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**F/YR22/1272/F**

**Applicant: Mrs T Pope**

**Agent: Jordan Trundle  
Peter Humphrey Associates Ltd**

**Land South Of Swan Lodge, Hassock Hill Drove, Gorefield, Cambridgeshire**

**Erect a 2-storey 1-bed annexe, change of use of land to domestic and retention of a portacabin to be used as hobby room for existing dwelling, including removal of an existing access (part retrospective)**

**Officer Recommendation: Refuse**

**Reasons for Committee: Number of representations contrary to Officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1. The site includes land within the existing domestic curtilage of the dwelling known as Swan Lodge on Hassock Hill Drove along with a grassed field situated to the south of the dwelling. The site is located on the periphery of the village of Gorefield and is within Flood Zone 3.
- 1.2. This application seeks full planning approval for:
  - (a) the erection of a 2-storey 1-bed annexe;
  - (b) the change of use of the grassland field to domestic curtilage;
  - (c) the retention of the portacabin at the site; and
  - (d) the removal of an existing access.
- 1.3. Matters in respect of residential amenity, highway safety, flood risk and ecology have been reconciled.
- 1.4. The main impacts from the development are to character of the area in respect of the intended annexe and portacabin. Circumstances relating to the appearance and position of the portacabin have not changed since an enforcement notice was issued in July 2019. As such, the detrimental impact on character, considered then, remains now. Furthermore, the addition of a separate annexe will constitute overdevelopment of an already significantly developed site in the open countryside.
- 1.5. It is considered that the application is therefore unacceptable in respect of its detrimental impact to the countryside character and street scene contrary to Policies LP12 and LP16 (d) and as such is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1. The site includes land within the existing domestic curtilage of the dwelling known as Swan Lodge, along with a grassed field situated to the south of the dwelling.
- 2.2. The site is located on the periphery of the village of Gorefield and includes two accesses, both off Hassock Hill Drove. The main access is a gated entrance leading to the host dwelling parking area. Immediately to the south of the site, a secondary access track has been formed, angled from the public highway; this track facilitates access through to the same parking area associated with host property.
- 2.3. The southern and eastern boundaries of the site are formed by established conifers. A further line of conifers bisects the site between the dwelling and grassland field. Beyond the host dwelling to the north, the site is bounded by palisade fencing.
- 2.4. A portable unit which comprises two portable buildings with a roof over is positioned to the south of the dwelling, between this and the grassland field. Interspersed throughout the grassland field are a number of garden style ornaments largely depicting wildlife animals and more akin to a garden environment.
- 2.5. The site is within Flood Zone 3.

## **3 PROPOSAL**

- 3.1. This application seeks full planning approval for:
  - (e) the erection of a 2-storey 1-bed annexe;
  - (f) the change of use of the grassland field to domestic curtilage;
  - (g) the retention of the portacabin to be used as a hobby room for the existing dwelling; and
  - (h) the removal of an existing access.
- 3.2. Taking each element in turn:

Proposed annexe
- 3.3. The annexe is proposed to be situated to the southeast corner of the host dwelling. At the time of site inspection, construction was underway on the annexe, with external walls already part erected, hence the part-retrospective approach on this application.
- 3.4. The annexe is to be approximately 7.9m wide by 9.1m deep and will include a gable roofline, reaching 6.3m to the ridge and 2.5m to the eaves.
- 3.5. The annexe will offer a ground floor living/dining room, hallway, kitchen, utility room and shower room. On the first floor a bedroom, and separate bathroom is proposed within the roof space.
- 3.6. The annexe is proposed to be constructed of materials to match the host dwelling.

#### Change of use of land

- 3.7. The existing grassland field to the south of the site is proposed to be incorporated into the domestic area of the host dwelling and annexe, with shared use by occupants of both. An existing informal gate is proposed to be retained to the west of this land.

#### Retention of portacabin

- 3.8. The existing portacabin building at the site is proposed to be retained for use as a hobby room. Internally, this portacabin proposes two hobby areas, two store areas and a WC.

#### Removal of access

- 3.9. As part of the proposals, the existing access track to the south of the main access is proposed to be decommissioned. New landscaping is proposed to 'close-off' the access from the road frontage and to infill the existing gap within the conifer belt to the parking and turning area, retaining the main gated access to this area only.

## **4 SITE PLANNING HISTORY**

|                    |   |                         |
|--------------------|---|-------------------------|
| F/YR19/1069/F      | Siting of a portable building for use as a beauticians and residential touring caravan (retrospective)<br>Land South Of The Bungalow Hassock Hill Drove<br>Gorefield  | Refused<br>31.01.2020   |
| F/YR22/0547/CERTLU | Certificate of lawfulness (Existing): Change of use of agricultural land for domestic purposes<br>Land South Of Swan Lodge Hassock Hill Drove<br>Gorefield  | Withdrawn<br>01.07.2022 |
| F/YR22/0983/F      | Change of use of agricultural land for domestic purposes, retention of porta cabin and secondary access (retrospective)   | Withdrawn<br>27.10.2022 |
| ENF/292/17/UW      | Without planning permission; the change of use from agricultural land to a beauticians and residential use involving the siting of a temporary modular building (shown blue on the attached plan) and touring caravan (shown edged purple on the attached plan), and for the storage/siting of a touring caravan. | Notice<br>Issued        |

## **5 CONSULTATIONS**

### **5.1. Gorefield Parish Council**

*Gorefield Parish Council have no objections to the erection of the annexe and formation of a new access and the change of use of land to residential curtilage but do not support the retention of the portacabin which is not in keeping with the rural setting and street scene.*

### **5.2. Environment & Health Services (FDC)**

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination.*

**5.3. North Level Internal Drainage Board**

*Please note that North Level District IDB has no comment to make with regard to the above application.*

**5.4. Cambridgeshire County Council Highways Authority – Original comments received 12.12.2022**

*The application is unacceptable to the Local Highway Authority for the following reasons:*

*The applicant has not demonstrated suitable visibility for the proposed access onto Hassock Hill Drove. While the access is existing, it has been constructed without planning consent or highways consent. I am therefore not considering it as an existing access.*

*The access need inter-vehicular visibility splays to each side in line with the signed speed limit. As the Drove is de-restricted, the necessary splay is 2.4m x 215m, measured to the nearside carriageway edge. However, I will accept a reduction based upon the observed 85th percentile speed, should the applicant be willing to commission a speed survey with a methodology consistent with the Design Manual for Roads and Bridges document CA 185 - Vehicle Speed Measurement.*

*An access needs to have a metalled surface for at least the first 5m length and include measures to prevent private water draining onto the public highway.*

*Alternatively, the applicant can remove the unlawfully constructed access and gain access to the annexe solely from the host dwelling which would be acceptable.*

**5.5. Cambridgeshire County Council Highways Authority – Re-consultation comments received 27.01.2023**

*The revision as shown on drawing 6106/PL20B is acceptable and addresses my previous comments.*

*Please append the following condition and informative to any permission granted:*

*Conditions*

*Closure of Access (amended): Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access(es) to Hassock Hill Drove, including reinstatement of the highway verge as appropriate shall be submitted to and approved in writing by the Local Planning Authority.*

**5.6. Environment Agency**

*Thank you for your consultation dated 22 November 2022 for the above application. We have no objection to this planning application, providing that you have taken into account the flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.*

## *Flood Risk*

*In accordance with the National Planning Policy Framework (paragraph 162), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the sequential test has to be applied and whether or not there are other sites available at lower flood risk. Our Flood Risk Standing Advice reminds you of this and provides advice on how to apply the Test.*

*Notwithstanding the above we have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) prepared by Peter Humphrey Associates - and the mitigation measures detailed within the FRA.*

*In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.*

### **5.7. Local Residents/Interested Parties**

#### *Objectors*

One letter of objection received from a nearby resident. In addition to comments in respect of the current application, the objection also included copies of previous objections they had submitted for earlier applications at the site, including F/YR19/1069/F and F/YR22/0983/F. For clarity, the objections stated in respect of the current application only include:

- the siting of the portacabin, as a matter for Planning Enforcement, stating that this has not yet been resolved;
- the unauthorised creation of a secondary access at the site and queried its necessity;
- the use of agricultural land (presumably in respect of the adjacent grassland field) and infers that it may be habitat for protected species;
- issues of flooding and drainage;
- reference to the proposed 2-storey height of the annexe, claiming that this would be higher than the existing buildings on the site and would therefore not be obscured by the existing tree line bounding the site;

5.8. Officer Comment: Relevant matters raised in these objections will be discussed in more detail in the below assessment.

#### *Supporters*

5.9. Six letters of support received for the application. Comments related mainly to the change of use of land, with comments summarised as:

- Land is well kept and tended to by the owners;
- Minor change of use on this plot on the outskirts of the village is acceptable;
- In use as 'garden' for some time, always appeared that way;

- Not harming anyone;
- The way the owners keep this land is enjoyable to view and a delight to passers-by;
- Can see no problem with this;
- Behind trees and of no consequence to others.

Officer Comment: There were no comments of support received that specifically mentioned the proposed erection of the annexe, the retention of the portacabin, or the removal of the existing access.

## **6 STATUTORY DUTY**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

## **7 POLICY FRAMEWORK**

### **7.1. National Planning Policy Framework (NPPF) – July 2021**

Para 2 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 130 – achieving well-designed places

### **7.2. National Planning Practice Guidance (NPPG)**

### **7.3. National Design Guide 2021**

Context

Identity

Built Form

### **7.4. 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 Area Development Policy

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 - Delivering and protecting high quality environments across the district

### **7.5. 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

LP7 – Design

LP8 – Amenity Provision  
LP18 – Development in the Countryside  
LP20 – Accessibility and Transport  
LP22 – Parking Provision  
LP32 – Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Ancillary use and impacts to residential amenity**
- **Visual amenity and character**
- **Highway safety and parking**
- **Flood Risk**
- **Ecology**

## **9 BACKGROUND**

- 9.1. The portacabin has been situated at the site since approximately 2011, and has previously been utilised for business purposes (although this use was unauthorised). A subsequent enforcement notice was served, dated 09 July 2019, which required:
- i) Permanent cessation to the use of the land as a beauticians, for residential use and for the storage/siting of touring caravan(s); and
  - ii) Permanent removal of the portacabin and touring caravan from the land.
- 9.2. The owners did not remove the portacabin, nor did they appeal the enforcement notice. Instead the applicant opted to submit an application to regularise the siting of the portacabin and its use as a beauticians (F/YR19/1069/F); however this application was refused on 31<sup>st</sup> Jan 2020.
- 9.3. A subsequent application, F/YR22/0983/F, was submitted for the change of use of agricultural land for domestic purposes, retention of portacabin and secondary access (retrospective). However, this application was withdrawn as during site inspection by the previous case officer, it was observed that the annexe was under construction that also required planning permission. As such, the applicant was advised to withdraw and resubmit a combined application for all the relevant works requiring approval.
- 9.4. At the time of site inspection in respect of the current application, in November 2022, the portacabin was still in-situ, but the touring caravan had been removed. In addition, works on the annexe building had ceased, with partial construction of external walls completed only.
- 9.5. Therefore, the current application, considered herein, seeks to regularise the retention of the portacabin (as a hobby room), the residential or domestic use of the land, and the erection of the annexe, in addition to seeking permission for the removal of the secondary access at the site. As such, if granted, the application will address the outstanding Planning Enforcement issues.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1. The site is located in the open countryside outside of the settlement of Gorefield. Accordingly, the principle of development will be supported in regard to the Rural Areas Development Policy LP12, where it can be established that the development will not harm the wide-open character of the countryside.
- 10.2. Furthermore, the principle of development would be supported where it meets the necessary criteria of the Local Plan with regard to character and amenity (Policy LP16), and in the absence of any site constraints that would render the scheme unacceptable in respect of the necessary policies of the Fenland Local Plan (2014), such as in respect of highway safety (LP15) or flooding (LP14). Furthermore, it is also necessary to consider the ancillary use of the building as an annexe to the host dwelling.
- 10.3. Ultimately, the principle of development may be considered acceptable, subject to compliance with the above policies, considered in more detail below.

### **Ancillary use and impacts to residential amenity**

- 10.4. In investigation into this application, the Case Officer interviewed the applicant with regard to the use of the annexe. The applicant stated that it is intended that the proposed annexe will be utilised by the assigned carer for the applicant (a close family member) and will allow for them to provide necessary 24 hour care but still facilitate the applicant to occupy the main dwelling for the foreseeable future. It should be noted that no specific evidence was submitted to support these claims.
- 10.5. Given the shared parking and amenity space arrangements between the annexe and host dwelling, with no apparent segregation of these spaces attributed to each building, it follows that the spatial relationship supports the intention to use the annexe ancillary to the host dwelling. In addition, a restrictive occupancy condition for the annexe may be imposed to retain planning control over the future use of the annexe should approval be granted, to which the applicant agreed.
- 10.6. Any amenity impacts from the annexe will be limited to the host dwelling only, as, by virtue of its position, the annexe has no close relationship to neighbouring dwellings. The annexe includes a kitchen window positioned approximately 6.5m at its nearest point from an opposing elevation of the host dwelling. This separation is not likely to cause undue overlooking or amenity impacts to the householder or annexe occupant. Notwithstanding, given the ancillary relationship, any amenity impacts arising from the erection and use of the annexe are understood to be accepted by the applicant.
- 10.7. Accordingly, there are no matters arising that would render the scheme unacceptable in respect of the ancillary use of the annexe or any subsequent residential amenity impacts.

### **Visual amenity and character**

- 10.8. Considering the visual amenity and impact of each of the elements of the proposal to the character of the area in turn:



#### Proposed annexe

- 10.9. The annexe is proposed to be located approximately 29m back from the highway edge of Hassock Hill Drove, set to the southeast corner of the host dwelling with the existing portacabin set forward of the proposed annexe to the west/southwest.
- 10.10. The proposed annexe is intended as approximately 7.9m wide by 9.1m deep and will include a gable roofline, reaching 6.3m to the ridge and 2.5m to the eaves. Whilst proposed as a 2-storey annexe, the building will appear as a single-storey property within the street scene, as the first-floor accommodation is proposed within the roof space.
- 10.11. Comparatively, the host dwelling has a varied roof height, as extensions on the original dwelling have included slightly higher ridge heights than of the original dwelling, raising from approximately 5.5m to 5.9m to the ridge. As such, the annexe will be a maximum of 0.8m higher than the main dwelling. Which, despite its relatively modest footprint comparatively, will result in the ancillary building being essentially dominant over the main dwelling.
- 10.12. However, consideration must be given to the overall quantum of development at the site. The main dwelling has been significantly extended over time and includes an existing adjoining annexe to the northeast corner (that appears to have a separate postal address). Thus, inclusive of these extensions/additions, and including the unauthorised existing portacabin, development at the site occupies a footprint of approximately 569m<sup>2</sup>. The proposed annexe would increase the development footprint at the site to approximately 641m<sup>2</sup>.
- 10.13. Whilst it is noted that the overall site area is large (with the red line boundary encompassing some 0.4ha with additional owned land behind), the existing dwelling along with the existing extensions and the separate portacabin to the front constitutes expansive piecemeal development of the site. Additional development by way of the annexe would compound this and, cumulatively, would appear as significant overdevelopment, given the position and proximity of the annexe to the already sprawling host dwelling and extensions.
- 10.14. Given this, it is considered that the proposed annexe will detrimentally impact the countryside character of the area by intensifying development at the site beyond appropriate limits, contrary to Policies LP12 and LP16 (d).

#### Change of use of land

- 10.15. It is apparent that the grassland field to the south of the site has been used as domestic garden land for a number of years and contains many items of associated domestic paraphernalia. There are no proposed changes to the layout or visual character of this land in respect of the change of use and its use as domestic land will not detrimentally impact the visual amenity or character of the area.

#### Retention of portacabin

- 10.16. The portacabin is located forward of the dwelling, in a prominent position on the site, approximately 5.5m from the highway edge of Hassock Hill Drove. It is formed of two modular portable buildings (one beige and one green),

totalling approximately 6m wide by 9.9m deep. The building has a slightly sloping, but effectively flat roof, reaching a maximum height of 2.8m.

10.17. Whilst it is acknowledged that the building is of limited height, its position within the site is such that the building is visible and prominent in the streetscene with an appearance uncharacteristic of nearby development.

10.18. It should be noted that matters in respect of the visual amenity and character were not explicitly included as reasons for refusal of earlier applications in respect of the portacabin. Notwithstanding, the earlier enforcement notice served in July 2019, stated the following as a reason for issuing the notice (Paragraph 4 (iii)):

*Policy LP16 is applicable to all development in the district. It requires proposals to meet all the criteria set out in (a) to (o). The unauthorised development does not by virtue of its appearance make a positive contribution to the local distinctiveness and character of the area...*

10.19. The circumstances in respect of the portacabin's appearance and position within the site have not changed since the issue of the enforcement notice. Although it should be noted that at that time the portacabin was being used as a beauticians business and is now intended as a hobby room ancillary to the main dwelling.

10.20. Notwithstanding, it is maintained that the building, regardless of its intended use, does not make a positive contribution to the local distinctiveness and character of the area and as such remains contrary to Policy LP16 (d).

#### Removal of access

10.21. The secondary access, running at an angle off Hassock Hill Drove to the south of the primary access to the site is an informal and unauthorised gravel track that is likely to have been created in respect of the use of the portacabin as a beauticians.

10.22. The current application seeks a change to how the portacabin is used, and therefore the secondary access to the portacabin building would no longer be required. As such, it is proposed to infill the access track with landscaping and remove it from use.

10.23. The prospect of removing the access from use, in itself will make a neutral impact on the visual amenity of the area. However the inclusion of new landscaping and trees to the site to enable the closure of the access will assist in softening the overall site appearance.

10.24. Thus, it is considered that this element is acceptable with respect to visual amenity and character.

#### Visual amenity and character conclusion

10.25. The main impacts to character of the area are the elements of the annexe and portacabin.

10.26. Circumstances relating to the appearance and position of the portacabin have not changed since the issue of an enforcement notice to the same. As such, the detrimental impact on character, considered then, remains now. Furthermore, the addition of a separate annexe will constitute overdevelopment of an already significantly developed site in the open countryside.

10.27. As such, it is considered that the proposals are considered unacceptable in respect of their detrimental impact to the countryside character and street scene contrary to Policies LP12 and LP16 (d).

#### **Highway safety and parking**

10.28. The proposals in respect of the closure of the secondary access of Hassock Hill Drove were considered by the Highways Authority to be acceptable, subject to the imposition of a condition in respect of details of the closure to be agreed prior to alterations.

10.29. There is ample space for parking/turning at the site which is not affected by the inclusion of the additional accommodation provided within the annexe.

10.30. In addition, the cessation of the use of the portacabin as a beauticians is likely to result in significant reduction in trip generations at the site, limited to occupants of the site or visitors only. The proposed use will therefore result in an improvement in terms of parking requirements and highway safety. As such, it is considered that the proposal is acceptable in respect of highway safety and parking in accordance with Policy LP15.

#### **Flood Risk**

10.31. The application site is located within flood zone 3, the highest flood risk zone, however as the relevant elements of the proposal are retrospective, and given the intentions for the site, there is no scope for the relocation of the buildings to an area of lower flood risk and therefore the sequential test is not appropriate in this instance. It is therefore essential that the scheme is demonstrated as being able to be made safe from flooding.

10.32. The application is accompanied by a site specific flood risk assessment, which recommends that the finished floor levels within the annexe will be set at least to the level of the existing dwelling at the site, and that sleeping accommodation within the annexe will be at first floor level. Consultations with the Environment Agency returned no objection to the scheme, subject to these mitigation measures being implemented.

10.33. Furthermore, given that the host dwelling at the site is single-storey and in light of the established residential use on site it is reasonable to conclude there are no grounds to oppose the development on the basis of flood risk in respect of Policy LP14.

#### **Ecology**

10.34. Concerns were raised in respect of the proposals potentially impacting protected species at the site. The current application seeks to regularise the use of an area of grassland as domestic curtilage. This land, and the site in general, is also bounded by significant numbers of mature trees.

10.35. There is evidence that the grassland has been used as informal domestic land for some time. In addition, there are no proposed works to this land or the nearby trees within the current application that would suggest that the scheme would be detrimental to biodiversity and therefore the issue of ecology/biodiversity does not warrant statutory consultation in this respect.

10.36. Notwithstanding, the LPA sought the informal advice of the PCC Wildlife Officer in light of the concerns raised, and the Officer suggests that there is unlikely to be any significant wildlife concerns as a result of the proposals, and recommended that the applicant follow best practice in terms of the relevant wildlife legislation. As such, it is considered that the proposed development is unlikely to result in disturbance or harm to protected species and is therefore acceptable in this respect. Notwithstanding this an informative can be appended to the decision notice outlining the applicant's ongoing obligations in this regard.

## 11 CONCLUSIONS

11.1. This application seeks full planning approval for:

- (a) the erection of a 2-storey 1-bed annexe;
- (b) the change of use of the grassland field to domestic curtilage;
- (c) the retention of the portacabin to be used as a hobby room for the existing dwelling; and
- (d) the removal of an existing access.

11.2. Matters in respect of residential amenity, highway safety, flood risk and ecology have been reconciled.

11.3. Notwithstanding, the proposal has been assessed against the necessary policies of the Fenland Local Plan in respect of visual amenity and character, and it is concluded that the scheme will detrimentally impact the character of the countryside and visual amenity of the area by virtue of the intensification of development of the site as a result of the proposed annexe; and owing to the impact of the portacabin on the streetscene due to its appearance and position, contrary to Policies LP12 and LP16 (d).

11.4. Therefore, given the above, the application must be recommended for refusal.

## 12 RECOMMENDATION

**Refuse**, for the following reason;

### Reason

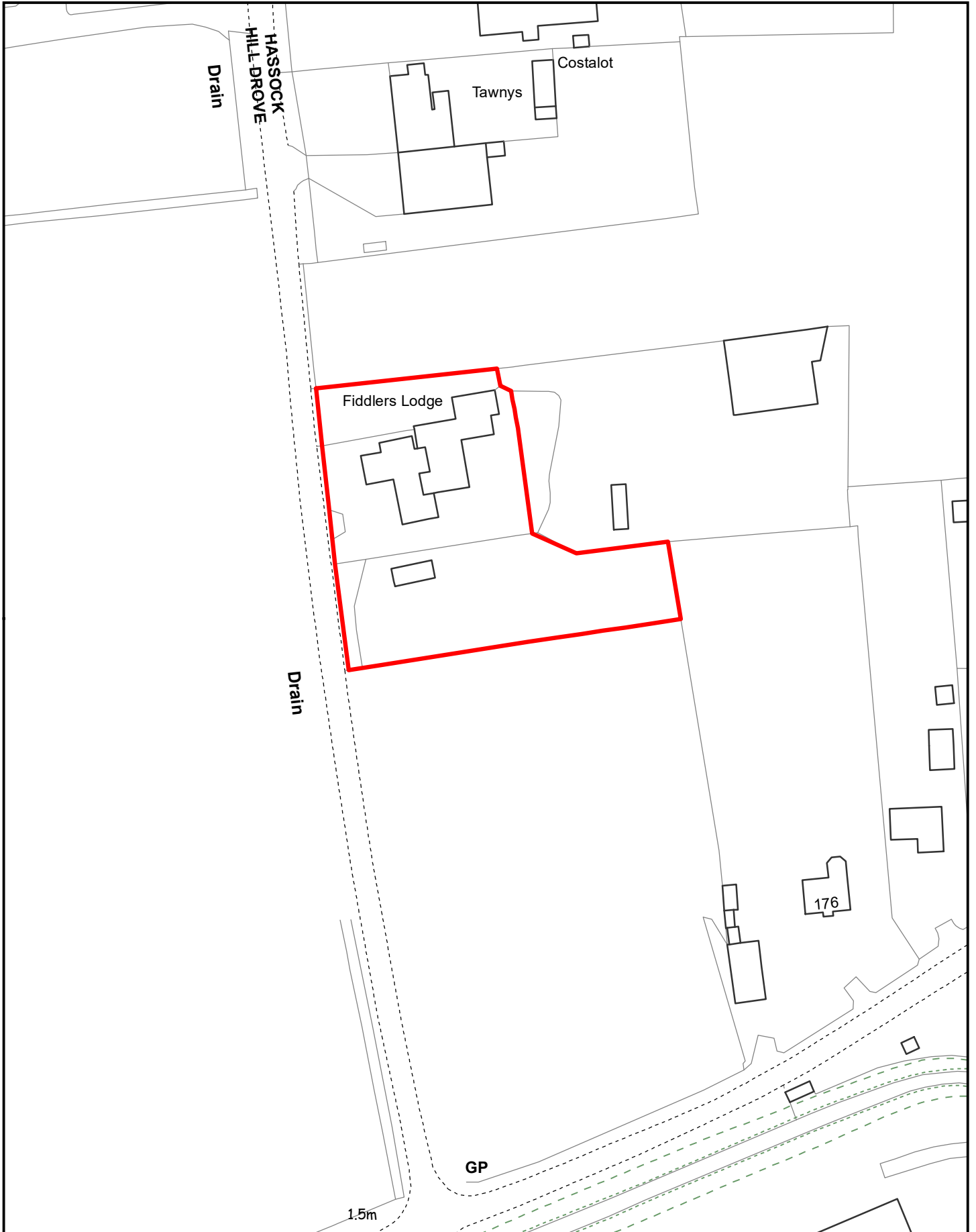
|   |   |
|---|---|
| 1 | Policy LP12 supports development where it can be established that the development will not harm the wide-open character of the countryside. Policy LP16 part (d) of the Fenland Local Plan 2014, DM3 of Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland 2014, and Paragraph 130 of the National Planning Policy Framework 2021 requires development |
|---|---|

to make a positive contribution to the local distinctiveness and character of the area that does not adversely impact, either in design or scale terms, on the street scene or landscape character of the surrounding area.

The proposed annexe is considered to result in an unacceptable intensification of development that would detrimentally impact the character of the area. In addition, the overall height of the annexe comparative to the main dwelling would result in an 'ancillary' building exerting dominance over its host.

Furthermore, the existing portacabin, regardless of its intended use, does not by virtue of its appearance and position within the site make a positive contribution to the street scene.

The development is therefore contrary to Policies LP12 and LP16 (d) of the Fenland Local Plan (2014) and the National Planning Policy Framework (2021).



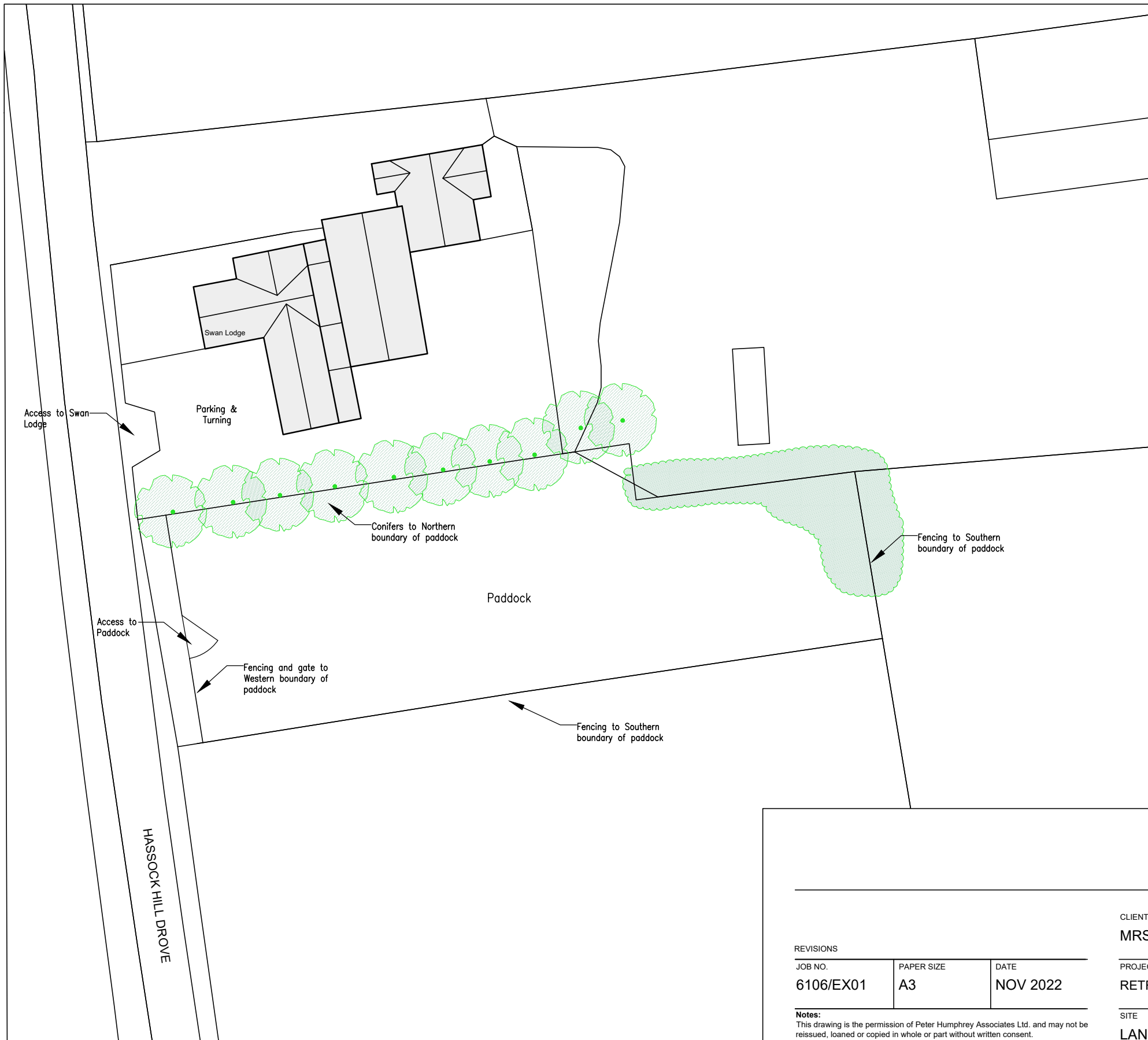
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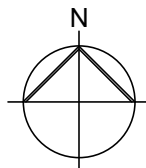
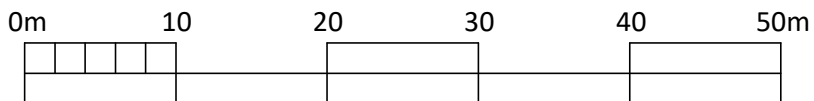
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**SITE PLAN 1:500**



**REVISIONS**

| JOB NO.   | PAPER SIZE | DATE     |
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| 6106/EX01 | A3         | NOV 2022 |

**Notes:**

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

**The Construction (Design and Management) Regulations 2015:**

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

**CLIENT**

MRS T POPE

**PROJECT**

RETROSPECTIVE CHANGE OF USE & ANNEXE

**SITE**

LAND SOUTH OF SWAN LODGE  
 HASSOCK HILL DROVE  
 GOREFIELD  
 CAMBS  
 PE13 4QF

**DRAWING**

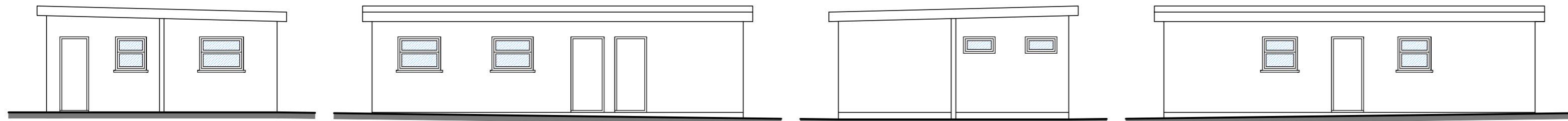
EXISTING DRAWING



**PETER HUMPHREY ASSOCIATES**

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

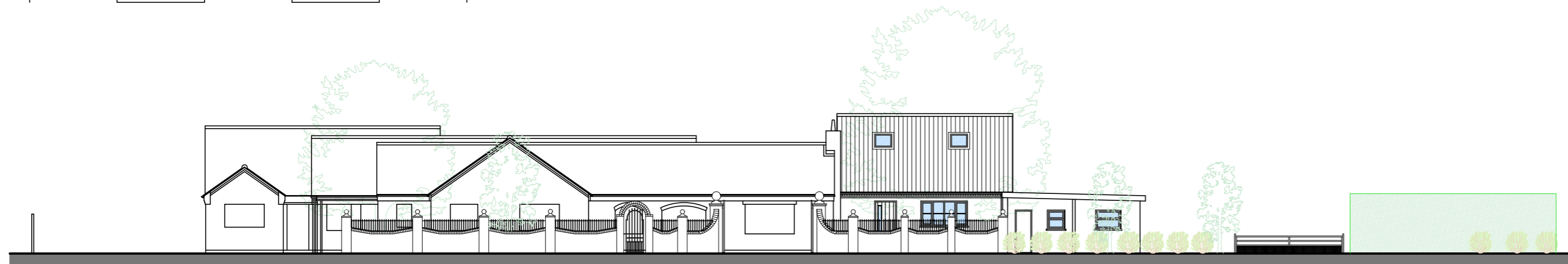
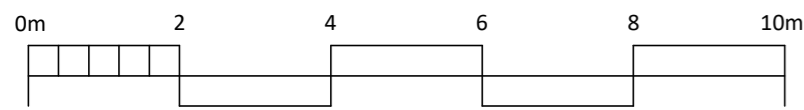
TELEPHONE: 01945 466966  
 E-MAIL: info@peterhumphrey.co.uk  
 WEB: www.peterhumphrey.co.uk



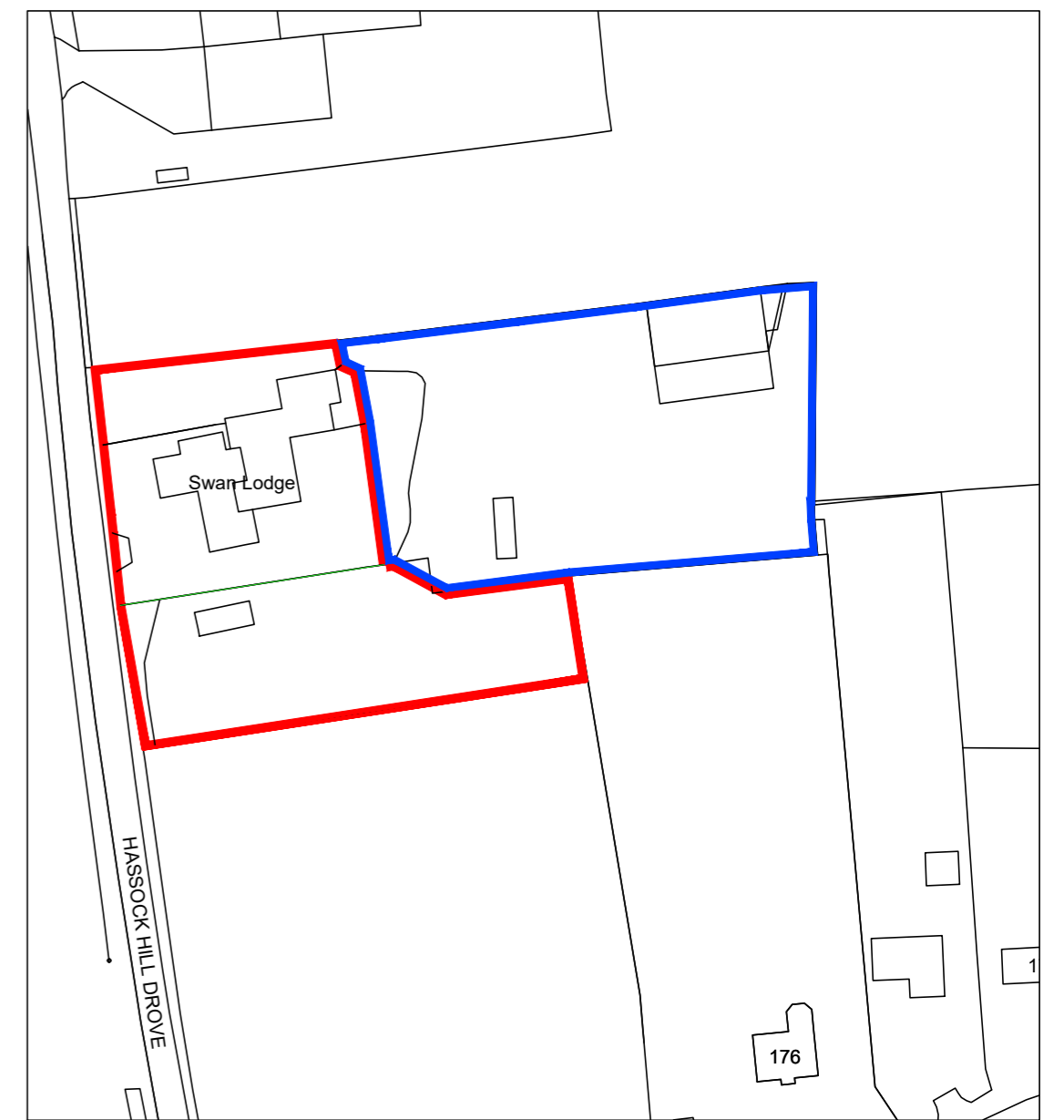
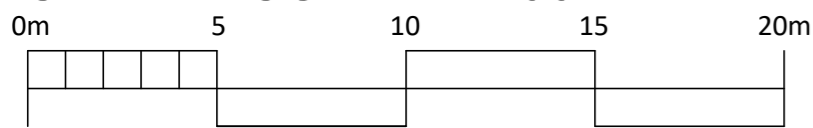
WEST ELEVATION 1:100 SOUTH ELEVATION

EAST ELEVATION

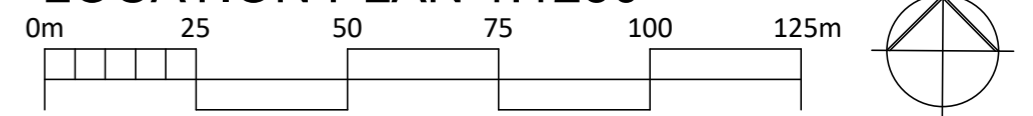
NORTH ELEVATION



STREET SCENE 1:200



LOCATION PLAN 1:1250

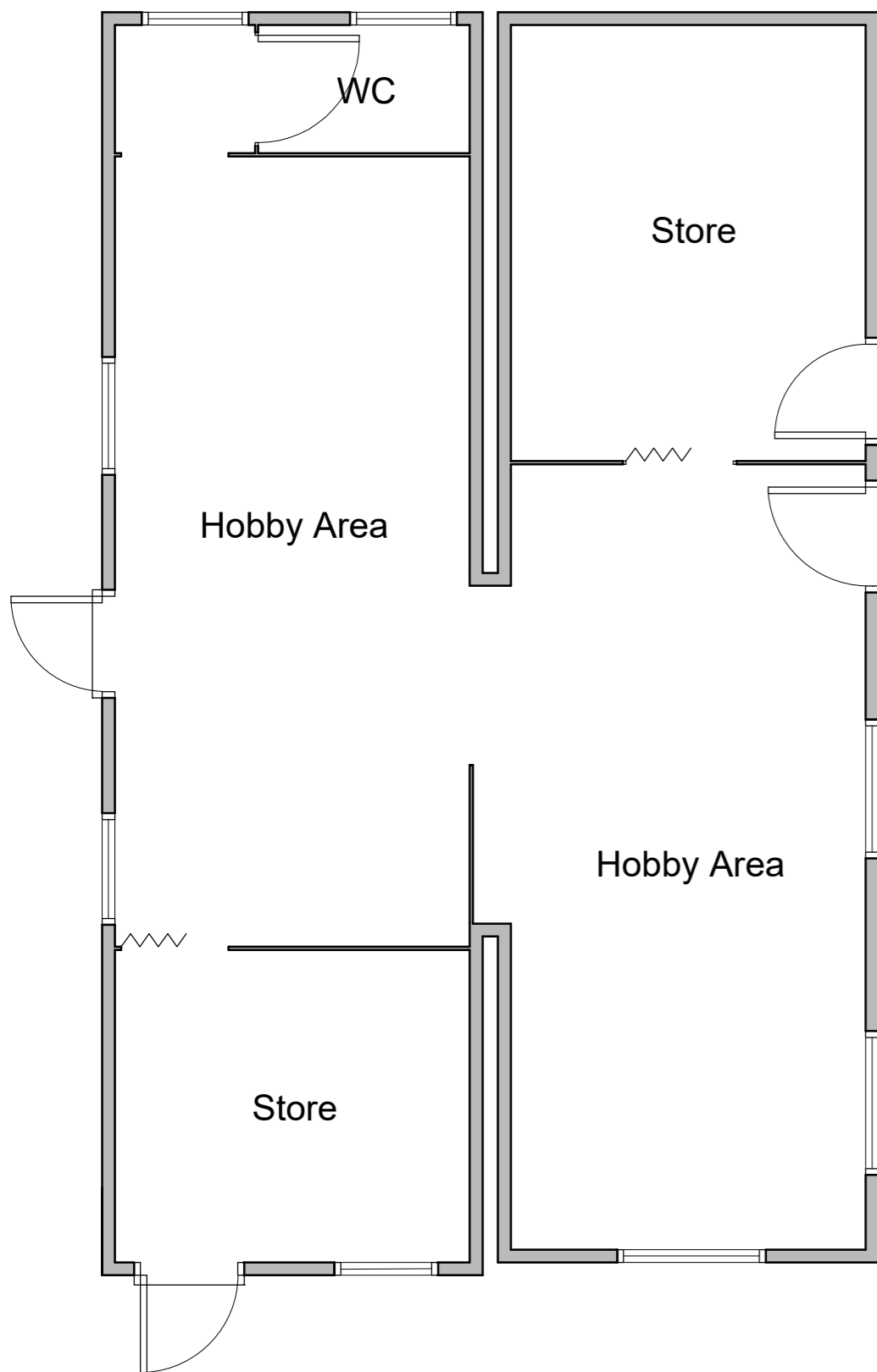


**LEVEL NOTE**

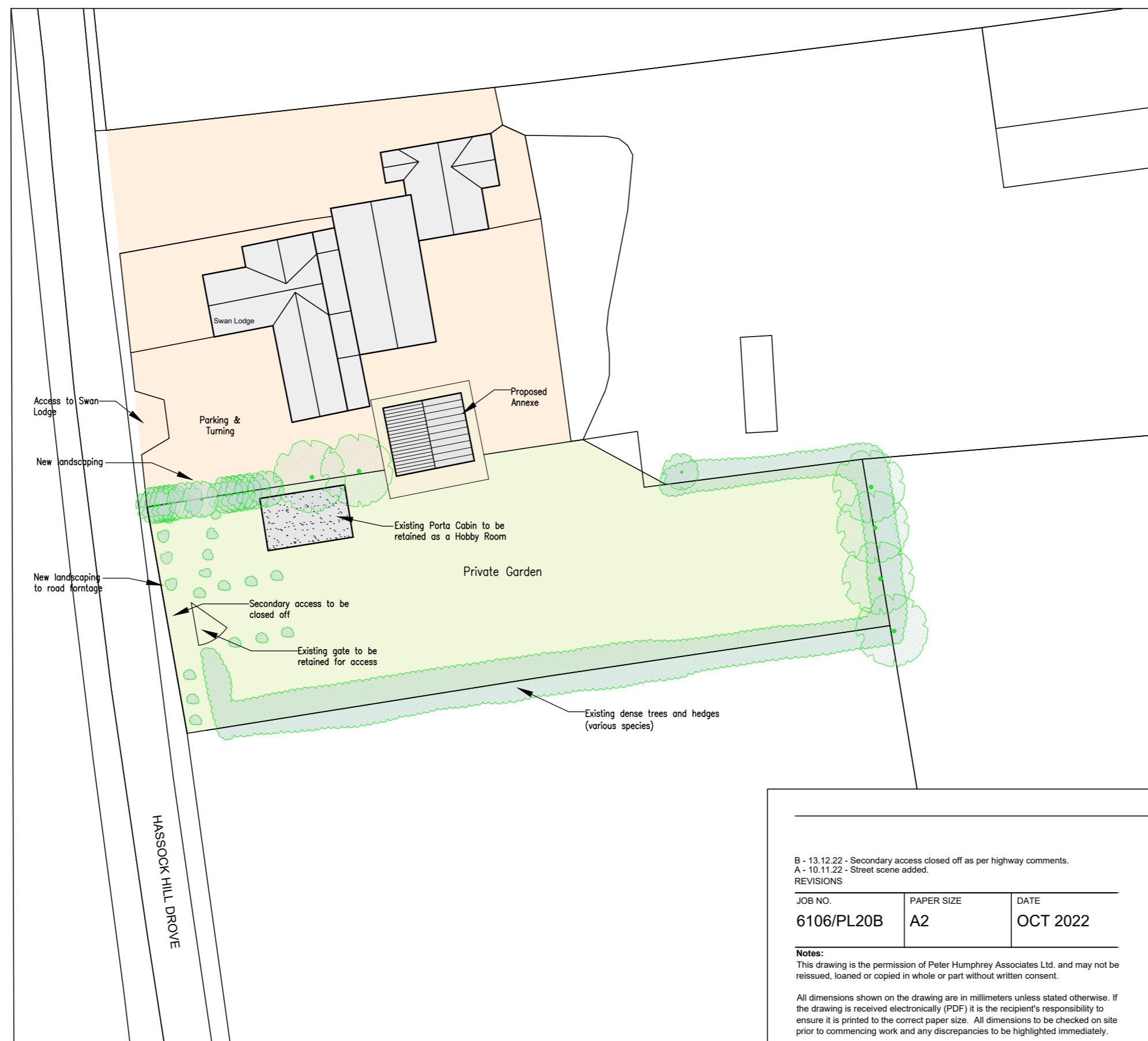
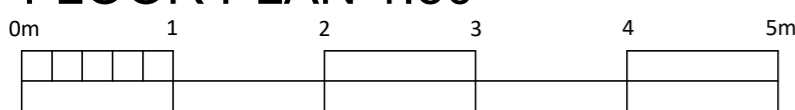
Site Levels to remain unaltered.  
Finished Floor Levels to match existing dwelling.

**SITE PLAN KEY**

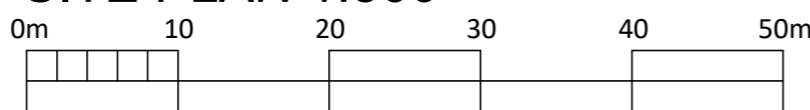
- Existing Domestic Curtilage
- Change of Use to Domestic Garden



FLOOR PLAN 1:50



SITE PLAN 1:500



B - 13.12.22 - Secondary access closed off as per highway comments.  
A - 10.11.22 - Street scene added.

| JOB NO.    | PAPER SIZE | DATE     |
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| 6106/PL20B | A2         | OCT 2022 |

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

CLIENT  
MRS T POPE

PROJECT  
RETROSPECTIVE CHANGE OF USE & ANNEXE

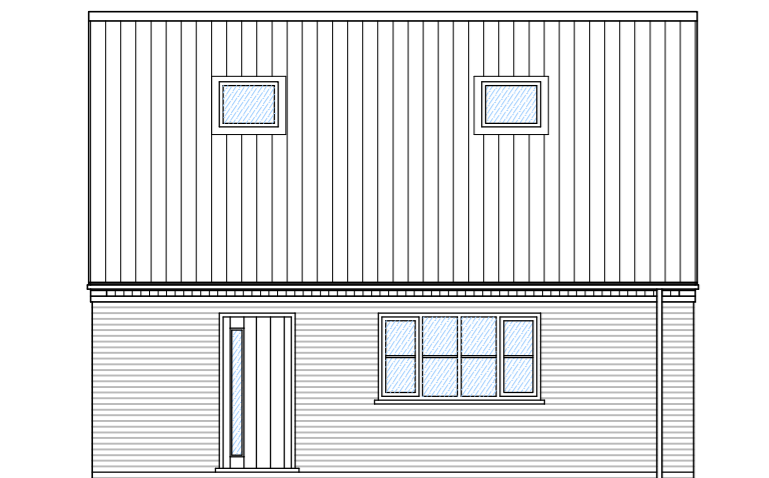
SITE  
LAND SOUTH OF SWAN LODGE  
HASSOCK HILL DROVE  
GOREFIELD  
CAMBS  
PE13 4QF

DRAWING  
PLANNING DRAWING 1

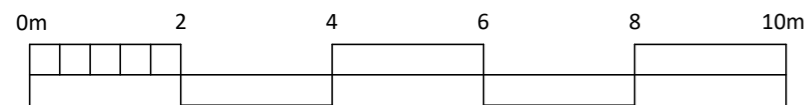


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WEST ELEVATION 1:100



SOUTH ELEVATION

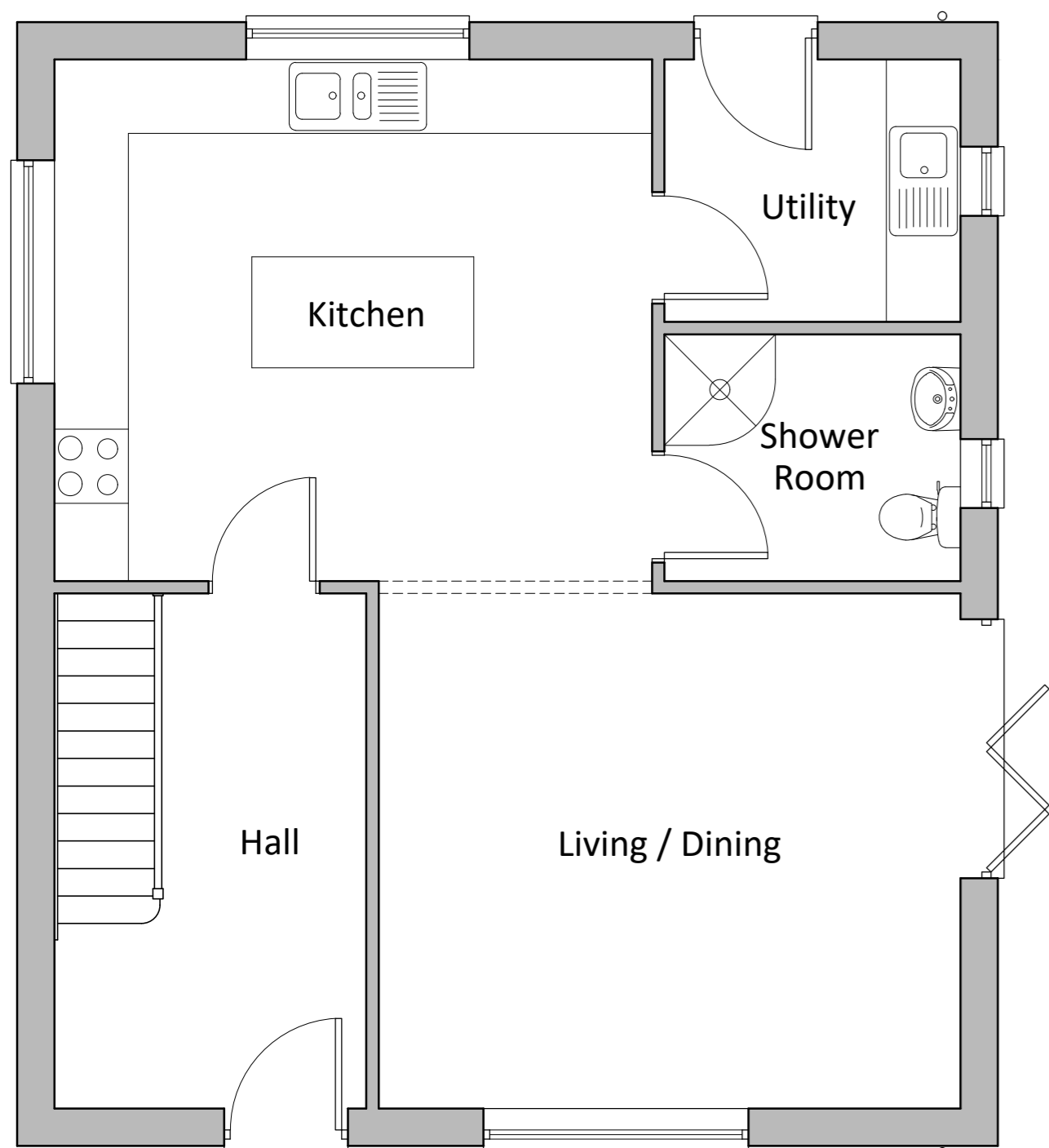


EAST ELEVATION

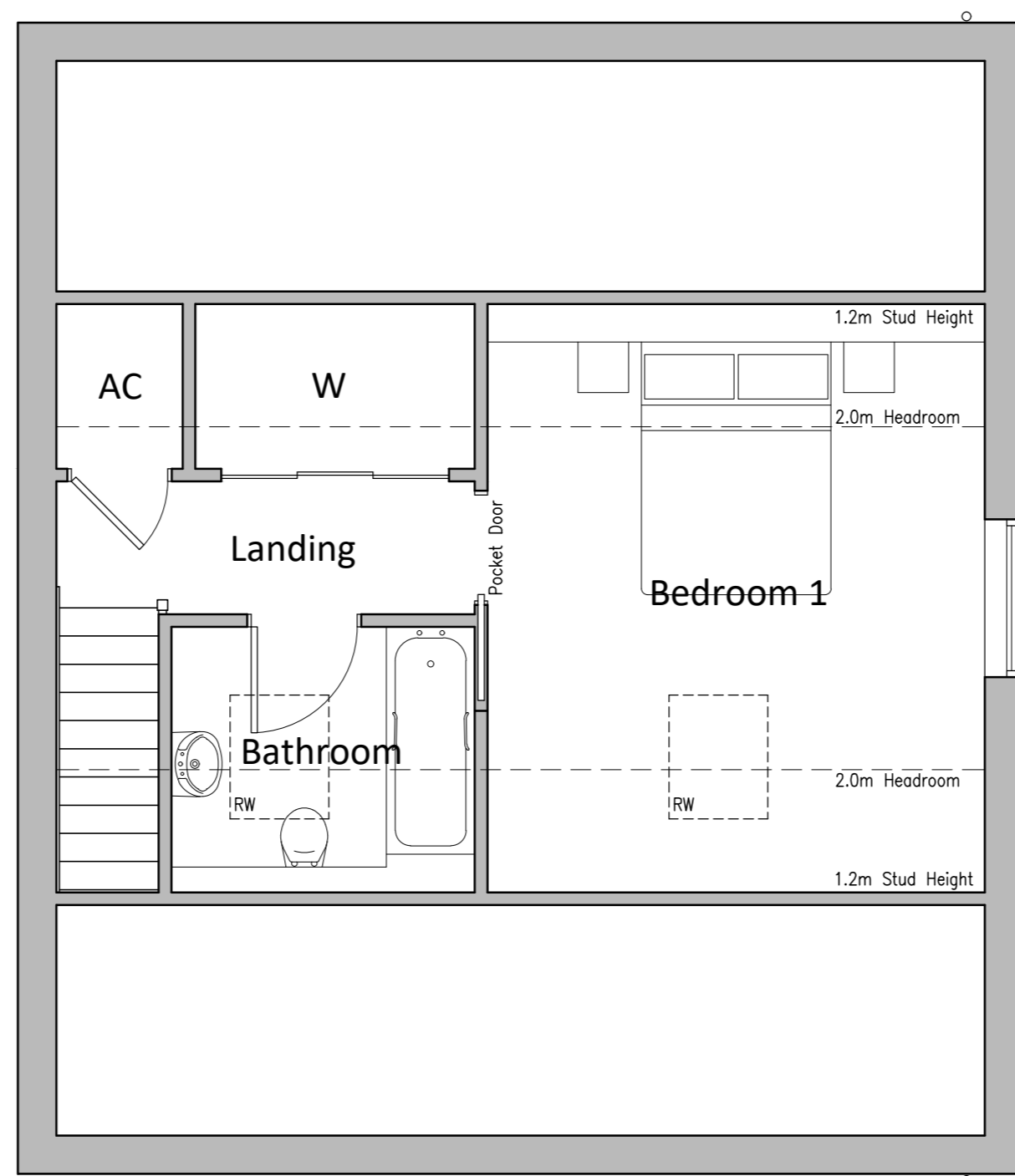
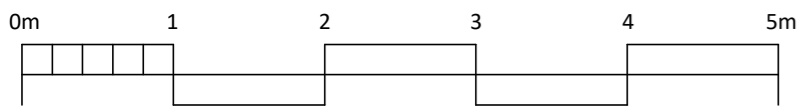


NORTH ELEVATION

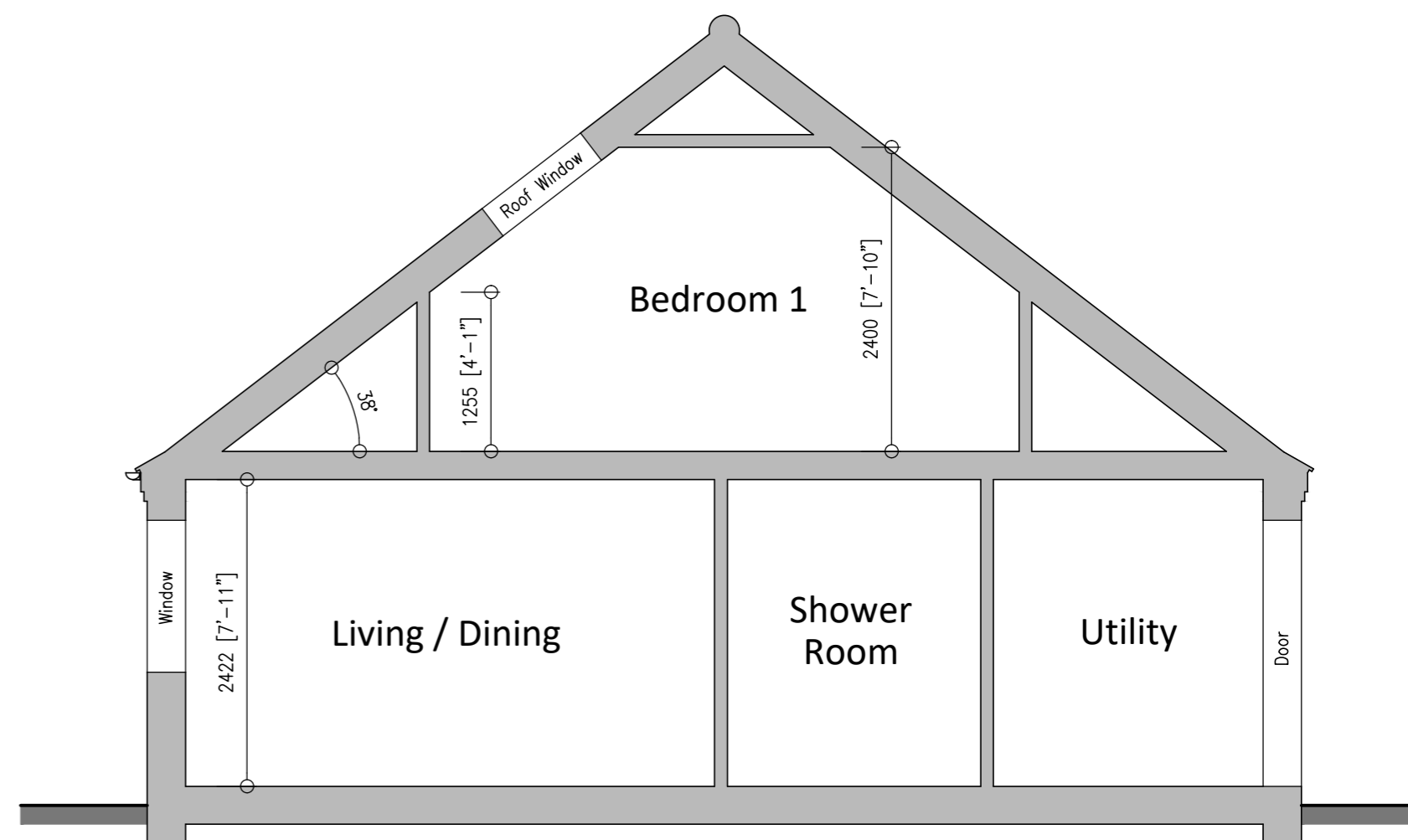
Roof tiles to match existing dwelling.  
 Black uPVC rainwater goods.  
 Windows and doors to be uPVC (White).  
 Facing brickwork similar to existing dwelling.



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



SECTION 1:50

LEVEL NOTE  
 Finished Floor Levels to match existing dwelling.

REVISIONS

| JOB NO.   | PAPER SIZE | DATE     |
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CLIENT  
 MRS T POPE

PROJECT  
 RETROSPECTIVE CHANGE OF USE & ANNEXE

SITE  
 LAND SOUTH OF SWAN LODGE  
 HASSOCK HILL DROVE  
 GOREFIELD  
 CAMBS  
 PE13 4QF

DRAWING  
 PLANNING DRAWING 2



PETER HUMPHREY  
 ASSOCIATES

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