
F/YR22/1076/F

**Applicant: Mrs Belinda Smith
Smith Percy Ltd**

**Agent : Mr Lee Bevens
L Bevens Associates Ltd**

Land West Of, 1 King Edward Road, Chatteris, Cambridgeshire

Erect 3 dwellings (2-storey, 2-bed)

Officer recommendation: Refuse

Reason for Committee: Town Council comments contrary to officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks planning permission for a terrace of 3 x 2-storey, 2-bed dwellings set back in the site behind parking and pedestrian access; rear gardens are fenced off leaving an area to the rear between the gardens and the boundary wall.
- 1.2 The principle of development is supported, and the application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward.
- 1.3 There are no issues to address in relation to residential amenity, highway safety or flood risk, subject to conditions.
- 1.4 However, the proposal results in a parking dominated open fronted scheme, which would disrupt the flow of the prevailing frontage development and the sense of enclosure along King Edward Road and introduces a scale of built form not in keeping with the area, which would materially harm the character and appearance of the conservation area and the setting of nearby listed buildings. Furthermore, there is an under provision of onsite parking.
- 1.5 The proposed development is therefore considered to be unacceptable and as such the recommendation is one of refusal.

2 SITE DESCRIPTION

- 2.1 The application site lies in the town centre of Chatteris and comprises an irregular shaped piece of land on the south side of King Edward Road. The former dilapidated barn has been demolished and the site cleared, though a small brick outbuilding has recently been constructed adjoining the site (this is understood to relate to 1 Kind Edward Road). There is a close boarded fence to the west, brick wall to the south and east and presently Heras fencing/hoarding to the north (front) of the site.

- 2.2 The area adjoins the Chatteris Conservation Area and a number of Grade II Listed Buildings can be clearly seen to the east and south east from the site fronting the corner of King Edward Road and leading round along High Street/Market Hill. The buildings immediately either side of the site are more modern in design with No.1 King Edward Road (east) of late 20th Century/ early 21st Century build and the Conservative Club (west) of more mid to late 20th Century design. The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The application seeks planning permission for a terrace of 3 x 2-storey, 2-bed dwellings set back in the site behind parking and pedestrian access, rear gardens are fenced off leaving an area to the rear between the gardens and the boundary wall.

The proposed terrace measures 13.2m x 9.2m and 8.5m in height, accommodation for each unit comprises of kitchen/diner, lounge and WC at ground floor level and 2 bedrooms (1 with en-suite) and bathroom at first floor.

Full plans and associated documents for this application can be found at:

[F/YR22/1076/F | Erect 3 dwellings \(2-storey, 2-bed\) | Land West Of 1 King Edward Road Chatteris Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/Planning%20Applications/F/YR22/1076/F%20Erect%203%20dwellings%20(2-storey,%202-bed)%20Land%20West%20Of%201%20King%20Edward%20Road%20Chatteris%20Cambridgeshire)

4 SITE PLANNING HISTORY

F/YR22/0240/F	Erect 2 x 2-storey 3-bed dwellings and 1 x 2-bed flat above triple garage and front boundary wall with 1.3m high piers	Refused 2/8/2022
F/YR19/0523/O	Erect 1 x dwelling with detached garage (outline application with matters committed in respect of access, layout and scale) involving part demolition of existing building	Granted 13/8/2019
F/YR19/0213/O	Erection of 2no dwellings (outline application with matters committed in respect of access, layout and scale) involving part demolition of existing building	Withdrawn
F/YR16/1138/O	Erection of 2 no dwellings (Outline with matters committed in respect of access, layout and scale) involving part demolition of existing building	Refused 28/2/2017 Dismissed on Appeal 16/10/2017
F/YR16/0482/O	Erection of 2no dwellings (Outline with matters committed in respect of access and layout) involving part demolition of existing building	Refused 11/08/2016

5 CONSULTATIONS

5.1 Cambridgeshire County Council Archaeology

The development plot lies within the historic core of the town of Chatteris and less than 150m to the north of the former precinct of Chatteris Abbey (Cambridgeshire Historic Environment Record reference 03700) which would have provided an important focus for the growth and development of the settlement. The island of dry ground on which the modern town is sited was extensively settled/ exploited during the Iron Age and Roman periods and excavations to the east of the proposed development, adjacent to the 14th century Church of St. Peter and St. Paul, produced evidence of Bronze, Iron Age, Roman-British and Anglo-Saxon settlement and occupation (ECB3219, CB15323, MCB18461, MCB18462 MCB18463, MCB18464). In addition, in 2006 archaeological investigations 100m to the north east at New Road revealed further evidence of Iron Age settlement and burials (MCB17496).

We have commented on this site previously. We would recommend that the same archaeological standard condition is placed on the development as was included on permission granted to prior application F/YR19/0523/O within the same bounds, that is:

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, secured through the inclusion of a negative condition such as the example condition approved by DLUHC:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;*
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works was requested and was issued to the applicant on 12/08/2021 but has since expired. A refreshed brief is available from this office upon request.

5.2 Cambridgeshire County Council Highways

The application includes one car parking space per dwelling, plus one visitor space. Based upon Fenland Local Plan parking standards, each dwelling should have two parking spaces. Kind Edward Road has double yellow lines, prohibiting on-street parking. While this submission does not align with local parking standards, I will defer this matter to FDC as the parking authority.

The parking is to be drained by means of permeable paving. This is not accepted by the LHA as a suitable means of surface water drainage in isolation due to the onerous maintenance regime and short design life. As such, the access needs to be graded to fall from the highway, or a suitable means of surface water interception included e.g. channel drain.

Should the LPA be minded to grant consent, then I recommend the following condition and informative be appended.

Conditions

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity

Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014

5.3 Environmental Health (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As a structure previously existed at the application site, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION

CONDITION: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.4 Chatteris Town Council

Support, in keeping with the area.

5.5 Local Residents/Interested Parties

One letter of support has been provided in relation to redevelopment of the plot being overdue and that it can only enhance the appearance of the area.

6 STATUTORY DUTY

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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context – C1, C2

Identity – I1, I1

Built Form – B2

Movement – M3

Homes and Buildings – H1, H2, H3

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP10 – Chatteris

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

Delivering and Protecting High Quality Environments in Fenland SPD

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and

any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy
LP2 – Spatial Strategy for the Location of Residential Development
LP5 – Health and Wellbeing
LP7 – Design
LP8 – Amenity Provision
LP11 – Community Safety
LP12 – Meeting Housing Needs
LP20 – Accessibility and Transport
LP22 – Parking Provision
LP23 – Historic Environment
LP27 – Trees and Planting
LP32 – Flood and Water Management
LP33 – Development on land affected by contamination
LP46 – Residential site allocations in Chatteris

8 KEY ISSUES

- **Principle of Development**
- **Heritage, Design and Visual Amenity**
- **Residential Amenity**
- **Highways/parking**
- **Flood Risk**

9 BACKGROUND

- 9.1 There have historically been applications for residential development on this site, however only those within the current plan period are referred to here:
- 9.2 Application F/YR16/0482/O for 2 dwellings (with matters committed in relation to access and layout) was refused as:
- Insufficient information was provided to demonstrate a suitable access could be achieved
 - **The layout resulting in buildings set back into the site which would significantly disrupt the flow of prevailing frontage development along King Edward Road, therefore fail to accord with the prevailing form and character of the area**
 - As only access and layout were committed it was not possible to fully assess the impact of the development on the character of the Conservation Area or significance of nearby heritage assets
 - The application was not supported by an up to date ecology survey and as such the LPA was unable to understand what harm may arise to protected species through the development
- 9.3 A scheme for a pair of semi-detached dwellings (F/YR16/1138/O with matters committed in relation to access, layout and scale) was refused for the following reason:

*Policy LP16 seeks to ensure that development makes a positive contribution to the general character and appearance of the area. Policy LP16(a) and LP18 seek to protect and where possible enhance the historic environment. **The proposed layout results in buildings set back into the site which would disrupt the flow of the prevailing frontage development along King Edward Road to the detriment of the character of the area including the heritage assets which contribute to the character of the area including the adjacent conservation area and listed buildings** (Officer emphasis). The proposal would therefore fail to accord with the prevailing form and character of the area contrary to the requirements of Policy LP16(a), LP16(d) and LP18 of the Fenland Local Plan 2014.*

The decision was appealed (APP/D0515/W/17/3180292) and the appeal dismissed **on the grounds that the loss of boundary treatment and sense of enclosure to the lane and the dominance of parking for four cars on the open frontage of the site would materially harm the character and appearance of the conservation area and the setting of the listed buildings.**

- 9.4 A further outline application (F/YR19/0213/O) was submitted for a pair of semi-detached dwellings but was withdrawn as the LPA was unable to support the scheme without any on-site parking provision.
- 9.5 Subsequently application F/YR19/0523/O (matters committed in respect of access, layout and scale) was granted for 1 x 2-storey detached dwelling and a detached garage, involving partial demolition of the existing building with matters committed in respect of access, layout and scale. The proposed dwelling was set back approximately 3m from the back edge of the footpath following the building line of 1 King Edward Road and the closest element of the Conservative Club, with the garage being set back behind parking spaces. The detailed design of the dwelling was a reserved matter however concerns were raised regarding the potential impact on Bramley Cottage on the opposite side of King Edward Road and the following informative was included on the Decision Notice:

‘Due to the restricted width of King Edward Road, consideration should be given to the "back to back" distance between the proposed dwelling and Bramley Cottage, specifically, the orientation of the first floor rooms and the use of obscure glazing where appropriate’

- 9.6 Most recently an application (F/YR22/0240/F) for 2 x 2-storey dwellings and a triple garage with a flat above was refused is considered to be an overdevelopment of the site which results in a significant detrimental impact on the residential amenity of surrounding dwellings, would not create a high-quality living environment for future occupants and results in inadequate parking provision and vehicle manoeuvring. It should be noted that the siting and scale (following negotiations to the reduce the height) of the frontage dwellings was not considered to have a significant impact on the character of the area or the surrounding heritage assets and the provision of a front boundary wall was welcomed and reflective of the surrounding area.
- 9.7 As is evidenced above this site has been the subject of a number of applications and significant negotiation to achieve an acceptable form of development (F/YR19/0523/O) on this prominent site.

- 9.8 The current scheme is for a terrace of 3 dwellings and the applicant's agent was advised that the application could not be supported given the similarities to the previously refused scheme (F/YR16/1138/O) which was also dismissed on appeal on the grounds that the loss of boundary treatment and sense of enclosure to the lane and the dominance of parking for four cars on the open frontage of the site would materially harm the character and appearance of the conservation area and the setting of the listed buildings. This scheme is for an additional dwelling which further intensifies development and there has been no change in circumstances which could render this scheme acceptable. The importance of appropriate design has however been further strengthened by the updated NPPF and National Design Guide. Concerns were also raised by Officers regarding the scale and massing of the proposal, particularly as this was negotiated and reduced during previous applications.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth and wider service provision. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of heritage, residential or visual amenity, design, parking, highways and flood risk.
- 10.2 Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies Chatteris as a Market Town; proposals within the settlement boundary (such as this site) will be supported in principle. Policy LP2 sets out that the majority of new residential development will be focussed in and around Market Towns. The site is not identified as an allocation.

Heritage, Design and Visual Amenity

- 10.3 Policy LP16 and LP18 of the Fenland Local Plan 2014 and Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, paras 130 and 197 of the NPPF 2021 and Chapters C1, C2, I1, I2 and M3 of the NDG 2021, seek to ensure that developments make a positive contribution to local distinctiveness and the character of the area, respect the local built environment and settlement pattern, that developments are not parking dominated and achieve high quality environments by protecting and enhancing heritage assets and their settings.
- 10.4 Consideration has been given to the impact of the proposal on the architectural and historic interests of the listed buildings with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.5 Consideration has also been given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

- 10.6 The application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward. The character of the area is eclectic with a variety of architectural styles, eras and materials, single and 2-storey buildings, and ranging from development on the back edge of the footpath to being set much further back with the plot. Boundary walls are predominant, creating a feeling of enclosure along the road.
- 10.7 The application proposes a terrace of 3 dwellings set back behind 4 parking spaces, significantly behind the established building line on the southern side of King Edward Road and lacking in frontage boundary treatments which form the character of the area. The height and scale of development is in excess of anything in the vicinity, exacerbated by the width of the proposal accommodating 3 dwellings, and would therefore form an incongruous feature dominant in the street scene.
- 10.8 The proposal therefore results in a parking dominated open fronted scheme, which would disrupt the flow of the prevailing frontage development and the sense of enclosure along King Edward Road and introduces a scale of built form not in keeping with the area, which would materially harm the character and appearance of the conservation area and the setting of the listed buildings contrary to the aforementioned policies and consistent with the conclusions of the 2017 appeal decision.
- 10.9 The application incorporates an area of land within the existing boundary treatments but outside of the proposed gardens, which are proposed to be bounded by 2m high close boarded fence. This land is indicated in orange on the proposed site plan with annotation to state that it is to be retained by the applicant to allow access to boundaries, walls and other properties. Further information was requested from the applicant's agent (but not received) to understand the necessity for this as it would in effect create an area of 'no man's land' surrounding the development for which there are concerns regarding community safety and maintenance. A condition could be imposed regarding security and maintenance arrangements should the application be successful however this is not considered to be an ideal arrangement nor the best use of this site. It is also noted that the area of land between the proposed dwellings and 1 King Edward Road does not fall within the application site, nor is it edged blue, hence there would be no control over surfacing and management and maintenance of this area.
- 10.10 The site lies within the historic core of the town of Chatteris; Cambridgeshire County Council have advised that whilst they do not object to the scheme, a programme of archaeological investigation is required due to the site's potential and this can be secured by way of a condition.

Residential Amenity

- 10.11 To the north of the site on the opposite side of the road is the 2-storey dwelling of Bramley Cottage, this is set on the edge of the road as there is no footpath on the northern site, with a walled garden to the west. This property features 5 windows and entrance door on the front elevation and patio doors and window on the western side elevation. The proposed dwellings are a minimum of 14.6m from the Bramley Cottage and its garden, at this distance significant adverse impacts are not considered.

- 10.12 To the east of the site is the 2-storey dwelling of 1 King Edward Road, which also has an outbuilding adjacent. The application site is now separated from this dwelling and outbuilding by a strip of land and as a result the proposed dwellings are located a minimum of 5m from the dwelling and garden. There are 2 first floor windows in the side of the proposed dwellings facing towards No.1, however these serve a bathroom and en-suite and as such would be obscure glazed which can be conditioned. Views from the rear of the proposal would be oblique and the relationships are considered to be acceptable.
- 10.13 To the west, south and south-east of the site are car parks serving the Conservative Club and The George Hotel, these are not considered to be significantly adversely affected by the proposal.
- 10.14 The proposed dwellings have approximately a third of each plot for private amenity space, in accordance with Policy LP16 (h). The relationships with surrounding buildings are generally considered acceptable, it is acknowledged that there are 4 first floor window in the side elevation of the Conservative Club which face towards the site, however these are opposite the proposed dwellings which only feature obscure glazed windows in the western side elevation and views of the gardens would be oblique. The site is surrounded by car parking areas which may lead to some noise and disturbance. However, this is not considered significant enough to warrant a refusal in this regard and the principle of a residential use of the site has been established. Bin storage areas are indicated in the rear gardens and collection would be roadside as there is access to the rear gardens to enable this.

Highways/parking

- 10.15 The LHA have no objections to the proposal (noting the shortfall in parking but deferring the matter to the Council for assessment) subject to a condition being imposed to prevent surface water run off onto the highway.
- 10.16 The development proposes 4 parking spaces to the front of the site; 1 per dwelling and an additional visitor space. Each space measures 2.5m x 5m though it is acknowledged that the hardstanding is longer than this to achieve pedestrian visibility splays and sufficient depth for cars to exit the spaces due to the narrowness of King Edward Road. Spaces should be at least 2.7m wide where there is an obstruction (such as another car) 1 side and 2.9m where there is an obstruction both sides, the proposed development does not currently achieve this and as such concerns are raised regarding the usability of these spaces.
- 10.17 Policy LP15 and Appendix A set out the required parking standards and for 2 bed dwellings 2 spaces are required per dwelling. This would equate to a total of 6 spaces, a shortfall of 2 (albeit 1 of the proposed spaces would not be allocated to a specific dwelling which could result in disagreements given the limited parking available). The site is in a sustainable town centre location and Appendix A does advise that in such locations a reduction in car parking provision may be negotiated. However, it is acknowledged that King Edward Road is narrow with double yellow lines and therefore no opportunity for on street parking, as such any shortfall would force the burden elsewhere. The development has an under provision of on-site parking and the spaces provided are not considered wide enough to be useable, as such the proposal is considered contrary to the aforementioned policy.

Flood Risk

- 10.18 The application site is located within Flood Zone 1 (low risk) and there is a very low risk of surface water flooding, as such the proposal is considered to be appropriate development. Accordingly, there are no issues to address in respect of Policy LP14.

11 CONCLUSIONS

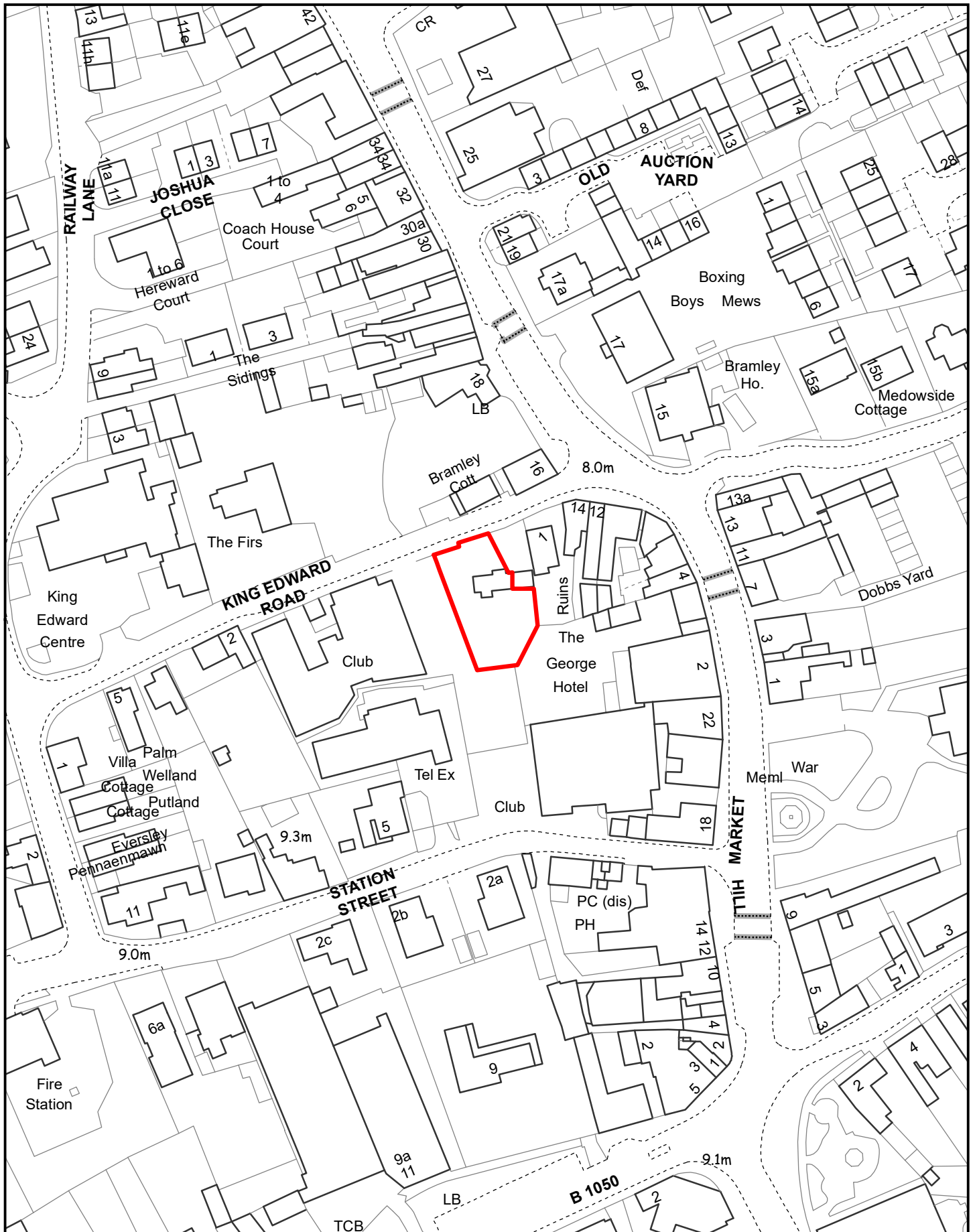
- 11.1 The principle of development is supported, and the application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward.
- 11.2 There are no issues to address in relation to residential amenity, highway safety or flood risk, subject to conditions.
- 11.3 However, the proposal results in a parking dominated open fronted scheme, similar to the previously dismissed at appeal, which would disrupt the flow of the prevailing frontage development and the sense of enclosure along King Edward Road and introduces a scale of built form not in keeping with the area, which would materially harm the character and appearance of the conservation area and the setting of the listed buildings. Furthermore, there is an under provision of onsite parking.

12 RECOMMENDATION

Refuse for the following reason:

1.	<p>Policy LP16 and LP18 of the Fenland Local Plan 2014 and Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, paras 130 and 197 of the NPPF 2021 and Chapters C1, C2, I1, I2 and M3 of the NDG 2021, seek to ensure that developments make a positive contribution to local distinctiveness and the character of the area, respect the local built environment and settlement pattern, that developments are not parking dominated and achieve high quality environments by protecting and enhancing heritage assets and their settings.</p> <p>The application proposes a terrace of 3 dwellings set back behind 4 parking spaces, significantly behind the established building line on the southern side of King Edward Road and lacking in frontage boundary treatments which form the character of the area. The height and scale of development is in excess of anything in the vicinity, exacerbated by the width of the proposal accommodating 3 dwellings, and would therefore form an incongruous feature dominant in the street scene.</p> <p>The proposal therefore results in a parking dominated open fronted scheme, which would disrupt the flow of the prevailing frontage development and the sense of enclosure along King Edward Road and introduces a scale of built form not in keeping with the area, which would materially harm the character and appearance of the conservation area and the setting of the listed buildings contrary to the aforementioned policies.</p>
2	<p>Policy LP15 and Appendix A of the Fenland Local Plan 2014 and Chapter M3 of the NDG 2021 seek to ensure that developments provide adequate, well designed and functional parking provision.</p>

	King Edward Road is narrow with double yellow lines and therefore no opportunity for on street parking, as such any shortfall would force the burden elsewhere. The development has an under provision of on-site parking and the spaces provided are not considered wide enough to be useable, as such the proposal is considered contrary to the aforementioned policies.
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F/YR22/1076/F

Scale = 1:1,250



A horizontal number line representing distance in meters. It starts at 0m on the left and ends at 20m on the right. Major tick marks are labeled at 0m, 2, 4, 6, 8, 10m, and 20m. There are also minor tick marks between the major ones, representing 1m intervals.



13.4m

Existing 2m high close boarded fence retained to boundary

Access provided to rear of all 3 dwellings. — Orange hatched area to be retained by Smith Percy Ltd and graveled to allow access to all boundaries, walls and other properties owned by The George Hotel, GB Pension Trust, 1 King Edward Road and The Conservative Club

KING EDWARD ROAD

1 King Edward Road

NOTES

Plot 1 - 2 bedroom house - 714 SQ.FT

Plot 2 - 2 bedroom house - 714 SQ.FT

Plot 3 - 2 bedroom house - 714 SQ.FT

TOTAL - 2142 SQ.FT

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The Doghouse, 10 Cricketers Way, Chatteris, Cambridgeshire. PE16 6UR

Tel: 01354 693969



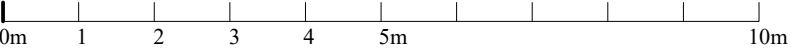
Mob: 07739 562818

project **Smith Percy Ltd**

Proposed Site Plan

Scale 1:200 @ A3	Date August 2022	Drawn L B	Checked
Drawing Number CH21/LBA/571/FP-2-101			Revision

Scale: 1:100

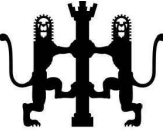


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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

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DRAWING STATUS	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>

CLIENT
Smith Percy Ltd

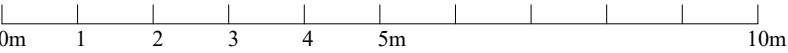
PROJECT
Land West of 1 King Edward Road,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed Street Elevation

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	August 2022	LB	

DRAWING NUMBER	REVISION
CH21/LBA/571/FP-2-200	

Scale: 1:100



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Grey slates to be agreed with Local Authority

U-PVC cottage casement windows in grey

Black U-PVC rainwater goods.

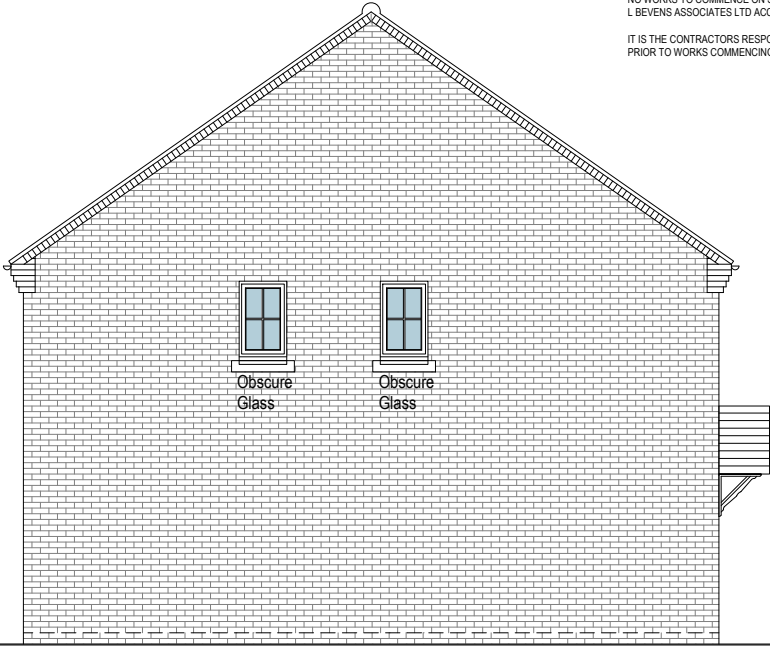
Timber canopy to entrance.

Facing brickwork to be agreed with Local Authority

Re-constituted cills. Colour - Portland



Proposed North Elevation

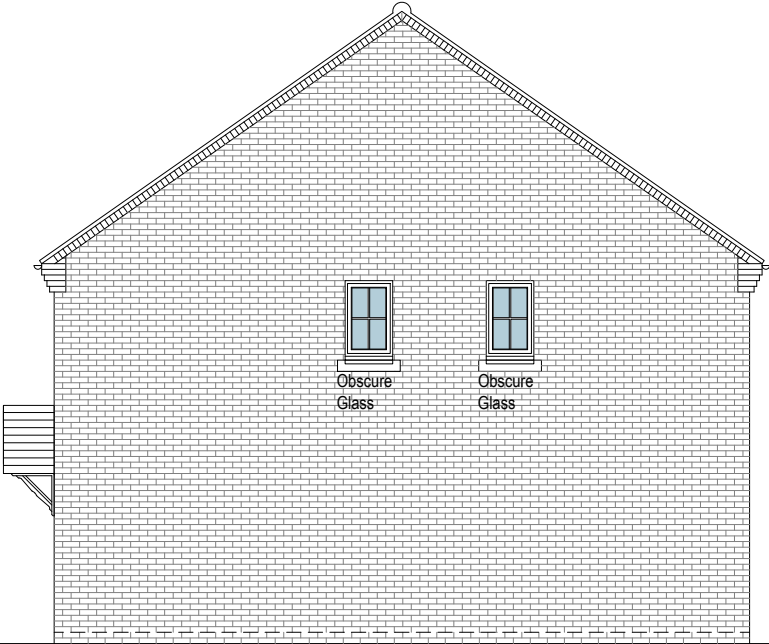


Proposed East Elevation

Approximate position of solar pv panels.



Proposed South Elevation

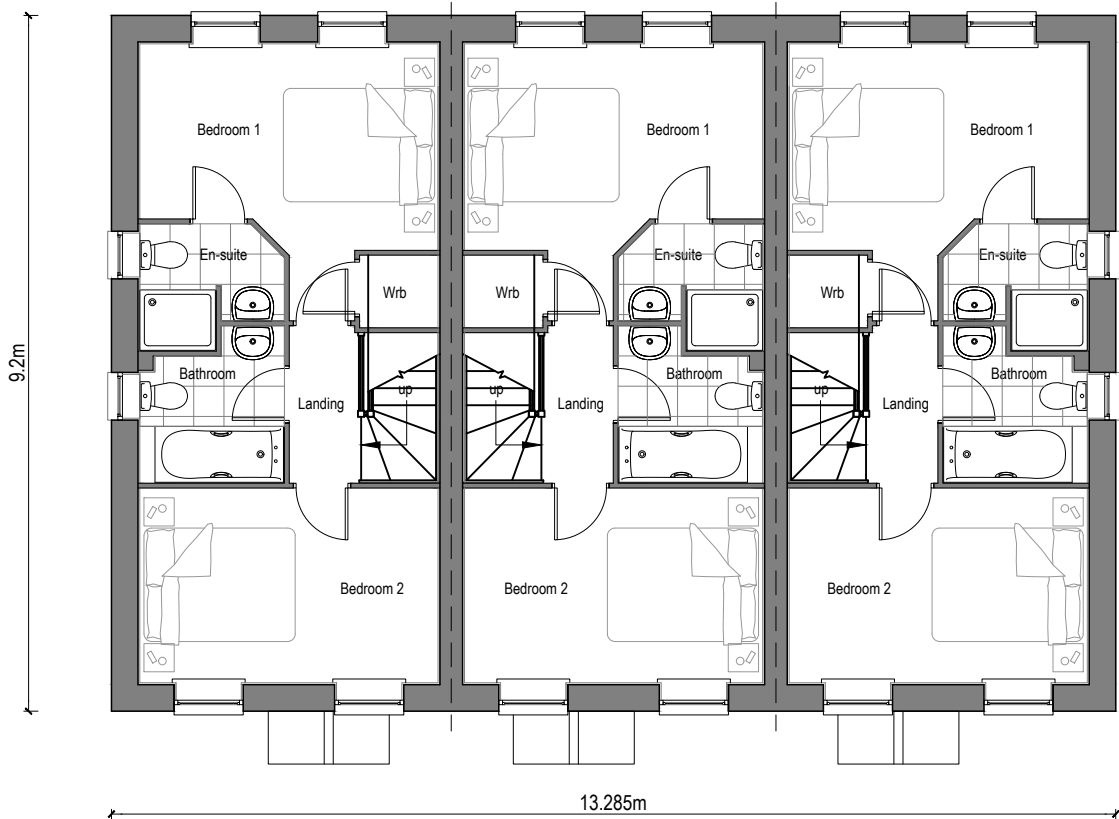
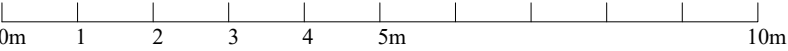


Proposed West Elevation

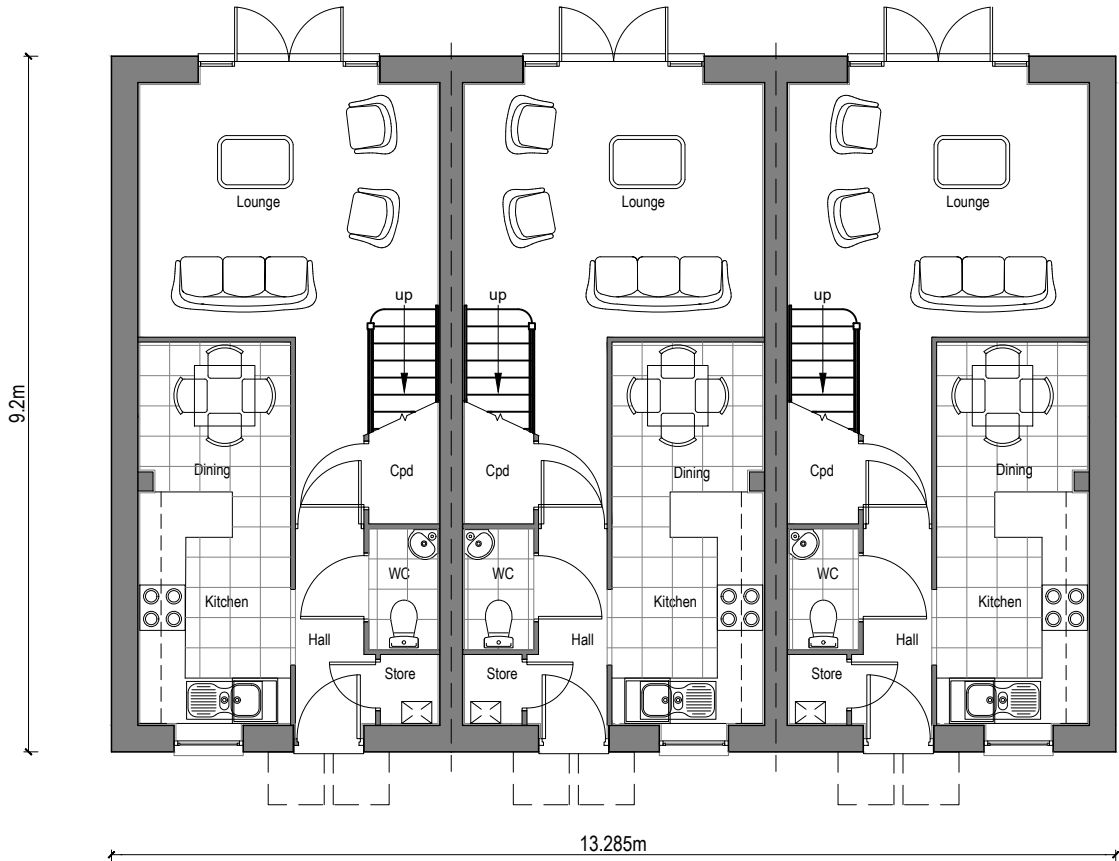


<div>L BEVENS ASSOCIATES LTD ARCHITECTS The Doghouse, 10 Cricketers Way, Chatteris, Cambridgeshire. PE16 6UR Tel: 01354 693969 Mob: 07739 562818</div>	<div>Land West of 1 King Edward Road, Chatteris, Cambridgeshire.</div> <div>Project Smith Percy Ltd</div>	<div>Proposed Elevations</div> <div>Title</div>	Scale 1:100 @ A3	Date August 2022	Drawn LB	Checked
			Drawing Number CH21/LBA/571/FP-2-105		Revision	

Scale: 1:100



Proposed First Floor Plan



Proposed Ground Floor Plan

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<div><div>L BEVENS ASSOCIATES LTD</div><div>ARCHITECTS</div><div>The Doghouse, 10 Cricketers Way, Chatteris, Cambridgeshire. PE16 6UR</div><div>Tel: 01354 693969</div><div></div><div>Mob: 07739 562818</div></div>		<div>Land West of 1 King Edward Road, Chatteris, Cambridgeshire.</div> <div>ProjectSmith Percy Ltd</div>	<div>Proposed Ground and First Floor Plans</div> <div>Title</div>	Rev A Sep. 2022 Floor plans amended to show Kitchen/Dining.			
Scale	1:100 @ A3	Date	August 2022	Drawn	LB	Checked	
Drawing Number						Revision	
CH21/LBA/571/FP-2-104						A	