

**Applicant: Mr Ben Mauremootoo**

**Agent : Paul Sharman  
Sharman Architecture**

**Langley Lodge Rest Home, 26 Queens Road, Wisbech, Cambridgeshire PE13 2PE**

**Erection of a single-storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool**

**Reason for Committee: Number of representations contrary to officer recommendation.**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks to erect a single-storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool.
- 1.2 Comments made by those objecting to the proposal have been considered, but the conclusion is that the development would not adversely harm the character or appearance of the area and or the amenity of surrounding residents. There is sufficient separation distance between the buildings and adequate screening due to mature trees and hedges growing along the northwest boundary to significantly mitigate the impact of development.
- 1.3 As such, the scheme can be considered to be compliant with Policy LP1, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

## **2 SITE DESCRIPTION**

- 2.1 The application site is a detached building located on Queens Road in Wisbech. The building known as Langley Lodge Rest Home is used as a care home and is constructed of brickwork with a tiled pitched roof. The properties surrounding the site are mixed in design.
- 2.2 The building is of some architectural and historical merit, although it is not a Listed Building, nor is it located within a Conservation Area.
- 2.3 Langley Lodge is set further back into the site than other properties along Queens Road.
- 2.4 There is a crescent shaped drive with separate entrance and exit. Parking space is situated to the front of the building.
- 2.5 The application site is located within Flood Zone 3.

## **3 PROPOSAL**

- 3.1 Planning permission is sought to erect a single-storey side/rear extension and formation of car parking to the front of existing care home involving demolition of existing 2-storey building and removal of swimming pool.

3.2 The applicant seeks full planning permission to extend and develop the existing care home. The proposal would provide an additional 8 bedrooms and would remove 2 of the existing rooms due to the demolition of the two-storey element.

3.3 The proposed development would lead to a net gain of 6 single bedrooms.

#### Single-storey side/rear extension

3.4 The proposed single storey side/rear extension running along the northwest boundary of the site would extend some 8.6 metres from the side elevation of the dwelling and some 27.4 metres from the side elevation. It would have a total length of some 37 metres. It would consist of a pitched roof with a maximum height of some 5.2 metres and an eaves height of some 2.1 metres.

3.5 The extension would be used for the addition of 8 single bedrooms with ensuites, a linen store, a hoist store, lounge, dry good room, visitor WC, a waiting area, managers office, an assisted bathroom and a communal day room. No part of the extension would be closer than 2 metres from the boundary.

3.6 The proposed extension includes 5 new windows facing north west, 6 new windows and a new door facing north east, 6 new windows facing south east and 6 new windows facing south west.

3.7 The materials for the proposed extension would match the existing.

#### Formation of car parking to front of existing care home

3.8 The proposal includes formation of a new car parking to the front of the care home. The site would have a total of 11 parking spaces. The existing site accommodates 3 parking spaces. The proposal therefore involves the addition of 8 spaces.

#### Demolition of existing 2-storey building

3.9 The proposal also includes the demolition of the existing 2 storey element. This element of the building has a ridge height of 6 metres. The proposed extension is therefore some 0.8 metres lower in height when compared to the existing two storey built form.

#### Removal of swimming pool

3.10 Lastly, the proposal includes the removal of the existing swimming pool. This is located to the rear of the building and the proposed extension would be sited in this position instead.

## **4 SITE PLANNING HISTORY**

<b>Application</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
F/YR18/0527/F	Erection of a single-storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool	Grant	12 Dec 2018

F/0664/84/F	Conversion of outbuilding to residential accommodation Langley Lodge 26 Queens Road Wisbech	PER	19 Oct 1984
F/YR04/3388/F	Use of property as a care home for adults with learning disabilities without complying to condition 01 of planning permission F/0769/81/F (use solely for the elderly and for no other purpose)	Withdrawn	24 Jun 2004
F/0769/81/F	Change of use from private dwellinghouse to private home for the elderly Langley Lodge 26 Queens Road Wisbech	PER	18 Jan 1982
F/YR16/1180/F	Erection of a part 2-storey/single storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool	Withdrawn	15 Feb 2017
F/1458/88/F	Extension to private Rest Home Langley Lodge 26 Queens Road Wisbech	PER	15 Dec 1988
F/90/0365/F	Erection of a single-storey conservatory to the rear of retirement home	Granted	13 Sep 1990

## 5 CONSULTATIONS

**5.1 WisbechTown Council:** Comment received – Supporting.  
*‘That the application be supported’*

**5.2 Councillor Steve Tierney:** Comment received – Objection.  
*‘That as the local Councillor I am opposed to this development. It is over-development, it is encroaching too close to neighbours, it will create problems with the highways access.’*

**5.3 Environmental Agency:**

- **Initial consultation:** Objection due to absence of a flood risk assessment.
- **Re consultation (after flood risk assessment added to file):** No objection providing flood risk considerations are taken into account.

### *Flood Risk*

*The site is partly located within flood zone 3 as defined by the ‘Planning Practice Guidance: Flood Risk and Coastal Change’ as having a high probability of flooding.*

*We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) ref Geoff Beel/March 2023 /GCB/Sharman and the following mitigation measures detailed within the FRA:*

- *Finished floor levels should be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.*

*are fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above should be retained and maintained thereafter throughout the lifetime of the development.*

### *Additional Advice*

*The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development*

*proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.*

*The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.*

*In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.*

**5.4 Highways:** On re-consultation the LHA raised no objection to the proposal.

**5.5 Local Residents/Interested Parties:** 11 objections received (from residents of Queens Road, Kingsley Avenue and Princes Road) on the following grounds:

- Loss of privacy.
- Overlooking.
- Overshadowing.
- Blockage of daylight.
- Removal of trees and hedging concerns.
- Impact of greater car use.
- Damage to trees and hedging.
- Height concerns due to raising the floor levels by a metre.
- Noise and dust issues.
- Insufficient parking.
- Extension too large, out of proportion and out of character.
- New building potentially needing piling.
- Contrary to original conversion conditions.
- Extension too close to boundaries.
- Concerns infrastructure of drainage system.

## **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):**

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 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

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

## **National Design Guide 2021:**

Context  
Identity  
Built Form

## **Fenland Local Plan 2014:**

LP1 – A Presumption in Favour of Sustainable Development  
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

## **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:

LP7 – Design  
LP8 – Amenity Provision  
LP22 – Parking Provision  
LP32 – Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Parking**
- **Flood Risk**
- **Economic Growth**
- **Trees**
- **Additional Staircases Impact**
- **Consultation**

## **9 BACKGROUND**

9.1 Planning history of the application site shows that essentially the same proposal was granted under application reference F/YR18/0527/F. The proposed works are the same apart from the current application creates two additional external staircases. These are located on both sides of the extension and are entry points to the manager's office and the waiting area. Both proposals include the same sized extension and the same parking provision proposal.

## **10 ASSESSMENT**

### **Principle of Development**

10.1 The application seeks to erect a single-storey side/rear extension and formation of car parking to the front of existing care home involving demolition of an existing 2-storey building and removal of a swimming pool.

- 10.2 Local Plan Policy LP16 requires development to make a positive contribution to the local distinctiveness and character of the area. The rear elevation of has already lost its original character, and only the frontage has a visual quality worth preserving.
- 10.3 The site is located within the built-up area of Wisbech. The principle of extending the care home is therefore supported within Local Plan policies so long as the relevant policy criteria are met.
- 10.4 Policy LP16 supports the principle of such development subject to the significance of, and the likely impact upon the character of the surrounding area, the amenity of neighbouring properties and users in its design and appearance, and the impact on highways and parking. The principle of development is therefore considered acceptable, and indeed has been approved previously by the Council, subject to the policy considerations set out below.

#### **Design Considerations and Visual Amenity of the Area**

- 10.5 The site is located within a large plot. It is not located within a Conservation Area, nor is it a Listed Building. The building has previously been extended on the southeast boundary, with an extension some 29 metres long. The proposal would be sited to the side and rear of the building which would be readily visible to the street scene.
- 10.6 LP Policy 16 is concerned with ensuring that the development is acceptable in design terms and protects the character and appearance of an area.
- 10.7 The proposed extension would be set back some 1.6 metres from the front elevation of the existing building. The existing two storey element to be demolished is set back some 13.0 metres from the front elevation of the existing building. Although the proposed extension would have less of a set back distance to the front elevation, it is considered that the extension on the south east elevation is also located in a similar position with less of a set back distance and therefore the proposed extension would provide a balanced appearance to the building.
- 10.8 Although the proposed extension would be visible, it is considered to be of an appropriate single storey size and scale. It is noted that there is an existing two storey element which would be demolished as part of this application. Therefore, it is considered that built form already exists in the position of the proposed single storey extension and therefore is considered to not harm the character and appearance of the area.
- 10.9 The proposed extension would be set back from the front elevation of the existing building and would not have a detrimental impact on the street scene. It also maintains sufficient gaps between buildings, preserving the character and appearance of the existing building and the area.
- 10.10 It is considered that the proposed extension would not introduce any adverse visual impacts upon the character of the area. The proposal would form sympathetic additions to the care home that would not harm the character and appearance of the area.
- 10.11 The proposed materials would be complementary to those on site.

10.12 It is considered that the proposed development would not have a detrimental impact upon the character and appearance of the surrounding area and would be in accordance with policy LP16 of the Fenland District Council Local Plan (2014), as was previously the case also.

### **Residential Amenity**

10.13 The proposed extension would be closest with neighbouring property No.24 Queens Road. The proposed extension would be located some 2.5 metres from the boundary and some 5.6 metres overall from the neighbouring dwelling itself.

10.14 Properties along Kingsley Avenue have their rear elevations facing towards the side of the application site. Properties along Hillburn Road are located to the rear of the site. It is considered there is a sufficient separation distance between the site and these properties for no detrimental impacts to occur. The properties along Kingsley Avenue are hidden from view when standing in the rear garden of Langley Lodge due to the mature trees along the northwest boundary. Trees along the rear boundary, however, are sparser, and rear windows can be glimpsed of the properties which front Hilburn Road. However, these properties are located over 22 metres from the proposed extension and would therefore not be considered to have any unacceptable impacts in terms of overlooking, being overlooked, loss of privacy or overbearing impact.

10.15 All other neighbouring properties are far enough away for there to be no unacceptable impacts by the proposal.

10.16 The neighbouring properties along Queens Road are set further forward than Langley Lodge so their rear elevations are roughly in line with the front elevation of the care home. The main dwelling to be impacted on Queens Road would be No. 24 as this property would be immediately adjacent the proposed extension. The rear elevation of No.24 and the front elevation of Langley Lodge would marginally overlap.

10.17 To the side of Langley Lodge along the shared boundary, there are mature trees which create a tall hedge and provide sufficient screening between the buildings.

### Overlooking

10.18 It is considered that there would be a sufficient separation distance from all neighbouring properties and that there would be little likelihood of overlooking from the proposed extension due to its single storey size and scale, as well as the mature hedging running along the north-west boundary.

10.19 Although the extension runs some 37 metres along the northwest boundary, it would have a pitched roof which slopes away from the boundary. This would be mostly screened by view due to the mature trees and hedges.

10.20 It is also considered that there is existing built form in place due to the two-storey element which is proposed to be demolished. Therefore, it is considered that the proposed extension would be single storey and less of an impact in terms of overlooking.

10.21 It is acknowledged that the occupants of No.24 would see part of the proposed extension as it would extend along the boundary, however it is considered that this would be softened by the existing hedging and trees which would result in no unacceptable overbearing impact.

- 10.22 Height concerns due to raising the floor levels by a metre was received by neighbours. However, the floor levels at this height is required as part of flood mitigation methods. It is considered that with this floor height, there would be no unacceptable impacts to the neighbouring properties due to the roof sloping away, sufficient separation distances and screening from the existing landscaping.
- 10.23 Neighbours raised concerns regarding the extension being too close to the boundaries. However, it is considered that there is a sufficient separation distance from the proposal to the neighbouring properties. There is large amount of mature landscaping on the boundaries of the site which provides screening. Lastly, the proposal is of a single storey size and scale which is a reduction storey levels from the existing built form in place.
- 10.24 The conclusion reached when considering the previous application was that relationships in terms of overlooking were acceptable. The current application does introduce one potential change in this regard by creating two additional sets of external steps with a height of 0.8m. These are located on both sides of the extension and are entry points to the manager's office and the waiting area.
- 10.25 One of these would have no amenity impacts being located within the interior of the site. The other set of steps would be located in proximity to the boundary with No. 24 Queens Road and could facilitate some overlooking from people using these. However, the steps would be located some 2.4 metres away from the shared boundary and some 10.7 metres away from the dwelling, and with screening along the boundary. Therefore, it is considered unlikely that any significantly adverse impacts would arise.

#### Overshadowing

- 10.26 Neighbouring property No.24 Queens Road is located north of the proposed extension so would not be overshadowed significantly. It is considered that the proposed extension could cause some overshadowing to the rear area of the garden due to the additional length of the proposed extension. However, it is considered that No.24 Queens Road rear garden is wide enough for any such impact to not affect the whole garden.
- 10.27 It is therefore considered, as previously, that the proposed extension would not cause any significant harm to the surrounding properties in relation to overshadowing.

#### Noise Issues

- 10.28 As previously, it is acknowledged that the proposal could create more noise due to the increased in level of usage of rooms and the proximity to the northwest boundary. However, due to the separation distances and existing landscape boundary treatment, it is considered that this would prevent any significant harm to neighbouring amenity. The additional steps to the managers office are not considered likely to create such a level of extra activity in proximity to the boundary to come to a different conclusion in this case.
- 10.29 Construction noise and dust levels was another issue raised and an appropriate condition will be included to give further information relating to hours of use and details of parking for construction and storage of materials.



### Overbearing

- 10.30 It is considered that the proposal would not cause overbearing impact as the roof height would be set back from the boundary, the slope would be inclining away from the boundary, and would be screened by the existing landscaping.
- 10.31 Overall, the proposed extension would be appropriate in size and scale for no detrimental impacts to occur to the neighbouring properties in terms of loss of privacy, overlooking, overshadowing or appearing overbearing and would not have any material impact on the residential amenities of the neighbouring properties and is therefore in conformity with policy LP16 of the Fenland District Council Local Plan (2014).

### **Parking**

- 10.32 The existing frontage has a separate entrance and exit within a half circle driveway which accommodates 3 parking spaces to the front of the building. The application is proposing to provide 8 additional car parking spaces, creating 11 car parking spaces in total on site.
- 10.33 On re-consultation the Highways officer has raised no objection to the proposal.
- 10.34 The Local Plan parking standards suggest that there should be 1 resident and 1 visitor parking space per 4 residential units plus 1 space per resident member of staff. It is considered that the existing parking provision currently falls below this level.
- 10.35 The proposal would lead to a shortfall of 11 parking spaces as only 11 spaces can be provided without removing more of the lawn to the front of the building.
- 10.36 In mitigation, the care home is located in an area close to the town centre. Although there are no bus stops down Queens Road itself, public transport would be within walking distance. In addition, the entrance to Langley Lodge is only 130 metres from the first available car parking spaces within Somers Road car park. This car park is for the public to use and provides free parking with 280 car park spaces.
- 10.37 Paragraph 109 of the National Planning Policy Framework 2018 states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe'. The application would therefore not be considered as refusable on the grounds of lack of car parking spaces within the grounds of the care home due to its close proximity to the town centre and a large public car parking area.
- 10.38 Considering the above, the proposal is considered to comply with policy LP15 of the Fenland District Council Local Plan (2014), as previously.

### **Flood Risk**

- 10.39 The proposal is located within flood zone 3 of the Environment Agency's Flood Map for Planning. As such, FFL's are required to be 1 metre above ground level.
- 10.40 The Environment Agency initially provided an objection due to absence of a flood risk assessment. However, this was provided and the Environment Agency has since provided no objection. The Flood Risk Assessment provides mitigation methods proposed including the finished floor levels will be set 1m above ground

level, with flood resilient construction to a height of 300mm above the predicted flood depth. The Environment Agency have mentioned that they strongly recommend the mitigation methods are fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed should be retained and maintained thereafter throughout the lifetime of the development.

### **Economic Growth**

- 10.41 The proposal would have a small positive impact in terms of temporary employment due to construction of the works. Although there are no additional staff indicated, the proposal may create additional local employment opportunities in the future. The residents, staff and visitors may make use of local shops and services which would boost the local economy.
- 10.42 It is generally accepted that care homes need to become larger to remain viable. The proposed extension could safeguard jobs and care facilities which are required in the community. Increased facilities could help to sustain profitability into the future.

### **Trees**

- 10.43 None of the trees within the grounds of Langley Lodge are protected. None of the trees which may be of amenity value to the rear of the site are endangered by the proposed development.
- 10.44 Plan reference LL/15 K shows the trees and hedging at the site. It shows a number of trees and hedging located on the side boundary adjacent to the proposed extension. These would provide sufficient screening from the development. The plan also shows a number of trees to the rear and front of the building. It shows the root protection areas for the trees to the rear, which are largely not impacted from the proposal. However, one tree has its root protection area adjacent to the communal room/conservatory.
- 10.45 It is considered that the impact on the unprotected trees within the grounds would be minimal and therefore not considered to be harmful, as concluded previously.
- 10.46 A condition will be imposed to ensure that existing trees are protected and a landscaping condition will also be imposed to identify all existing trees to be retained and new trees to be planted.

### **Other matters**

- 10.47 Several representations have been received in opposition to the application, including from the local Ward Member. It is considered that these have largely been addressed in the assessment above, however other issues raised are assessed below.
- 10.48 Concerns regarding infrastructure of drainage systems were received. However, drainage can be overseen under building regulations and the Drainage Board. It is also noted that these concerns seem to be referring to drainage system within the area, rather than on site systems. The proposed works are considered modest development which would not have a detrimental impact on the on site drainage system.

10.49 Concerns were also raised regarding the proposal being contrary to the original conversion permission conditions. The conditions were relating to safeguarding the interests of uses of land in the vicinity of the site, ensuring that visually the development accords with the general character, and road safety highway conditions. However, it is considered that the proposal would not be contrary to these conditions as it would not impact the character and appearance of the area, it would not impact neighbouring amenity and it would not cause any highway safety issues as per the following assessment.

10.50 Finally issues were also raised regarding the new building potentially needing piling. However, matters of how construction is to be undertaken or the techniques involved is not a material planning consideration.

## 11 CONCLUSIONS

11.1 As concluded when considering the previous, almost identical, application on the site, the proposed development will not adversely impact upon the character of the area, nor will it adversely impact upon neighbouring properties by way of overlooking, overshadowing or appearing overbearing. There would also be no adverse impact on parking and highways. No further policy issues were raised during the assessment of the scheme. As such, the scheme can be considered to be compliant with Policy LP1, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

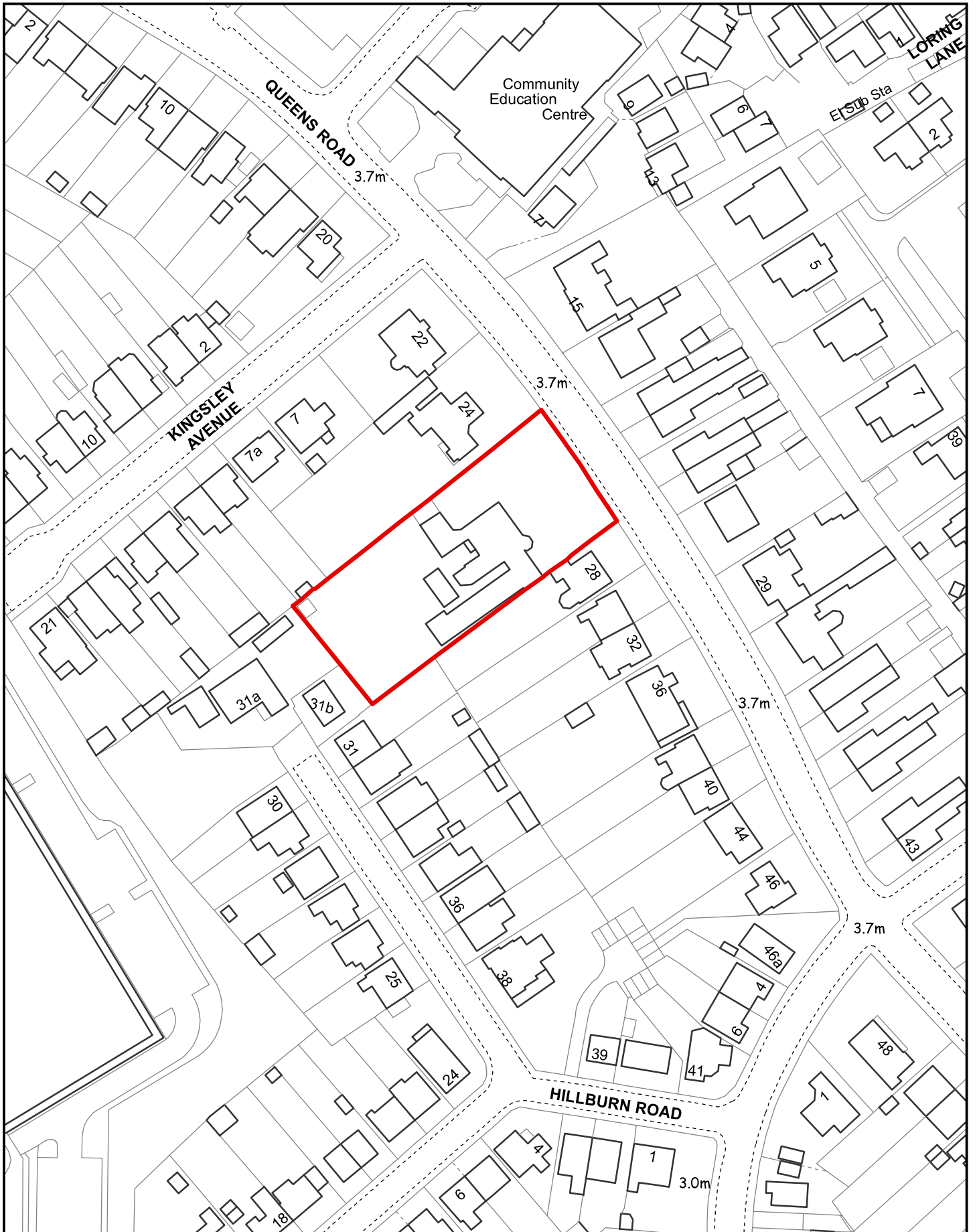
## 12 RECOMMENDATION

**Grant;** Subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> <li>- Parking of vehicle of site operatives and visitors;</li> <li>- Areas to be used for the storage of materials and machinery, and</li> <li>- Hours of operation.</li> </ul> <p>Reason: In the interests of highway safety and residential amenity both during the demolition and construction phase of the development in accordance with policies LP15 and LP16(e).</p>
3	<p>Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these</p>

	<p>works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <p>a) proposed finished levels of any earthworks to be carried out,  b) existing trees, hedges or other soft features to be retained, and  c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife</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 of the Fenland Local Plan, 2014</p>
4	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected in accordance with LP16 of the Fenland Local Plan 2014.</p>
5	<p>The development hereby approved shall be finished externally in materials in accordance of plan references LL/19/F, LL/20/H, LL/21/H, LL/23/G, LL/32/A &amp; LL/33/A.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6	<p>The development hereby permitted shall be constructed in accordance with the recommendations made within the submitted Flood Risk Assessment (FRA) ref: Geoff Beel Consultancy/March 2023/GCB/Sharman and especially the following measures:</p> <p>- Finished floor levels should be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.</p> <p>These measures shall be incorporated into the development before any occupation of the extension hereby approved.</p> <p>Reason:  This condition is imposed in accordance with Local Plan Policy LP14 and the principles contained within section 14 of the National Planning Policy Framework 2018.</p>
7	<p>Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out in accordance with the approved drawing numbers LL/15 REV K &amp; LL/30 REV</p>

	<p>B and thereafter retained in perpetuity for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>Notwithstanding the submitted plans, cycle parking facilities shall be provided within the application site prior to the occupation of the development hereby approved. Full details of the cycle parking facilities shall be submitted to and approved by the Local Planning Authority prior to any occupation of the extension hereby approved and constructed in accordance with the approved plans. The submitted details shall include Sheffield stands and secure sheltered cycle parking. The cycle parking facilities as approved shall then be retained and maintained in perpetuity thereafter.</p> <p>Reason: In the interests of sustainable travel and in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>The existing hedge along the north west boundary of the site, and which is shown on drawing number LL/15 REV K, shall not be uprooted or removed and shall not be reduced below a level of 2.5 metres adjacent to number 24 Queens Road, and shall be retained and maintained in perpetuity thereafter.</p> <p>Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>



Created on: 13/04/2023

© Crown Copyright and database rights 2023 Ordnance Survey 10023778

**F/YR23/0282/F**

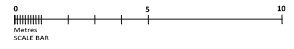
Scale = 1:1,250







STREET ELEVATION



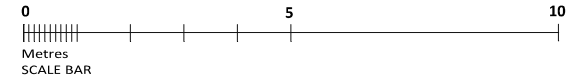
NOTES  
1. All drawings are the copyright of Sharman Architecture  
2. This drawing may not be copied or reproduced without prior permission.

EXTENSION SHOWING TO QUEENS ROAD

NO: PROPOSED STREET ELEVATION	DATE: 11:00 AM A1	BY: MARCH 2023
LOCATION: LANGLEY LODGE, 26 QUEENS ROAD,	OWNER: SHARMAN ARCHITECTURE	

**sharman architecture**  
OAK BARN, WILLOW DROVE, BOROUGH FEN, PETERBOROUGH, PE5 7QB  
TEL: 01753 524 064  
EMAIL: [info@sharmanarchitects.co.uk](mailto:info@sharmanarchitects.co.uk)



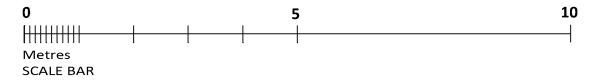


- NOTES  
1 All drawings are the copyright of sharman architecture  
2 This drawing may not be copied without prior permission.



PROPOSED REAR ELEVATION

title PROPOSED REAR ELEVATION	scale 1:100 at A3	date OCTOBER 2016
contract LANGLEY LODGE. 26 QUEENS ROAD.	revision E 16/03/2016 Building moved and roof pitch reduced again F 22/10/2016 Building raised to rear re flood risk G 10/06/2016 Downpipes added H 10/03/2023 Reissued	



NOTES

- 1 All drawings are the copyright of sharman architecture
- 2 This drawing may not be copied without prior permission.



PROPOSED SIDE ELEVATION 1

title <b>PROPOSED SIDE ELEVATION 1</b>	scale <b>1:100 at A3</b>	date <b>OCTOBER 2016</b>
contract <b>LANGLEY LODGE. 26 QUEENS ROAD.</b>	revision E 16/08/2018 Building moved and roof pitch reduced again F 22/10/2018 Roof raised 300 to change in levels G 15/06/2019 Downpipes added H 10/03/2023 REVISED TO PLAN LAYOUT	

**sharman architecture**  
 OAK BARN, WILLOW DROVE, BOROUGH FEN, PETERBOROUGH, PE6 7QB.

tel: 07724 529 094

email: paulsharman1@btinternet.com