
F/YR23/0047/F

Applicant: Mr & Mrs Channing

**Agent : Mr R Swann
Swann Edwards Architecture Limited**

Land South East Of The Chase, Gull Road, Guyhirn, Cambridgeshire

Erect 4x dwellings and garages (comprising 1x 5-bed and 3x 4-bed)

Officer recommendation: Refuse

Reason for Committee: The number of representations is contrary to the Officers recommendation.

1 EXECUTIVE SUMMARY

- 1.1. This is a full application for the development of land at `The Chase`, Gull Road, Guyhirn for four dwellings all two storey (1 x 5-bedroom & 3 x 4-bedroom).
- 1.2. The site currently forms residential land which serves the host dwelling directly to the north-west known as, `The Chase`.
- 1.3. The site has some planning history. A planning application (ref: F/YR17/1224/F) for four dwellings was refused on the 29 March 2018 and dismissed at appeal on the 2 October 2018. The site also has had another planning application (ref: F/YR16/0130/F) for four dwellings which was refused on the 22 February 2016 and dismissed at appeal on the 10 November 2016. Both refused applications are of a very similar design as the proposal subject of this application. The only variation from the refused applications and this application is the pond features have been removed.
- 1.4. The proposal would introduce four dwellings to the rear of existing dwellings fronting onto Gull Road and would appear as backland development.
- 1.5. The local area is characterised by dwellings fronting onto Gull Road, with few dwellings located outside the linear line of development. Therefore, the application does not meet the requirements of policies LP3, LP12 and LP16 of the Fenland Local Plan.
- 1.6. The proposal is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The site is located to the western side of Gull Road in Guyhirn and is located to the rear of existing residential developments along Gull Road. The site is currently used as a residential garden serving the property to the north-west known as, `The Chase` and its boundary is defined by hedgerows.

- 2.2. The immediate area is residential in character with dwellings mainly fronting onto Gull Road.
- 2.3. The site is located within flood zone 1 (low risk).

3 PROPOSAL

- 3.1. The proposed dwellings are set in a linear pattern, with each dwelling benefitting from a large rear garden and parking provision. The site is accessed from Gull Road which is an existing point of access serving `The Chase`.
- 3.2. The dwellings are proposed to be 1.5 to 2 storey in height, varying in design and scale. Plots 1,2 & 4 would benefit from single storey detached garages (6m x 6m x 5.5m) whereas plot 3 would benefit from an adjoining garage.
- 3.3. Plot 1 is located to the south of the site and is proposed to be 1.5 storeys in height and provide 4 bedrooms. The dwelling is located approximately 12m from Sunflower House to the southeast. The dwelling will have a maximum ridge height of approximately 7.5m and eaves heights of 3.7m (front) and 2.5m (rear). The detached double garage is located to the southeast corner of the plot.
- 3.4. Plot 2 is sited approximately 5.8m north of the proposed dwelling on Plot 1. It would be two storey in height and provide 4 bedrooms. The dwelling would have a main footprint measuring approximately 8m x 7.8m with a rear extension extending approximately 4m beyond the main dwelling, and a minor single storey side element to the north. The dwelling provides some alternative design features from Plot 1 with an open porch instead of an enclosed one and catslide dormers to the front of the dwelling. The detached garage is to the north of the dwelling and slightly in the rear garden.
- 3.5. Plot 3 is a larger dwelling in terms of footprint, measuring approximately 9m x 11m, however it still retains the character of a chalet style dwelling with dormer windows to the front and rear elevation. This dwelling has a maximum ridge height of approximately 7.2m and this plot includes an attached garage to the northern side of the dwelling with a bedroom above. This dwelling also provides 4 bedrooms.
- 3.6. Plot 4 is also a large dwelling with a detached garage. The footprint of the dwelling is approximately 13.4m x 9.8m at its maximum and will have a maximum ridge height of 8.2m. This dwelling will provide 5 bedrooms at first floor level and is sited to the northernmost point of the site, approximately 5m from the boundary with the existing dwelling, `The Chase`, at its closest point. The design of this dwelling is of a two-storey dwelling with no dormers proposed for this plot. The dwelling replicates some of the features of the other 3 plots in terms of porch design and materials.
- 3.7. Full plans and associated documents for this application can be found at:
[F/YR23/0047/F | Erect 4x dwellings and garages \(comprising 1x 5-bed and 3x 4-bed\) | Land South East Of The Chase Gull Road Guyhirn Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0047/F | Erect 4x dwellings and garages (comprising 1x 5-bed and 3x 4-bed) | Land South East Of The Chase Gull Road Guyhirn Cambridgeshire)

4 SITE PLANNING HISTORY

F/YR17/1224/F	Erection of 4no 2-storey dwellings comprising of 1 x 5-bed and 3 x 4-bed with garages	Refused 29/03/2018 Appeal dismissed 02/10/2018
F/YR16/0130/F	Erection of 4no 2-storey dwellings comprising of 1 x 5-bed and 3 x 4-bed with garages	Refused 03/05/2016 Appeal dismissed 10/11/2016

5 CONSULTATIONS

5.1 Wisbech St Mary Parish Council

The Parish Council object to the application for the following reasons:

- Access
- Backfill
- Density/Over development
- Design/Appearance
- Does not comply with policy
- Out of character/not in keep with area
- Overlooking/loss of privacy
- Proximity to property
- Residential Amenity

At the meeting of Wisbech St. Mary Parish Council on 13th February 2023, the Council recommended REFUSAL, based on loss of residential amenities to neighbours, access concerns, loss of privacy, backfill and the development not being in keeping with the area.

5.2 Highways

I have no objection to the proposed development.

The existing access is not of sufficient design standard to safely accommodate the new four proposed dwellings but, the proposed enhancement as shown on drawing PP 1000 Rev A is appropriate to accommodate the forecast intensification.

In the event that the LPA are mindful to approve the application, please append the following Conditions and Informatives to any consent granted:

Conditions

Gates/Enclosure/Access Restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Non Standard Condition: Prior to the first occupation of the development, the vehicular access shall be constructed to include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.

5.3 Archaeology

Our records indicate that the site lies in an area of high archaeological potential, situated upon a north- west to south-east aligned roddon (ancient infilled river). To the north west the cropmarks of a Romano- British settlement (Cambridgeshire Historic Environment Record reference 09427) and Romano-British field systems (CHER refs. 09436, 03900) extend on either side of Gull Drove. To the south west is an area of upstanding earthworks, possibly representing the remains of a small inland harbour (CHER ref. MCB17827), which were truncated by the former course of Morton's Leam (CHER ref. MCB17919) during its construction in 1490. In addition, to the east is further evidence of Roman (CHER refs. 09590, 09437, 09218) and medieval occupation (CHER refs. MCB17859, MCB19319).

We have commented on this development previously (F/YR17/1224/F and F/YR16/0130/F) our recommendation of the use of a condition still applies. Due to the archaeological potential of the site a programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition

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:

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

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

Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges.

5.4 North Level District Internal Drainage Board

No Objections to the application in principle.

There is a riparian drain to the west of the site and the applicant should be made aware of their responsibility in respect of this drain.

It also has been noted that soakaways are indicated as the preferred method of surface water disposal. It needs to be shown that soakaways would be effective, allowing for all relevant factors such as peak groundwater levels, required distances between buildings and soakaways, and ensuring they would be below current ground levels and not too close to the water course (when bank stability may be affected).

If this application is approved, I would be grateful if you could impose a condition requiring full details of surface water drainage to be agreed before commencement of the development.

5.5 Environmental Health

No comments received.

5.6 Local Residents/Interested Parties

5 letters of objection have been received from residents of Gull Road which are summarised below:

- Traffic on Gull Road;
- Back land development;
- Noise and light pollution;
- Density/Over development
- Out of character/not in keep with area
- Highways concerns;
- Visual impact;
- Environmental concerns;
- Flooding.

8 letters of support have been received from four addresses in Gull Road and High Road which are summarised below:

- Positive expansion of the village;
- Local economic benefit;
- Continue to populate village.

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

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

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
LP4: Securing Fenland's Future
LP7: Design
LP8: Amenity Provision
LP18: Development in the Countryside
LP19: Strategic Infrastructure
LP22: Parking Provision
LP24: Natural Environment
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Background**
- **Principle of Development**

- **Layout and Design**
- **Residential Amenity**
- **Highway Safety**
- **Ecology, Wildlife & Trees**

9 ASSESSMENT

Background

- 9.1 The site has had a recent planning application (ref: F/YR17/1224/F) for four dwellings refused on the 29TH of March 2018 and dismissed at appeal on the 2ND of October 2018. The reasons are outlined below.
- 9.2 *(1) Policy LP3 of the Local Plan identifies Guyhirn as a Small Village where development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling. The proposal would introduce a back land form of development which would be harmful to the character of the surrounding area and the dwellings to the north and south of the development site are sporadic dwellings and do not form a continuous area of development. As such the proposal is not considered to result in residential infilling. Therefore the proposal fails to comply with the provisions of Policy LP3 of the Fenland Local Plan, (2014).*
- 9.3 *(2) Policies LP12 Part A (d) and LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The prevailing form and character of the area comprises frontage development. The tandem positioning of the dwellings, which are behind the established built form would be out of keeping with the character of the area. This would result in an incongruous development and is therefore contrary to Policies LP12 (d) and LP16 (d) of the Fenland Local Plan (2014).*
- 9.4 The site also benefits from another planning application (ref: F/YR16/0130/F) for four dwellings which was refused on the 22ND of February 2016 and dismissed at appeal on the 10TH of November 2016. The reasons for this refusal are the same as the ones listed above.
- 9.5 Both refused applications are of a very similar design as the proposal, subject of this application. The only variation from the refused applications and this application is the pond features have been removed.
- 9.6 The applicant has outlined in their Design & Access Statement that since the most recently refused application (ref: F/YR17/1224/F), there has been significant changes to the surroundings and refers to a recent planning approval for a single dwelling (ref: F/YR20/0377/F) to the north. This is addressed in more detail within the *Principle of Development* section of this report.
- 9.7 With regards to the most recently refused application (ref F/YR17/1224/F) it is worth drawing attention to the fact this application (also for four dwellings) was refused at a time when there was no 5-yr land supply and greater weight was given to housing delivery. In view of the NPPF, it was concluded that the scheme had no sustainably credentials over and above a limited economic benefit during the construction phase. Its social and environmental credentials were negative as

there would be limited opportunities for community cohesion given the sites relationship to the main village and the intended occupants would be reliant on private modes of transport. It was considered there was a clear planning argument to resist the development as unsustainable within Guyhirn.

Principle of Development

- 9.8 Policy LP3 of the Local Plan identifies Guyhirn as a ‘Small Village’ where development will be considered on its merits but will normally be limited in scale to residential infilling or a small business opportunity.
- 9.9 Policy LP12 is also relevant which outlines the criteria to be met for supporting development in villages. LP12 Part A requires that new development should be in or adjacent to the existing developed footprint, is of a scale and in a location that is; in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance amongst other criteria.
- 9.10 This proposal will see four dwellings introduced into a site which is considered to be backland when considered against the prevailing form and character of this part of Guyhirn, which is characterised by linear, road frontage development. It is noted that there are some sporadic dwellings sited back from Gull Road, namely the host dwelling, ‘The Chase’ and ‘Sunflower House’, however these are historic and do not override the prevailing form of road frontage developments. Policy LP3 requires development in Small Villages to be infill and whilst the presence of these two properties is noted, as the site is not within the main built-up frontage it is not considered to be infill.
- 9.11 The proposal is therefore considered to be out of keeping with the core shape and form of the settlement and is out of character with this part of Guyhirn. It is therefore considered to be contrary to Policy LP3 and Part A (d) of Policy LP12 for these reasons and as such is considered to be unacceptable in principle. The previous refusals on this site are also material considerations, on appeal the inspector agreed with the LPA’s position on both occasions that the effect of the development would cause detrimental harm to the appearance and character of the surrounding area.
- 9.12 The applicant has outlined their justification for this proposal, in light of the previous two refused planning applications and unsuccessful appeals in their submitted Design & Access statement (section 2.5). This claims “there have been significant changes to the site and the surroundings consisting of the emerging Local Plan and planning permission which was granted under F/YR20/0377/F for a dwelling to the north of the site”.
- 9.13 The emerging Local Plan contains an allocation 200 plus metres north of the site, however as the Plan is at an early stage little weight can be attributed to such an allocation, and should the allocation proceed it is unclear as to how any future development of this would be brought forward in terms of its form. The referenced planning permission is on Gull Drove, and it is not clear how a site for one dwelling on a different road, 300m away from the application site results in “significant changes” to the current site or its surroundings.
- 9.14 However, the site of permission F/YR20/0377/F is located between residential dwellings within a parade of existing housing and fronting directly onto Gull Drove. Consequently, this site is not materially similar to the current application

site, which is situated to the rear of existing dwellings and is viewed as a backland site. Additionally, the applicant argues that the village has changed in form and character to that of `pocket development`. Although there may be examples elsewhere within Guyhirn, the Gull Road character in the vicinity of the site is linear. Consequently, reasons regarding backland development and impact on the character are still not satisfied and to come to a different conclusion would be inconsistent with the previous decisions regarding this site.

- 9.15 Whist it is acknowledged each planning application is assessed on their individual merits; this planning application is objected to in principle.

Layout and Design

- 9.16 Policy LP16 seeks to ensure that new development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the area part (d). Furthermore, parts (e) and (h) of Policy LP16 require new development to not adversely impact on the amenity of neighbouring users, through noise, light pollution, loss of privacy and loss of light, and provide sufficient private amenity space.
- 9.17 In design terms, this part of Gull Road is characterised by a variety of dwelling designs and a range of scales with little uniformity. The proposed dwellings themselves have been designed to show variety between the dwellings, whilst retaining certain features, such as the dormer windows and porch detailing. No objections are raised to the design of the dwellings, which is unlikely to have any adverse impacts on the surroundings due to the different dwelling designs present around the site. In terms of the proposed garages, the dimensions shown on the plan would not meet the requirements of the local plan in terms of internal dimensions, and as such cannot currently be considered as parking spaces. However, the site could accommodate larger garages therefore this aspect could be addressed.

Residential Amenity

- 9.18 The proposed development would introduce 4 dwellings to the rear of a number of existing frontage properties along Gull Road. It is noted that a number of the points of objection relate to the potential for adverse impacts on the amenities of the existing residents along Gull Road. Part (e) of Policy LP16 states that new development should not adversely impact on the amenity of neighbouring users, such as through noise, light pollution, loss of privacy and loss of light.
- 9.19 The dwellings have been sited towards the western part of the site, with the existing access located to the eastern side of the site, adjacent to the side boundaries of the existing properties. In terms of dwelling-to-dwelling distances, Plot 1 is located approximately 13m from the adjacent dwelling to the southeast, known as `Sunflower House`. Plot 2 is sited approximately 46.4m from the rear elevation of the closest dwelling, known as `Fernleigh`, Plot 3 is located approximately 46m from the rear elevation of the closest dwelling, known as `Copper Beeches`, and Plot 4 is located approximately 45.6m from the closest dwelling, known as, `Maple Cottage` and 24.6m from, `The Chase` (applicants' ownership). It is considered that given these distances, it is unlikely that there

would be any issues with overlooking or loss of privacy from the proposed dwellings to the existing dwellings along Gull Road. This could be further mitigated against by additional landscaping along this boundary to add screening and controlled via a condition, if approved.

- 9.20 It is noted that the existing access runs between two of the frontage properties, `Fernleigh` and `Copper Beeches`. The development would result in an intensification of the use of this access, which currently only serves the dwelling, `The Chase` and is proposed to serve five dwellings total (increase of four dwellings). This would increase the number of vehicular movements between these two properties, however with `Fernleigh` being sited approximately 4.6m from the access and `Copper Beeches` sited approximately 8.4m from the access, noise impacts would be mitigated to the level where it would not represent a significant adverse impact and therefore, would not warrant a reason for refusal in this instance. It is noted that the Environmental Health Team have raised no concerns with regards to the impacts of the development.

Highway Safety

- 9.21 The proposed dwellings would be served by turning areas and parking forecourts which would provide parking provision for up three spaces (minimum per dwelling) and so meets the parking standards set out within Appendix A of the Local Plan.
- 9.22 The proposal will utilise the existing access which currently serves, `The Chase`. The access, highway safety and parking considerations have been assessed by the Local Highway Authority who raise no objections to the proposed access, subject to conditions being attached. The application proposed improvements to the access point, including widening it to 5m for the first 10m back from the highway which will allow for two-way vehicle flow at the access with Gull Road. As such, there are no concerns in relation to highway safety and the proposal complies with the provisions of LP15 in this regard.

Ecology, Wildlife & Trees

- 9.23 The site is garden land and benefits from dense landscaping which is proposed to be retained. No trees are proposed to be removed in fact additional tree planting has been proposed. The applicant has submitted a completed biodiversity checklist which outlined no protected species are within/adjacent the site. The proposal is not considered to have a significant impact on biodiversity. In addition, there are no protected trees, and the site is not within a Conservation Area. Subject to suitable ecology and tree conditions, the proposal is not objected to.
- 9.24 It is noted that there were no ecological issues in the previously refused applications.

10 CONCLUSIONS

- 10.1 The proposal fails to comply with the provisions of Policies LP3, LP12 and LP16 in relation to the principle of residential development in this location. Whilst it is noted that the design of the dwellings and the highway safety considerations are acceptable, the site is not considered to be infill and will be at odds with the

prevailing form and character of the surrounding area and would result in a tandem form of development, consistent with previous decisions of both the Council and Planning Inspectors..

11 RECOMMENDATION

Refuse; for the following reasons:

1	Policy LP3 of the Local Plan identifies Guyhirn as a Small Village where development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling. The proposal would introduce a backland form of development which would be harmful to the character of the surrounding area and the dwellings to the north and south of the development site are sporadic dwellings and do not form a continuous area of development. As such the proposal is not considered to result in residential infilling. Therefore, the proposal fails to comply with the provisions of Policy LP3 of the Fenland Local Plan (2014).
2	Policies LP12 Part A (d) and LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The prevailing form and character of the area comprises frontage development. The tandem positioning of the dwellings, which are behind the established built form would be out of keeping with the character of the area. This would result in an incongruous development and is therefore contrary to Policies LP12 (d) and LP16 (d) of the Fenland Local Plan (2014).



Created on: 24/01/2023

© Crown Copyright and database rights 2023 Ordnance Survey 10023778

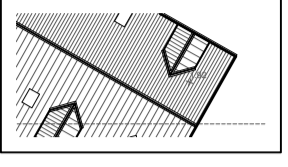
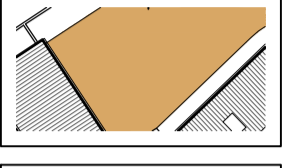
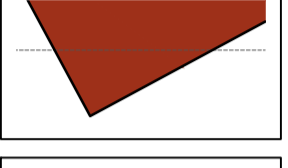

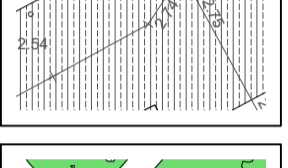


F/YR23/0047/F

Scale = 1:1,250



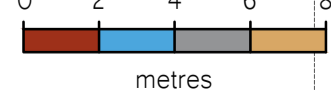
- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors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

SITE PLAN KEY

-  Indicates proposed dwellings
-  Indicates parking spaces and access
-  Indicates existing neighbouring dwellings
-  Indicates trees and hedges to remain
-  Indicates widened shared access driveway to be constructed to Cambridge County Council specification to a width of 5.0m, 10.0m into the site
-  Indicates proposed landscaping
-  Indicates site access



Site Plan
Scale: 1:200



Status
FOR APPROVAL

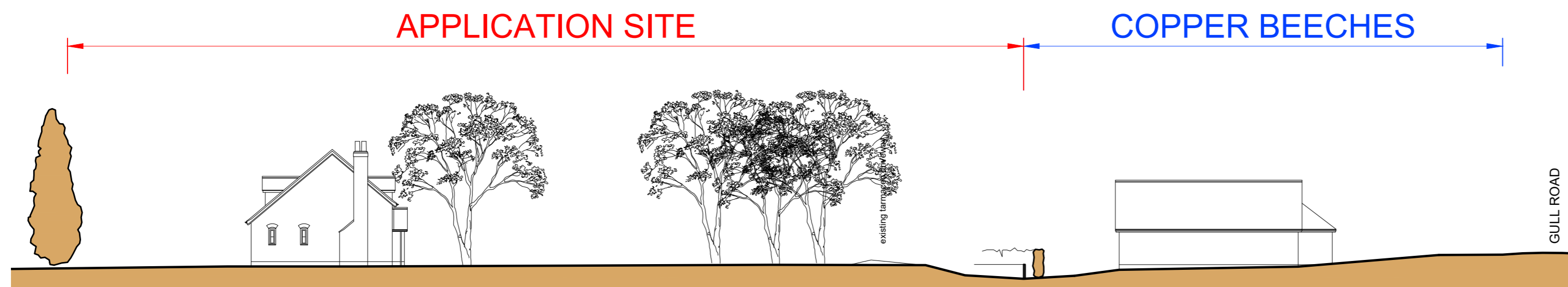
SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road,
Guyhirn, Wisbech, Cambs, PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Residential Development The Chase, Gull Road, Guyhirn Wisbech, Cambs for Mr & Mrs J Channing	Date December 2022	Scale As Shown Sheet Size A1
Drawing Title Planning Drawings Site Plans	Job No. SE-1905 Dwg No. PP1000	Drawn by RS Revision A

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 Section Showing Plot 3 and Copper Beeches
Scale: 1:250

Plot 1 FFL = 2.22
 Plot 2 FFL = 2.24
 Plot 3 FFL = 2.30
 Plot 4 FFL = 2.35

Copper Beeches FFL = 2.10
 Maple Cott FFL = 2.10



Gull Road Street Elevation
Scale: 1:250

Status

FOR APPROVAL



Swann Edwards Architecture Limited, Black Barn, Fen Road,
 Guyhirn, Wisbech, Cambs. PE13 4AA

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

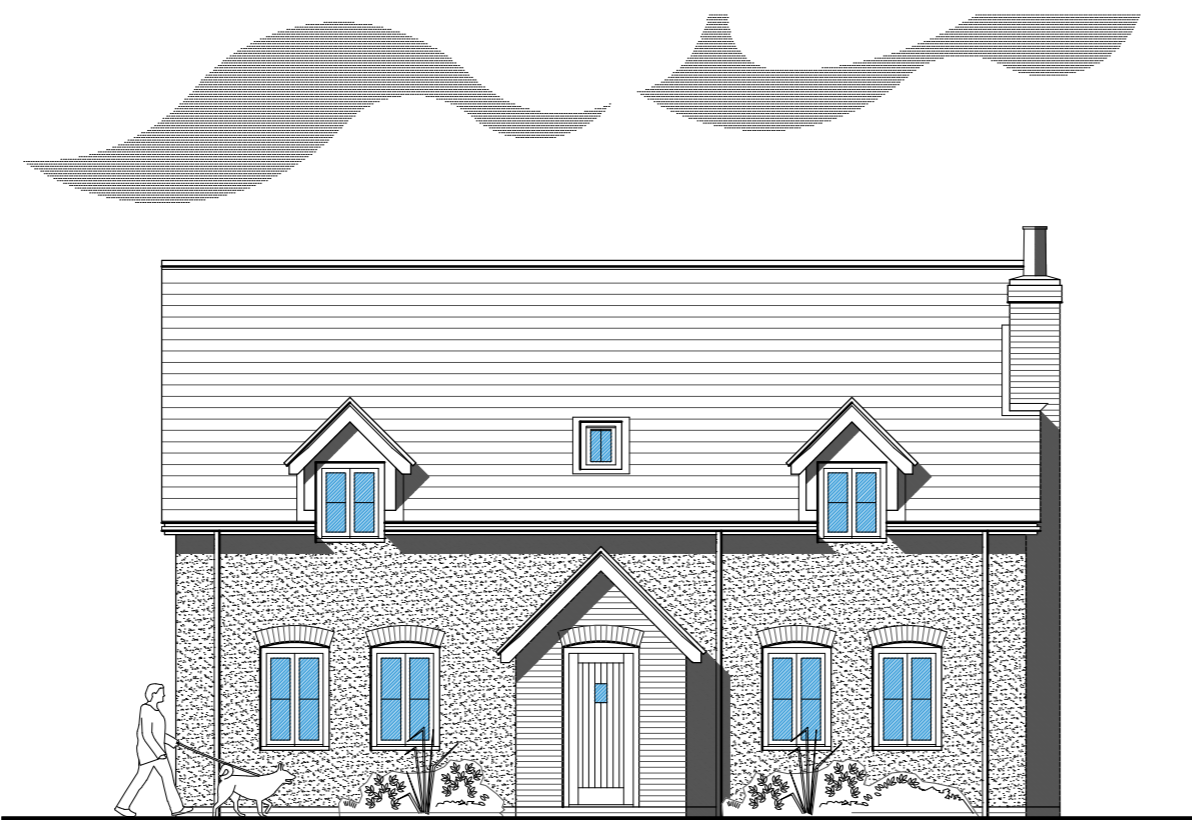
Proposed Residential Development The Chase, Gull Road, Guyhirn Wisbech, Cambs for Mr & Mrs J Channing	Job Title	Date	Scale
	Planning Drawing Site Section and Street Elevation	December 2022	As Shown Sheet Size A2
	Job No.	Drawn by	
	SE-1905	RS	
	Dwg No.	Revision	
	PP1002	A	

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.



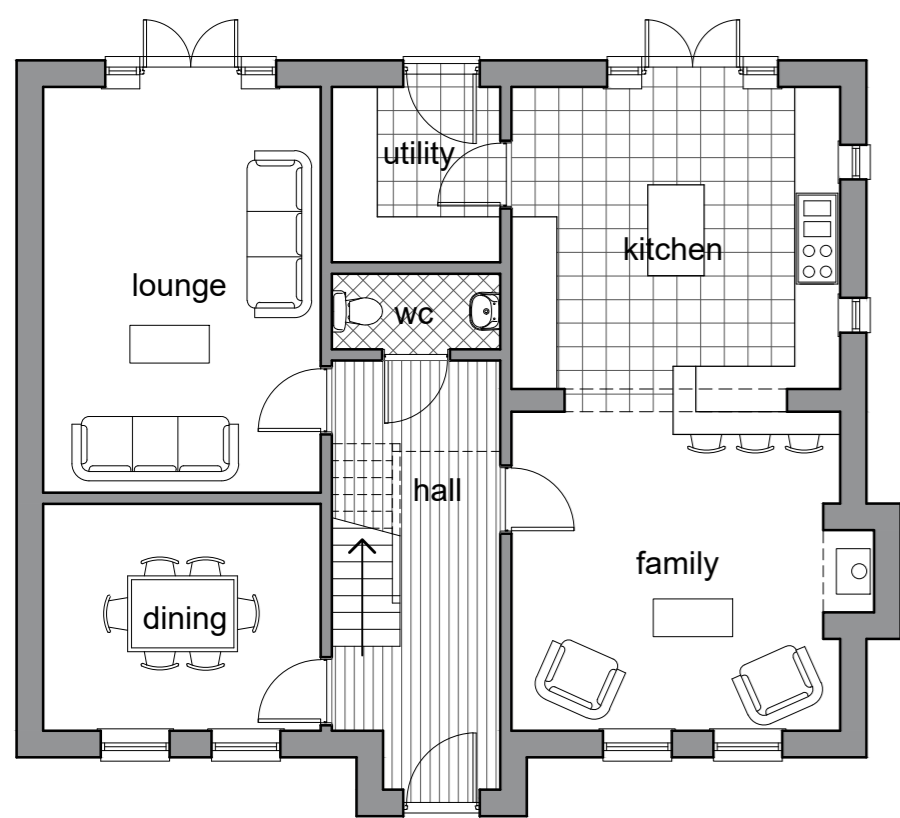
Side Elevation (SE) 0 1 2 3 4
Scale: 1:100 metres



Front Elevation (NE) 0 1 2 3 4
Scale: 1:100 metres



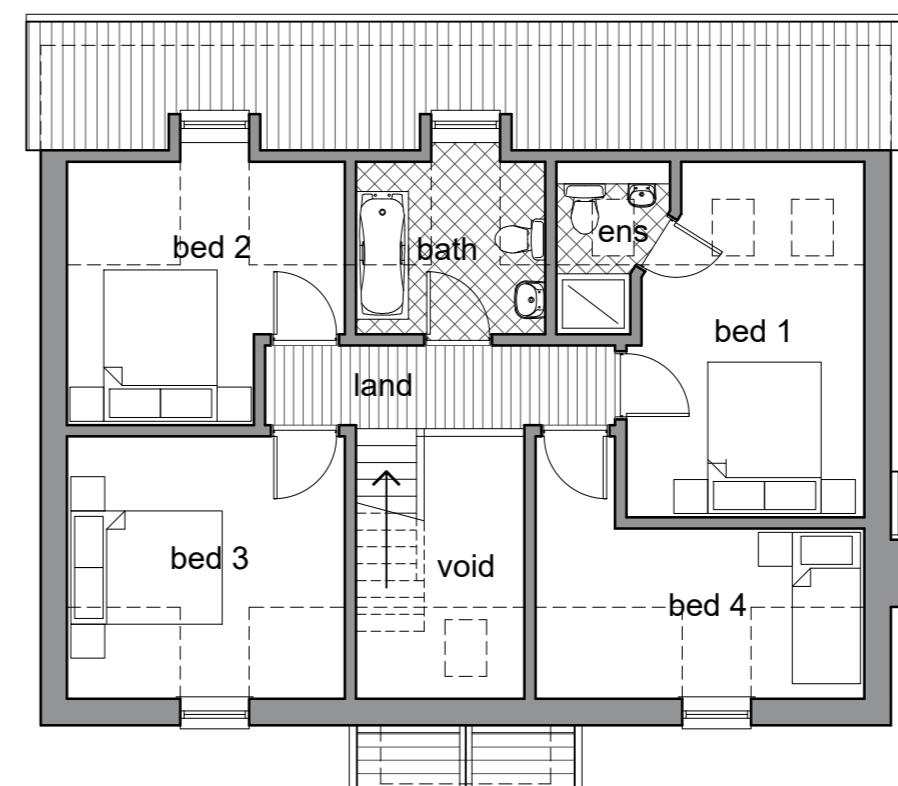
Side Elevation (NW) 0 1 2 3 4
Scale: 1:100 metres



Ground Floor Plan 0 1 2 3 4
Scale: 1:100 metres



Rear Elevation (SW) 0 1 2 3 4
Scale: 1:100 metres



First Floor Plan 0 1 2 3 4
Scale: 1:100 metres

Status

FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA

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

Proposed Residential Development The Chase, Gull Road, Guyhirn Wisbech, Cambs for Mr & Mrs J Channing	Job Title Planning Drawing Elevations and Floor Plans PLOT 1	Date December 2022	Scale As Shown Sheet Size A2	Drawn by RS Revision A
--	---	--------------------------	---------------------------------------	---------------------------------

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.



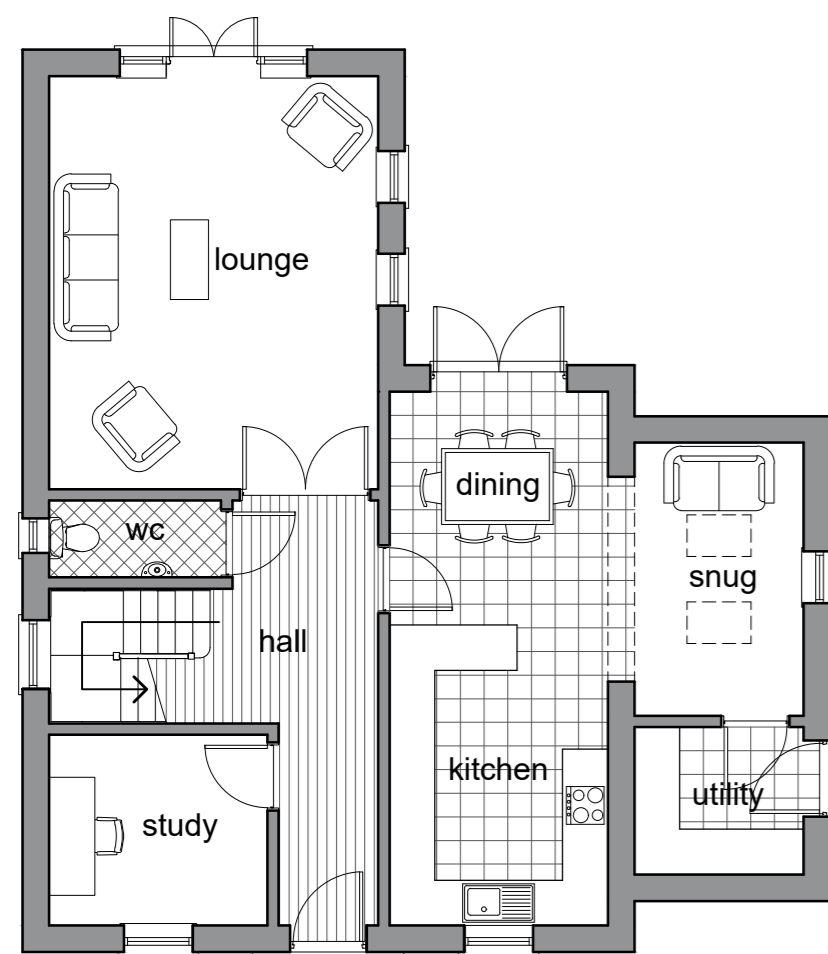
Side Elevation (SE) 0 1 2 3 4
Scale: 1:100 metres



Front Elevation (NE) 0 1 2 3 4
Scale: 1:100 metres



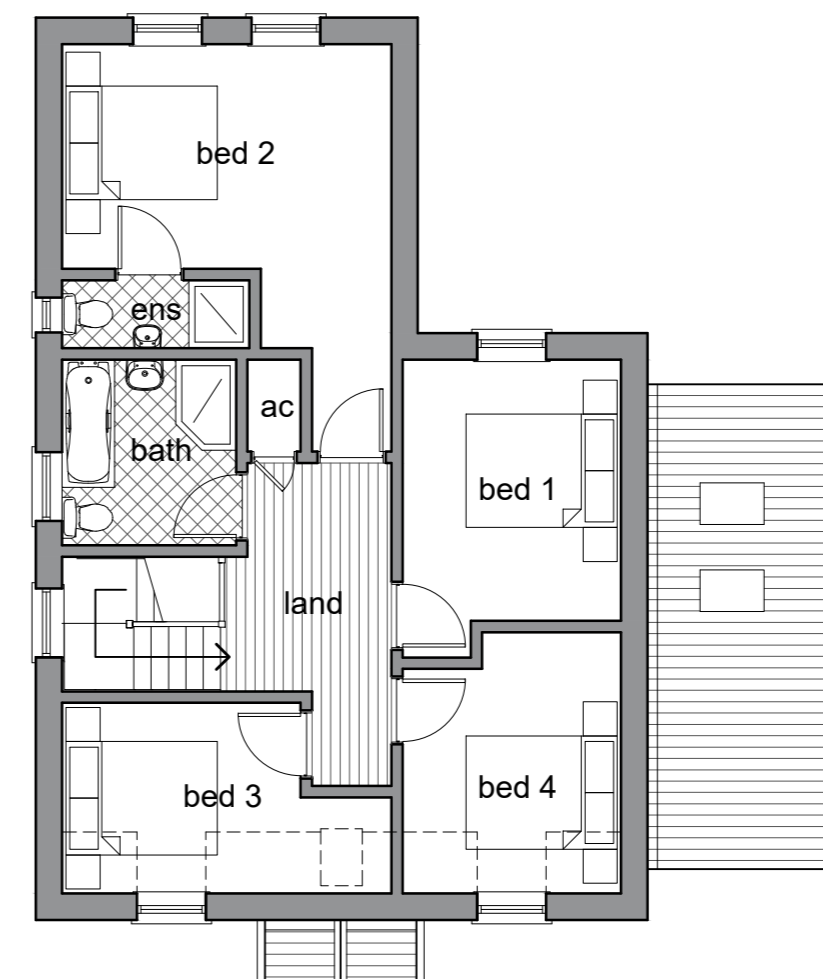
Side Elevation (NW) 0 1 2 3 4
Scale: 1:100 metres



Ground Floor Plan 0 1 2 3 4
Scale: 1:100 metres



Rear Elevation (SW) 0 1 2 3 4
Scale: 1:100 metres



First Floor Plan 0 1 2 3 4
Scale: 1:100 metres

Status

FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA

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

Proposed Residential Development
The Chase, Gull Road, Guyhirn
Wisbech, Cambs
for Mr & Mrs J Channing

Drawing Title
Planning Drawing
Elevations and Floor Plans
PLOT 2

Job Title	Date	Scale
December 2022	As Shown	Sheet Size A2
Job No. SE-1905	Drawn by RS	Revision A
Dwg No. PP1101		



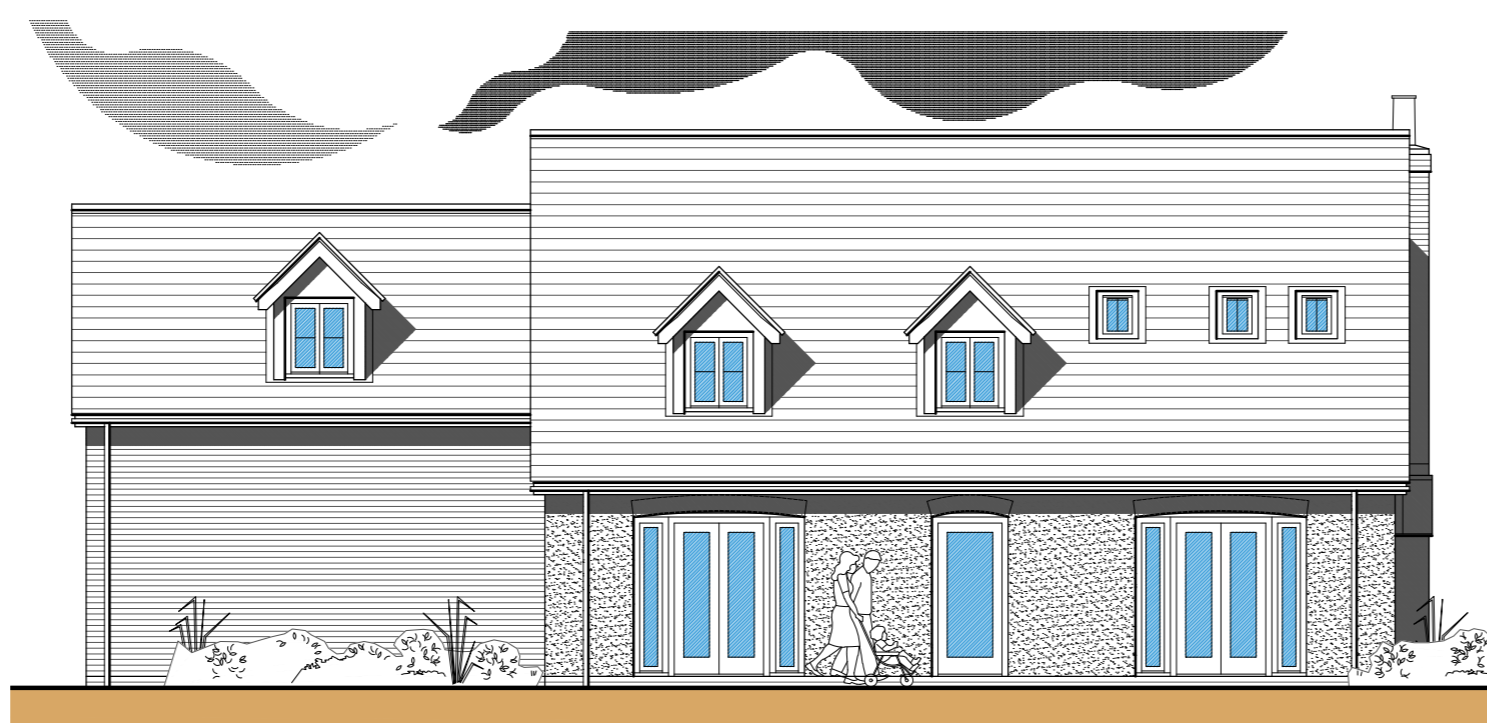
Side Elevation (SE) 0 1 2 3 4
Scale: 1:100 metres



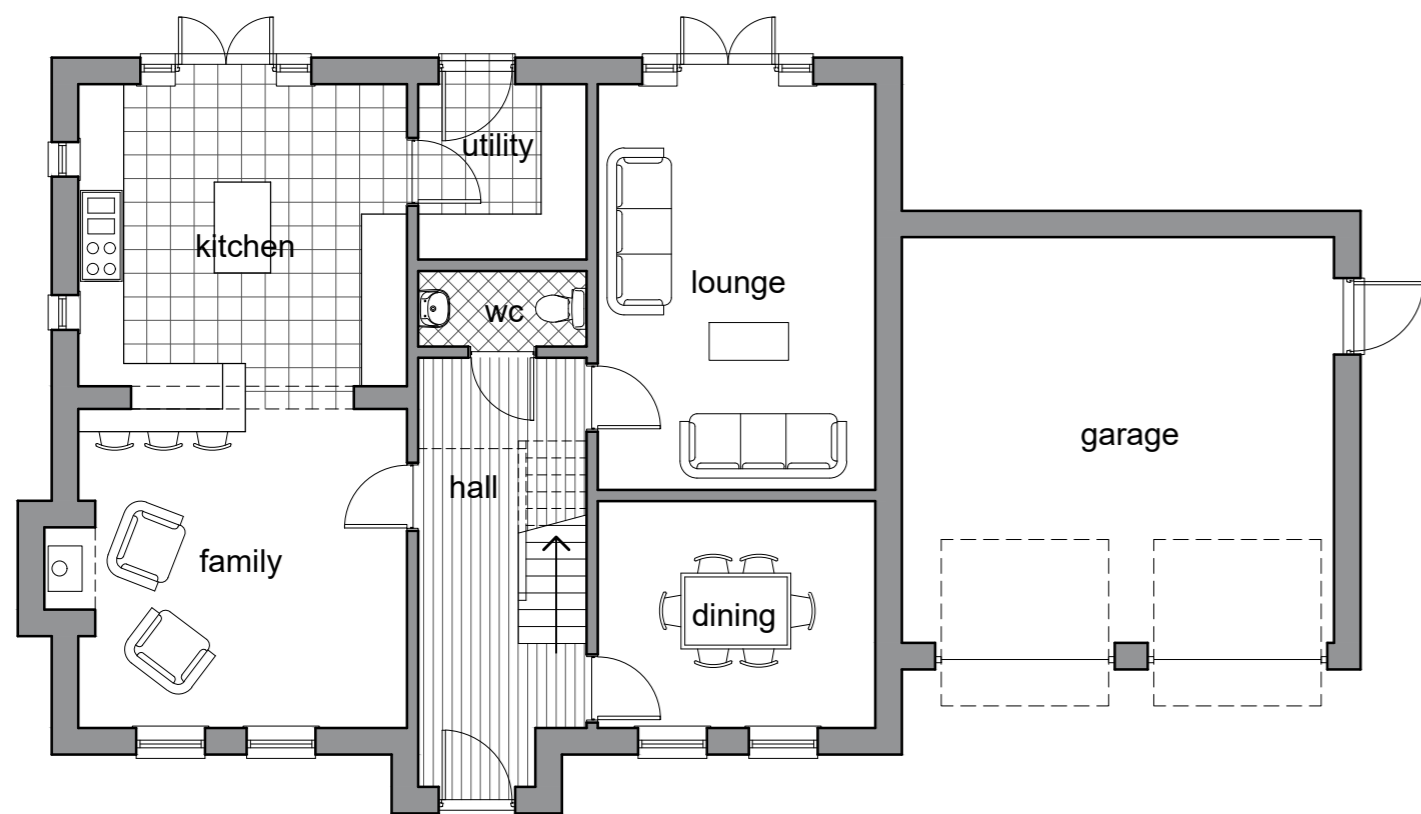
Front Elevation (NE) 0 1 2 3 4
Scale: 1:100 metres



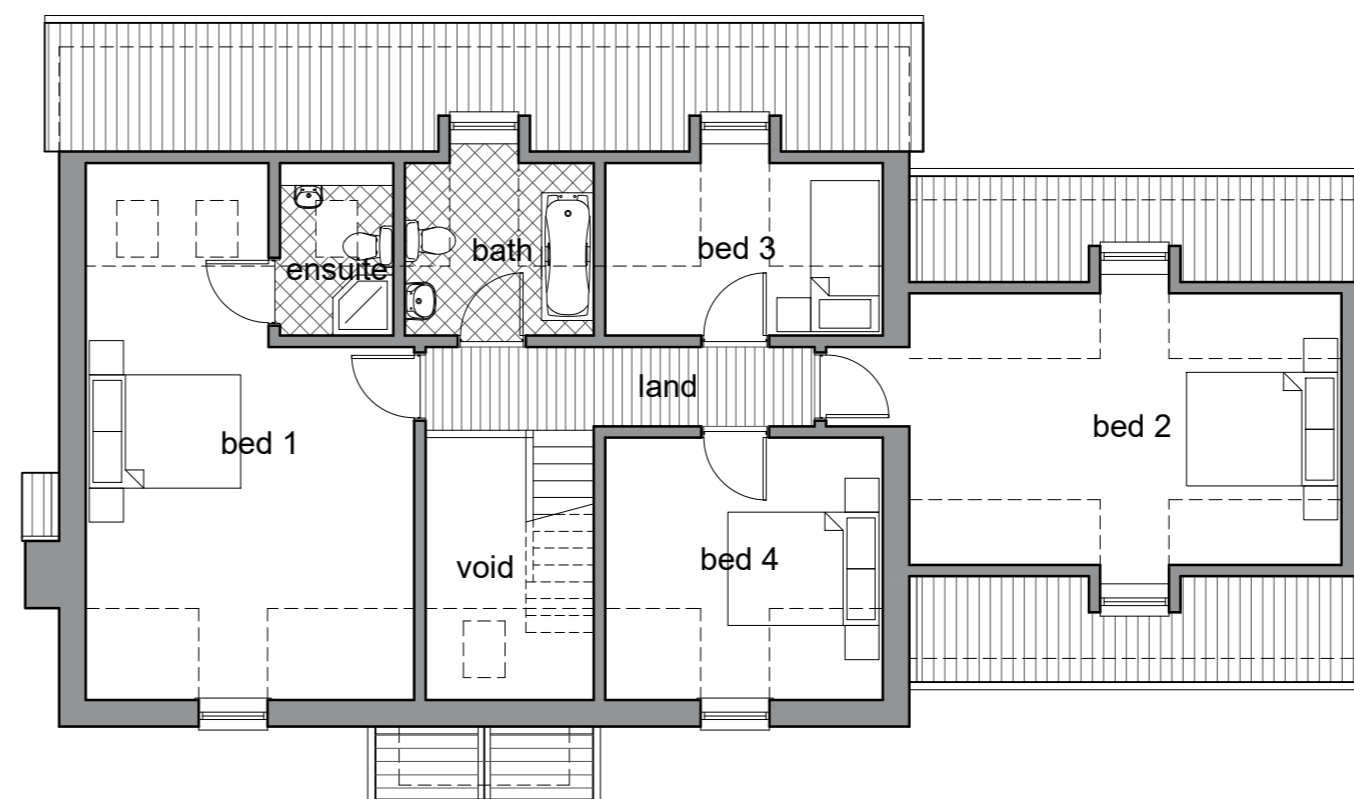
Side Elevation (NW) 0 1 2 3 4
Scale: 1:100 metres



Rear Elevation (SW) 0 1 2 3 4
Scale: 1:100 metres



Ground Floor Plan 0 1 2 3 4
Scale: 1:100 metres



First Floor Plan 0 1 2 3 4
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.

Status
FOR APPROVAL

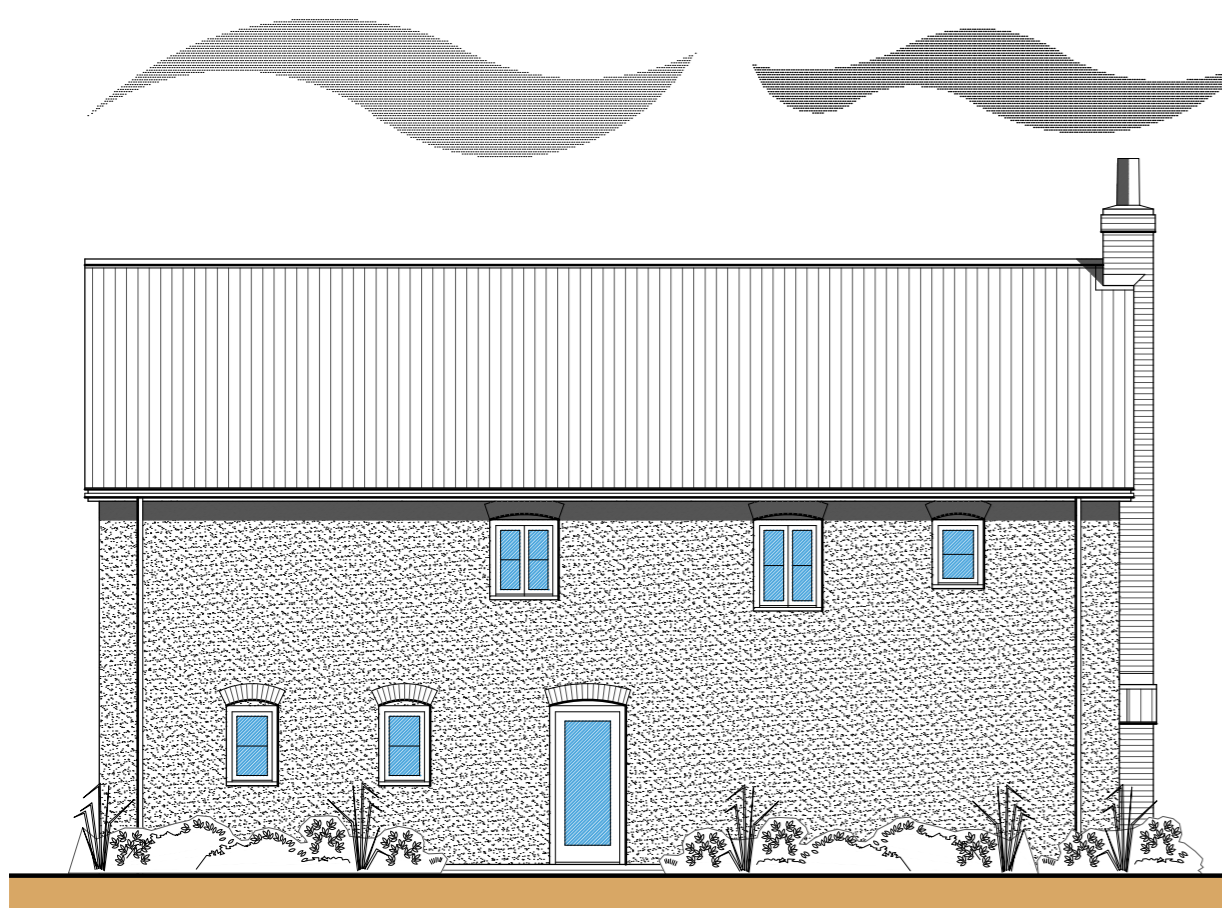
SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road,
Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Residential Development The Chase, Gull Road, Guyhirn Wisbech, Cambs for Mr & Mrs J Channing	Date December 2022	Scale As Shown Sheet Size A2
Drawing Title Planning Drawing Elevations and Floor Plans PLOT 3	Job No. SE-1905 Dwg No. PP1102	Drawn by RS Revision A

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.



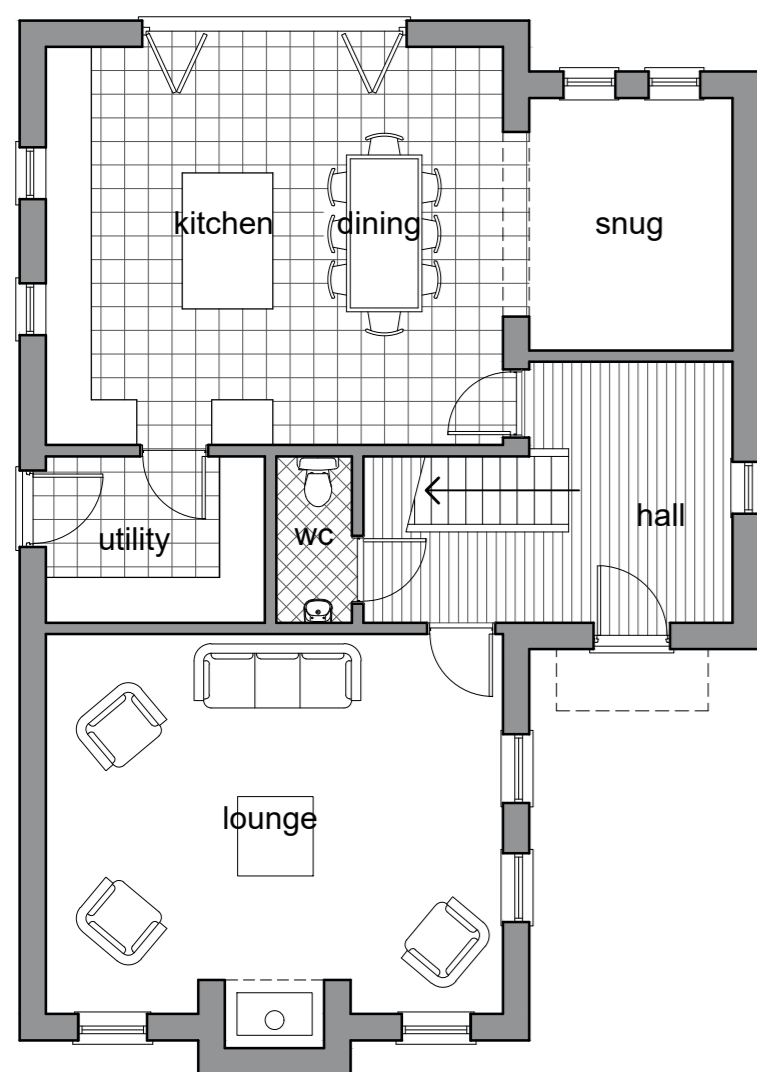
Side Elevation (SE) 0 1 2 3 4
Scale: 1:100 metres



Front Elevation (NE) 0 1 2 3 4
Scale: 1:100 metres



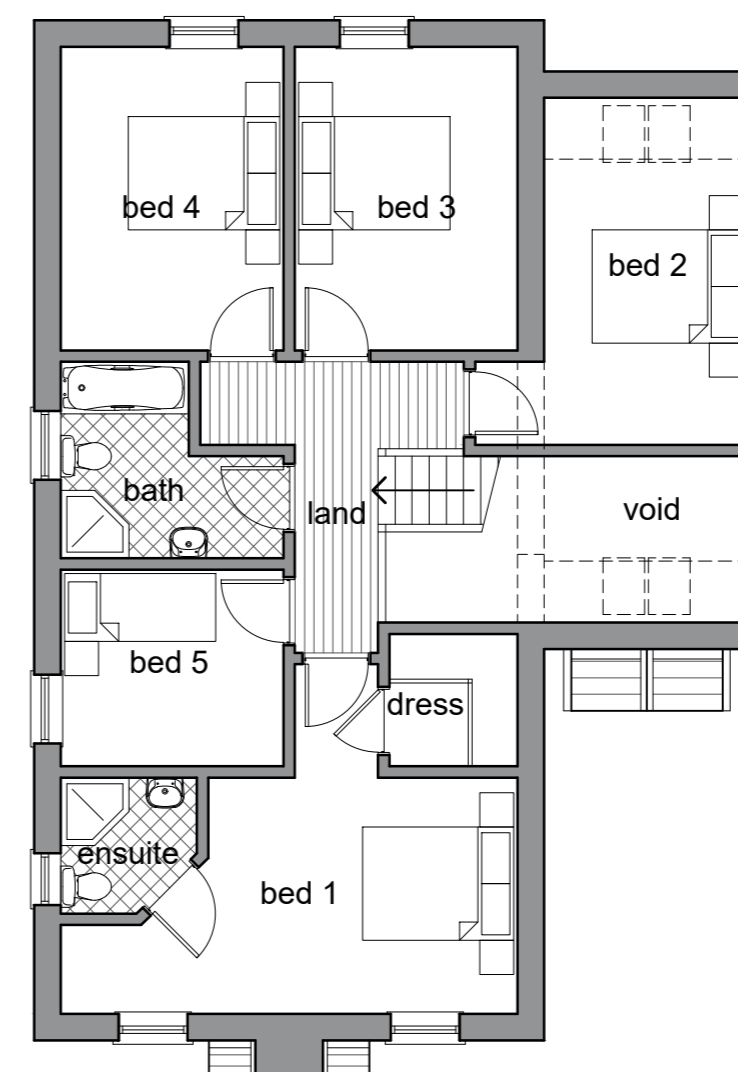
Side Elevation (NW) 0 1 2 3 4
Scale: 1:100 metres



Ground Floor Plan 0 1 2 3 4
Scale: 1:100 metres



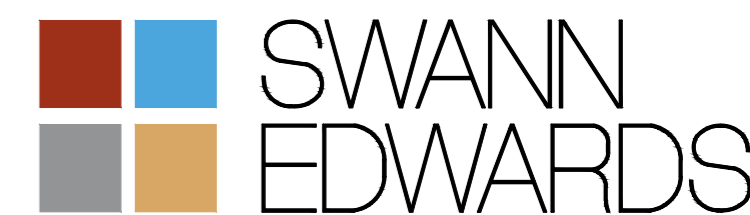
Rear Elevation (SW) 0 1 2 3 4
Scale: 1:100 metres



First Floor Plan 0 1 2 3 4
Scale: 1:100 metres

Status

FOR APPROVAL



Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA

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

Proposed Residential Development The Chase, Gull Road, Guyhirn Wisbech, Cambs for Mr & Mrs J Channing	Job Title Date December 2022	Scale As Shown Sheet Size A2
Drawing Title Planning Drawing Elevations and Floor Plans PLOT 4	Job No. SE-1905 Dwg No. PP1103	Drawn by RS Revision A