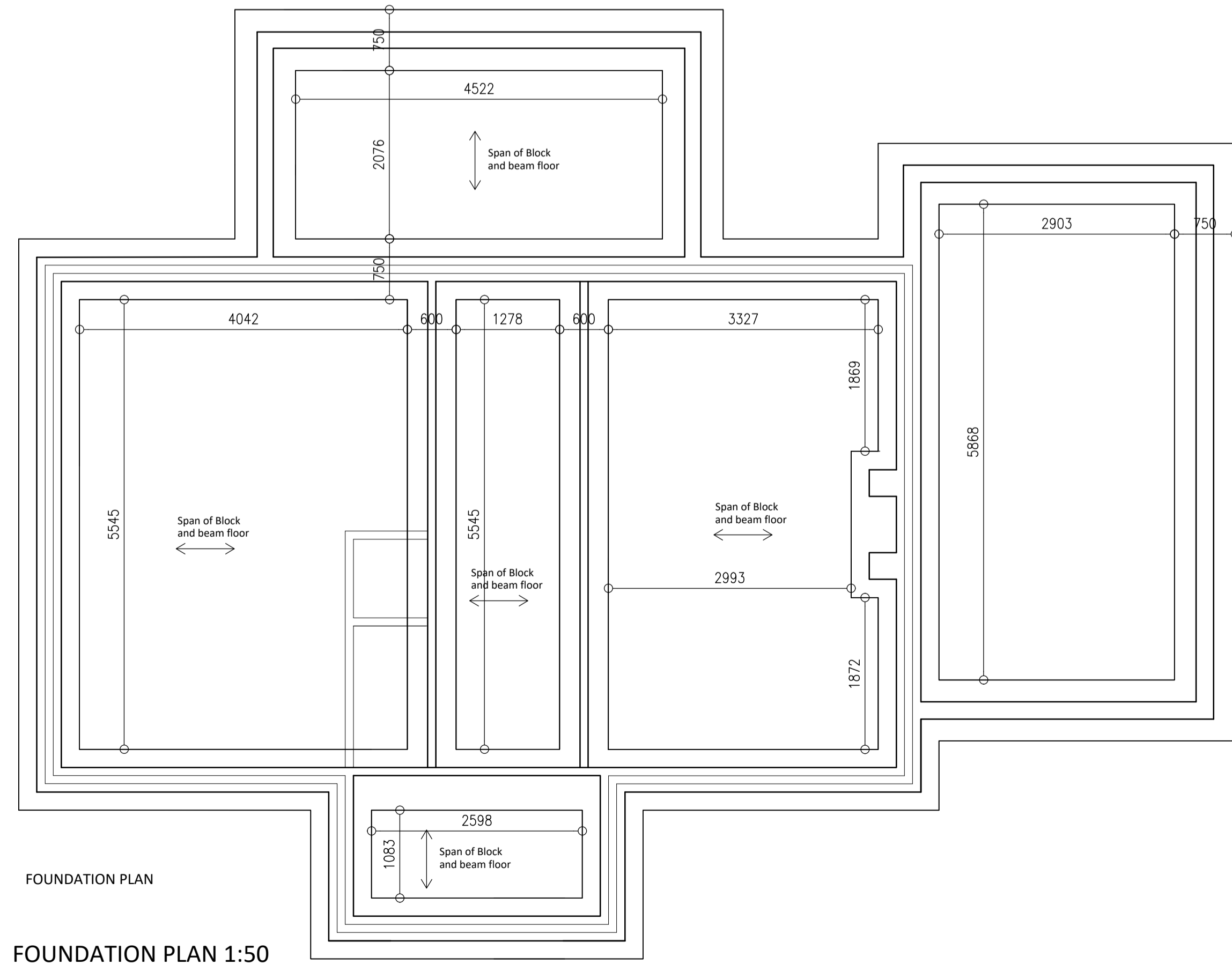
The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



LEGEND

- W.M. Washing machine
- (S) Smoke Detector
- (HD) Heat Detector
- (M) Carbon Monoxide detector
- ← Span of floor joists

THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS



A - REVISIONS



PETER HUMPHREY ASSOCIATES
ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
TELEPHONE: 01945 466906
E-MAIL: info@peterhumphrey.co.uk
WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

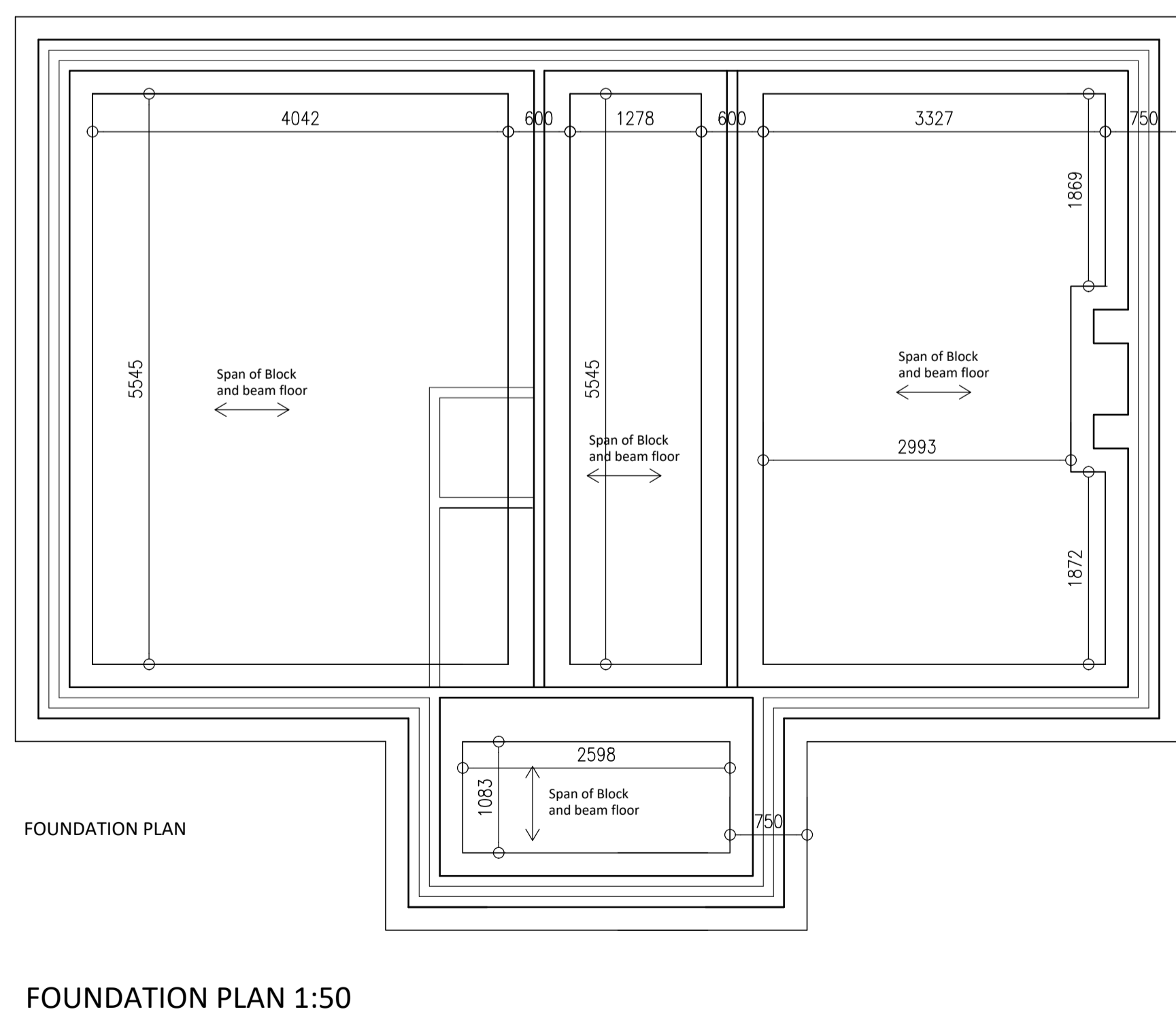
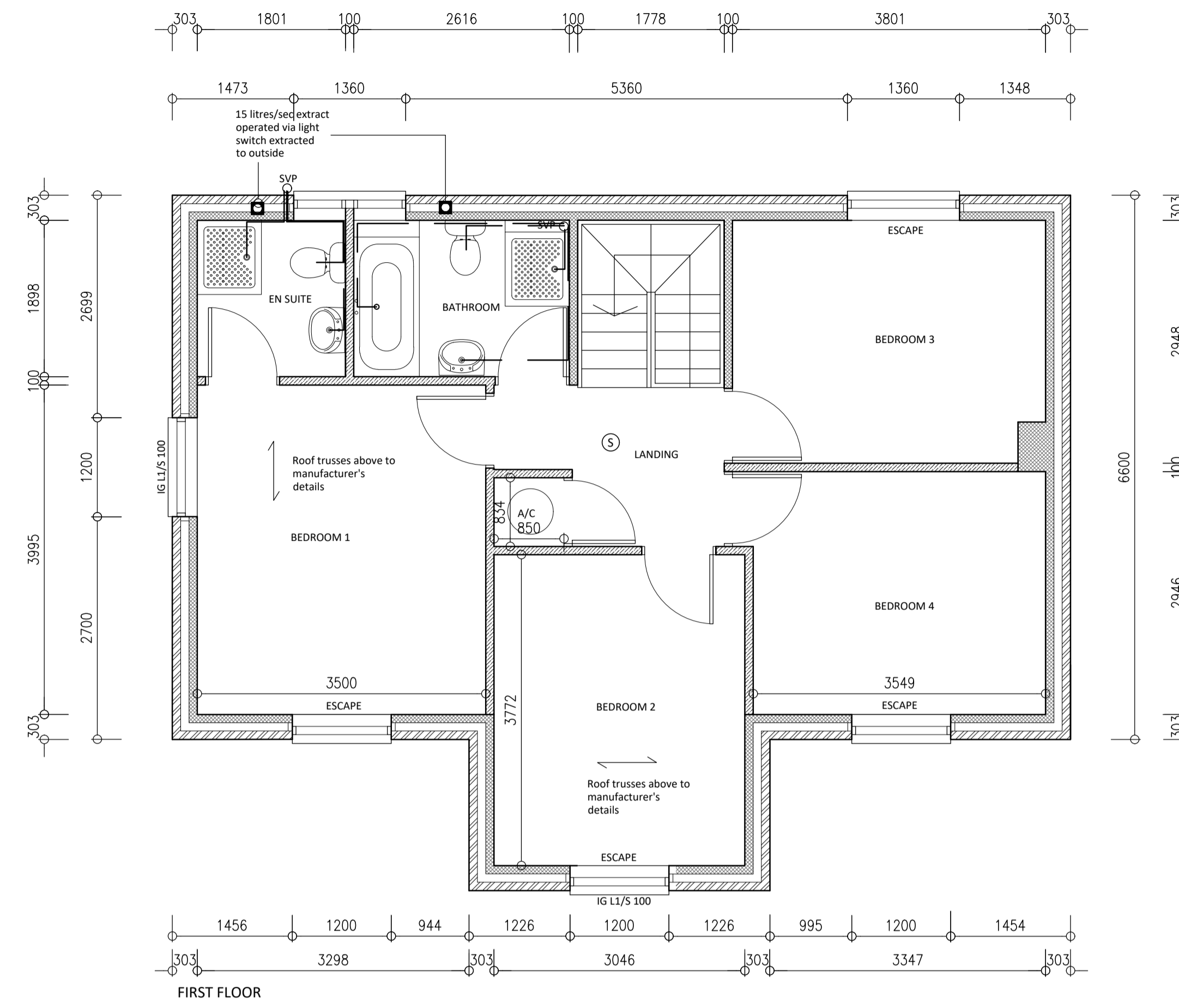
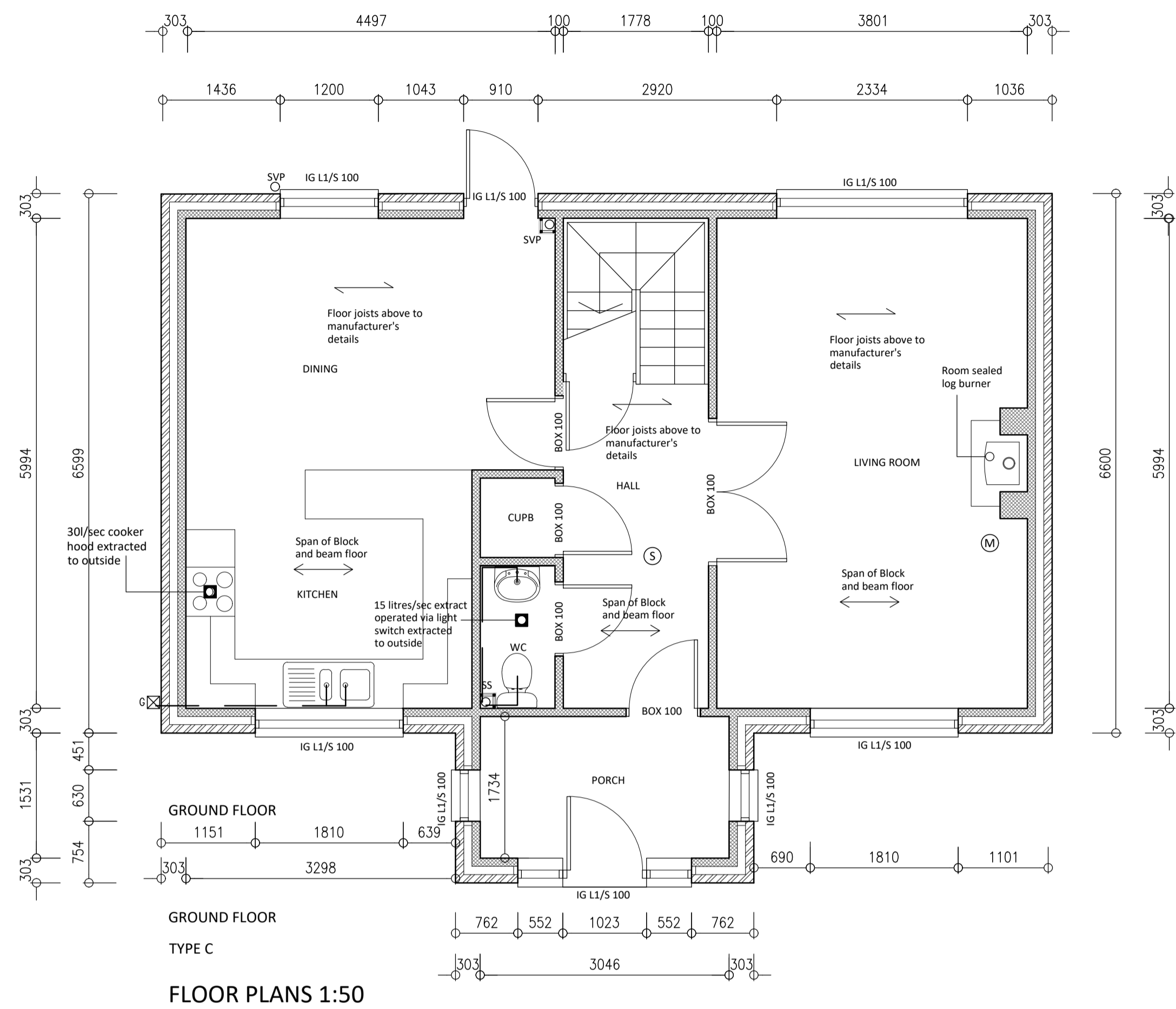
PROJECT
PROPOSED DWELLING

SITE
LAND AT 11
CHURCH ROAD
CHRISTCHURCH
WISBECH
PE14 9PQ

DRAWING
HOUSE TYPE B

JOB NO.	PAPER SIZE	DATE
6137/05B	A1	SEPT 2021

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd, and may not be reissued, loaned or copied in whole or part without written consent.
All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.
The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS

A - REVISIONS

PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

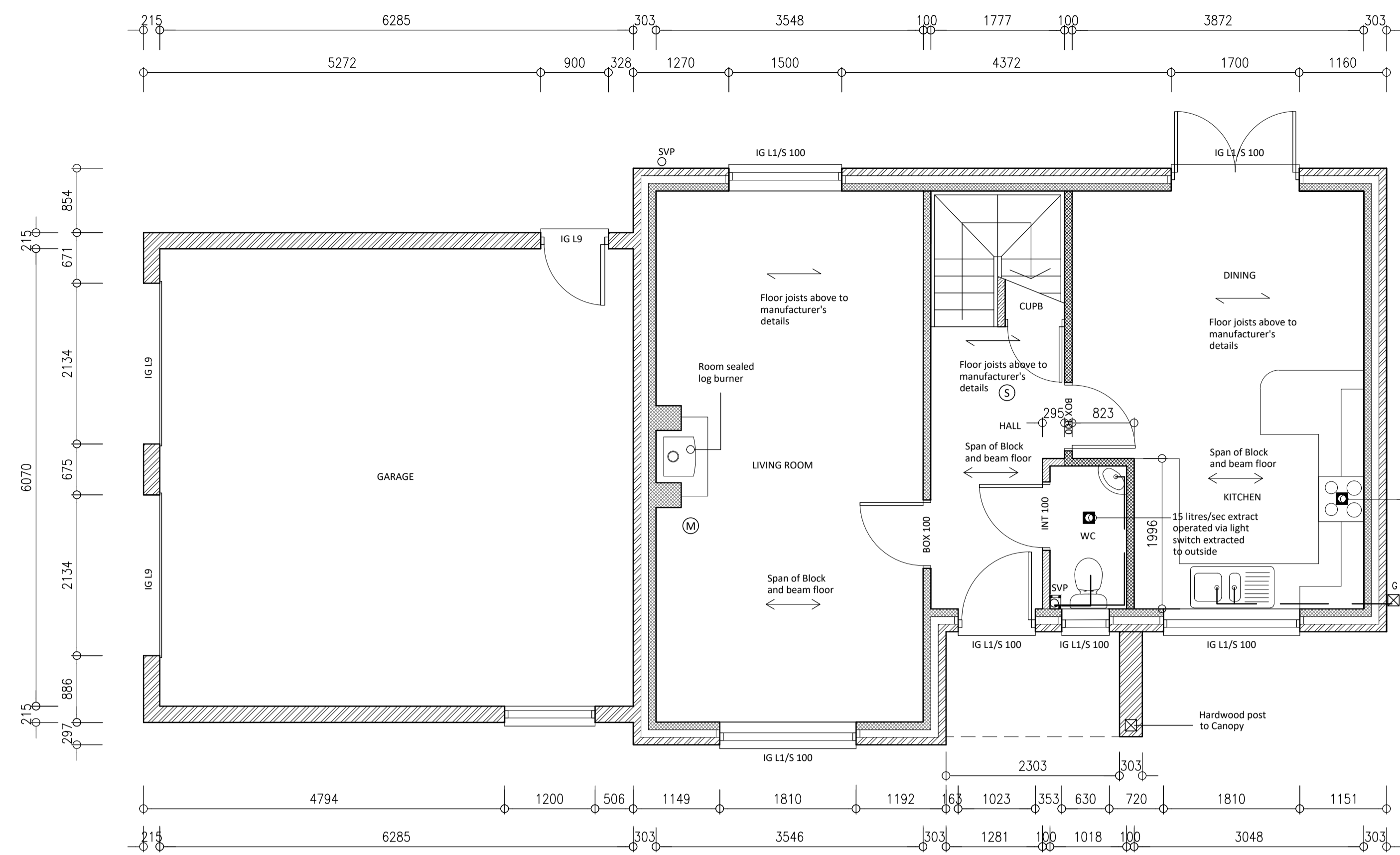
PROJECT
PROPOSED DWELLING

SITE
LAND AT 11 CHURCH ROAD CHRISTCHURCH WISBECH PE14 9PQ

DRAWING
HOUSE TYPE C

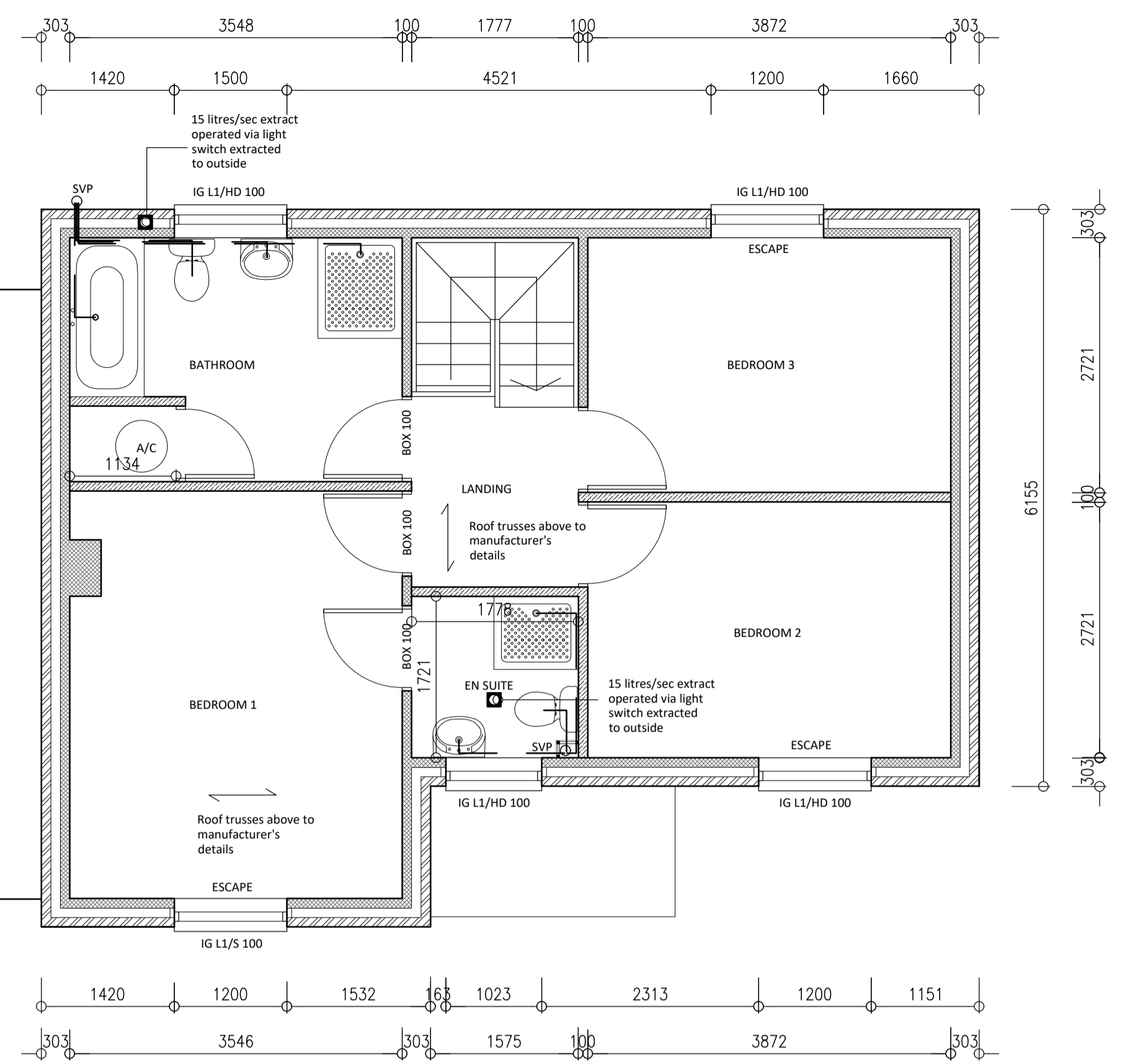
JOB NO. 6137/04C	PAPER SIZE A1	DATE SEPT 2021
---------------------	------------------	-------------------

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.
 The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.



GROUND FLOOR
TYPE D - G

FLOOR PLANS 1:50



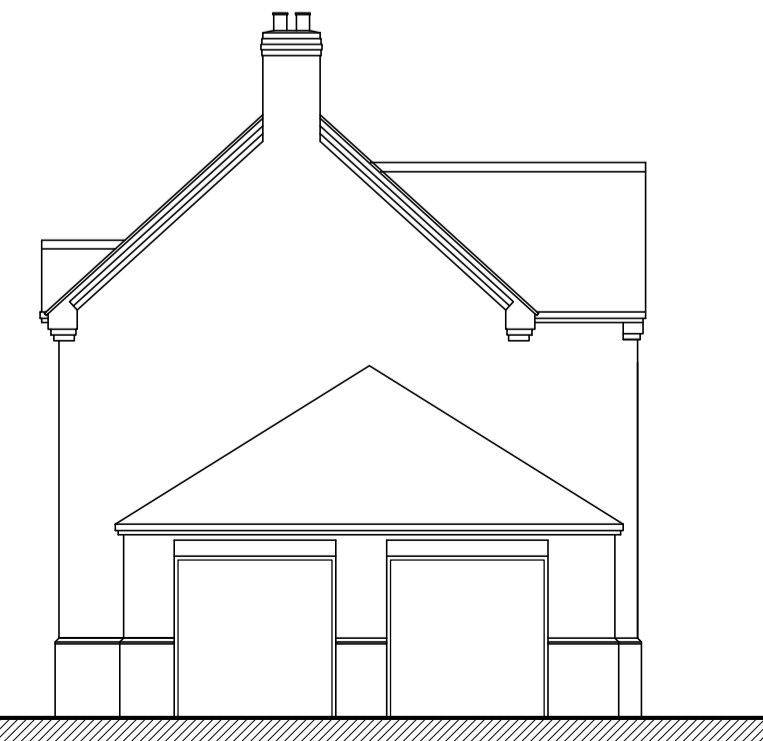
FIRST FLOOR



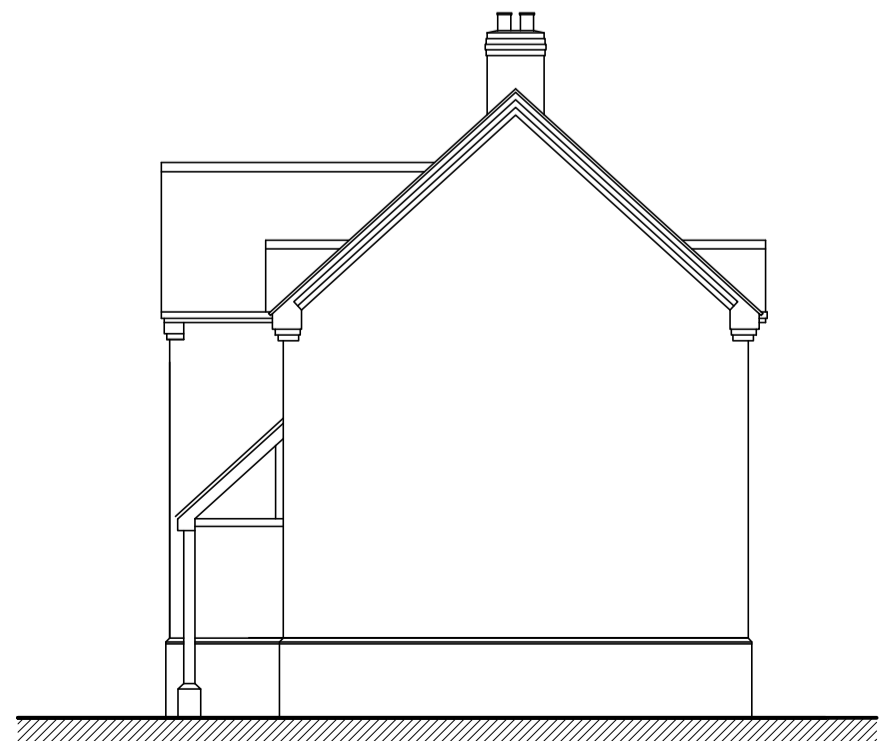
FRONT ELEVATION



REAR ELEVATION

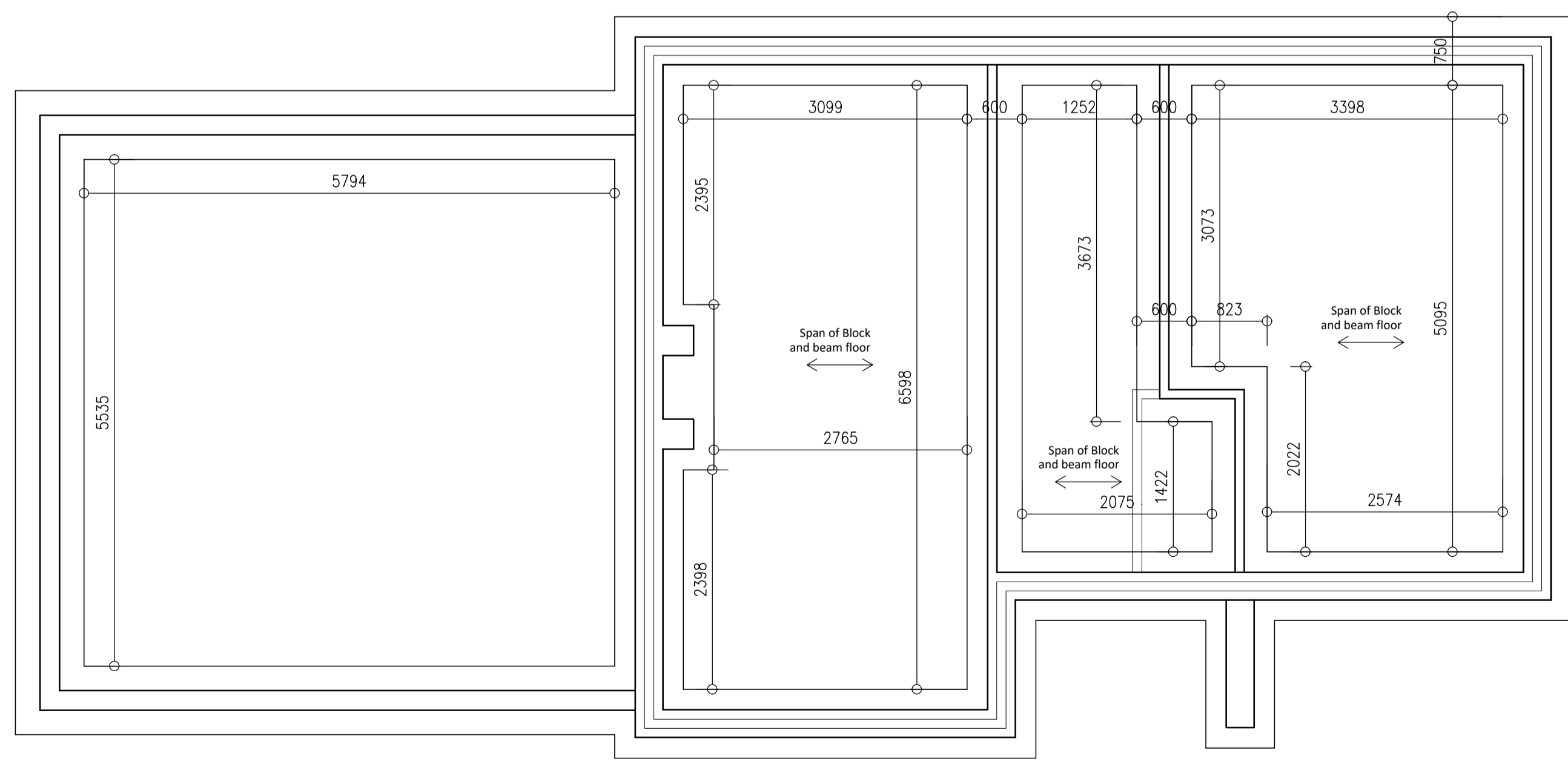


SIDE ELEVATION



SIDE ELEVATION

ELEVATIONS 1:100



FOUNDATION PLAN

FOUNDATION PLAN 1:50

THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS

w.m.	Washing machine
(S)	Smoke Detector
(HD)	Heat Detector
(M)	Carbon Monoxide detector
↔	Span of floor joists

A-

REVISIONS

PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
 FLM DEVELOPMENTS LTD

PROJECT
 PROPOSED DWELLING

SITE
 LAND AT 11 CHURCH ROAD, CHRISTCHURCH, WISBECH, PE14 9PQ

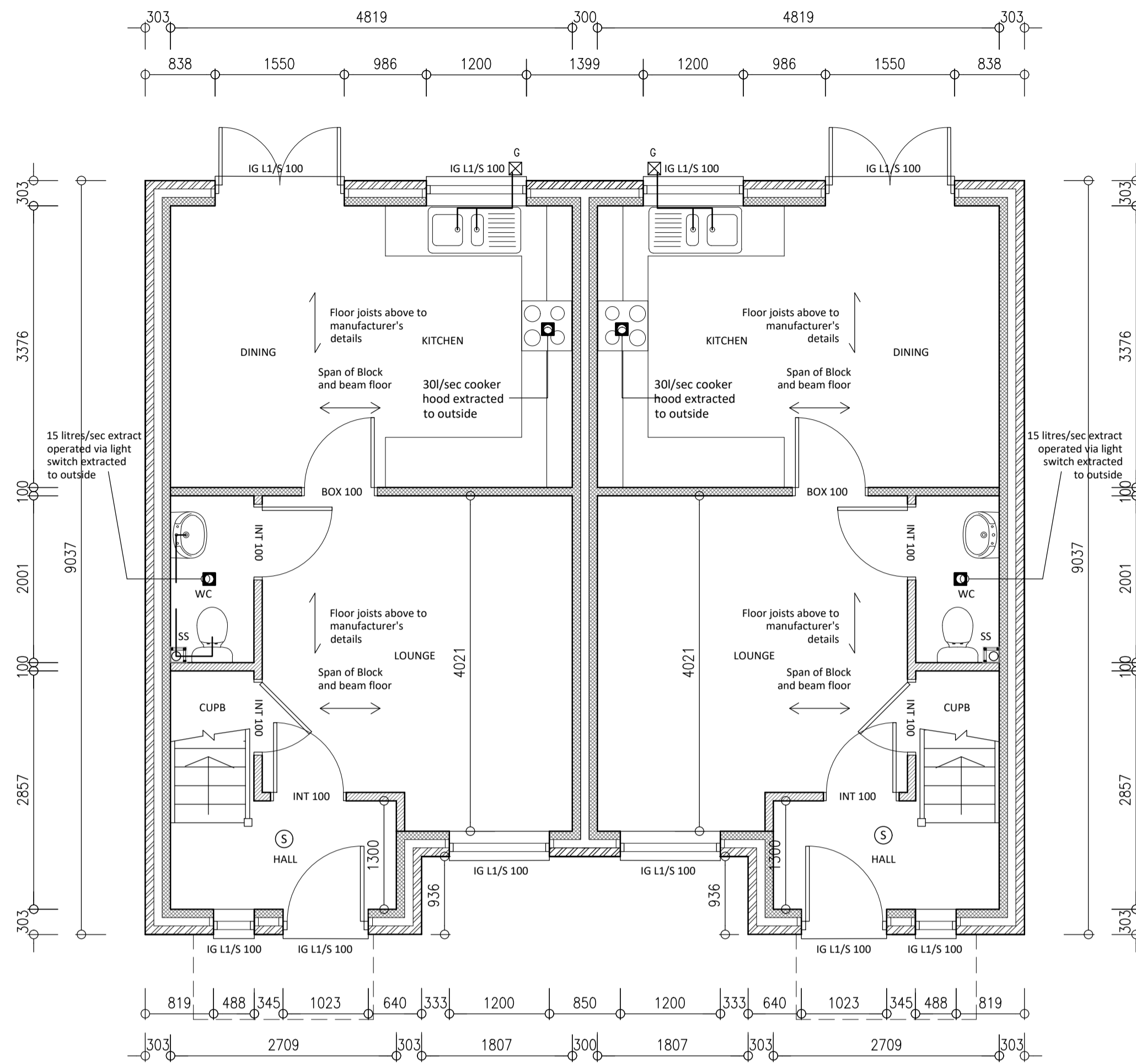
DRAWING
 HOUSE TYPE D - WITH GARAGE

JOB NO. 6137/02B	PAPER SIZE A1	DATE SEPT 2021
---------------------	------------------	-------------------

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

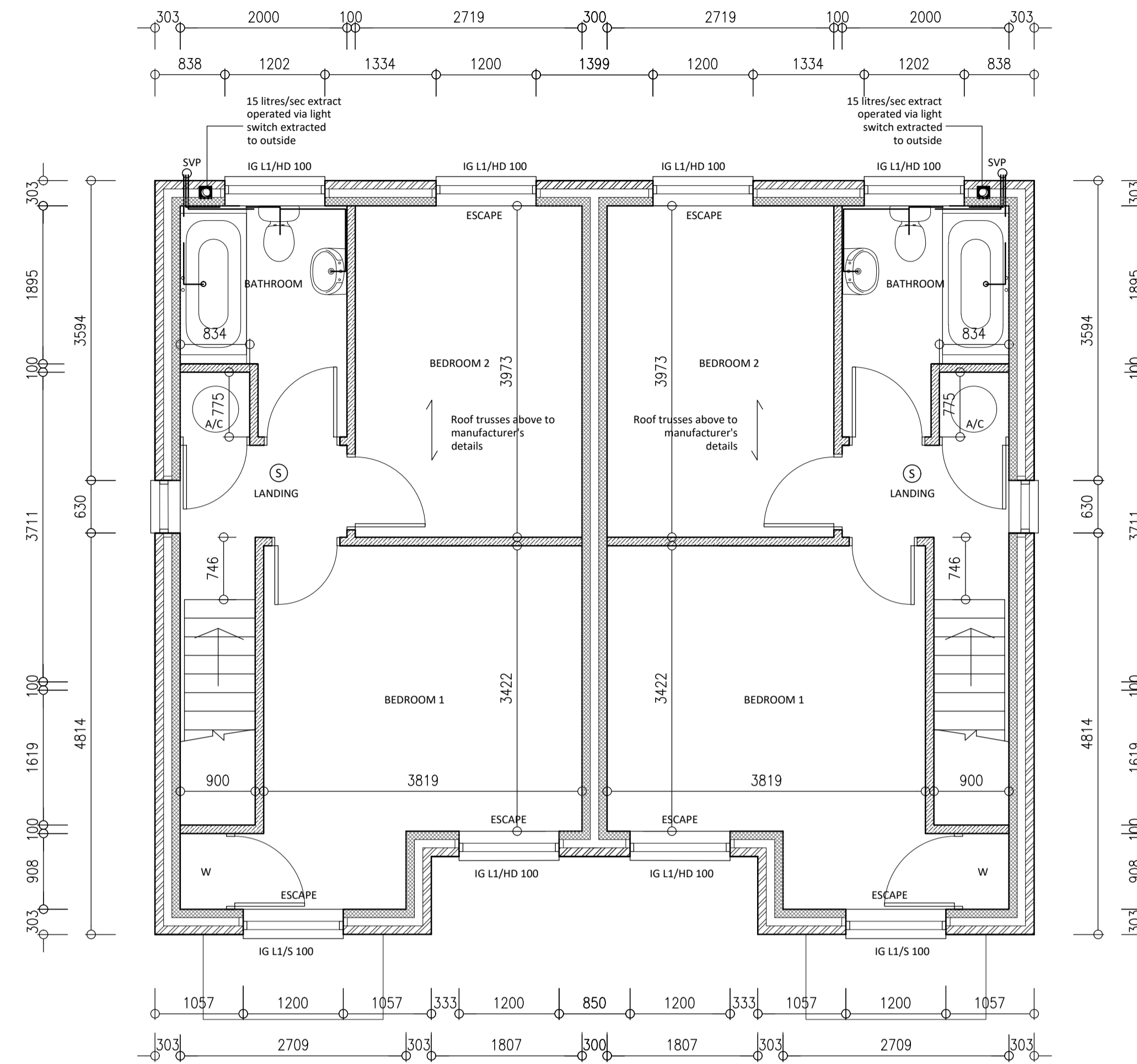
All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



GROUND FLOOR
TYPE E
FLOOR PLANS 1:50

GROUND FLOOR
TYPE E



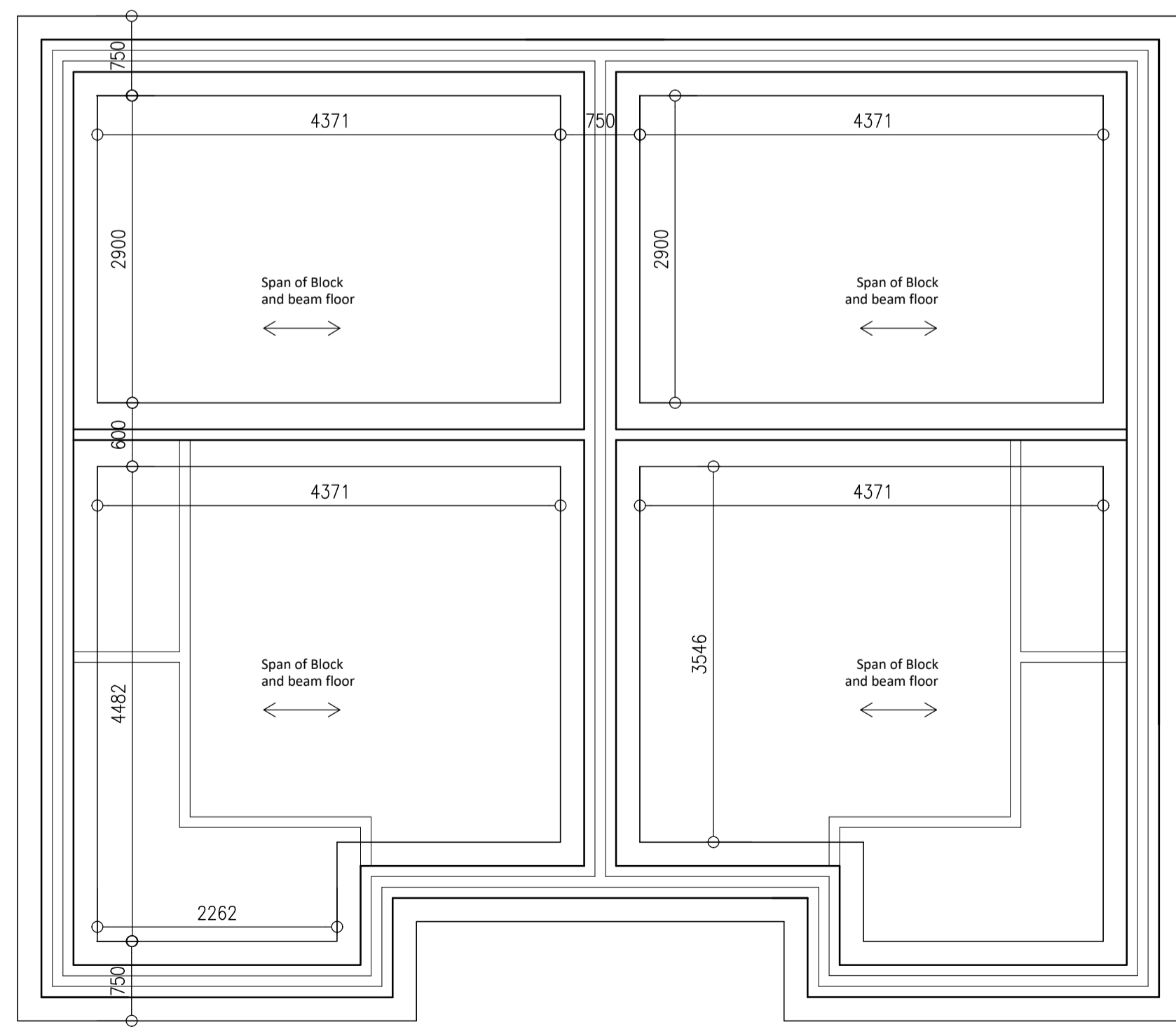
FIRST FLOOR

FIRST FLOOR

LEGEND

W.M.	Washing machine
(S)	Smoke Detector
(HD)	Heat Detector
(M)	Carbon Monoxide detector
→	Span of floor joists

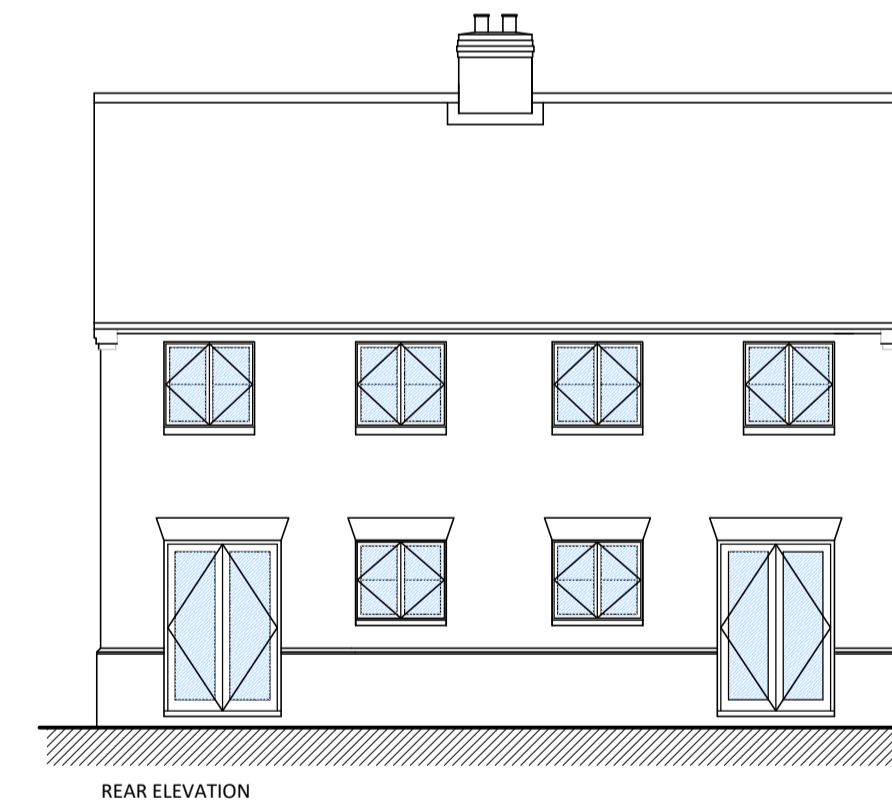
THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS



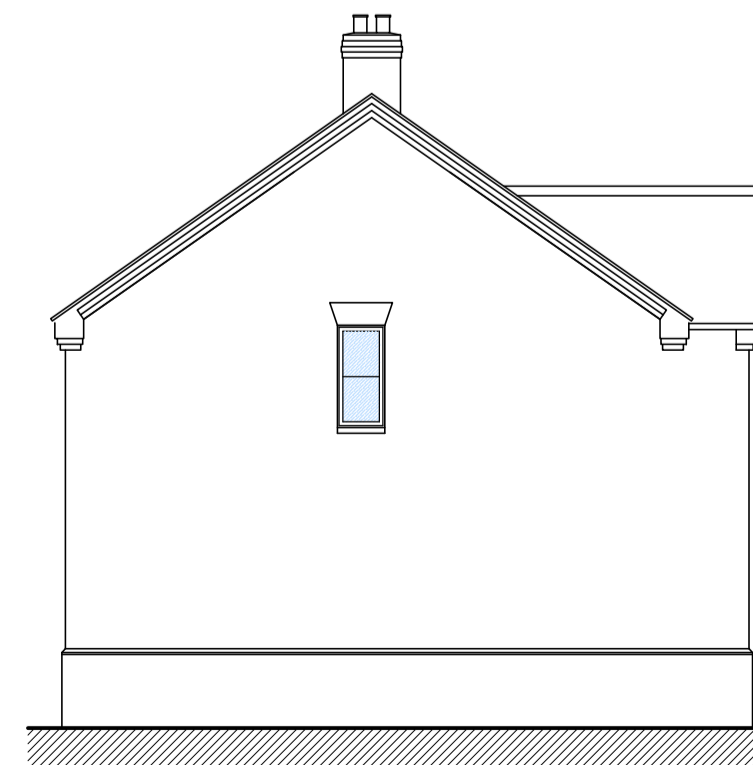
FOUNDATION PLAN
FOUNDATION PLAN 1:50



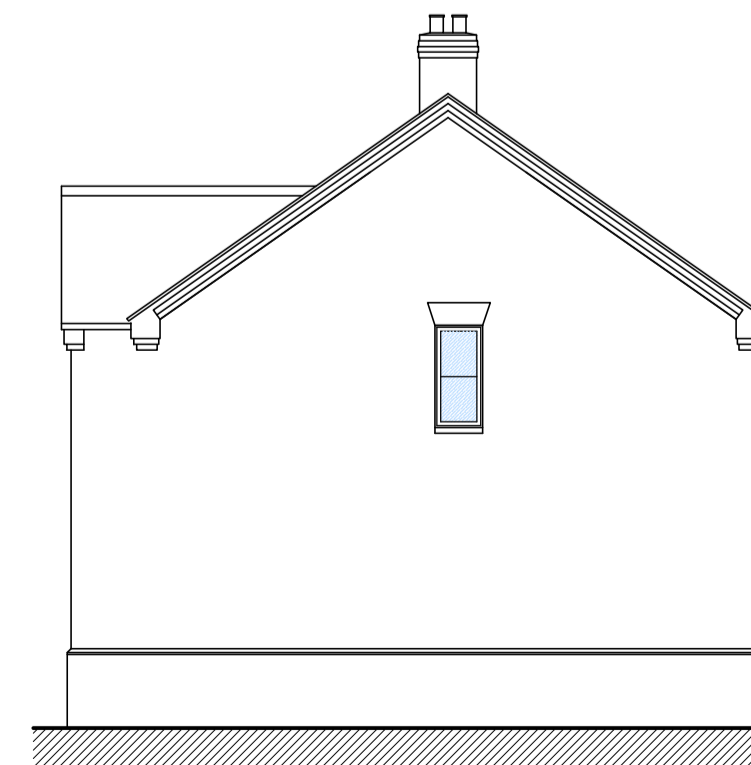
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

ELEVATIONS 1:100

A - REVISIONS

--	--



PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

PROJECT
PROPOSED DWELLING

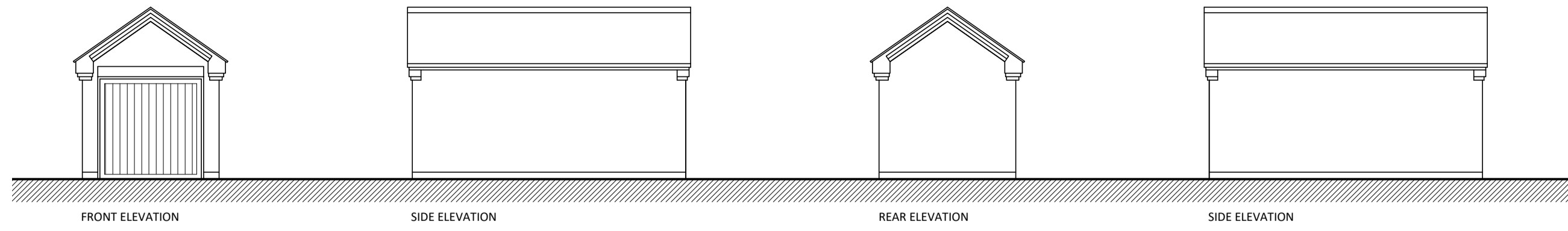
SITE
LAND AT 11 CHURCH ROAD CHRISTCHURCH WISBECH PE14 9PQ

DRAWING
HOUSE TYPE E

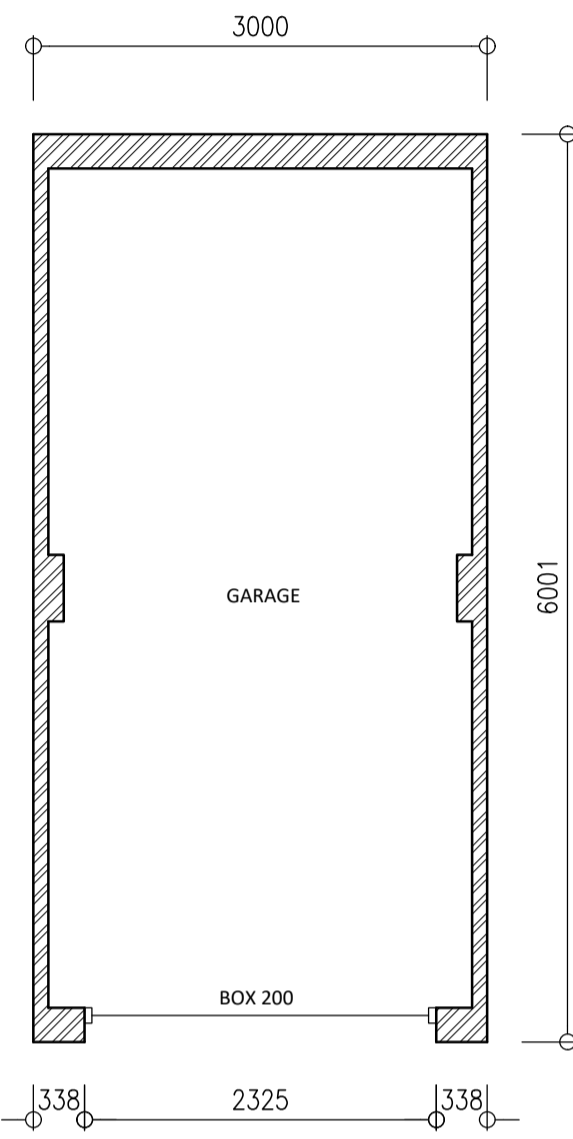
JOB NO. 6137/01A	PAPER SIZE A1	DATE SEPT 2021
---------------------	------------------	-------------------

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.
 The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

SINGLE GARAGE 1 - PLOT 6



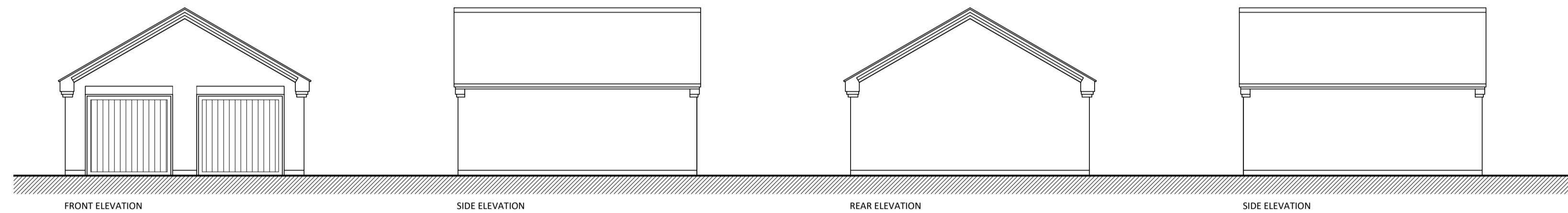
ELEVATIONS 1:100



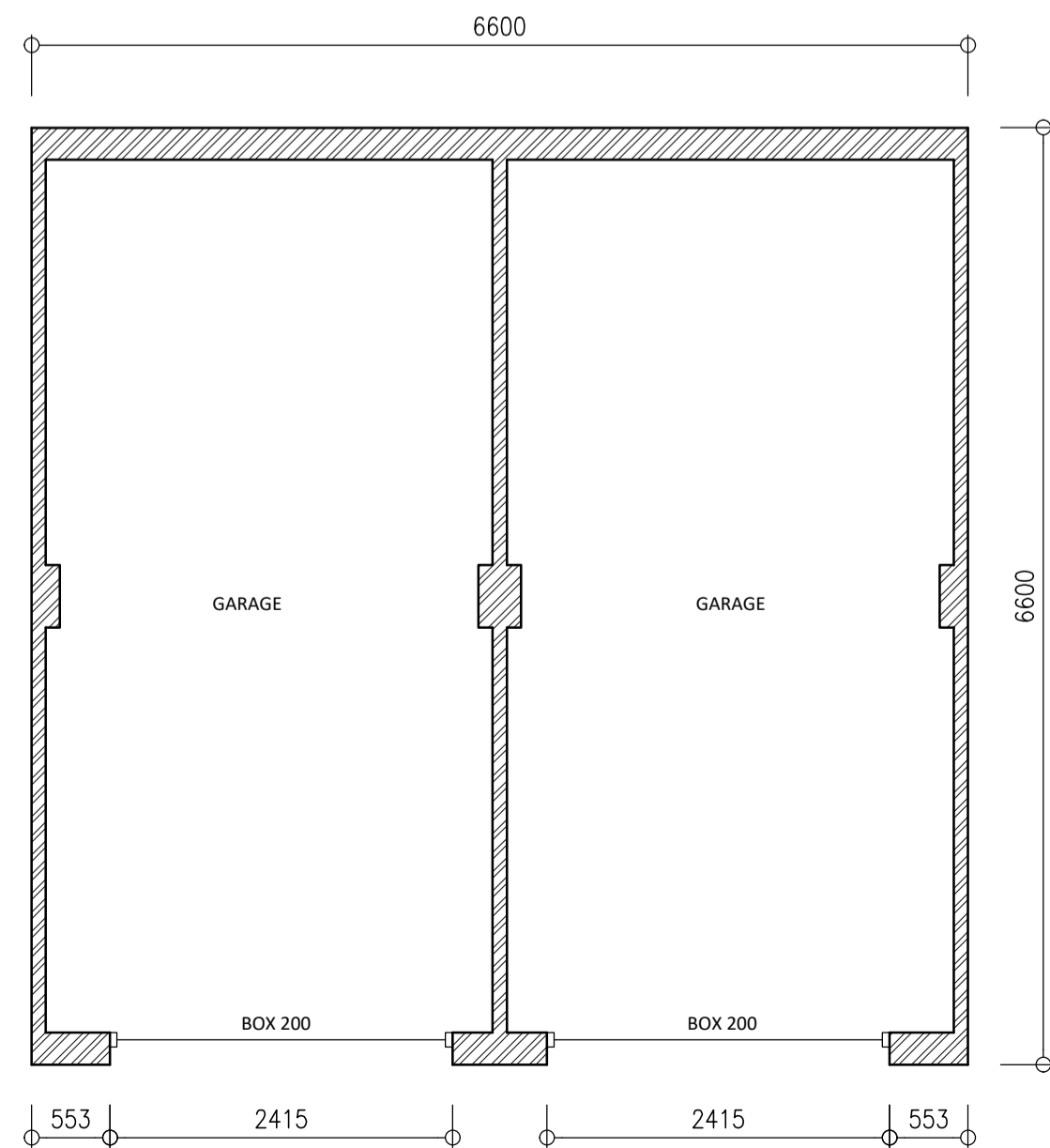
FLOOR PLAN 1:50

DOUBLE GARAGE 2 & 3 - PLOTS 1,2,3,4,5,7

[See material schedule for change in materials between type 2 & 3]



ELEVATIONS 1:100



FLOOR PLAN 1:50

THIS DRAWING TO BE READ WITH SPECIFICATION NOTES, STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS

A -
REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966
E-MAIL: info@peterhumphrey.co.uk
WEB: www.peterhumphrey.co.uk

CLIENT
FLM DEVELOPMENTS LTD

PROJECT
PROPOSED DWELLING

SITE
LAND AT 11
CHURCH ROAD
CHRISTCHURCH
WISBECH
PE14 9PQ

DRAWING
GARAGES

JOB NO.	PAPER SIZE	DATE
6137/07B	A1	SEPT 2021

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.