
F/YR22/1338/VOC

Applicant: FPP

**Agent : Swann Edwards
Architecture Limited**

Land South Of, Eastwood End, Wimblington, Cambridgeshire

Variation of condition 22 (list of approved drawings) relating to planning permission F/YR20/0641/F (Erect 9 x 2-storey 4-bed dwellings with garages including open space/play area with pond and formation of 2.5m high bunding, 2m high bunding with 1m high close boarded fence on top, 3m high close boarded fence, 3m wide foot/cycle path parallel to A141 and 1.8m wide footpath along Eastwood End to meet existing footpath) to enable alterations to plot 1 (increase in height from 8.77m to 9m, addition of chimney and windows to storage space in roof), plot 2 (siting and windows to snug) and boundary arrangement to plots 1, 2 and 3.

Officer recommendation: Grant

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks to vary condition 22 (list of approved drawings) to enable amendments to plots 1 and 2 and rear boundary arrangements to plots 1, 2 and 3.
- 1.2 Paragraph 017 of the NPPG (Paragraph: 017 Reference ID: 17a-017-20140306) states that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 1.3 The proposed amendments are considered to be 'minor material' in the context of the overall scheme and as such are acceptable. It is therefore recommended to grant the application with the imposition of conditions as per the original permission, references to plans are updated accordingly.

2 SITE DESCRIPTION

The application site comprises of a field/paddock land at the junction of Eastwood End and the A141, there are trees/hedges along the northern side of the site and along the A141 with open views to the south and there is a group of substantial trees in the centre of the site. To the north of the site is the Eastwood Industrial Estate, to the east a belt of trees before the linear form of dwellings along Eastwood End is reached, open land to the south and to the west the A141 with further open land extending west before the settlement of Wimblington is reached.

3 PROPOSAL

- 3.1 The application seeks to vary condition 22 (list of approved drawings) to enable the following amendments:

Plot 1

Increase in roof height from 8.77m to 9.0m
Addition of windows to storage space in roof
Addition of chimney structure

Plot 2

Siting of dwelling altered (moved approximately 0.5m further north and east)
Windows/doors in snug altered

Other

Rear garden/boundary locations to plots 1, 2 and 3 altered.

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

[F/YR22/1338/VOC | Variation of condition 22 \(list of approved drawings\) relating to planning permission F/YR20/0641/F \(Erect 9 x 2-storey 4-bed dwellings with garages including open space/play area with pond and formation of 2.5m high bunding, 2m high bunding with 1m high close boarded fence on top, 3m high close boarded fence, 3m wide foot/cycle path parallel to A141 and 1.8m wide footpath along Eastwood End to meet existing footpath\) to enable alterations to plot 1 \(increase in height from 8.77m to 9m, addition of chimney and windows to storage space in roof\), plot 2 \(siting and windows to snug\) and boundary arrangement to plots 1, 2 and 3. | Land South Of Eastwood End Wimblington Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

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| F/YR23/3009/COND | Details reserved by condition 4 parts a, b, c (Archaeology) of planning permission F/YR20/0641/F (Erect 9 x 2-storey 4-bed dwellings with garages including open space/play area with pond and formation of 2.5m high bunding, 2m high bunding with 1m high close boarded fence on top, 3m high close boarded fence, 3m wide foot/cycle path parallel to A141 and 1.8m wide footpath along Eastwood End to meet existing footpath) | Refused 23/2/2023 |
| F/YR20/0641/F | Erect 9 x 2-storey 4-bed dwellings with garages including open space/play area with pond and formation of 2.5m high bunding, 2m high bunding with 1m high close boarded fence on top, 3m high close boarded fence, 3m wide foot/cycle path parallel to A141 and 1.8m wide footpath along Eastwood End to meet existing footpath | Granted 3/8/2022 |

5 CONSULTATIONS

5.1 Parish Council (14/12/2022)

Councillors had no objections

5.2 Parish Council (6/3/2023)

The comments I have received back from Councillors are as follows:

Overall they are opposed to the Variation of Conditions and feel that the developer should stick to the original plan as passed.

The variations are not 'minor'.

Councillors would like to see revised drawings for type C and D houses, yet none have been submitted.

The increase in height of building will impact on the character of the area.

It seems unnecessary to add a chimney unless solid fuel is to be used.

It seems unnecessary to add windows to a loft space.

5.3 Parish Council (16/3/2023)

Object. Overall opposed to the VOC and feel that the developer should stick to the original plan as passed. The variations are not ;minor;. Councillors would like to see revised drawings for type C and D and now E houses, yet none have been submitted. The increase in height of building will Impact on the character of the area. It seems unnecessary to add a chimney unless solid fuel is to be used. It seems unnecessary to add windows to a loft space.

5.4 Local Residents/Interested Parties

5 objections have been received (from residents of Eastwood End) in relation to:

- Would not be in keeping with the surrounding area/out of character
- Original plans should be adhered to
- Impact on wildlife
- Junction with A141 dangerous at times (lorries parked on the road)
- Not minor variations
- Revised plans not available
- Need for additional chimney
- Alterations to boundaries unnecessary
- Windows in the loft creates 3-storey
- Increased overlooking

Officer response - comments where they relate to planning matters will be addressed in the sections below, it should be noted that only the impacts of the alterations would be considered, not the wider development as this already has planning permission. The revised plans have been available to view via public access for the course of consultations/re-consultations.

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)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context – C1

Identity – I1, I2

Built Form – B2

Movement – M3

Nature - N1, N2, N3

Public Spaces – P2

Homes and Buildings – 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

LP12 – Rural Areas Development Policy

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

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

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

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

DM9 – Constraints on Existing Businesses

Cambridgeshire Flood and Water SPD 2016

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

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

LP12 – Meeting Housing Needs
LP18 – Development in the Countryside
LP20 – Accessibility and Transport
LP22 – Parking Provision (Appendix 6)
LP24 – Natural Environment
LP26 – Carbon Sinks and Carbon Sequestration
LP27 – Trees and Planting
LP28 – Landscape
LP32 – Flood and Water Management
LP50 – Residential site allocations in Wimblington

8 BACKGROUND

- 8.1 When the application was originally submitted the description of development and schedule of changes did not incorporate all of the amendments indicated on the plans, and the applicant's agent was advised that a number of these would not be considered 'minor material'. The application was subsequently amended to reduce the number of amendments and incorporate those that it was advised may be 'minor material' in the context of the overall scheme.

9 ASSESSMENT AND CONCLUSIONS

- 9.1 Paragraph 017 of the NPPG (Paragraph: 017 Reference ID: 17a-017-20140306) states that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 9.2 The amendments to plot 1 (previously house type C, now house type E) include increasing the height by approximately 23cm, the addition of a chimney and the introduction of windows to the roof space. The increase in height is minimal and is not considered to have a detrimental impact on the character of the area when compared with the approved scheme. The proposed dwellings already feature contemporary chimneys, and the additional chimney is reflective of this. It is proposed to install windows in either gable end to serve the loft space, these are in keeping with the overall design and due to the scale of the plots are considered at a sufficient distance from existing and proposed dwellings to not cause a significant detrimental impact in relation to residential amenity. This element remains consistent with the original description as it does not create habitable rooms.
- 9.3 Plot 2 is proposed to be relocated approximately 0.5m further north and east and the window/door arrangement to the snug is altered. The relocation is minimal and as such is not considered have a detrimental impact on the character of the area when compared with the approved scheme. The alterations to the window/door arrangement results in a better relationship with this room and the private amenity space, the design is reflective of the approved scheme and being at ground floor level will not have any additional impacts in relation to residential amenity.
- 9.4 The rear garden boundary locations to plots 1, 2 and 3 are proposed to be altered, this still provides in excess of a third of each plot for private amenity space and would not result in high boundary treatments appearing any more prominent in the street scene than the approved scheme.
- 9.5 The proposed amendments are considered to be 'minor material' in the context of the overall scheme and as such are acceptable. It is therefore recommended to

grant the application with the imposition of conditions as per the original permission, references to plans are updated accordingly.

10 RECOMMENDATION

Grant; subject to the following conditions:

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| 1. | <p>The development permitted shall be begun on or before 3 August 2025.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2. | <p>The proposal shall not in any circumstances commence unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or</p> <p>b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.</p> <p>Reason - In order to ensure that all legal regulations surrounding the potential destruction of great Crested Newt Habitat is being complied with and in accordance with Policy LP19 of the Fenland Local Plan 2014.</p> |
| 3. | <p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities.</p> <p>b) Identification of "biodiversity protection zones".</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>Reason - To ensure that the proposal remains in line with Policy LP19 the Fenland Local Plan 2014</p> |

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| <p>4.</p> | <p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, 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:</p> <ul style="list-style-type: none"> 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. <p>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).</p> <p>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.</p> |
| <p>5.</p> | <p>Notwithstanding the submitted details, no development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:</p> <ul style="list-style-type: none"> -Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; -Placement, type and number of any recommended biodiversity enhancements including at least 3 bird boxes and 3 bat boxes which have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust; - hard surfacing, other hard landscape features and materials; |

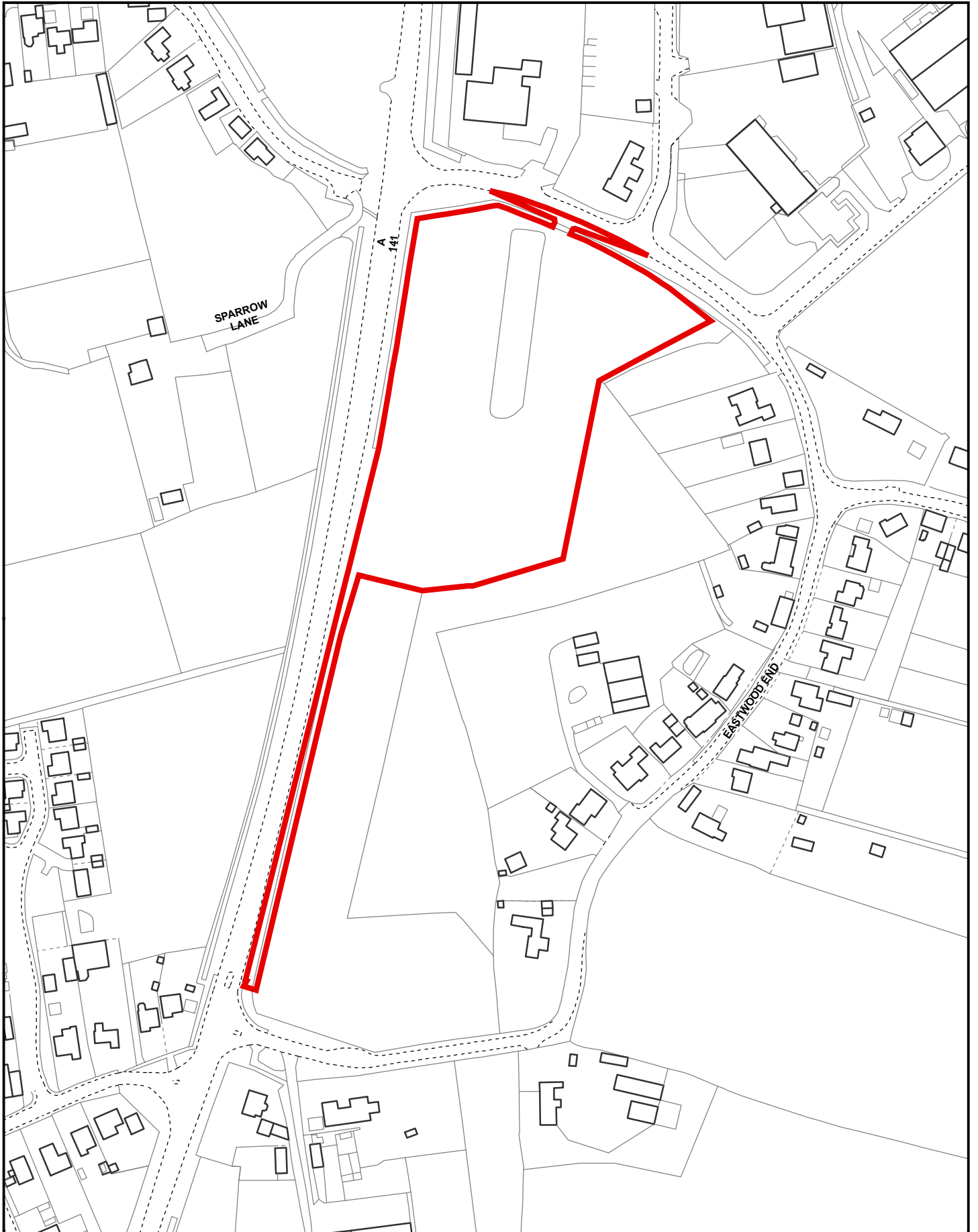
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| | <ul style="list-style-type: none"> - existing trees, hedges or other soft features to be retained; and - timetable for implementation <p>Development shall be carried out in accordance with the submitted details and the compensation and mitigation from the Great Crested Newt survey report (Philip Parker Associates Ltd, 2022):</p> <p>Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</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 in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.</p> |
| 6. | <p>Prior to the first occupation of the development hereby permitted, a scheme for external lighting, incorporating a "lighting design strategy for biodiversity" for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for bats that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. c) timetable for implementation <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines and does not have a detrimental impact on protected species, in accordance with Policy LP17 and LP19 of the Fenland Local Plan 2014.</p> |
| 7. | <p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing</p> |

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| | <p>by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p> |
| 8. | <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2739- FRA&DS-RevA) dated January 2022 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy LP14 of the Fenland Local Plan.</p> |
| 9. | <p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework 2021 and Policy LP14 of the Fenland Local Plan.</p> |
| 10. | <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason - To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts., in accordance with Policy LP14 of the Fenland Local Plan 2014.</p> |
| 11. | <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</p> |

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| | <p>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 2014.</p> |
| 12. | <p>Prior to occupation of any dwelling hereby permitted a management and maintenance plan for the shared/public areas (including landscaping and lighting) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>Reason - To ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 and that the development is adequately maintained, managed and serviced in accordance with Policy LP16 of the Fenland Plan 2014.</p> |
| 13. | <p>Prior to the first occupation of any dwelling hereby permitted details of the proposed arrangements for future management and maintenance of the proposed roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard. In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.</p> |
| 14. | <p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with drawing PP1020 Rev J.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 15. | <p>Prior to the first occupation of the development, a footway shall be provided along the east side of the A141 Isle of Ely Way, as shown on drawing 2739-05 Revision A.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 16. | <p>Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the</p> |

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| | <p>parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 17. | <p>Prior to the first occupation of the development, a footway shall be provided from the vehicular access to the site link linking to the existing footpath to the east along Eastwood End, in accordance with a scheme to be submitted to and agreed by the Local planning Authority.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 18. | <p>A noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with details set out within the Spectrum Acoustic Consultant Planning Noise Assessment (DP710/20370/Rev.0) and shall have regard to the internal and external noise levels as stipulated in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and the World Health Organisation (WHO) Guidelines for Community Noise.</p> <p>The noise mitigation scheme shall confirm final details of:</p> <p>a) the acoustic insulation performance specification of the external building envelope of the residential properties having regard to the building fabric, glazing and ventilation.</p> <p>b) mitigation measures to reduce the level of noise experienced internally, as well as confirmed external mitigation details such as bunding and acoustic fencing.</p> <p>The scheme shall be carried out in accordance with the approved details prior to the first occupation of the associated dwelling and retained as such in perpetuity.</p> <p>Reason - To safeguard the residential amenity of occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p> |
| 19. | <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 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 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.</p> |
| 20. | <p>The development hereby permitted shall be carried out in full</p> |

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| | <p>accordance with the Arboricultural Impact Assessment & Method Statement Ref: OAS 20-269-AR01.</p> <p>Reason - To ensure that that retained trees are adequately protected in the interests of visual amenity and ecology, in accordance with Policy LP16 and LP19 of the Fenland Local Plan.</p> |
| 21. | <p>Pedestrian and cycle access from the foot/cycle path link along the A141 through the site and to the footpath link to Eastwood End to the east of the site shall be maintained in perpetuity.</p> <p>Reason - to ensure accessibility is maintained and to promote sustainable and active modes of transport, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 22. | <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> |



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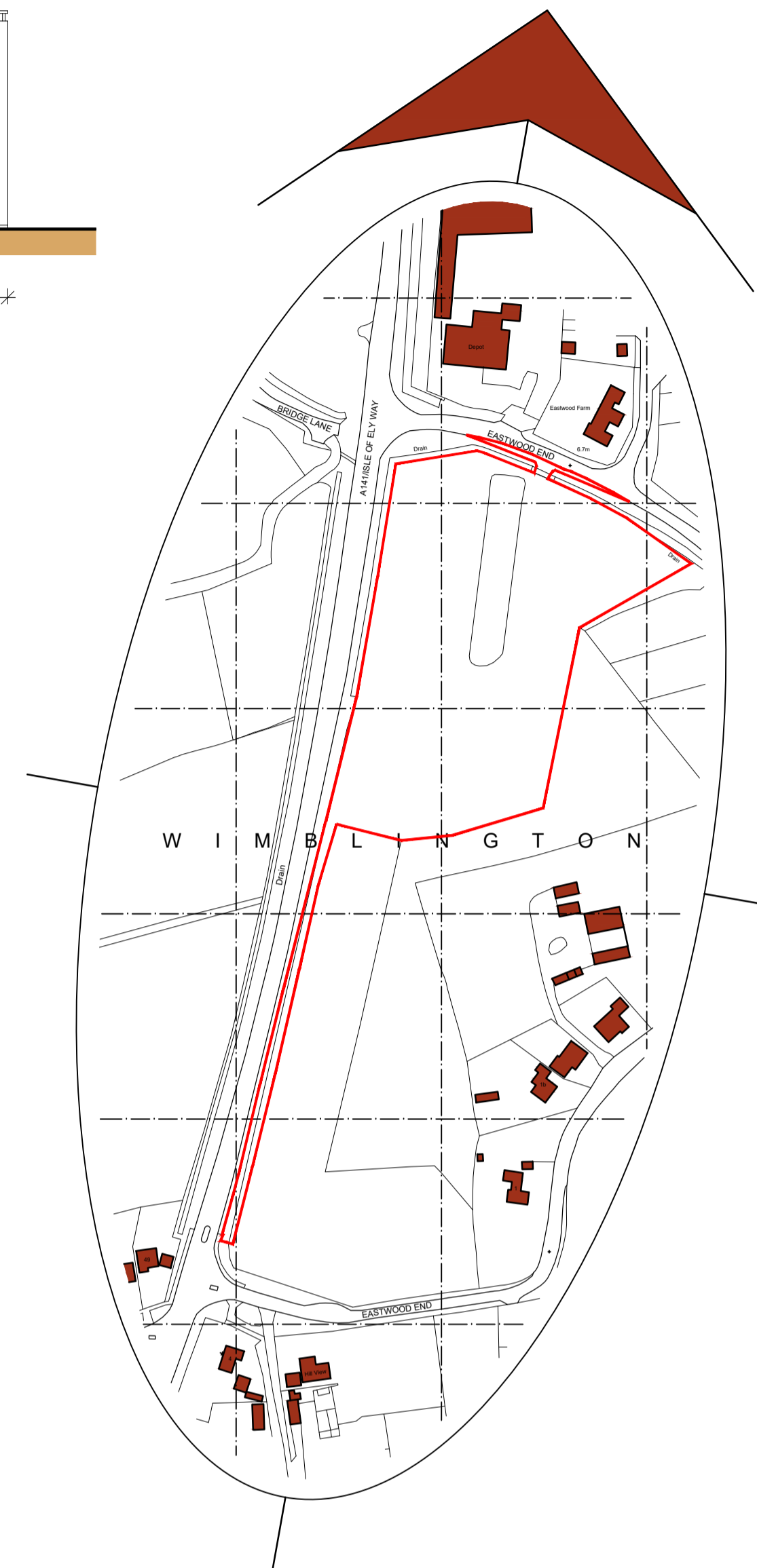
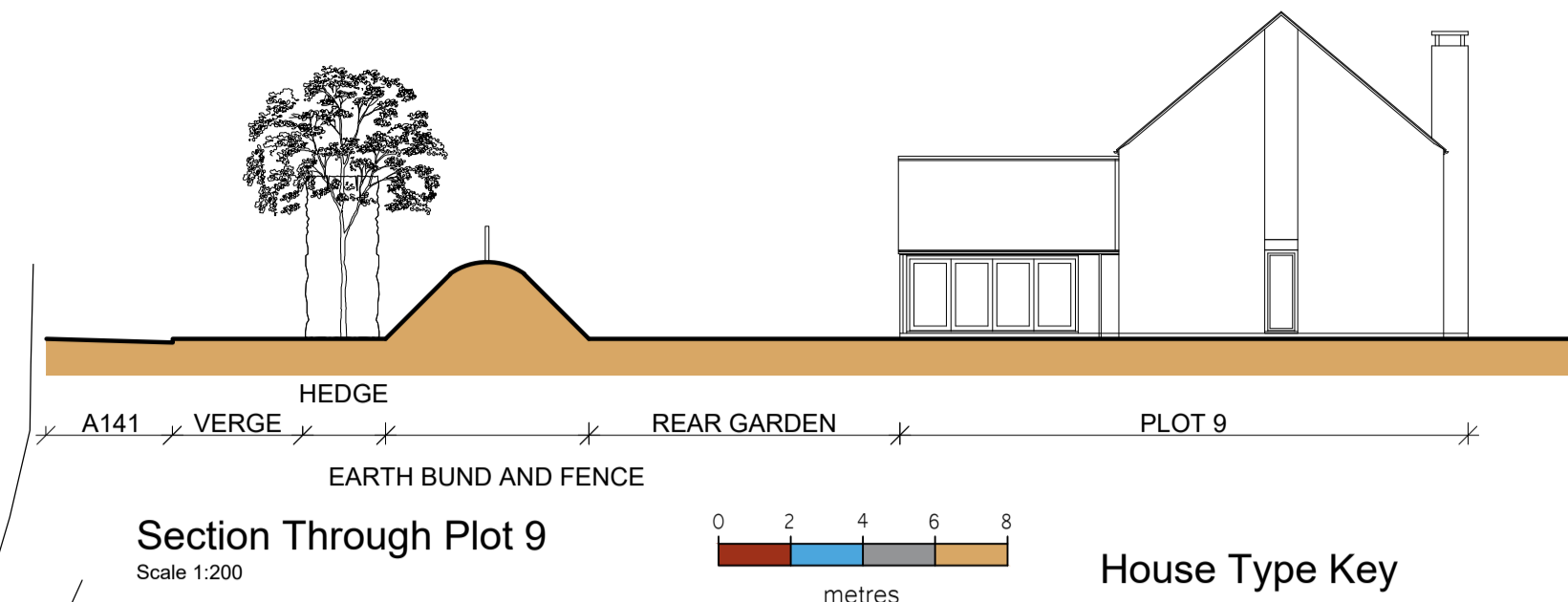
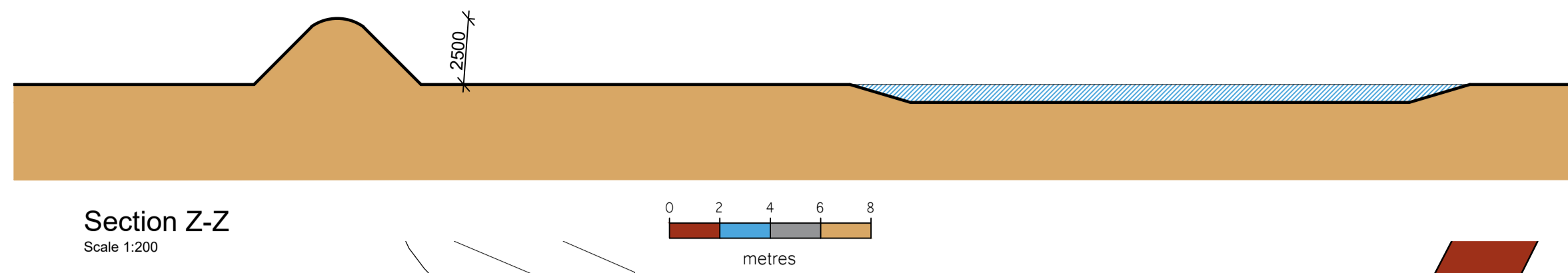
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F/YR22/1338/VOC

Scale = 1:2,500



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.



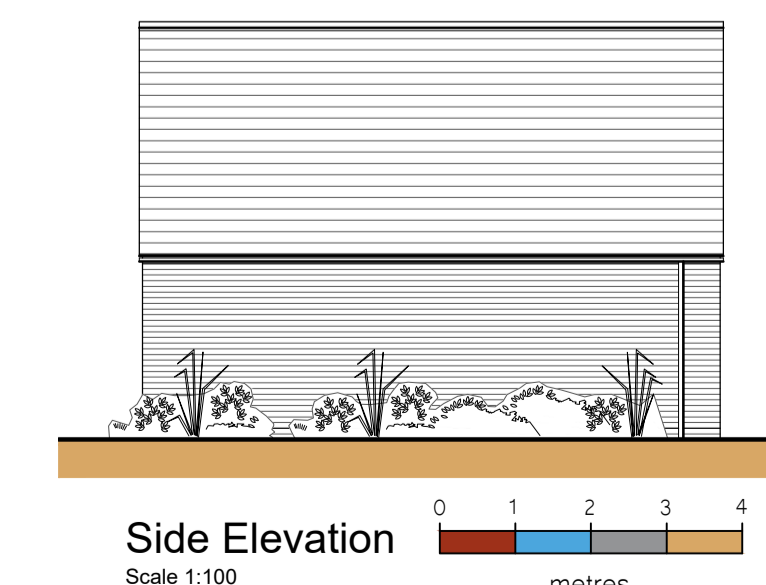
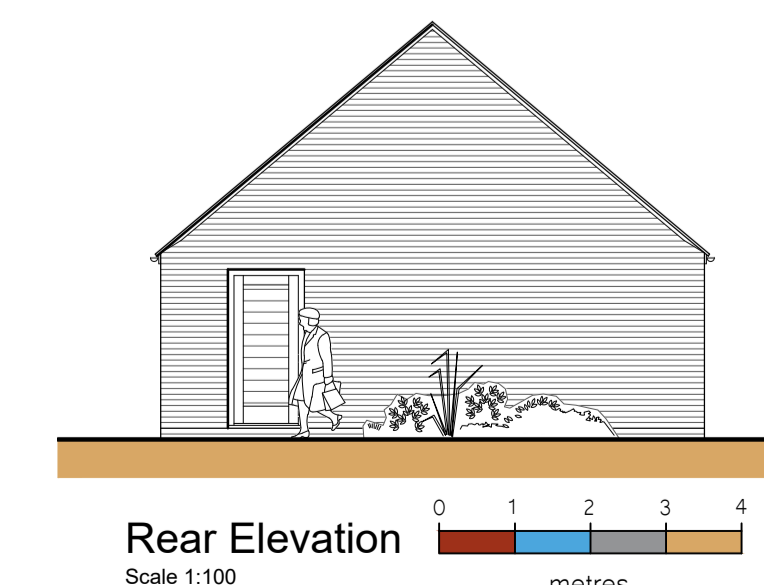
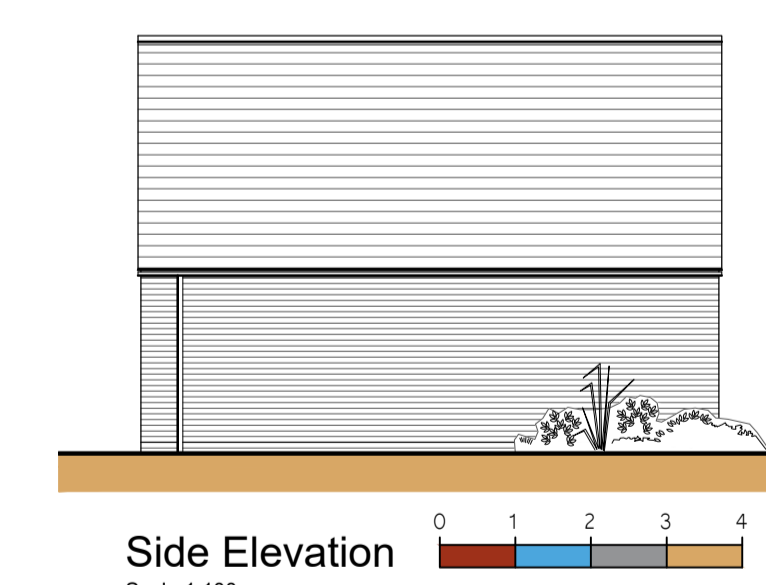
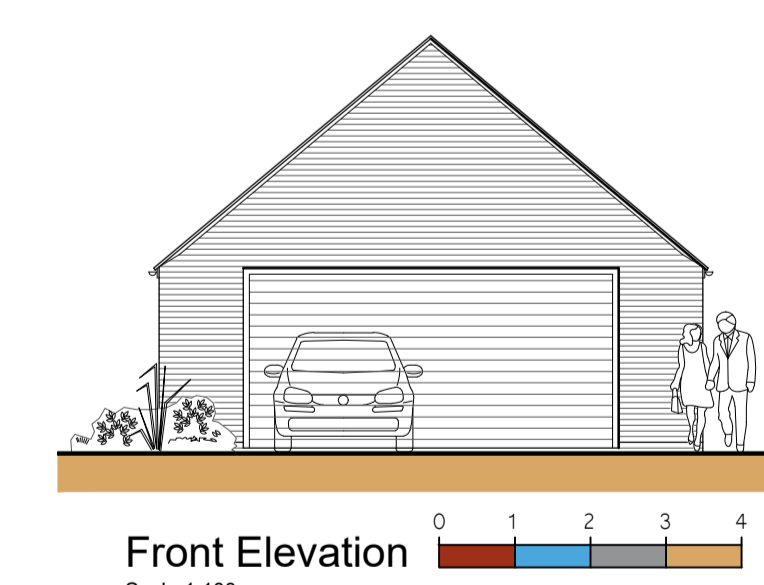
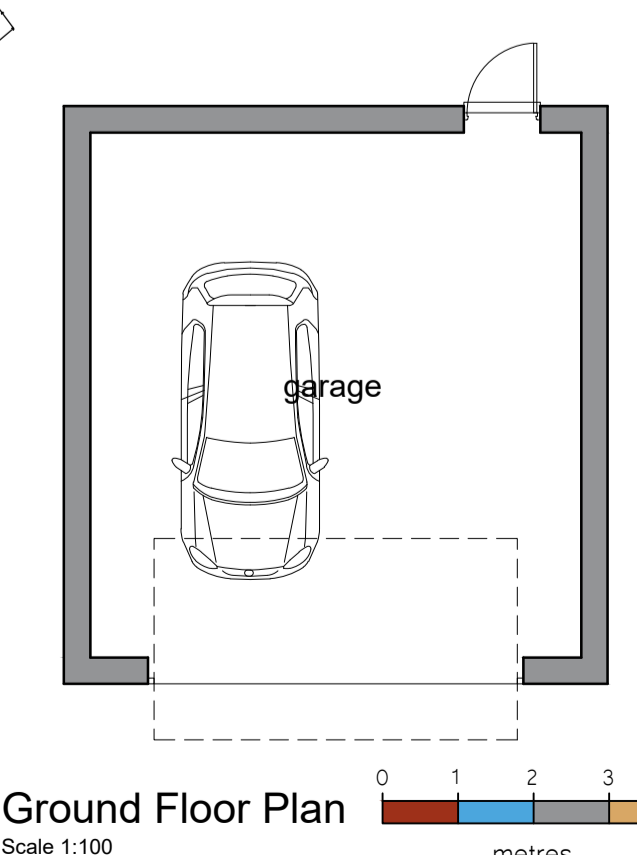
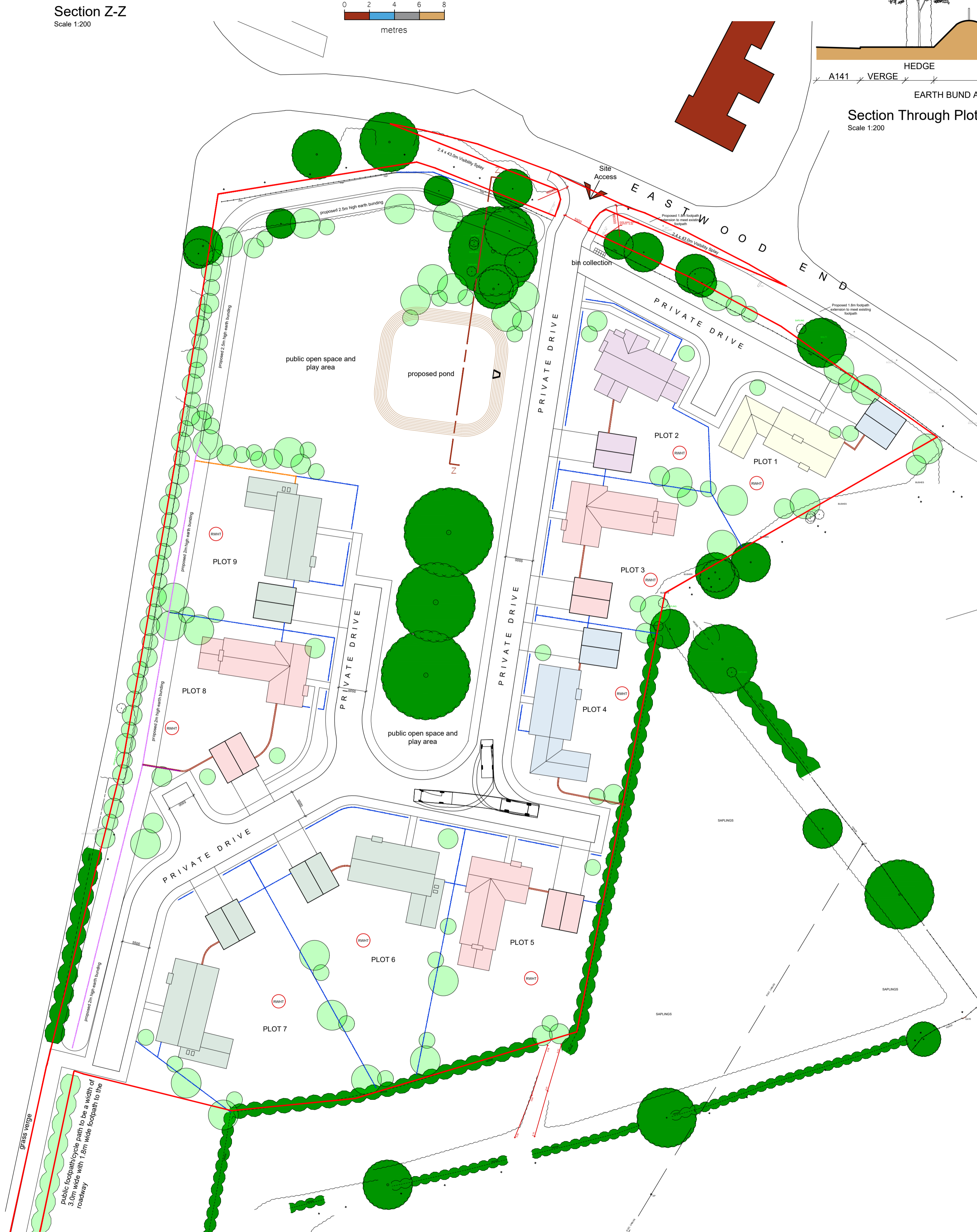
SITE PLAN KEY

- Private Drive and footway to be suitable for a 26 Tonne refuse vehicle with permeable surface
- Rainwater Harvesting Tank
- Existing trees
- Proposed trees
- Refuse vehicle turning head
- 1.2m high post and rail fence
- 1.8m high close boarded fence
- 1.8m high brickwork wall
- 1.8m high brickwork wall with 1.2m high close boarded fence on top to give 3m high acoustic barrier
- 1.0m high close boarded fence on top of bunding to give 3m high acoustic barrier
- 3m high close boarded fence to give 3m high acoustic barrier
- Existing post and rail fencing

All gaps between fences / walls / bunds to be suitably sealed to create acoustic barrier as noted

House Type Key

- Type A - 4 Bed
- Type B - 4 Bed
- Type C - 4 Bed
- Type D - 4 Bed
- Type E - 4 Bed



FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

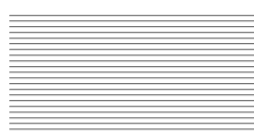
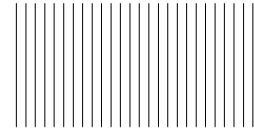

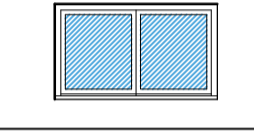
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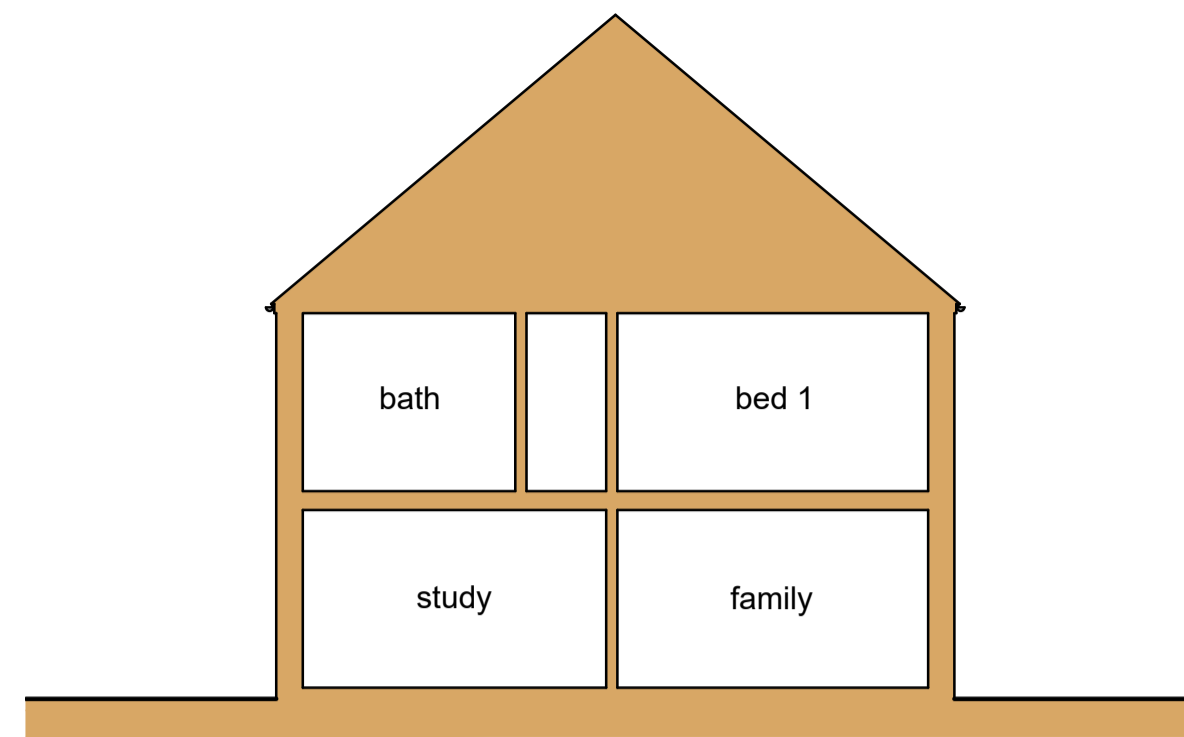
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| Job Title Proposed Residential Development Eastwood End, Wimblington PE15 0QH for: FPP Facades | Date August 2022 | Drawn by RS Checked by GE |
| Drawing Title Planning Drawing Site and Location Plan Garage Plans and Elevations | Job No. SE1148 Dwg No. PP1020 | Sheet Size A1 Revision Q |

- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

| House Type D Schedule of Sizes | |
|--------------------------------|---------------------------|
| Internal Floor Areas | |
| Ground Floor | 158.8m ² |
| First Floor | 121.7m ² |
| Total | 280.5m² |

MATERIALS KEY

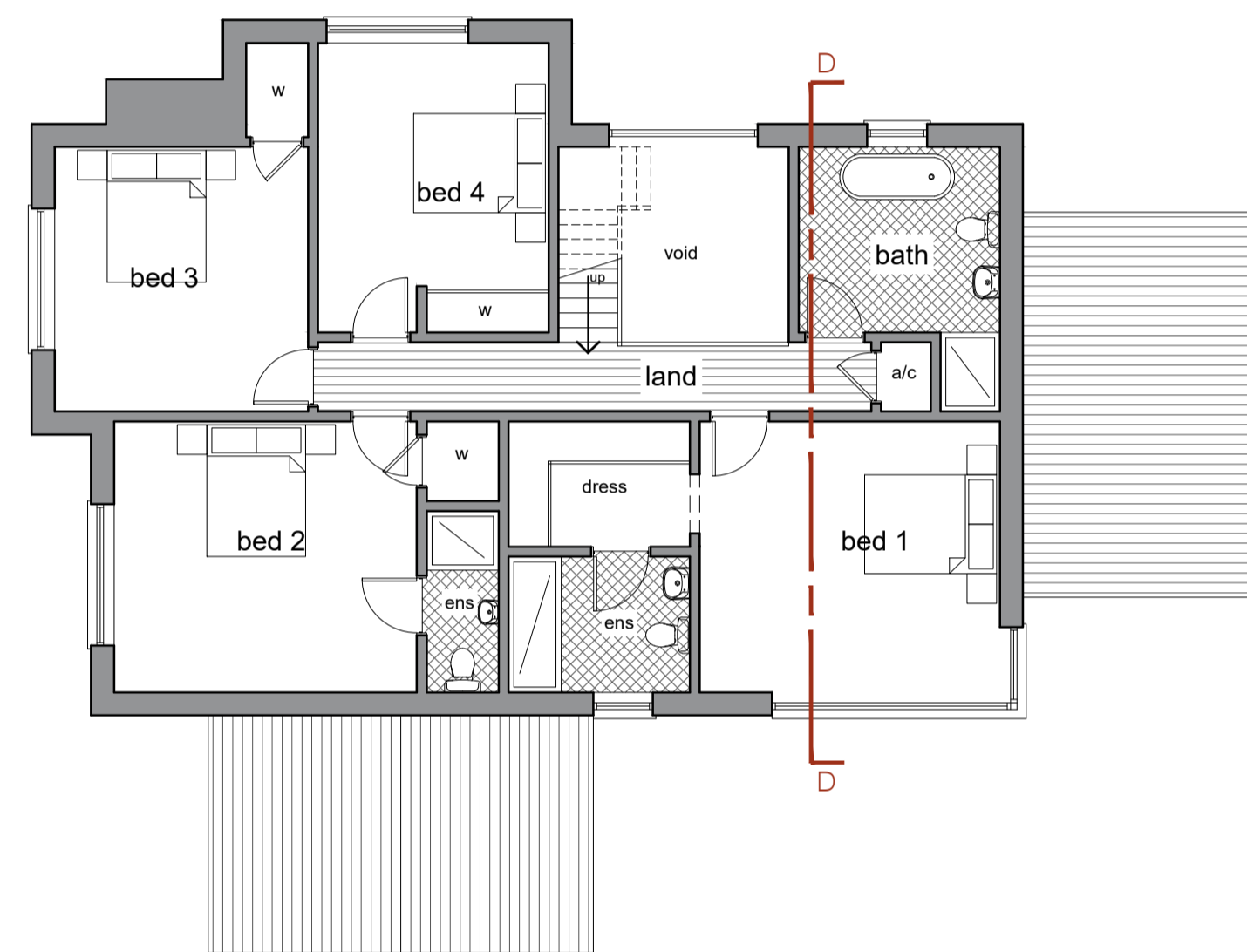
-  Hatch indicates brickwork to be agreed
 -  Hatch indicates vertical timber cladding to be agreed
 -  Hatch indicates roof tiles to be agreed
 -  Indicates casement windows and doors to be triple glazed
- Rainwater goods - black half round gutters and black round downpipes
 Vents - all vents to be acoustic vents



Section D-D
Scale 1:100
metres



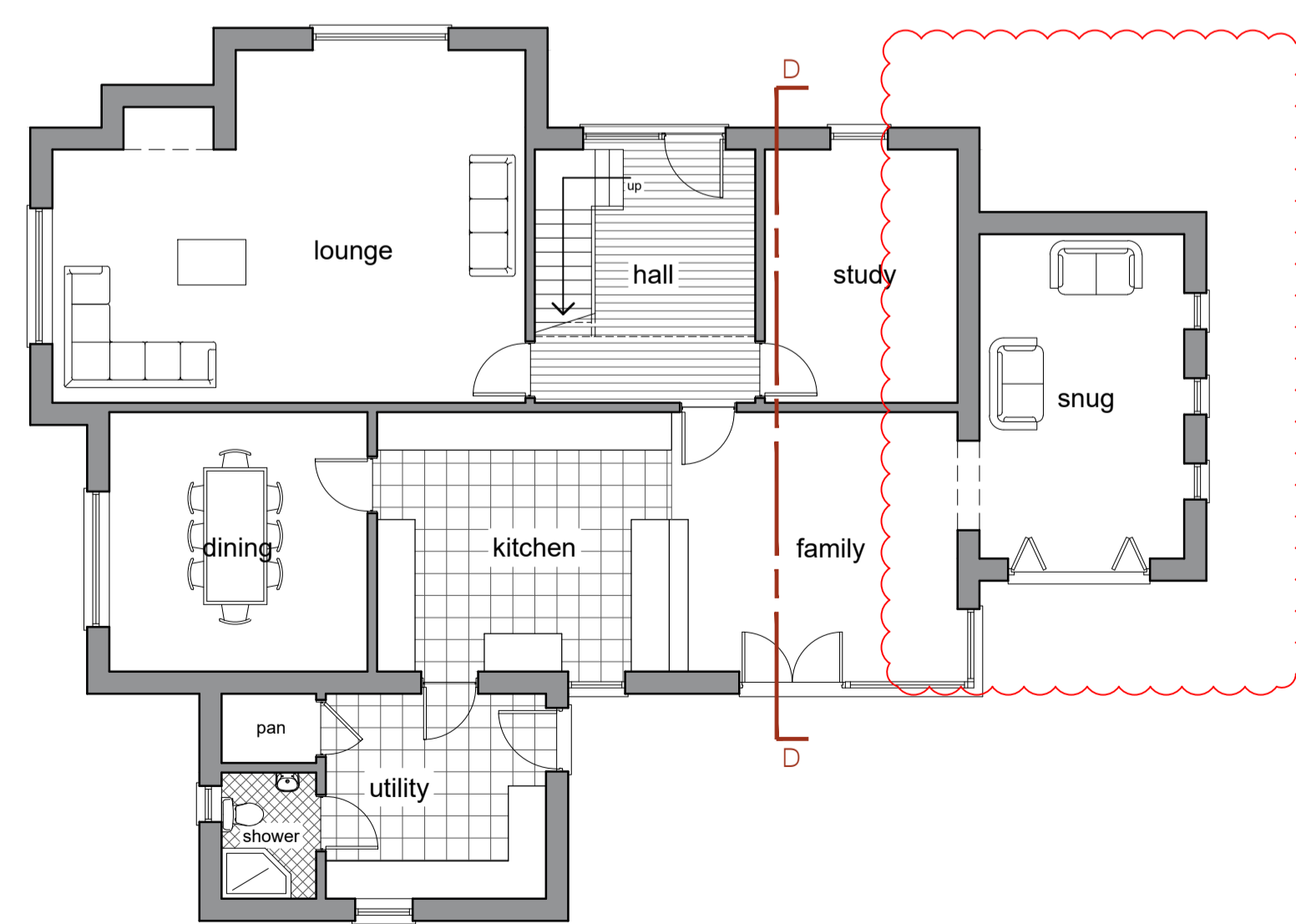
Front Elevation
Scale 1:100
metres



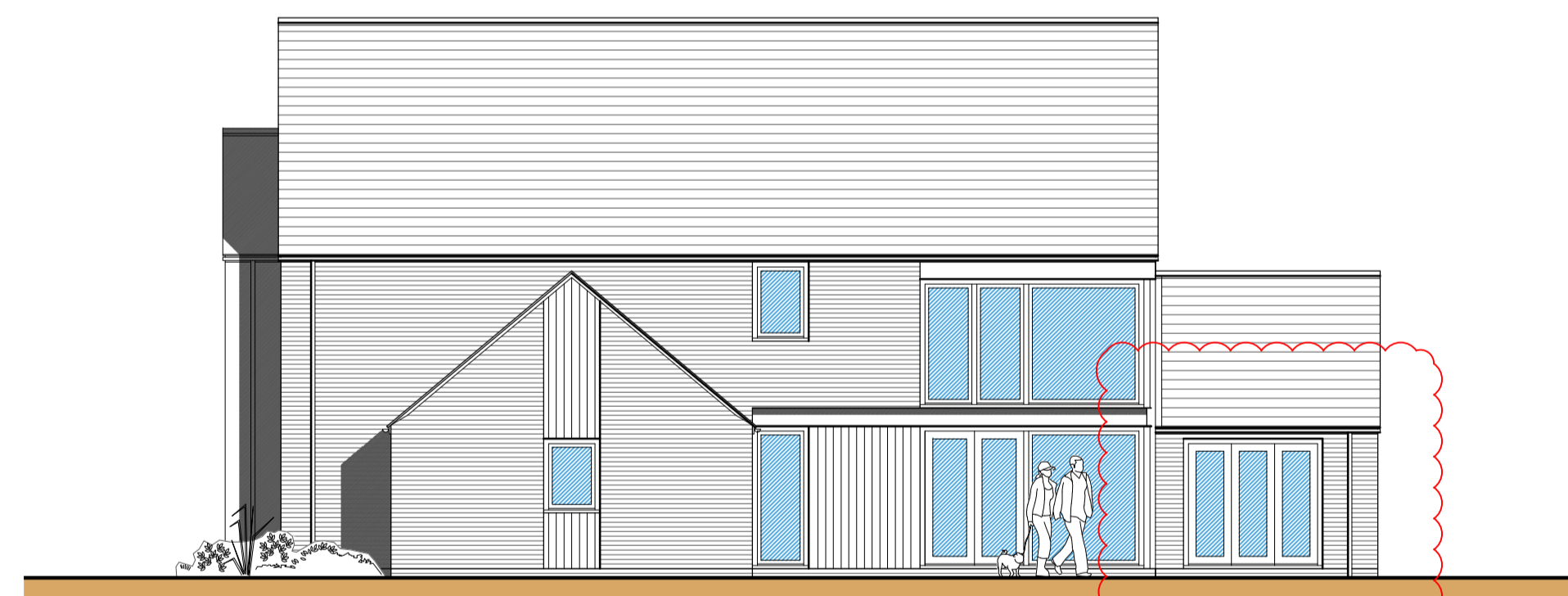
Second Floor Plan
Scale 1:100
metres



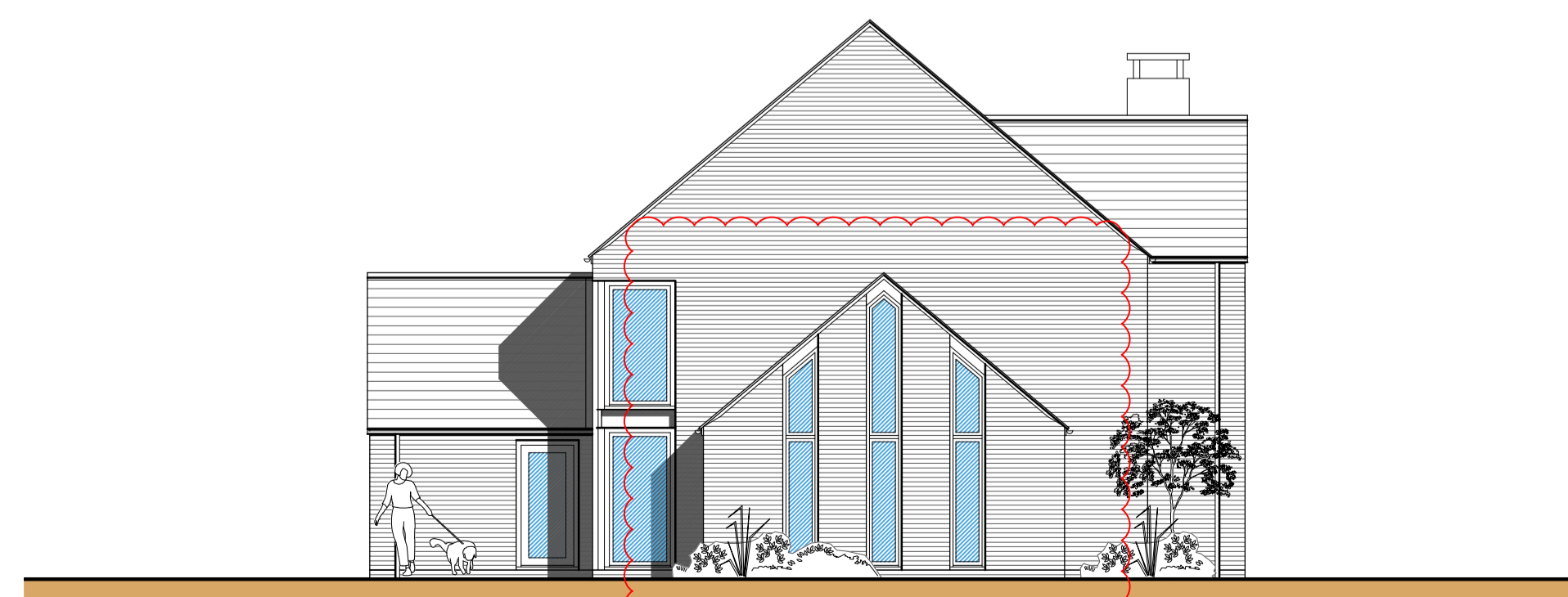
Side Elevation
Scale 1:100
metres



Ground Floor Plan
Scale 1:100
metres



Rear Elevation
Scale 1:100
metres



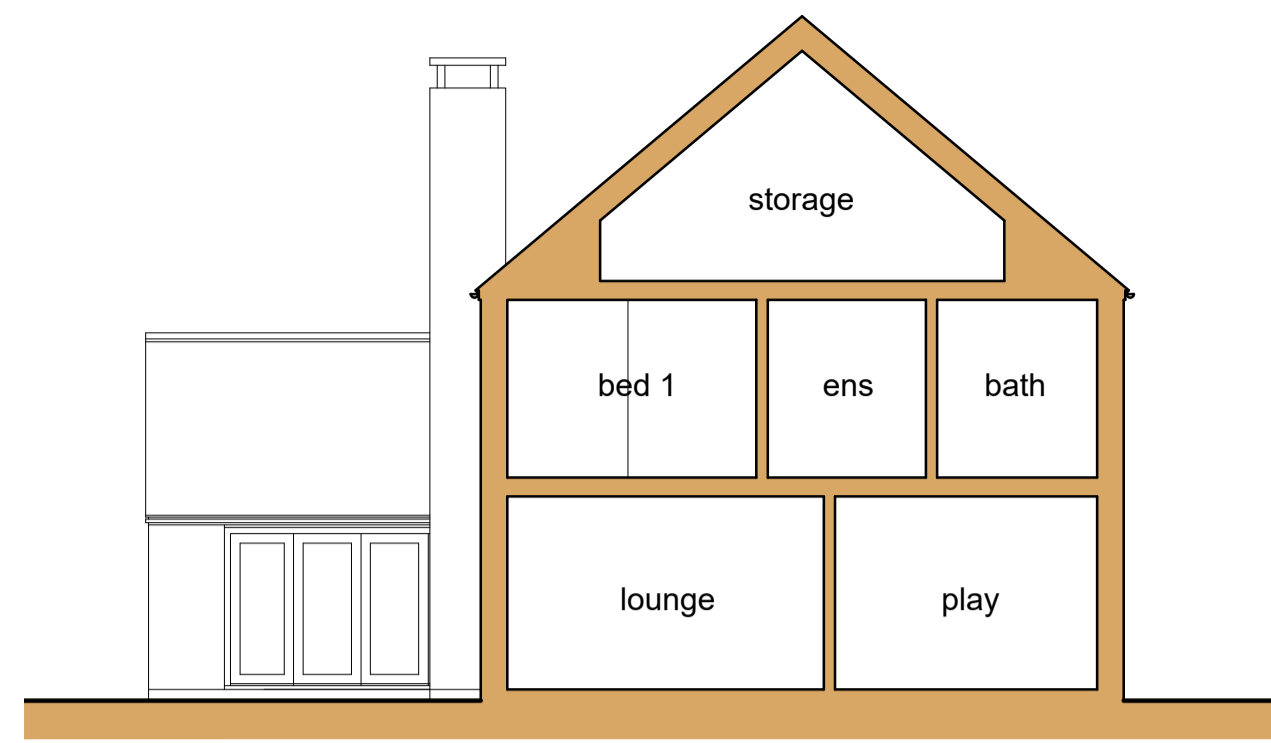
Side Elevation
Scale 1:100
metres

Status
FOR APPROVAL

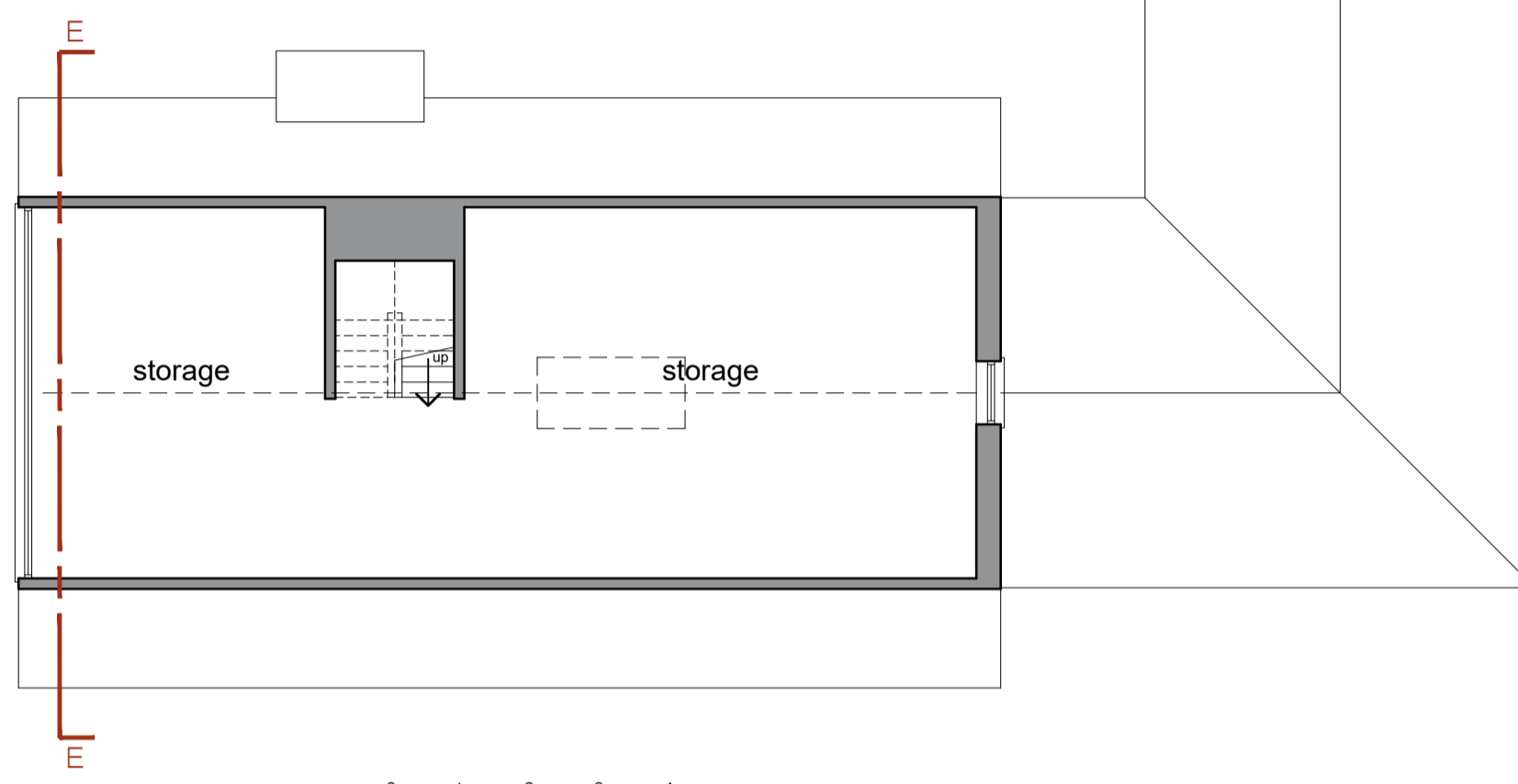
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 t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

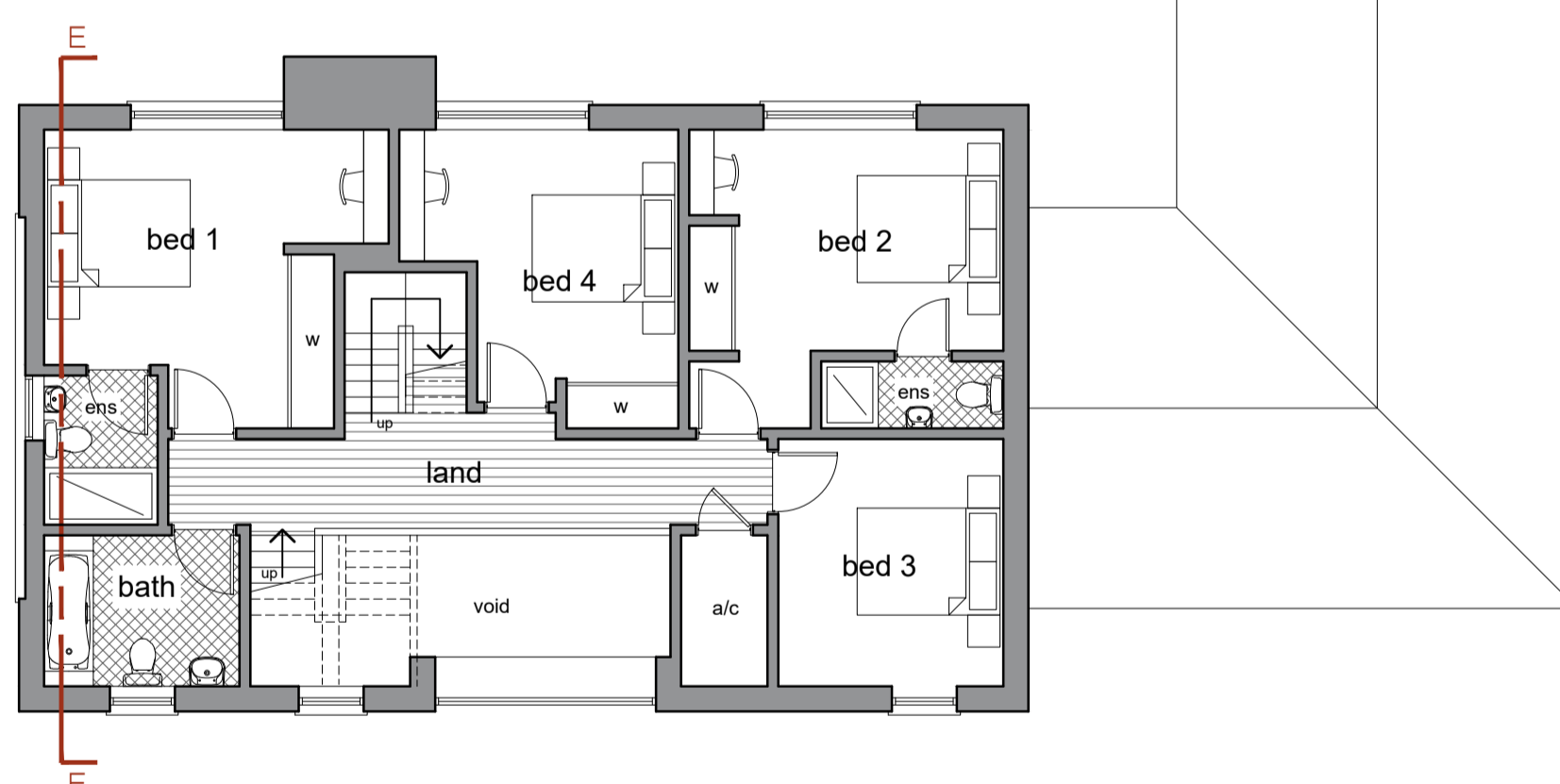
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| Job Title Proposed Residential Development Eastwood End, Wimblington PE15 0QH for: FPP Facades | Date May 2020 | Drawn by RS Checked by GE |
| Drawing Title Planning Drawing House Type D Plans and Elevations | Job No. SE1148 Dwg No. PP1123 | Sheet Size A1 Revision B |



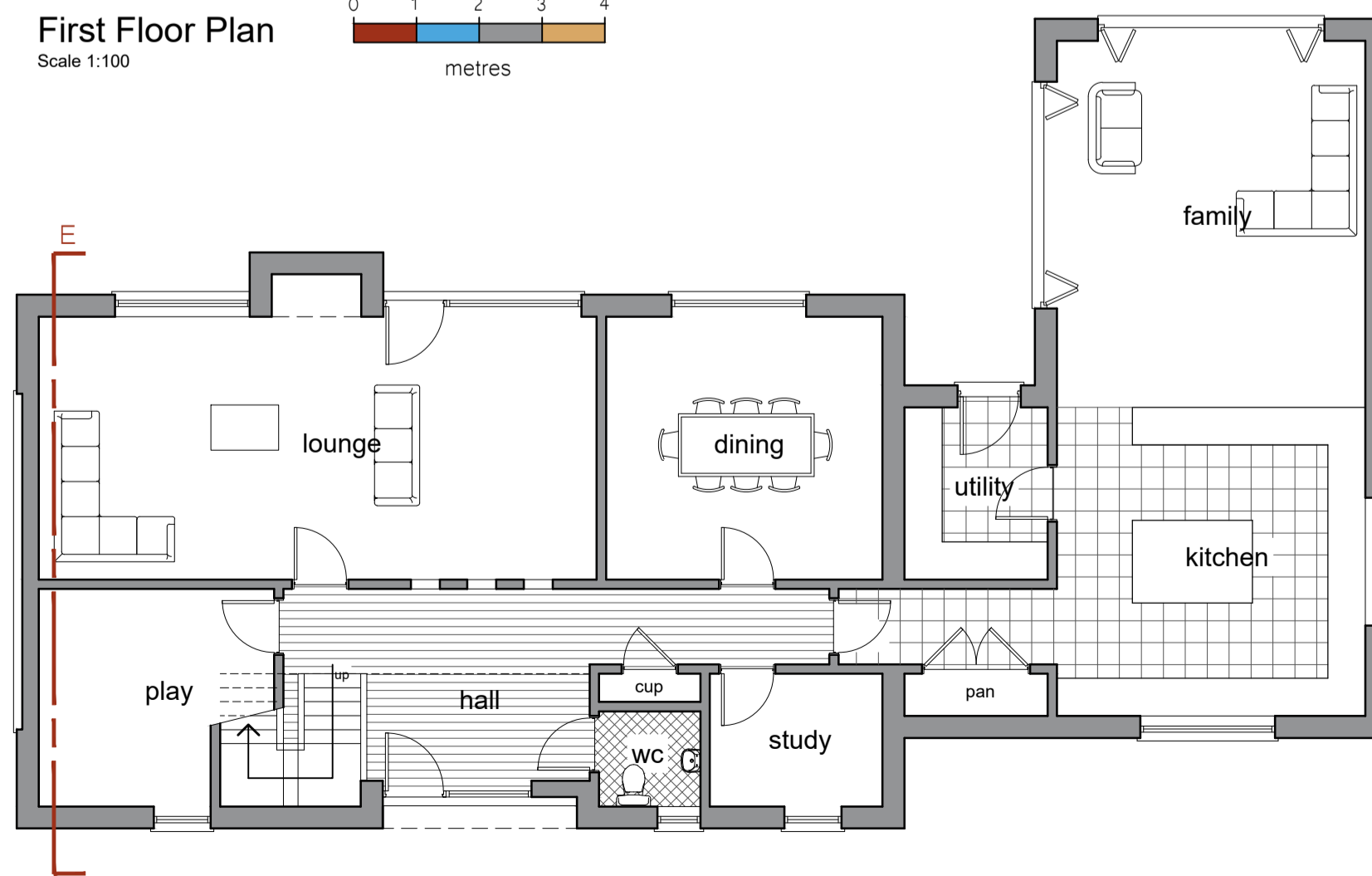
Section E-E
Scale 1:100
metres



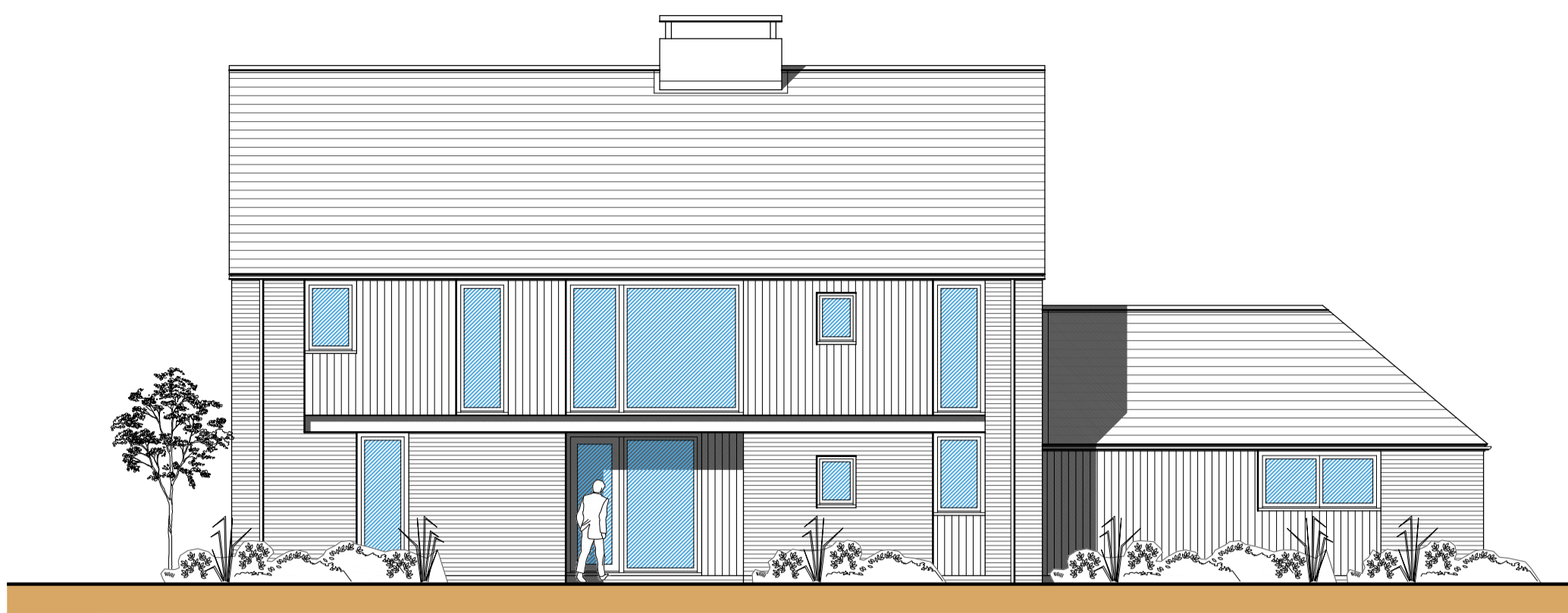
Second Floor Plan
Scale 1:100
metres



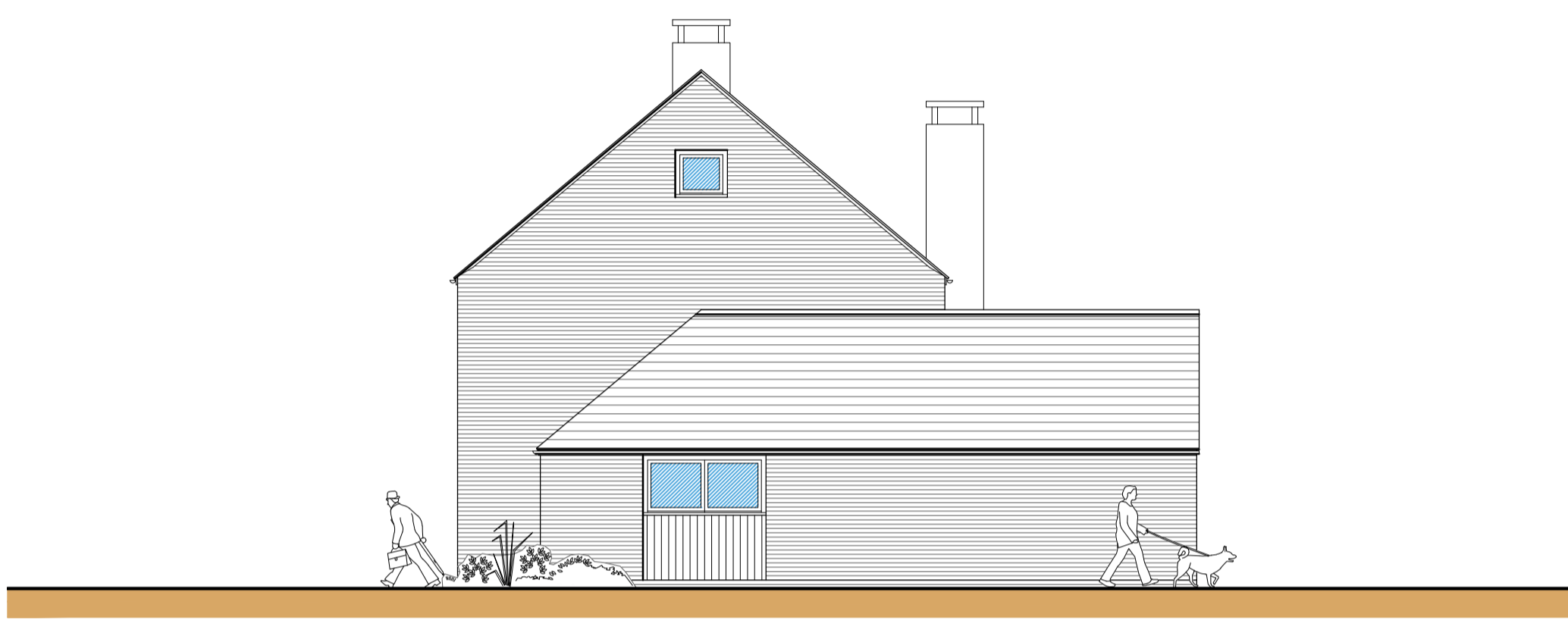
First Floor Plan
Scale 1:100
metres



Ground Floor Plan
Scale 1:100
metres



Front Elevation
Scale 1:100
metres



Side Elevation
Scale 1:100
metres



Rear Elevation
Scale 1:100
metres

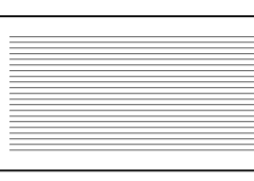
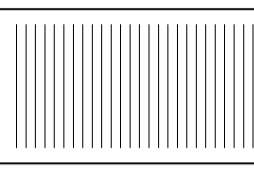
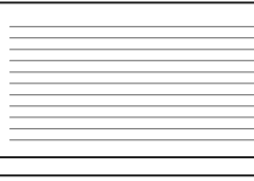
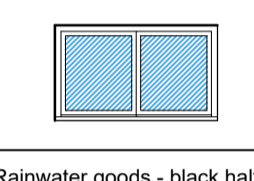


Side Elevation
Scale 1:100
metres

- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

| House Type E Schedule of Sizes | |
|--------------------------------|---------------------------|
| Internal Floor Areas | |
| Ground Floor | 164.5m ² |
| First Floor | 104.8m ² |
| Total | 269.3m² |

MATERIALS KEY

-  Hatch indicates brickwork to be agreed
 -  Hatch indicates vertical timber cladding to be agreed
 -  Hatch indicates roof tiles to be agreed
 -  Indicates casement windows and doors to be triple glazed
- Rainwater goods - black half round gutters and black round downpipes
Vents - all vents to be acoustic vents

Status
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| Job Title Proposed Residential Development Eastwood End, Wimblington PE15 0QH for: FPP Facades | Date August 2022 | Drawn by RS Checked by GE |
| Drawing Title Planning Drawing House Type E Plans and Elevations | Job No. SE1148 Dwg No. PP1127 | Sheet Size A1 Revision D |