
F/YR22/1410/F

Applicant: Mr David Taylor

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

Land South East Of 186, Wype Road, Eastrea, Cambridgeshire

Erect 2x dwellings (single-storey, 4-bed) with detached garages, and formation of a footpath

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for the erection of 2x dwellings (single-storey, 4-bed) with detached garages, and formation of a footpath.
- 1.2 The principle of development on this site was established by the granting of outline permission F/YR22/0169/O by Planning Committee in April 2022 to erect two single storey dwellings.
- 1.3 The design of the 2 bungalows with detached garages is considered in keeping with that recently built at No 184 & 186 Wype Road adjacent. There is no significant harm to neighbouring amenity anticipated.
- 1.4 The Local Highways Authority (LHA) have no objections to the application. Therefore, the scheme is considered acceptable in highway safety terms and there are no issues to address regarding flood risk as the site is located within Flood Zone 1 (Low risk).
- 1.5 As such, the recommendation is to grant planning permission.

2 SITE DESCRIPTION

- 2.1 The application site is located on the south-western side of Wype Road, Eastrea and adjoins a recent development of 2 bungalows. It is existing agricultural land, there is a partial hedge alongside Wype Road beyond the wide grass verge. Open countryside extends adjacent south and east of the site and the location is considered to be rural in character.
- 2.2 The site is located in Flood Zone 1 (Low Risk).

3 PROPOSAL

- 3.1 The application seeks full planning permission to erect 2x dwellings (single-storey, 4-bed) with detached garages, and formation of a footpath. The dwellings would be a matching pair, albeit handed, with two projecting front gables and a single

bay window. There would be a single point of access from Wype Road to a shared gravel parking and turning area, and the two detached garages would be sited between the dwellings but set to the rear of these. The footpath would be to the front of the site, with a line of new hedging between the footpath and the road.

3.2 The dwellings would measure approximately:

- 18.5m Width
- 12.4m depth
- 6m max ridge height

3.3 The garages would measure approximately:

- 4.5m width
- 7.4m depth
- 4.5m ridge height

3.4 The materials proposed are:

- Buff Brick
- Cream UPVC windows
- Grey roof tiles
- Internal footpath surface to be bound material.
- Access tarmac
- Turning/parking area Gravel

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

[F/YR22/1410/F | Erect 2x dwellings \(single-storey, 4-bed\) with detached garages, and formation of a footpath | Land South East Of 186 Wype Road Eastrea Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1410/F)

4 SITE PLANNING HISTORY

Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR22/0169/O	Erect up to 2 x dwellings (single-storey) and the formation of an access and a 1.2m wide footway to frontage (outline application with matters committed in respect of access, layout and scale) (Land South East Of 127 Wype Road)	Granted	13 Apr 2022
F/YR19/0719/RM	Reserved Matters application relating to detailed matters of appearance and landscaping, pursuant to outline permission (F/YR19/0357/O) Erection of 2 x 4-bed single storey dwellings (outline application with matters committed in respect of access, layout & scale) (Land South East Of 182 Wype Road) (Now known as No184 & 186 Wype Road, adjacent to the host site)	Approved	14 Oct 2019
F/YR19/0357/O	Erection of 2 x 4-bed single storey dwellings (outline application with matters committed in respect of access, layout & scale) (Land South East Of 182 Wype Road) (Now known as No184 & 186 Wype Road, adjacent to the host site)	Granted	26 Jun 2019

5 CONSULTATIONS

5.1 Whittlesey Town Council

The Town Council recommend refusal until a suitable pedestrian footpath is installed outside of the curtilage of the property.

5.2 Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. With the existing land use being arable farmland and given close proximity to noise sensitive dwellings, the following conditions should be imposed in the event that planning permission 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.

NOISE CONSTRUCTION HOURS

CONDITION: No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

REASON: To protect the amenities of the nearby residential properties.

5.3 FDC Highways

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Local Residents/Interested Parties

5.4 Objectors

6 letters of objection received from residents within Eastrea (Thornham Way, Mayfield Road, Storers Walk, Bryony Close) regarding:

- Access
- Design/Appearance
- Agricultural Land
- Density/Over development
- Out of character
- Wildlife concerns
- Loss of view/Outlook
- Visual impact
- Does not comply with policy
- Environmental Concerns
- Traffic and Highways
- Would set a precedent
- Public footpath/position/private
- Outside village boundary/developed footprint
- Drainage
- Light Pollution

5.5 Supporters

13 letters of support received from residents within Eastrea (Coates Road, Wype Road, Mayfield Road, Roman Gardens and Thornham Way) regarding:

- Proposed footpath set behind hedging is a safe place to walk
- Enhance the entrance to the village, design, appearance
- Area in need of more bungalows
- Well-designed properties
- Makes village look desirable.

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).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2 Application to be determined in accordance with the development plan unless material considerations indicate otherwise

Paragraph 11 Sustainable development

Paragraph 130 Achieving well-designed places

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

C1 – Context – How well does the proposal relate to the site and its wider context

I1, 2 & 3 – Identity – Well-designed, high-quality places that fit with local character

H1 & H2 Homes and Buildings – healthy, comfortable and safe places well related to external amenity space

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

LP12 – Rural Areas Development Policy

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

LP19 – The Natural Environment

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:

Policy LP5 – Health and Wellbeing

Policy LP7 – Design

Policy LP8 – Amenity Provision

Whittlesey Neighbourhood Plan 2021-2040

Policy 1 – Spatial Planning

Policy 2 – Local Housing Need

Policy 4 – Open Space

Policy 5 – Local Green Space

Policy 7 – Design Quality

Policy 9 – Coalescence of Villages

Policy 10 – Delivering Sustainable Transport

Policy 11 – Adapting to and Mitigating Climate Change

8 KEY ISSUES

- **Principle of Development**
- **Design**
- **Residential Amenity**
- **Highway Safety and Parking**

- **Other considerations**

9 BACKGROUND

- 9.1 Whilst not material to the determination of the application, for the purposes of transparency the applicant at outline stage was a relative of Cllr Mrs Laws. The same individual is named as the owner of the site on the current application submission.

10 ASSESSMENT

Principle of Development

- 10.1 Notwithstanding conflicts previously identified in terms of complying with policies LP3 and LP12 of the Local Plan Members decided to go against officer recommendation and grant outline planning permission. The principle of development for two bungalows on the site is therefore established.

Design

- 10.2 Policy LP16 (d) of the Fenland Local Plan also requires development to respond to and improve the character of the built environment. The scale of the proposed dwellings/garages are comparable with those surrounding. The building line is slightly forward of 184 and 186 Wype Road to the northwest which is not considered detrimental. The design of the proposed bungalows and the proposed materials do not match the design and materials of No184 and No186 however the design, character and materials along Wype Road is varied therefore this is not considered significantly detrimental. As the materials indicated in the submitted drawings are described as 'to be agreed' the final detail will be required by condition.

- 10.3 Therefore, in terms of the design character of the proposed dwellings and the design character of nearby dwellings no significant demonstrable harm is anticipated, and the proposal is considered acceptable under this part of Policy LP16 (d) of the Fenland Local Plan 2014.

Residential Amenity

- 10.4 Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light. Policy LP16 (h) states that sufficient private amenity space should be provided appropriate to the amount of development, with a minimum of a third of the plot curtilage set aside as private amenity space.
- 10.5 The dwelling proposed at plot 1 would be positioned approximately 9.2m away from the existing dwelling to the northwest No186 Wype Road. Between the two dwellings is existing post and rail fencing and some hedging and trees planted as part of the landscaping scheme within the adjacent development. The proposed dwelling would be single storey with 1 window servicing the open plan snug/dining/kitchen room to the rear of the property within the northern elevation. On balance owing to the distance between the dwellings and the existing landscaping planted as part of the adjacent development no significant overlooking or overshadowing is anticipated.
- 10.6 The interrelationship between the two proposed dwellings is considered to be acceptable given the separation distances, the scale of the dwellings and lack of fenestration, other than serving en-suites, to the respective side elevations.

10.7 The plots are approximately 1200m² in size with the dwellings occupying approximately 250m², this indicates that there would be more than 1/3 private amenity space available on site.

10.8 Therefore owing to the above the proposed development is considered acceptable in terms of residential amenity and policy LP16 (e & h) of the Fenland Local Plan 2014.

Highway Safety and Parking

10.9 A shared access is proposed off Wype Road, this is 5m wide and proposed to be of tarmac construction in accordance with Cambridgeshire County Council's specification for 10m back from the highway; pedestrian and vehicular visibility splays are detailed and the Local Highways Authority content that the scheme is acceptable.

10.10 The shared access leads to garages and the parking/turning areas. Policy LP15 of the Fenland Local Plan 2014 states that development schemes should provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the councils defined parking standards as set out in Appendix A. The Fenland Local Plan 2014 Parking Standards require dwellings with 4 bedrooms or more to have 3 appropriately sized parking spaces available. The dwellings are proposed to have 4-bedrooms and as such 3 parking spaces for each dwelling would be required. The properties each have 1 garage of suitable size to provide 1 parking space for 1 car to park. The driveways to the front of the garage and dwellings are sufficient in size for a further 2 cars to park at each plot. The parking on site is considered sufficient for the size of dwellings proposed.

10.11 A 1.2m wide internal footpath is proposed to link to the footpath serving 184 and 186 Wype Road to the north which is consistent with the details illustrated on the outline application. A footpath serving No 184 & 186 was originally proposed to be located adjoining the highway, however an application was submitted to vary the condition (F/YR20/0583/VOC) where it was considered that revised scheme would provide the same level of access to future occupiers and therefore meets the same aims as that approved in respect of highway safety and sustainable access. The same is true in this case and as such the footpath link is considered acceptable.

10.12 Therefore, the proposal is considered to be compliant with policy LP15 and Appendix A of the Fenland Local Plan 2014.

Other considerations

10.13 FDC Environmental Health recommended a condition restricting hours of work. This is considered unreasonable for a development of 2 properties. There was no such restriction put on the development of the properties to the north No184 and 186.

11 CONCLUSIONS

11.1 The proposed development is considered acceptable. The principle of the development was considered acceptable with the granting of outline application F/YR22/0169/O. The proposed highways access and parking, residential amenity and design are considered acceptable. As such, the proposed development

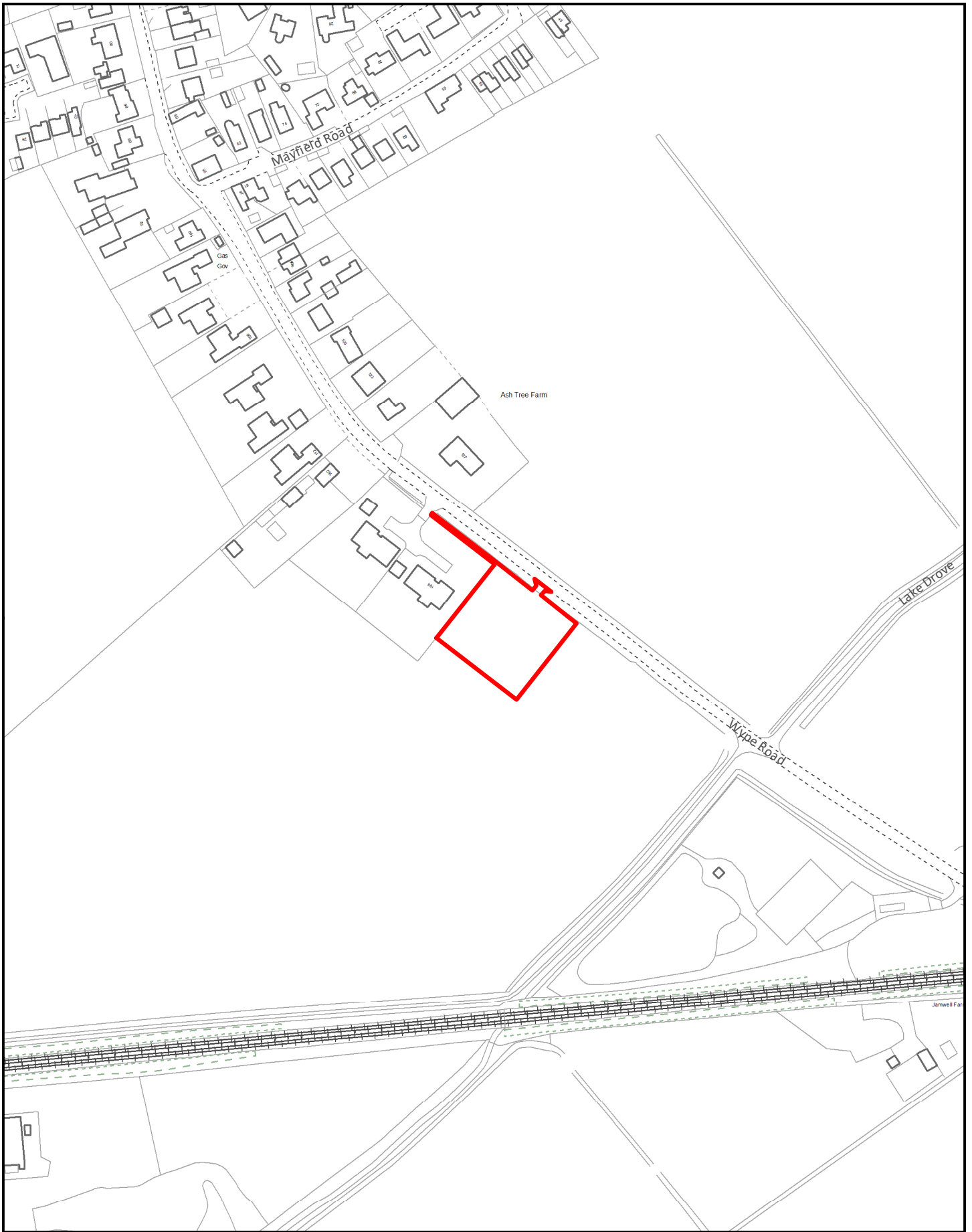
complies with policies LP1, LP2, LP3, LP12, LP15 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

Grant; subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>The internal 1.2m wide footway as detailed on the plan reference: CH22/LBA/623/FP-1-100 shall be provided fully in accordance with that plan prior to the first occupation of any dwelling.</p> <p>Reason: In order to ensure that the development is sustainable in transport terms in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
4	<p>Prior to the first occupation of the development the proposed on-site parking /servicing / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking /manoeuvring area, in the interests of highway safety.</p>
5	<p>Before either dwelling hereby permitted is first occupied, the proposed ensuite windows in the side elevations of both dwellings shall be glazed with obscure glass and fixed shut to a height of no less than 1.7 metres above the floor level of the room within which it is installed and so maintained in perpetuity thereafter.</p> <p>Reason: To safeguard the amenities of future occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
6	<p>All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan CH22/LBA/623/FP-1-100. 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, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a</p>

	<p>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, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
7	<p>The boundary treatments hereby approved shall be constructed in accordance with the details specified on CH22/LBA/623/FP-1-100. The boundary treatments shall be completed prior to the first occupation of the development and retained thereafter.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
8	<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 approved remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
9	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), other than the details approved under condition 1, planning permission shall be required for the erection of any walls, fences or other means of enclosure beyond the north-eastern elevations of the dwellings to where the site meets the public highway (as detailed in Schedule 2, Part 2, Class A).</p> <p>Reason: To safeguard the visual amenities of the area and to avoid potential highways conflict through the erection of gates across the access in the interests of LP15 and LP16 of the Fenland Local Plan, 2014.</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



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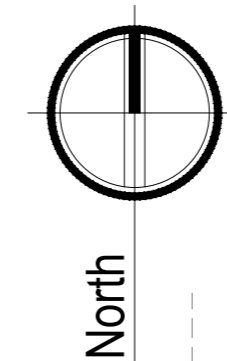
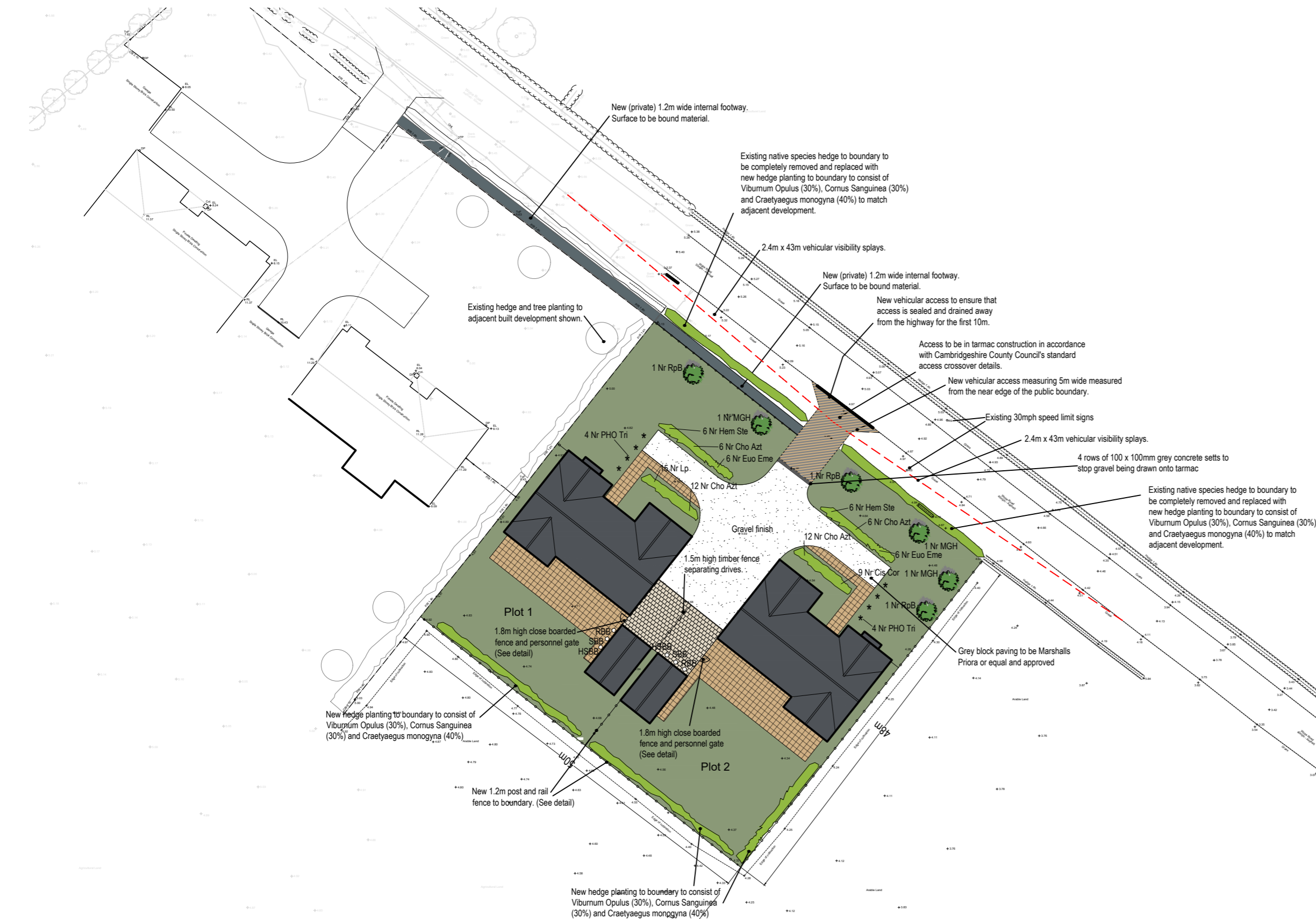
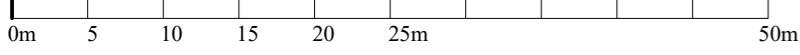
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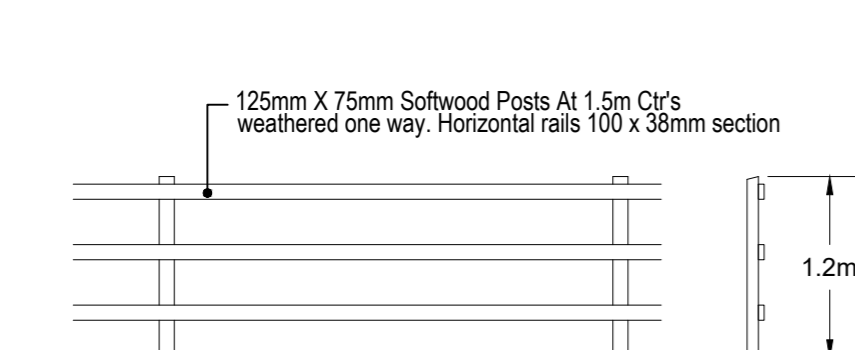
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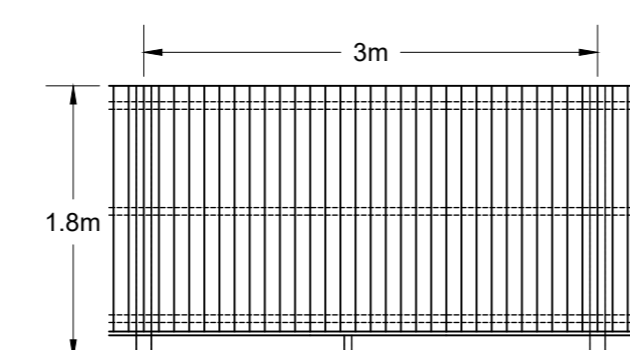
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Proposed Site Plan 1:500



1200mm High Post and Rail Fence 1:50



1.8m High Timber Close Boarded Fence 1:50



HOUSE SPARROW STARLING ROBIN

NOTE: FOR SPECIFIC LOCATION OF BIRD BOXES PLEASE REFER TO GARAGE ELEVATIONS

PLANT SCHEDULE

Nr	Abbreviated Text	Class	Plant Name	Height/Spread/Grade	Grith	Container	Root	Density	Density Type
12	Hem Ste	Herbaceous	Hermerocallis Stella D'Or			1.5-2L	C	4.00	m2
12									
Nr	Abbreviated Text	Class	Plant Name	Height/Spread/Grade	Grith	Container	Root	Density	Density Type
36	Cho Azt	Shrub	Choysya Aztec Pearl	30-40		3L	C	2.50	m2
8	Cis ogr	Shrub	Cistus x corbanensis	30-40		3L	C	2.00	m2
12	Euo Eme	Shrub	Euonymus fortunei Emerald Gaiety	20-30		3L	C	3.00	m2
15	Lp	Shrub	Lonicera pileata	30-40		3L	C	3.00	m2
8	PHO TRI	Shrub	Phormium tenax Tricolor (specimen)			10-12L	C		
78									
Nr	Abbreviated Text	Class	Plant Name	Height/Spread/Grade	Grith	Container	Root	Density	Density Type
3	MGH	Tree	Malus Golden Hornet	300-350		10-12	25L	C	
3	Rub	Tree	Rubus pseudoacacia 'Bossonian'			110-12	45L	C	
4									

OUTLINE SPECIFICATION NOTES.

Implementation
 Soft landscaping to be limetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

Topsoil preparation
 Shrub beds and hedgerows shall be topsoiled to a depth of 300mm. Grass areas shall be topsoiled to a depth of 150mm. Tree pits within soft landscape areas shall be excavated to a minimum size of 600 x 600 deep and backfilled with approved topsoil and 100mm depth of peat free compost. All tree pits to be thoroughly decompact across base and sides prior to back-filling. All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

Proposed Trees
 Trees shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well developed, balanced crown and clear, straight stem.
 Trees 10-12 cm girth and above shall have a double stake located to each side of the rootball within the pit.

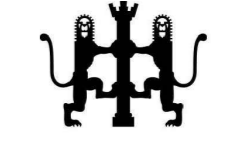
Proposed native shrub, ornamental shrub and hedgerow areas
 The topsoil in areas planted with shrubs and hedgerow plants shall be 300mm deep. All beds shall be cultivated to a depth of 250mm. Hedgerow plants shall be planted in the centre of the prepared trench a minimum of 750mm wide and 300mm deep in a single row at 3m located at the centre of the trench.

Turf Areas
 Rear gardens shall be cultivated only and left to the occupier to either seed or turf unless otherwise instructed by the developer.
 A circle of 1m diameter shall be cut around the base of all trees located within grass areas to allow for bark mulch.

Maintenance
 To comply with planning conditions the site shall be maintained for a period of 5 years by the contractor, resident or client as applicable.

BIO-DIVERSITY ENHANCEMENTS.

- Bird boxes**
 Bird boxes to be provided on gable ends of garages as appropriate. These should be installed at least 3m above the ground level and should avoid direct sunlight (not directly south facing), prevailing wind, and be out of reach of cats and other predators.
 • A smaller, open fronted box, made to BTD dimensions (for song thrush, robin and spotted flycatcher)
 • Three hole-box type bird boxes with 32mm holes for house sparrows and starlings - which should be located in a group for this colonial nesting species. 1



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

CLIENT
 Mr D Taylor

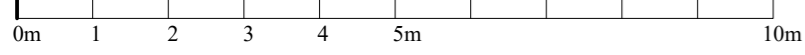
PROJECT
 Land South-East of 186 Wype Road, Eastrea, Cambridgeshire.

DRAWING TITLE
 Proposed Site Plan
 Location Plan
 Fence Details

SCALE	DATE	DRAWN	CHECKED
1:500 @ 1:1250 @ A2	Nov. 2022	LB	

DRAWING NUMBER
 CH22/LBA/623/FP-1-100

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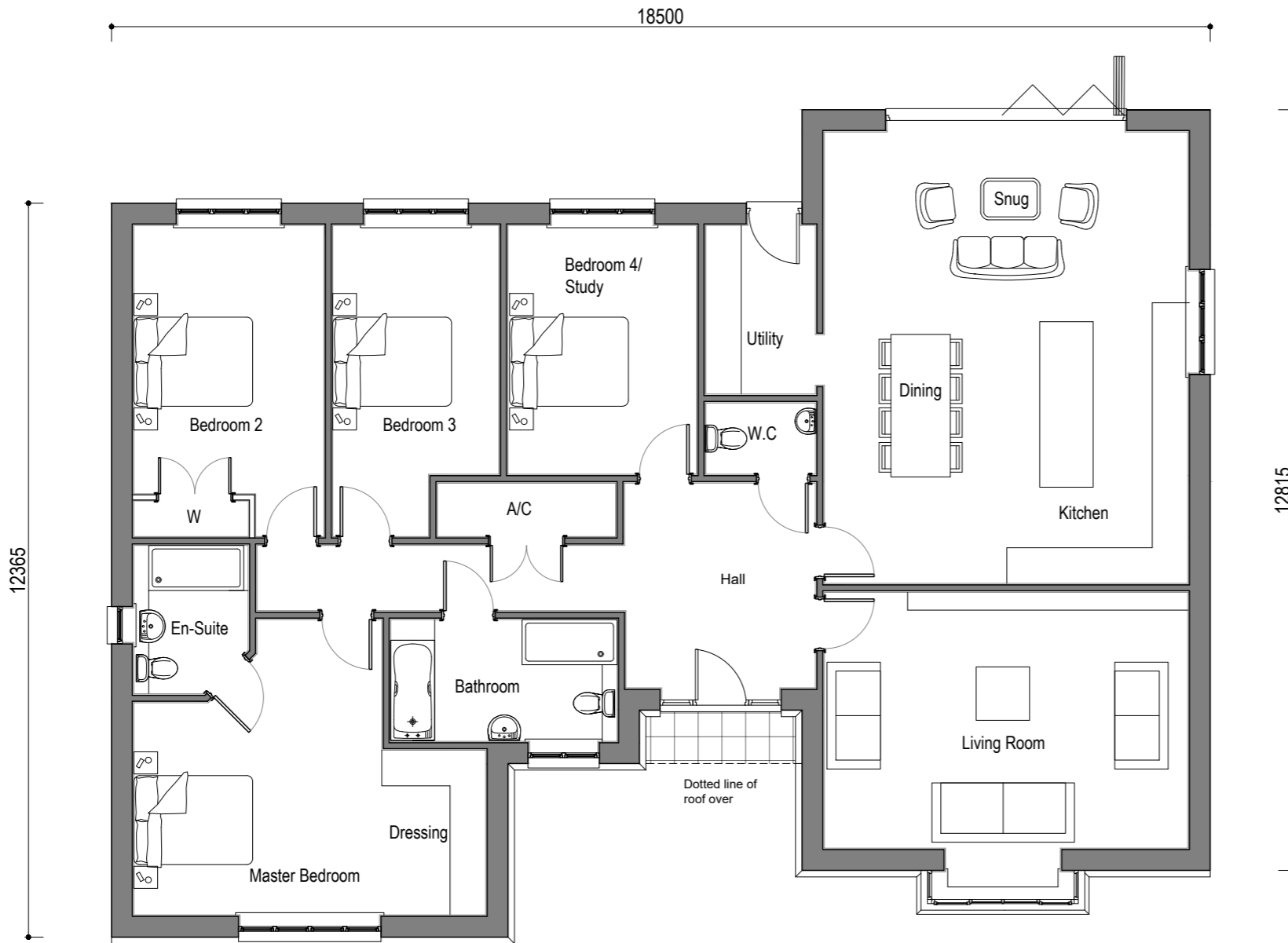
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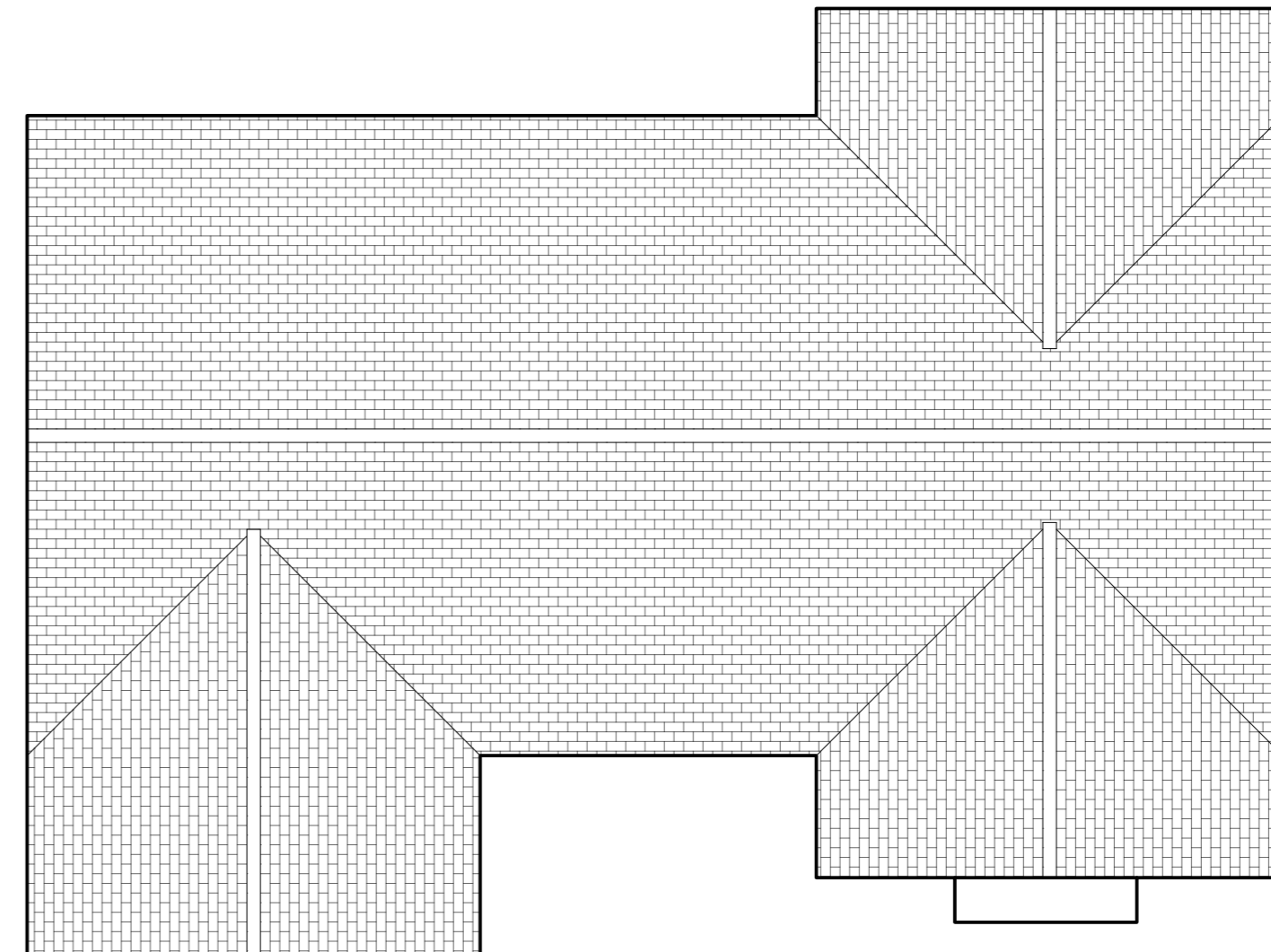
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- Grey tiles to be agreed with Local Authority
- Brick detailing to match main facing brickwork
- PVC-U cream coloured windows
- PVC-U black rainwater goods
- Buff brickwork to be agreed with Local Authority

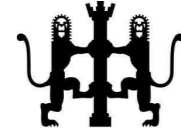
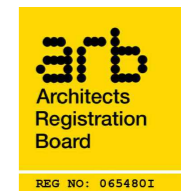


Proposed Ground Floor Plan



Proposed Roof Plan

Rev B	Dec. 22	Amended to suit client comments.	LB
Rev A	Nov. 22	Amended to suit client comments.	LB



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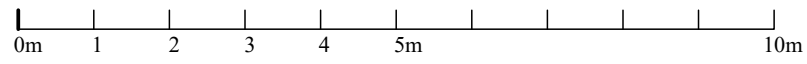
CLIENT
 Mr D Taylor

PROJECT
 Land South-East of 186 Wype Road,
 Eastrea, Cambridgeshire

DRAWING TITLE
 Proposed Ground Floor Plan and Roof Plan
 Proposed Elevations
 PLOT 1
 194 sq.m

SCALE	DATE	DRAWN	CHECKED
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DRAWING NUMBER	REVISION		
CH22/LBA/623/FP-1-101	B		

Scale: 1:100



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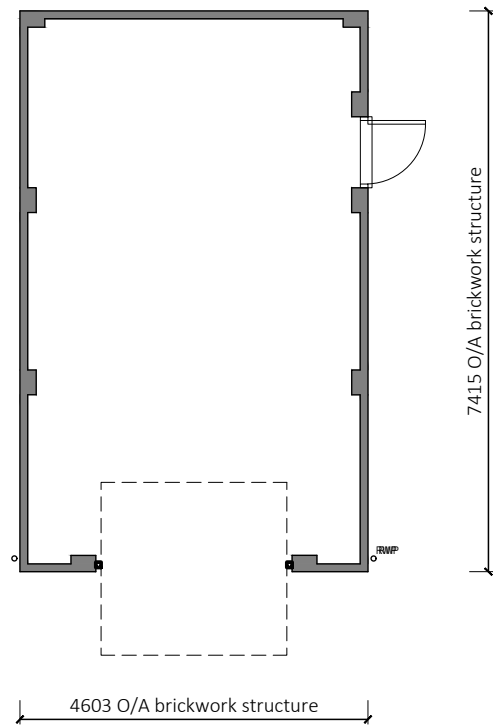


FRONT ELEVATION

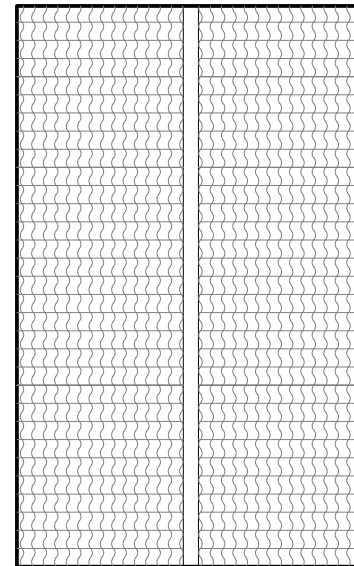
SIDE ELEVATION

REAR ELEVATION

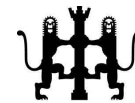
SIDE ELEVATION



GROUND FLOOR PLAN



ROOF PLAN



L. Bevens Associates Ltd
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10 Cricketers Way
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DRAWING STATUS	PRELIMINARY PLANNING	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
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CLIENT
Mr D Taylor

PROJECT
Land South-East of 186 Wype Road,
Eastrea, Cambridgeshire.

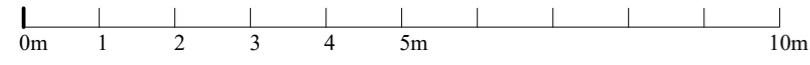
DRAWING TITLE
Proposed Detached Garage
Plot 1

SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	Nov. 2022	LB	

DRAWING NUMBER
CH22/LBA/623/FP-1-103

REVISION

Scale: 1:100



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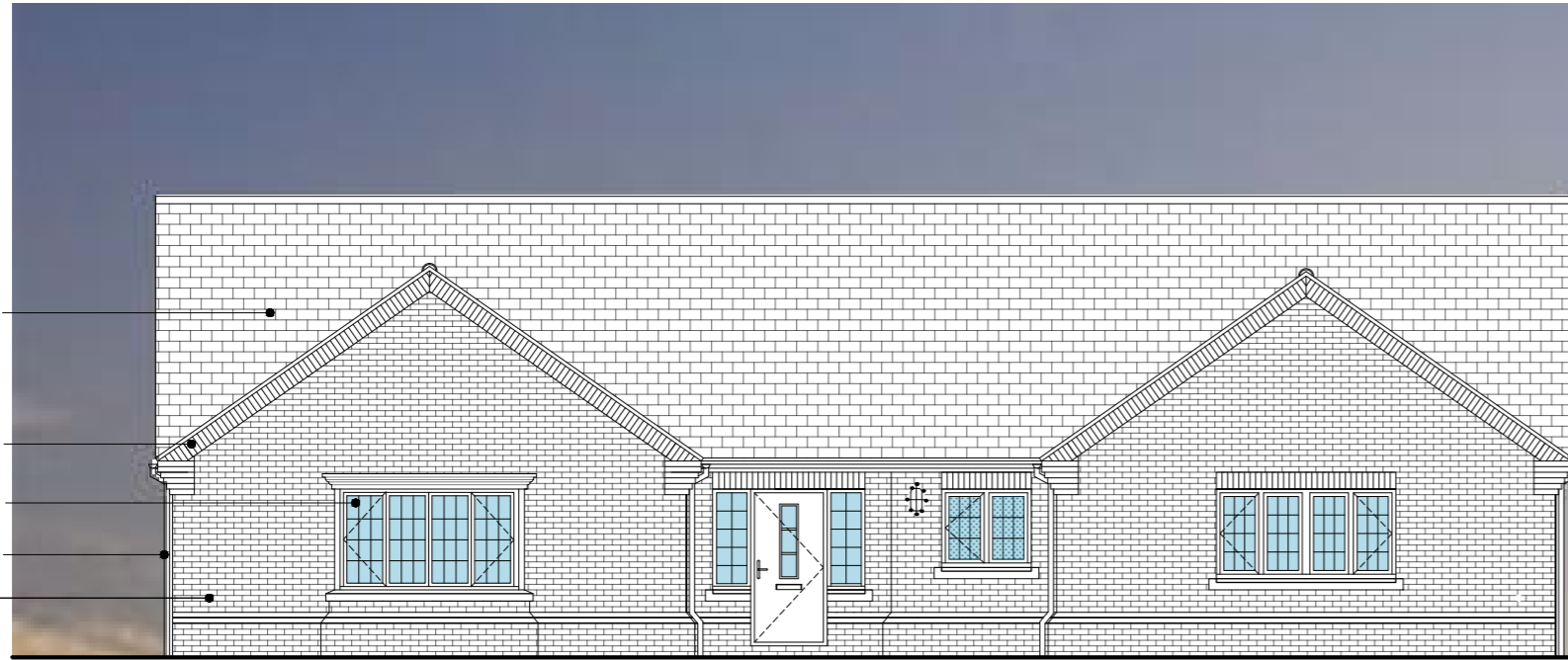
Grey tiles to be agreed with Local Authority

Brick detailing to match main facing brickwork

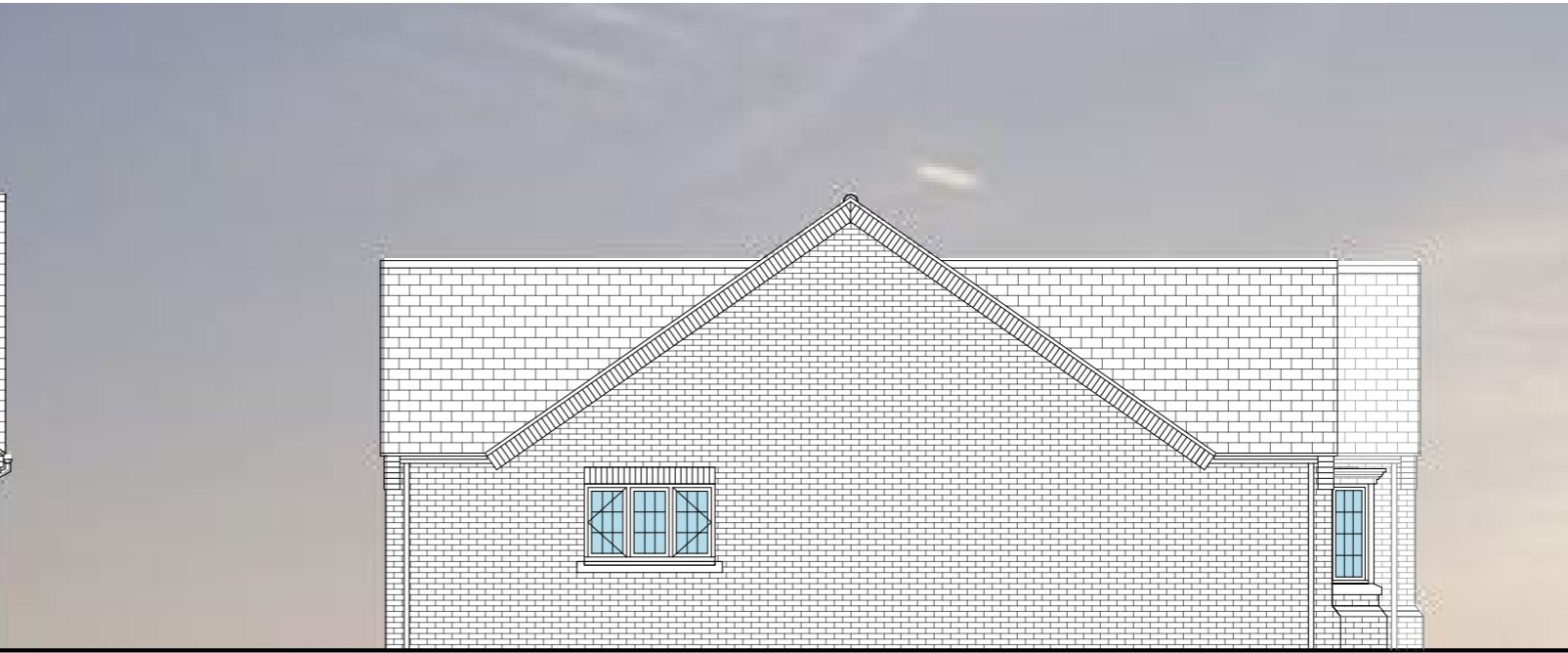
PVC-U cream coloured windows

PVC-U black rainwater goods

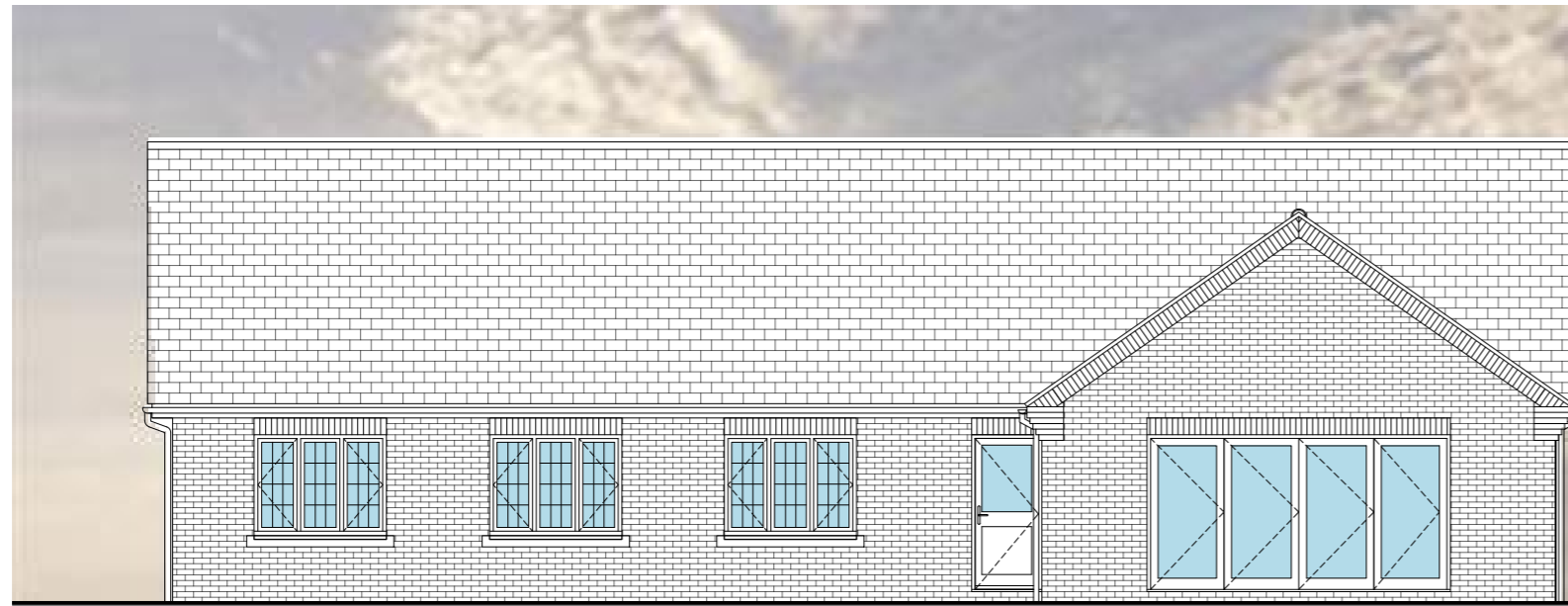
Buff brickwork to be agreed with Local Authority



Proposed Front Elevation



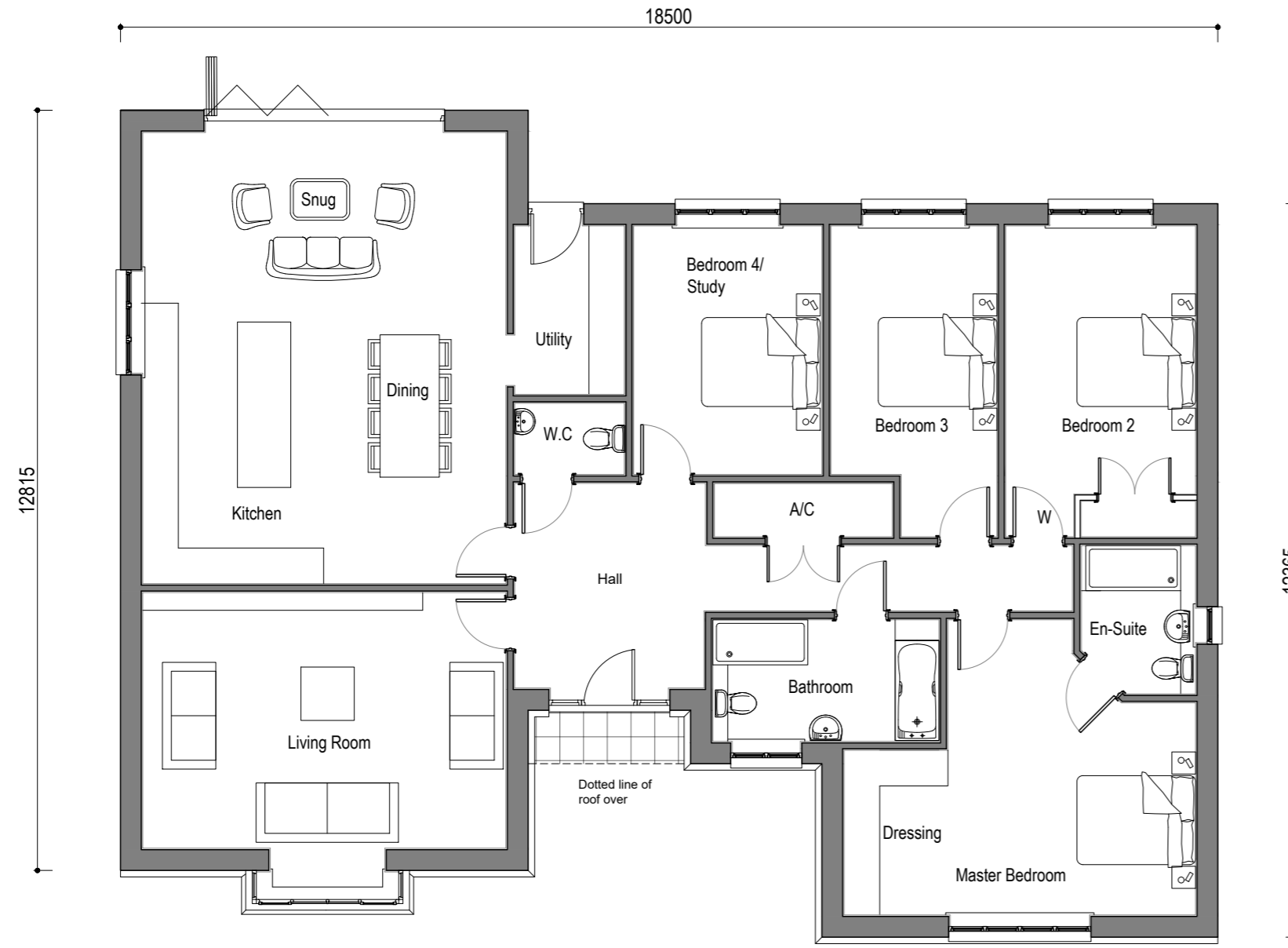
Proposed Side Elevation



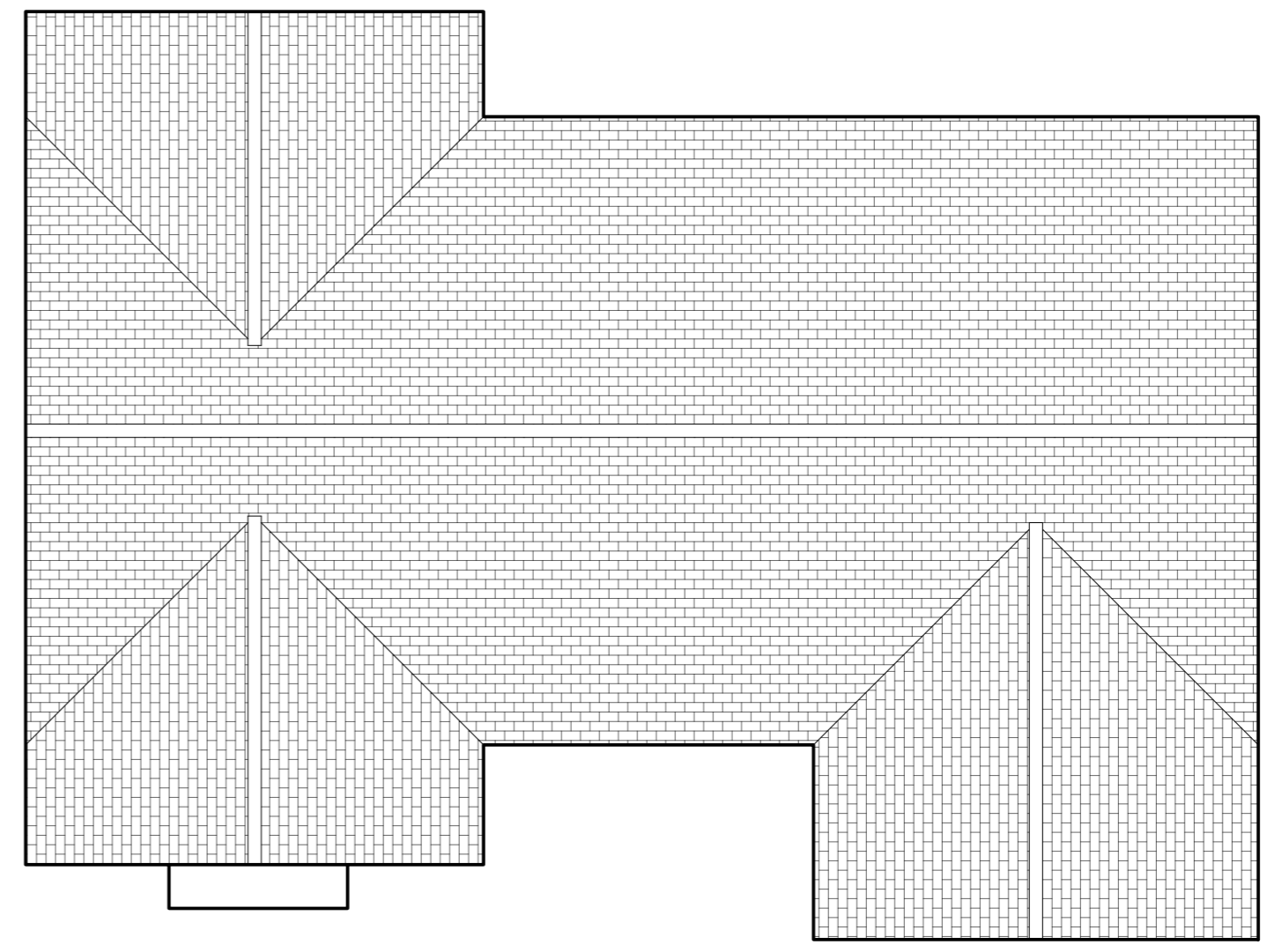
Proposed Rear Elevation



Proposed Side Elevation

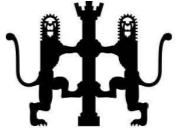


Proposed Ground Floor Plan



Proposed Roof Plan

Rev B Dec. 22 Amended to suit client comments. LB
 Rev A Nov. 22 Amended to suit client comments. LB



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CLIENT
 Mr D Taylor

PROJECT
 Land South-East of 186 Wype Road,
 Eastrea, Cambridgeshire

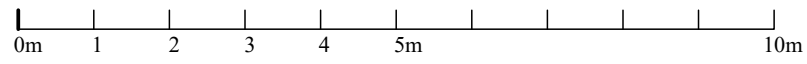
DRAWING TITLE
 Proposed Ground Floor Plan
 Proposed Elevations
 PLOT 2
 194 sq.m

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	Nov. 2022	LB	

DRAWING NUMBER
 CH22/LBA/623/FP-1-102

REVISION
 B

Scale: 1:100

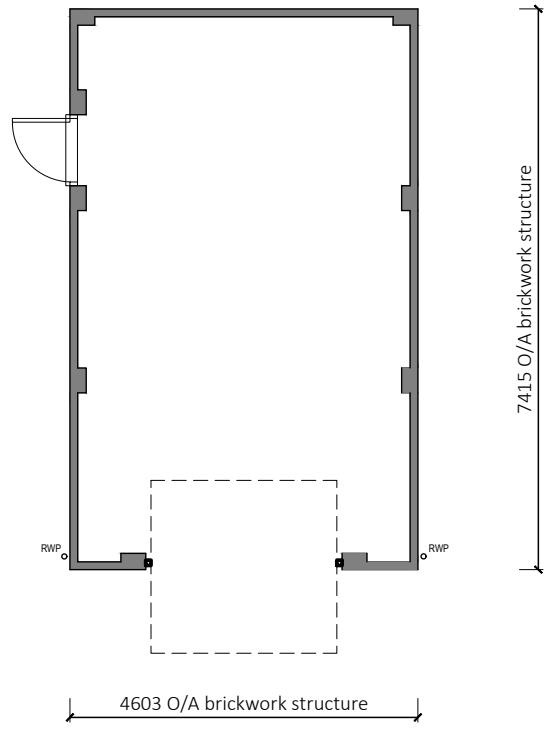
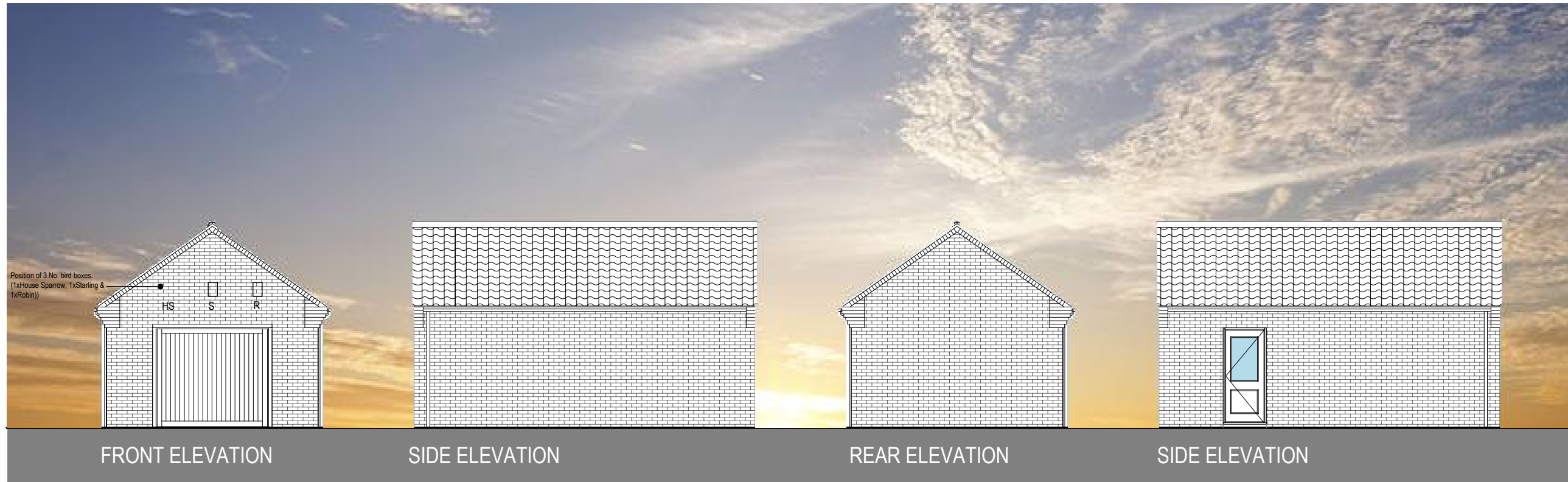


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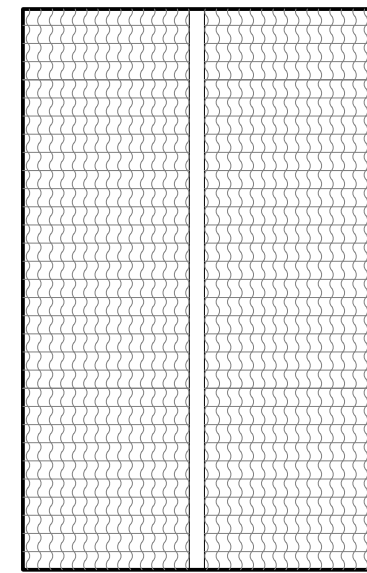
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	PLANNING	FILE COPY

CLIENT
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PROJECT
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DRAWING TITLE
**Proposed Detached Garage
Plot 2**

SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	Nov. 2022	LB	
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