
F/YR23/0321/F

Applicant: Mr Anthony Gibson

**Agent: Mr Matt Sparrow
Peter Humphrey Associates Ltd**

**Land North 120 Leverington Common Accessed Via, Hawthorne Gardens,
Leverington, Cambridgeshire**

Erect a dwelling (single-storey 2-bed) with integral single garage.

Officer recommendation: Approve.

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

1. EXECUTIVE SUMMARY

- 1.1. The proposal is for the erection of a detached, single storey, 2-bedroom dwelling in the existing rear garden associated with no.120 Leverington Common.
- 1.2. The site is within the built-up area of Leverington which is defined as a `Limited Growth Village` as set out in Policy LP3 of the Fenland Local Plan 2014.
- 1.3. The proposed residential development is acceptable in principle. Additionally, the proposal would not result in an adverse impact on the visual, residential, or neighbouring amenity and would not prejudice highway safety.
- 1.4. The proposed development would wholly accord with Policies, LP3, LP12, LP15 and LP16 of the Fenland Local Plan 2014.
- 1.5. As such, the proposal is recommended for approval.

2. SITE DESCRIPTION

2.1 The site is located to the rear (north) of 120 Leverington Common, within the settlement of Leverington and is surrounded by residential properties ranging from single to two storeys in scale. The site is currently comprised of a rear garden area serving no.120 Leverington Common, bounded to the north, east and west by hedgerows. The site is currently accessed via the existing entrance into no.120 Leverington Common.

2.2 The site is located within Flood Zone 1 (low risk).

3 PROPOSAL

3.1 The submitted application seeks full planning permission for the erection of a detached, single storey, 2-bedroom dwelling in the existing rear garden associated with no.120 Leverington Common. The site is proposed to be accessed from the

north side of the site via the existing private lane serving Hawthorne Gardens which is a cul-de-sac. Hawthorne Gardens benefits from an access directly onto Leverington Common. Proposed parking and refuse are located to the front of the dwelling and private amenity space is proposed to the south and west sides of the site.

3.2 The proposed dwelling would measure approximately:

- 14.6m width
- 11m max depth (including front projection)
- 5.7m ridge height

3.3 The proposed materials are:

- Cambrian Slate grey roof tiles
- Buff handmade facing brick
- Natural Cedar timber details
- Warm Grey UPVC Windows
- Black UPVC Rainwater goods

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

[F/YR23/0321/F | Erect a dwelling \(single-storey 2-bed\) with integral single garage | Land North 120 Leverington Common Accessed Via Hawthorne Gardens Leverington Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
22/0050/PREAPP	Erect 1 pair of semi-detached bungalows	Not favourable	21.06.2022
F/YR18/0393/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission APP/D0515/W/17/3177348 relating to F/YR15/0865/O, for the erection of 6 x single-storey dwellings comprising of 3 x 3-bed with attached garages and 3 x 3-bed dwellings with detached garages (involving demolition of existing buildings) Land North Of 118-124 Leverington Common Leverington Cambridgeshire	Approved	31.07.2018
17/00014/REF	Land North of 118-124 Leverington Common, Leverington	Appeal Allowed	14.12.2017
F/YR15/0865/O	Erection of 6 x dwellings (max) (Outline application with all matters reserved) Land North Of 118-124 Leverington Common Leverington Cambridgeshire	Refused	12.12.2016

5 CONSULTATIONS

5.1 Leverington Parish Council.

PARISH COUNCIL RECOMMENDS REFUSING APPLICATION.

- 1) Private Road as such no right of access to rear of 120 Leverington Common.*
- 2) Entrance to Hawthorne Gardens not completed. Access road 1.5 meters short Leverington Common Pavement Damaged and cannot be repaired until access road is completed.*
- 3) Will impinge on Resident Privacy.*
- 4) All deliveries to site would cause irreparable damage to road surface. Any repairs would cost residents.*

- 5) *Would involve removing part of fence which belongs to residents. Also crossing verges and garden which is common property of all residents. Entrance would be within 2 metres of Garage and Drive belonging to number 6.*
- 6) *To remove Fence or Hedging would contravene deeds as residents are not permitted to remove said items under terms of deeds.*
- 7) *Residents have a management company that is responsible for general upkeep of road and bordering shrubbery and fencing. The road remains unadopted.*
- 8) *Roadway not wide enough to take heavy construction or delivery traffic. Such traffic would cause noise pollution and generate disturbances to residents.*
- 9) *This is infill and totally not suitable for such a small parcel of land.*
- 10) *Having looked at 120 Leverington Common it has enough land to use as shared access if plan was to go ahead.*
- 11) *It is noted that numbers 3 and 5 Donington Park PE13 5EF have not been consulted even though proposed development overlooks their properties and will block light from their gardens during afternoon and evenings especially Summertime.*

5.2 **FDC Environmental Health.**

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

This service would however welcome a condition on working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable.

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

5.3 **CCC Highways.**

Based on the information submitted, I can confirm the above residential application is acceptable from the highway perspective.

I also recommend the Applicant ensures construction vehicles can leave the above site and enter the public highway in a clean condition free of debris which could fall onto the public highway. The wheel cleaning equipment should be retained on site for the duration of the development.

Condition

Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The

wheel cleaning equipment shall be retained on site in full working order for the duration of the development.

5.4 **North Level District IDB.**

IDB has no comment to make with regard to the above application.

5.5 **Local Residents/Interested Parties.**

7 comments objecting the proposal have been received which are summarised below and will be addressed within the body of the report.

- *No notification received.*
- *Overdevelopment.*
- *Loss of landscaping.*
- *HGVs will likely cause damage to private road. Who will bear cost of damage.*
- *Additional construction traffic will cause difficult for leaving and entering properties as well as noise, disturbance and general nuisance.*
- *Alternative access available.*
- *Overlooking.*
- *No access allowed onto Hawthorne Gardens.*
- *Land ownership.*
- *Flooding.*
- *Boundary treatments.*

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

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

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

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
LP3: Spatial Strategy for Employment Development
LP4: Securing Fenland's Future
LP5: Health and Wellbeing
LP7: Design
LP20: Accessibility and Transport
LP22: Parking Provision
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Impact on Visual Amenity**
- **Impact on Residential Amenity**
- **Access & Parking**
- **Ecology & Landscaping**
- **Other Matters**

9 BACKGROUND

9.1 Hawthorne Gardens Resident Management company is responsible for maintenance of Hawthorne Gardens and consists of 6 directors, however only one of these directors had been listed on Certificate B. Since all the directors needed to be notified, the applicant was informed of this and submitted a revised Certificate B (all directors included) dated 03.08.2023 and Notice was also issued dated 03.08.2023.

10 ASSESSMENT

Principle of Development

10.1 The settlement of Leverington is defined as a `Limited Growth Village` as set out in Policy LP3 of the Fenland Local Plan 2014. For these settlements a small amount of development and service provision will be encouraged and permitted in order to support their continued sustainability.

10.2 Policy LP12 sets out that new development will be supported where it contributes to the sustainability of that settlement. Proposals will be required to be located within or adjoining existing development, respecting the core shape of the village, and ensuring that the character of the area is not adversely impacted.

10.3 The proposed addition of a dwelling would contribute to the social, economic, and environmental sustainability of the settlement. Additionally, the site is surrounded by dwellings and therefore in keeping with the core shape and form of Leverington. As such, the proposed location for residential development is acceptable as set out in Policies LP3 and LP12 of the Fenland Local Plan 2014.

10.4 It should be noted that this point of general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections of this report.

Village Thresholds

10.5 LP12 Part A outlines where development is permitted in Villages sets out proposals within or on the edge of a village, in combination with development committed or built since April 2011 should not increase the number of dwellings by 10% or (15% for Growth Villages). If the resultant development exceeds this figure, then it will require demonstrable evidence of clear community support for the scheme.

10.6 The established threshold for Leverington allows for 95 new dwellings, and the number of new dwellings built or committed as of the 19th September 2023 is currently 76. It is therefore considered that the threshold has not yet been reached and there is no requirement for the application to demonstrate community support in accordance with the Policy LP12 Part A. In any event, on the basis of a planning appeal, the Council no longer applies the village threshold policy.

Impact on Visual Amenity

10.7 Policy LP16 section (d) requires proposal to make a positive contribution to the local distinctiveness and character of the area, enhancing the local setting, responding to and improving the character of the local built environment, providing resilience to climate change, reinforcing 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 surrounding area.

10.8 Policy LP12 Part A section (d) states that proposals need to be 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.

10.9 The application site is located within the rear garden of no.120 Leverington Common and is regarded as 'backland' development which would ordinarily be resisted. However, considering the pattern of development within Hawthorne Close, the proposed location for one dwelling would address the main streetscene and so would be acceptable on balance. Notwithstanding this, the area is built-up, and the siting of a further dwelling will have a neutral impact.

10.10 In terms of layout, the proposed building line would respond positively to the adjacent property, no.7 and would appear as a natural continuation along the south side of Hawthorne Close. The proposed rectangular footprint would be of a size similar to surrounding properties and would not prejudice the surrounding pattern of development.

10.11 The comments regarding overdevelopment of the site are noted. However, the development would be set-in from the north, south and west boundaries which allows the built form to sit comfortably within the surrounding built environment whilst maintaining an acceptable dwelling to plot ratio.

10.12 In terms of scale, the proposed single storey scale and pitched roof with a front-gable form would be low-impact and would complement the form of the adjacent dwellings along the north side of Hawthorne Close by way of appropriately sized

eaves heights and ridge levels therefore, the proposed scale will be befitting to the streetscene.

- 10.13 In terms of appearance, the proposal will be of a traditional design and benefit from a appropriate residential window detailing and materials. It is considered the frontage of the proposal would appear visually interesting and architecturally sympathetic to the local area.
- 10.14 There is development along all side of the site therefore, views into the site would be limited. The majority of the bulk of the proposed dwelling would be obscured by the existing form of no.120 Leverington Common and so views from Leverington Common would be significantly screened.
- 10.15 In summary, the proposal would not adversely impact the street scene of Hawthorne Close or Leverington Common, the settlement pattern or the landscape character of the surrounding area and would wholly accord with Local Plan Policy LP16.

Impact on Residential Amenity

- 10.16 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Section (e) states, proposals must demonstrate they do not adversely impact on the amenity of neighbouring users such as, loss of privacy and loss of light.
- 10.17 Additionally, section (h) relates to private amenity and states proposals must provide sufficient private amenity space, suitable to the type and amount of development proposed.
- 10.18 The nearest properties include nos. 3 – 6 Hawthorne Gardens to the north, no.7 Hawthorne Gardens to the west, no.118 Leverington Common to the south-east and no.120 Leverington Common to the south.
- 10.19 In terms of the impact upon nos. 3 - 6 Hawthorne Gardens, there is a separation distance of 14.5m between ground floor windows. Further, the proposal is single storey and there are no proposed upper floor windows It is considered the proposal will not have an adverse impact on the amenities of this properties by way of overlooking or loss of light. The modest size of the dwelling, coupled with its pitched roof will also ensure there is no harmful overbearing impact.
- 10.20 Regarding no.7 Hawthorne Gardens to the west, it would be separated by 7 meters (approximately) and there are no first-floor side (west) elevation windows proposed and so there would be no overlooking. Although there would be a bedroom window at the ground floor level (west elevation), boundary treatments along the west side of the site would mitigate against a loss of privacy and light and is therefore acceptable.
- 10.21 Regarding no.118 Leverington Common to the south-east, it is noted the proposal would front onto their rear boundary however, it would front the bottom position of the rear garden. Given the siting and relationship between the two properties, the bulk and position of the proposed dwelling would not cause undue harm or have an overbearing impact on the living conditions of the occupiers of no.118 Leverington Common and is therefore acceptable, on balance.

- 10.22 Regarding no.120 Leverington Common, this property is under the ownership of the applicant as indicated on the site plan.
- 10.23 It is noted the area is built-up and some degree of overlooking is anticipated however, in this instance it would not be adverse, and the proposal would be of a similar arrangement to existing properties within Hawthorne Gardens.
- 10.24 In terms of noise, a conditioned is recommended which would limit construction hours/days.
- 10.25 In terms of private amenity, both dwellings (including subdivision of no.120 Leverington Common) would benefit from adequate garden space to serve occupants. The amount of private amenity provided within the plot curtilage would be reflective of the surrounding area and so is therefore acceptable.
- 10.26 In summary, the proposed would not adversely impact the amenity of neighbouring properties such as loss of light or privacy and would wholly accord with Local Plan Policy LP16.

Impact on Access & Parking

- 10.27 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access and provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards as set out in Appendix A.
- 10.28 Regarding parking provision, Appendix A sets out that two car parking spaces need to be provided. The proposed dwelling would benefit from two parking spaces to the front which would be appropriately sized and would accord with the parking provision standard.
- 10.29 Regarding access, the highway consultee has no objection to the proposal and recommended a condition in relation to wheel washing facilities.
- 10.30 The proposed parking and access are not objected to and would accord with the Fenland Local Plan Policy LP15.

Ecology & Landscaping

- 10.31 There is an existing hedgerow to the north-east corner of the site, a private greenhouse and landscaping within the site which are to be removed in order to accommodate the development. It is noted the hedgerow and landscaping on-site have low ecological value, are not protected and currently have a neutral impact on the character of the streetscene. Therefore, their loss is not objected to. It is also noted the site is within a green zone for GCN. The applicant has outlined the existing hedging in the north-west corner would be retained which is favourable. An ecology condition and a landscape scheme will be conditioned.

Other Matters

- 10.32 The site is within a Flood Zone 1 which is low risk. No further measures are needed, and adequate drainage condition(s) will be recommended.

10.33 There have been several issues raised by objectors relating to construction, deeds and ownership concerns. These objections have been noted however, these matters are not material considerations as part of the planning process. There is however a requirement to notify all those with an interest in the land. The applicant has completed Certificate B on the application form, serving appropriate notice on the relevant landowner(s).

10.34 The comments received regarding consultations; neighbouring properties were consulted as part of the application process.

11 CONCLUSIONS

11.1 The proposed residential development is acceptable in principle. Additionally, the proposal would not result in an adverse impact on the visual, residential, or neighbouring amenity and would not prejudice highway safety.

11.2 The proposed development would be contrary to local and national planning policies.

12 RECOMMENDATION

Approve, 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>Details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority before commencement of the relevant parts of the work. The approved scheme shall be implemented concurrently with the erection of the dwelling(s) fully in accordance with the agreed details prior to occupation and thereafter retained in perpetuity.</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 Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
3	<p>No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.</p> <p>Reason – In the interest of neighbouring amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
4	<p>Prior to the commencement of any works above ground level, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with</p>

	<p>the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
5	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6	<p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) proposed finished levels [earthworks to be carried out] b) means of enclosure c) car parking layout d) vehicle and pedestrian access and circulation areas e) hard surfacing, other hard landscape features and materials f) existing trees, hedges or other soft features to be retained g) planting plans, including specifications of species, sizes, planting centres number and percentage mix h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife i) details of siting and timing of all construction activities to avoid harm to all nature conservation features j) management and maintenance details <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling(s) to which it relates, prior to the occupation of that dwelling(s) and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</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>
7	<p>No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests</p>

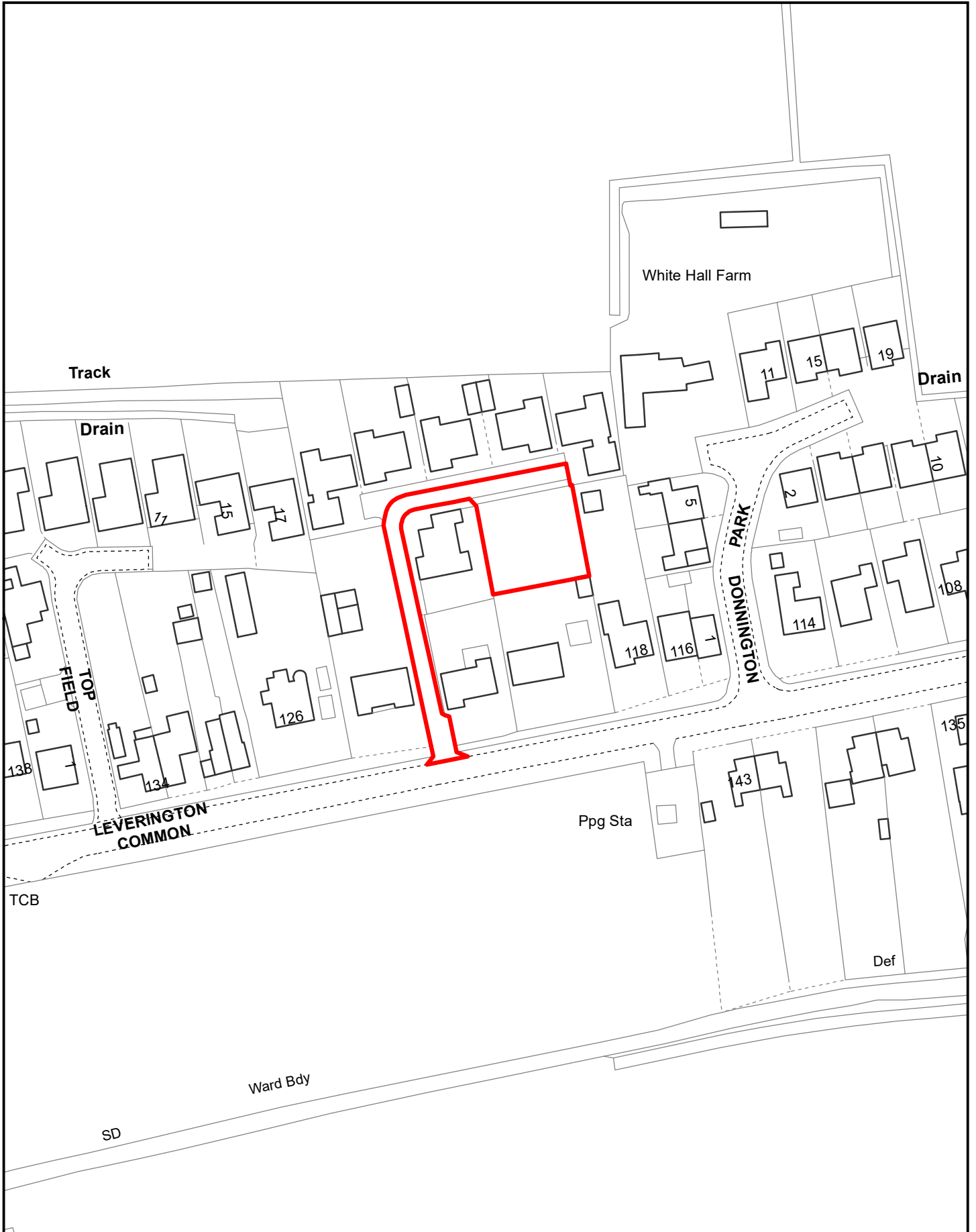
	<p>immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason - In order to protect birds in accordance with Policy LP19 of Fenland Local Plan 2014.</p>
8	<p>Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
9	<p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason - To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
10	<p>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).</p> <p>Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
14	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D). <p>Reason – To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, given the confined nature of the site, in the interests of the character of the area.</p>

Informative (s)

1. The application did require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.
2. Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at <https://www.fenland.gov.uk/newbins>

Please contact environmentalservicerequests@fenland.gov.uk for further information.

3. You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries@cncbuildingcontrol.gov.uk).
4. This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
5. Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance.
6. For monitoring purposes the development is considered to be in or adjacent a settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.



Created on: 21/04/2023

© Crown Copyright and database rights 2023 Ordnance Survey 10023778

F/YR23/0321/F

Scale = 1:1,250





Created on: 21/04/2023

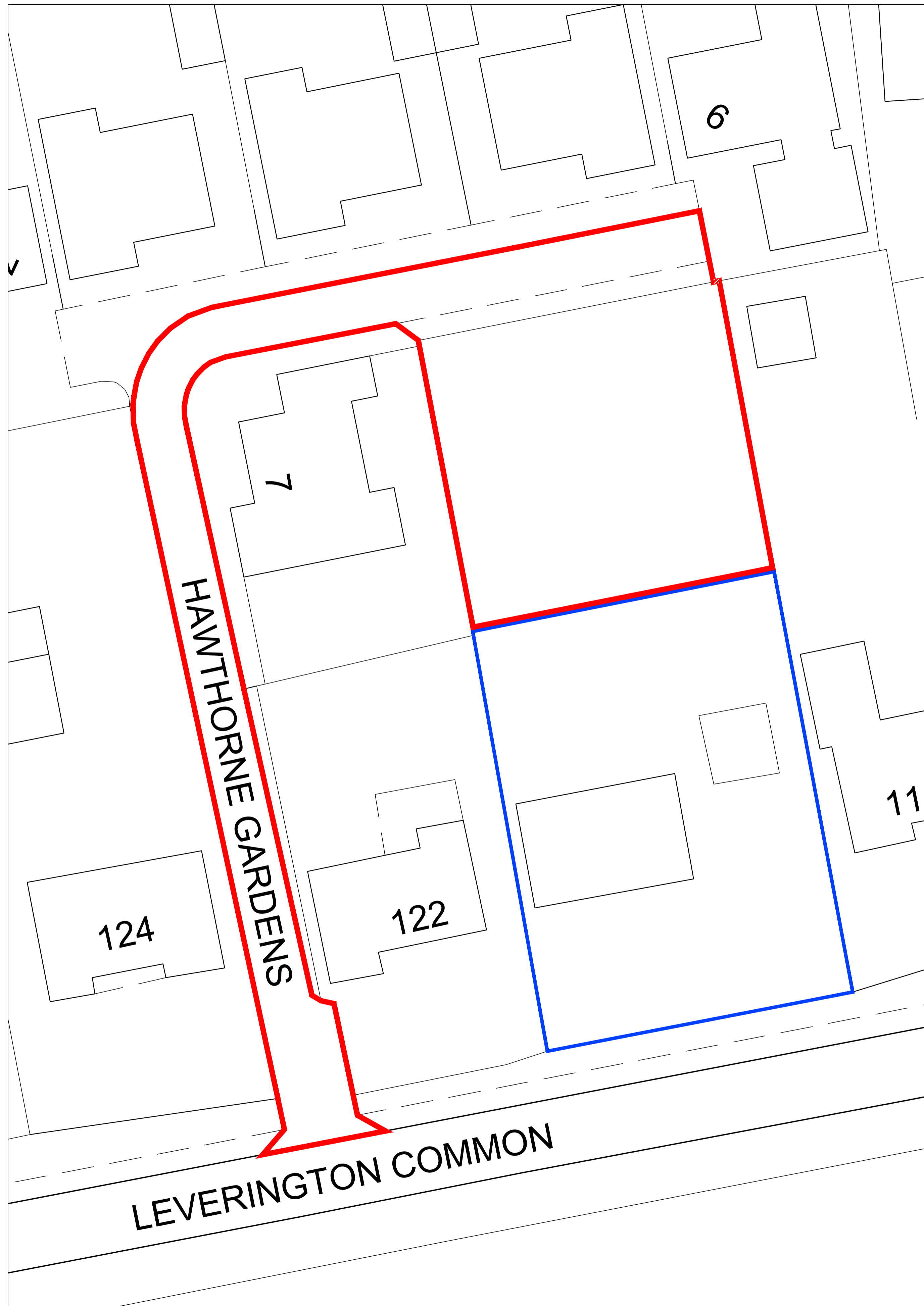
© Crown Copyright and database
rights 2023 Ordnance Survey 10023778

F/YR23/0321/F

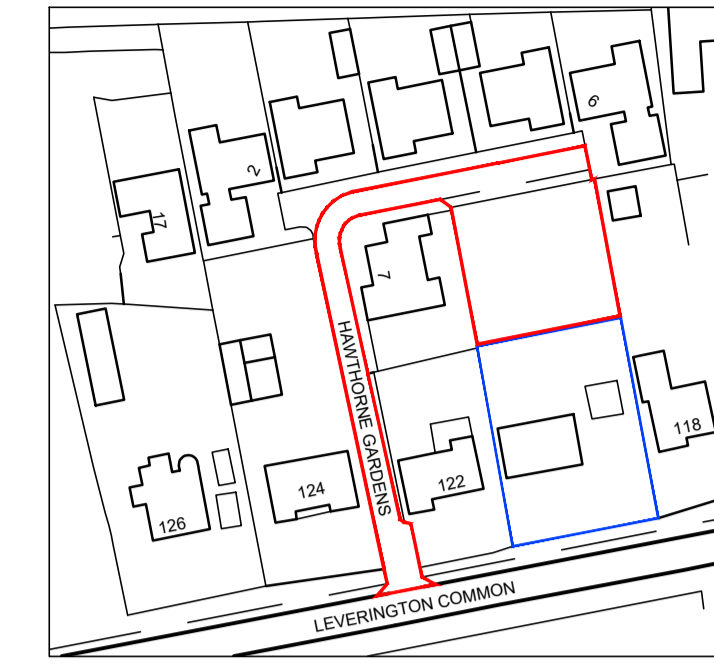
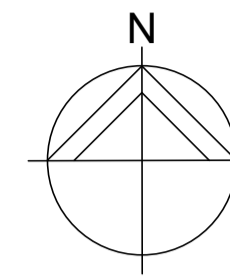
Scale = 1:1,250



 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



EXISTING SITE PLAN 1:200



LOCATION PLAN 1:1250

REVISIONS



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

CLIENT
 ANTHONY GIBSON

PROJECT
 PROPOSED ERECTION OF 1no DWELLING

SITE
 120 LEVERINGTON COMMON
 LEVERINGTON
 WISBECH
 PE13 5BW

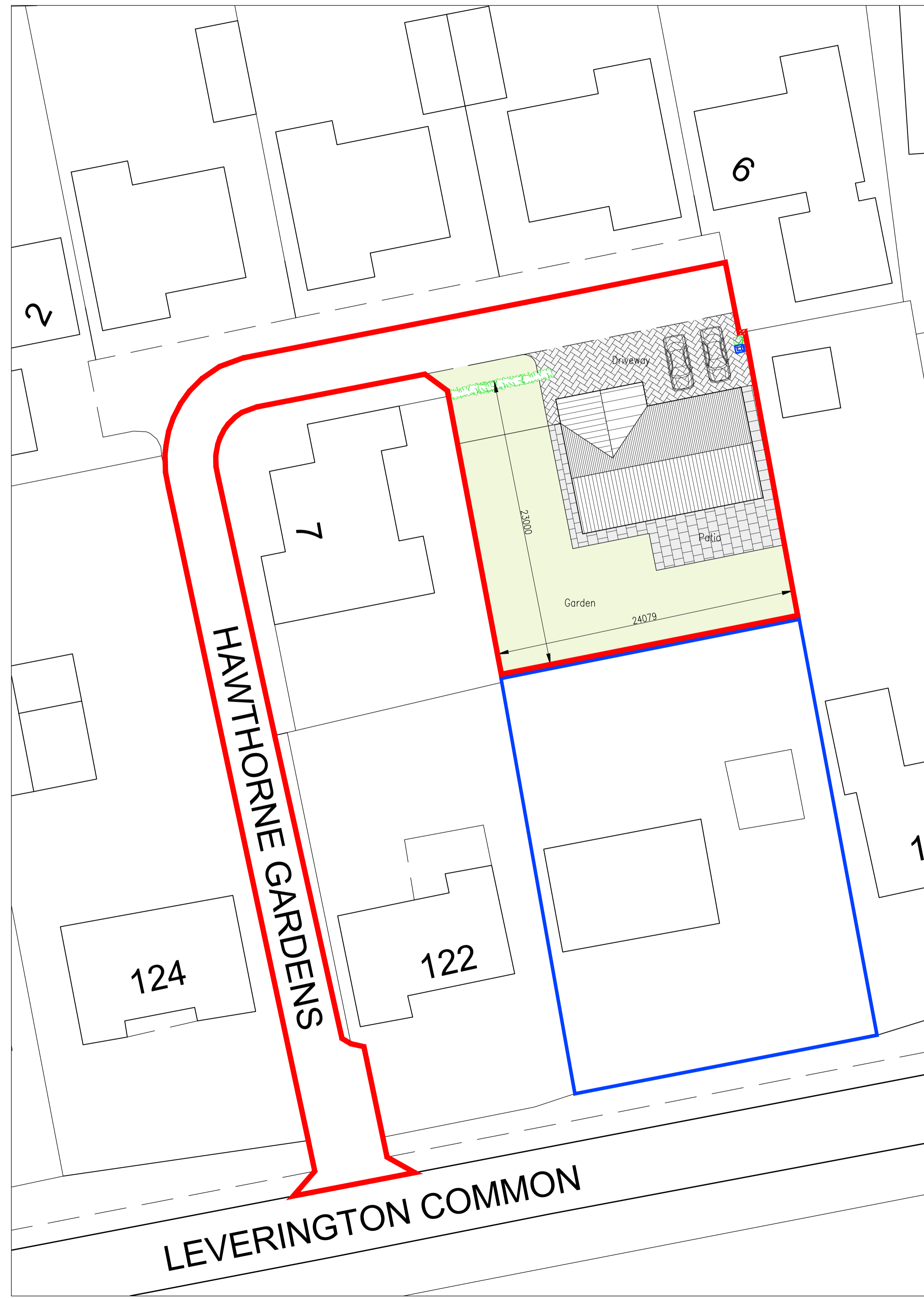
DRAWING
 EXISTING SITE PLAN & LOCATION PLAN

JOB NO.	PAPER SIZE	DATE
6574/EX01	A1	FEB 2023

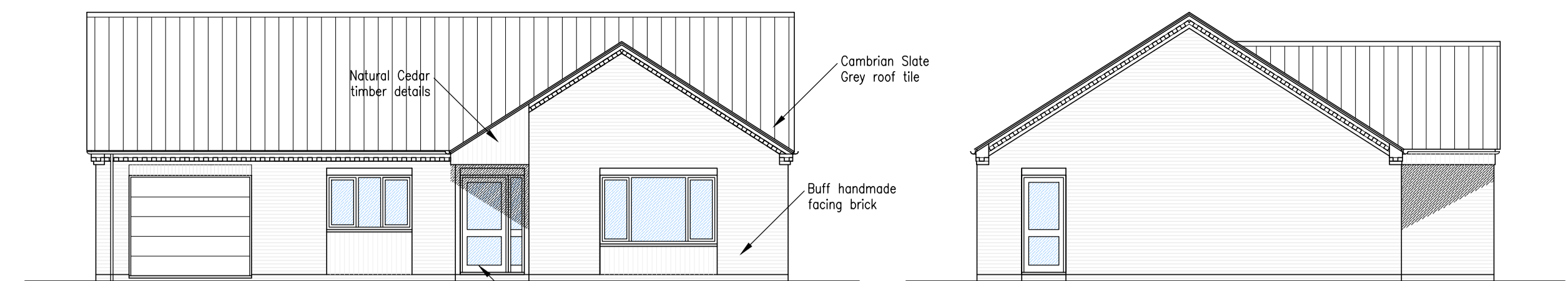
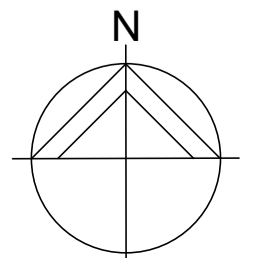
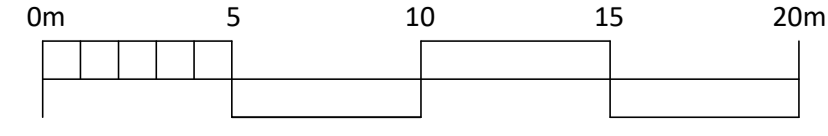
Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

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.

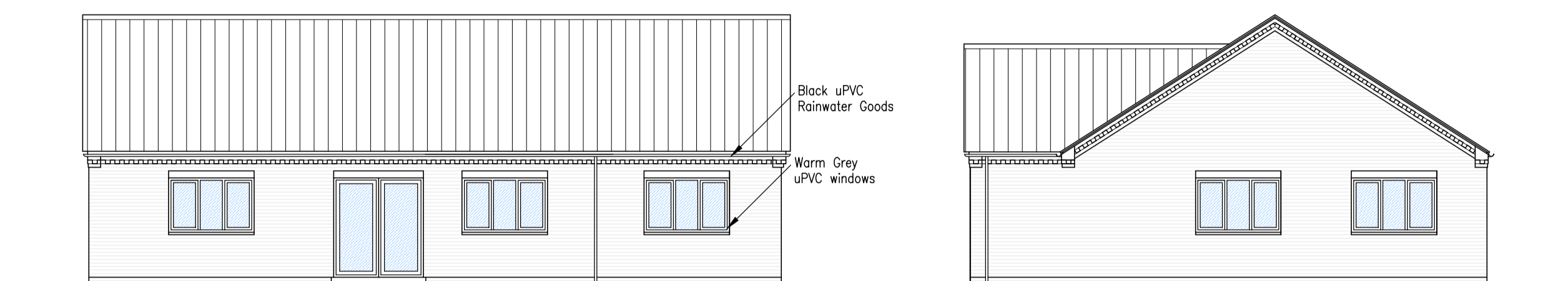


PROPOSED SITE PLAN 1:200



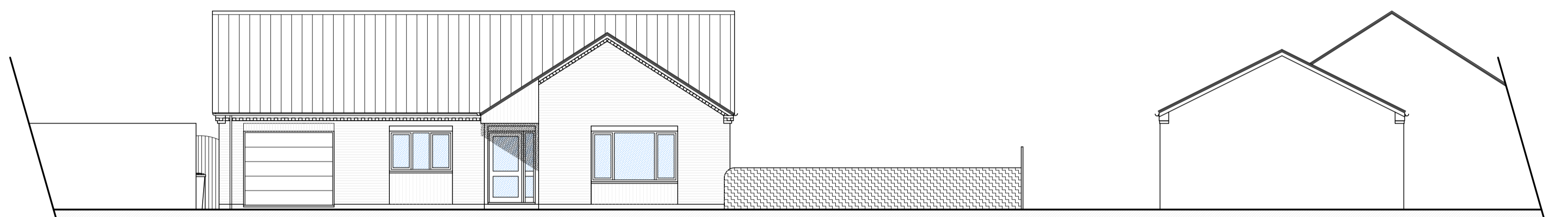
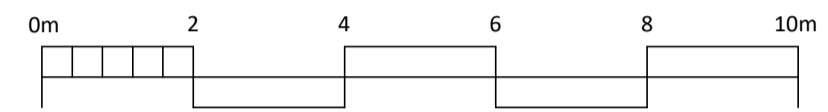
FRONT

SIDE

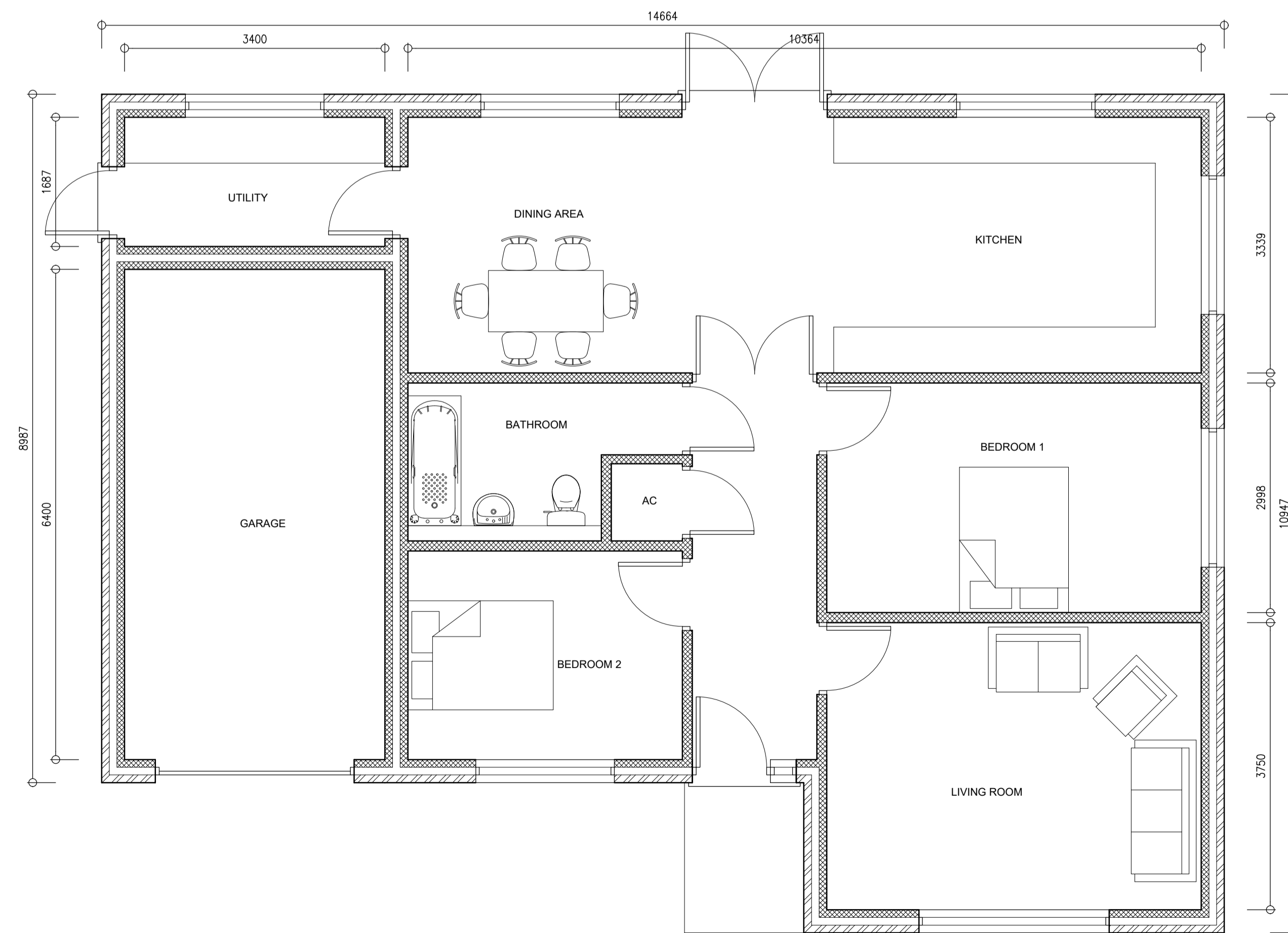


REAR PROPOSED ELEVATIONS 1:100

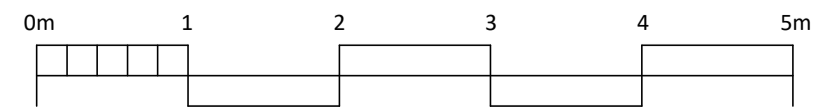
SIDE



PROPOSED STREET SCENE 1:100



PROPOSED FLOOR PLAN 1:50



REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 469966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
 ANTHONY GIBSON

PROJECT
 PROPOSED ERECTION OF 1no DWELLING

SITE
 120 LEVERINGTON COMMON
 LEVERINGTON
 WISBECH
 PE13 5BW

DRAWING
 PROPOSED SITE PLAN, FLOOR PLAN & ELEVATIONS

JOB NO.	PAPER SIZE	DATE
6574/SK02	A1	FEB 2023

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

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.