

---

**F/YR23/0228/F**

**Applicant: Mr Ben Cobbin**

**Agent: Mr Connor White  
Swann Edwards Architecture Limited**

**Land North Of 3 Gore Villas, Mill Road, Murrow, Cambridgeshire**

**Erect 1 x dwelling (2-storey 5-bed)**

**Officer recommendation: REFUSE.**

**Reason for Committee: Six letters in support of the application have been received.**

---

## **1. EXECUTIVE SUMMARY**

- 1.1. The submitted planning application seeks planning permission for the erection of one, 5-bedroom dwelling. The application site is on the north side of Mill Road, to the west of no.24 Mill Road and to the north (rear) of no. 3 Gore Villas and within the settlement of Murrow which is identified within the settlement hierarchy as a `Small Village` (Policy LP3).
- 1.2. In `Small Village` settlements, 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 or a small business opportunity. The site does not constitute an infill form of development as the proposed dwelling would encroach into the countryside and be indicative of adverse backland development, which would prejudice the linear pattern of frontage development along Mill Road and appear at odds with the local character. Moreover, the proposal would fail to make a positive contribution towards the local distinctiveness and character of the area.
- 1.3. The site lies in Flood Zone 3, the highest risk of flooding. No evidence has been submitted by the applicant demonstrating why the site should be developed as sequentially no other more suitable land with a lower risk of flooding available. As such, the proposal fails the Sequential Test.
- 1.4. The site lies in close proximity to a watercourse and is not accompanied by a preliminary ecological survey or any subsequent species surveys as may be necessary. Therefore, the local planning authority is unable to assess the impact of the proposal upon protected species and habitats as is its public duty.
- 1.5. In conclusion, the proposal would conflict with paragraphs 162 -167 & 180 of the National Planning Policy Framework (2023), Section 40 of the Natural Environment and Rural Communities Act (2006) and Policies LP3, LP12, LP16 & LP19 of the Fenland Local Plan (2014).
- 1.6. Therefore, the planning application is recommended for refusal.

## **2. SITE DESCRIPTION**

- 2.1. The application site known locally as, `The Paddocks` is situated on the north side of Mill Road, to the west of no.24 Mill Road and to the north (rear) of no. 3 Gore Villas. The land is currently undeveloped, with an existing access from Mill Road to the south. The immediate surrounding area is predominately residential consisting of two-storey detached dwellings with agricultural land beyond. The parade of properties to the east comprises linear frontage development (nos. 16 – 24 Mill Road). There is a riparian drain to the north and east which borders the site.
- 2.2. The site is located within Flood Zone 3 (high risk).

## **3 PROPOSAL**

- 3.1 The submitted planning application seeks full planning permission for the erection of one, detached, five-bedroom dwelling and a detached garage.
- 3.2 The proposed dwelling would be of a two-storey form and would benefit from a gable roof with two front facing pitch features and one rear facing pitch feature. The proposed garage (double bay) would be single storey finished with a pitched roof. A large garden area is proposed to the side (west) of the site and a parking and turning area proposed to the south of the site.
- 3.3 The application site seeks to make use of the existing access serving the property to the south, no.3 Gore Villas from Mill Road to the southeast corner of the site.
- 3.4 Full plans and associated documents for this application can be found at:  
[F/YR23/0228/F | Erect 1 x dwelling \(2-storey 5-bed\) | Land North Of 3 Gore Villas Mill Road Murrow Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0228/F)

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR13/3010/COND	Details reserved by condition 3 of planning permission F/YR12/0620/F (Erection of a 2-storey 2-bed dwelling)	Approve	05.04.2013
F/YR12/0620/F	Erection of a 2-storey 2-bed dwelling  3 Gore Villas	Grant	18.10.2012
F/YR11/0891/F	Siting of a mobile home and storage container (retrospective)	Refused	16.01.2012
F/YR06/1043/F	Erection of a single-storey dwelling (log cabin style)	Refused	23.10.2006
F/YR22/0370/O	Erect 1 dwelling (outline application with matters committed in respect of access)	Refused	05.07.2022
Land East Of 16 Mill Road			

#### 5 CONSULTATIONS

##### 5.1 Parson Drove Parish Council

5.2 *Where it was acknowledged that there had been both a number of objectors as well as supporters from the Community, that the application was similar to an application received at the other end of the development that had been declined by this Council as development in the open Countryside. Therefore, it was agreed to object on the basis of it being development in the open countryside. Councillor Booth acknowledged that he had received a message from an objector but had not engaged in discussion about the application with them.*

##### 5.3 Environment Agency

5.4 *We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility. We have provided additional information below.*

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

5.6 *We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) prepared Ellingham Consulting, dated March 2023, REF: ECL0989/SWANN EDWARDS ARCHITECTURE and the following mitigation measures detailed within section 5.2 of the FRA (Finished floor level of the dwelling to be 0.3m above existing ground levels with 0.3m of flood resilient construction above the finished floor level) 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.*

## **5.7 Highways**

5.8 *The access is substandard, but it's existing. While the site is unused at present, I would struggle to argue a material intensification of use for a single dwelling. Therefore, the impact on the highway is negligible, particularly when ample parking and turning is provided. On this basis I would not object. I recommend the following condition is appended to any permission granted:*

5.9 *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).*

## **5.10 FDC Environmental Health**

5.11 *No comments received.*

## **5.12 North Level Drainage Board**

5.13 *My board has no objection in principle to the above application. I would draw the applicant's attention to the riparian drain to the north and east of the site and enclose some information with regard to riparian responsibilities.*

## **5.14 Local Residents/Interested Parties**

5.15 15 letters have been received. 6 letters in support, 8 letters objecting and 1 in a neutral position regarding the proposal. The comments received are summarised below. The comments objecting to the application will be addressed within the body of the report.

5.16 Supporting comments:

- *Helps the village to grow*
- *Growing community*
- *No negative impact*
- *Attractive new people to village*
- *Supports local shops*

5.17 Objecting comments:

- *Not an infill development*
- *Impact on privacy, loss of light*
- *Overdevelopment*
- *Access and no right of way*
- *Missing ecological survey*
- *Impact on traffic, construction vehicles*
- *Impact on waiting times for doctors/chemists*
- *Out of character of the shape of the village*
- *Loss of land*

- Sets a harmful precedent
- Loss of views

## 5.18 Representations

### 5.19 Cllr Fryett

*I would like to oppose the above planning application as it is not in the line of building. The access obviously has problems. This application does come under the parish of Parson Drove but does directly affect the residents of Mill Rd Murrow with the access coming out directly on to this road. Mill Road has seen extensive building over the last few year's, the road itself already has problems in that area with flooding due to a lack of drainage. As it is now the road sits lower than the recent newly built properties and therefore creates a dish for the water to sit into. On the opposite side of the road to the proposed access there is still to be a footpath installed from previous building which is not yet been completed .....yet more development would cause more of a problem to area that has already flooding issues.*

## 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

LP4 – Housing

LP5 – Meeting Housing Need

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

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  
LP19: Strategic Infrastructure  
LP22: Parking Provision  
LP28: Landscape  
LP32: Flood and Water Management

## **FDC Delivering and Protecting High quality Environments in Fenland SPD (2014)**

**Cambridgeshire Flood and Water SPD 2016**

**Parson Drove Neighbourhood Plan 2020**

## **8 KEY ISSUES**

- **Principle of Development**
- **Flood Risk**
- **Impact on Character and Visual Amenity**
- **Impact on Residential amenity**
- **Impact on Parking & Access**
- **Impact on Ecology**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 The agent was informed a sequential test would be required as part of the submission regarding the flood zone 3 location. The agent was also informed ecological surveys would also be required as part of the submission given the adjacent drain to the north and east and the potential impact on water voles. No information (i.e. sequential test or ecological surveys) was forthcoming.
- 9.2 The agent was informed there was a recent planning refusal for a similar development (ref: F/YR22/0370/O) to the east of no.16 Mill Road which is located on the opposite (east) side of the parade of dwellings on this part of Mill Road. This application represented similar concerns (the principle, absence of sequential test and absence of ecological surveys). The agent has given the opportunity to withdraw the application, but this was not forthcoming.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The site is located within the settlement of Murrow which is identified within the settlement hierarchy as a Small Village as set out in Policy LP3. In Small Village settlements, 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 or a small business opportunity.
- 10.2 It is considered that the development does constitute infill albeit that the nature of the development is tandem in nature.

## Flood Risk

- 10.3 The application site is within Flood Zone 3 (high risk) and the proposal is classed as more vulnerable. Local and national planning policy sets very strict tests for development in high areas of flood risk and requires that a sequential approach to development is adopted i.e. developing out the areas at lowest risk of flood (Flood Zone 1) before then proceeding to develop Flood Zone 2 and then Flood Zone 3 areas. The Council has adopted the Cambridgeshire Flood and Water SPD which clarifies the approach to development in higher areas of flood risk and supports policy LP14, Part B of the Fenland Local Plan 2014.
- 10.4 In order to comply with Policy LP14, Part B, where development is proposed in Flood Zone 2 and 3, applicants are required to undertake a sequential test, to demonstrate that there are no other areas reasonable available to accommodate the development in lower areas of risk. Only if this test is met should development in Flood Zone 2 and the Flood Zone 3 be allowed to proceed and this is then on the basis that the exceptions test can be met. This approach is outlined in paragraphs 161 – 167 of the NPPF 2023.
- 10.5 The applicant submitted a Flood Risk Assessment and this document states that a separate Sequential Test document has been submitted. No such document accompanied the planning application. So, no information has been submitted to demonstrate that any search for areas at lower risk of flooding has taken place. Therefore, in this instance the development has not passed the sequential test.
- 10.6 As the proposal has not passed the sequential test, there is no requirement to apply the exceptions test. However, for information, for the exceptions test to be passed it must be demonstrated that:
- a) *the development provides wider sustainability benefits to the community that outweigh flood risk; and*
  - b) *a site-specific flood risk assessment (FRA) must demonstrate that the development will be safe from all sources of flood risk, will not increase flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- 10.7 The applicant has submitted an FRA in which it outlines the proposal would contribute to the housing target within the district as a wider sustainability benefit to the community. However, the Cambridgeshire Flood and Water Supplementary Planning Document para 4.5.9 advises that the general provision of housing by itself would not normally be considered as a wider sustainability benefit to the community which would outweigh flood risk. Therefore, the application and fails part a) of the exceptions test.
- 10.8 Flood mitigation measures are proposed. The Environmental Agency (EA) has reviewed the FRA and does not object to the application. Therefore, the application passes only part b) of the exception test.
- 10.9 The proposal has failed the sequential test and therefore is contrary to Paragraphs 162 - 167 of the National Planning Policy Framework 2023, Policies LP12 & LP14 of the Fenland Local Plan 2014 and The Cambridgeshire Flood and Water Supplementary Planning Document.

## **Impact on Character & Visual Amenity**

- 10.10 Policy LP12 sets out that new development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide-open character of the countryside. Any proposal will need to satisfy the applicable policies of the local plan as well as criteria listed in Policy LP12. Criteria (a) of Policy LP12 states that with regards to “small” or “other “villages only infill sites will normally be considered favourably. Criteria (c) states that the proposal shall not have an adverse impact upon the character and appearance of the surrounding countryside or farmland and that (d) the proposal 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. Criteria (i) requires the development to not result in a loss of high-grade agricultural land unless comprehensive evidence is provided to justify the loss.
- 10.11 Policy LP16 requires developments to makes a positive contribution towards local distinctiveness and character of an area.
- 10.12 The proposed dwelling would be set to the rear of no.3 Gore Villas and does not have an adjacent frontage onto Mill Road whereas the adjacent properties to the east, nos.16 – 24 Mill Road do. This is a built form characteristic of the village and would need to be maintained. Furthermore, nos.16 – 24 Mill Road are recently built dwellings (ref: F/YR13/0031/F) as a result of a balanced judgement which tipped in favour of permitting the development due to its frontage nature and consistent linear form which was considered in keeping with the character of this part of the village. The proposed site would not have a road frontage similar to the adjacent dwellings as it is proposed to be setback 10 meters behind the front building line of no.24 and would not be positioned between developed plots but moreover to the side of no. 24 Mill Road and 25 meters to the rear of no.3 Gore Villas. This constitutes backland development which would fail to respond positively to the surrounding liner pattern of development afforded to this part of Mill Road. Therefore, the proposal would not be in keeping with the form and pattern of development of the village and encroaches into the open countryside rather than being an infill site.
- 10.13 Regarding layout, the site is of a generous size and the proposed footprint would appear well-balanced set within the overall plot. Equally, the proposed garden size whilst large, would generally be reflective of the gardens serving neighbouring plots.
- 10.14 Regarding design, the locality consists of two storey properties with a mixture of designs. The proposed two-storey detached dwelling would be of a traditional design and appearance. No materials have been confirmed however, these can be controlled via a condition. In terms of ridge height, style etc the proposal would not be at odds with the surrounding built environment.
- 10.15 Nevertheless, the proposal would be unacceptable in terms of position which would harmfully impact the character of the local area.
- 10.16 As such, the proposal would conflict with Policies LP3, LP12 & LP16 of the Fenland Local Plan 2014.



## **Impact on Residential Amenity**

- 10.17 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they do not adversely impact on the amenity of neighbouring users such as, loss of privacy and loss of light and noise.
- 10.18 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.
- 10.19 The most likely impacted properties would be no.3 Gore Villas to the southwest and no.24 Mill Road to the east.
- 10.20 Regarding no.3 Gore Villas and in terms of loss of privacy, the proposed dwelling would be set to the rear of no.3 Gore Villas. However, it would not be positioned directly behind no.3 Gore Villas and therefore, would not result in window-to-window overlooking. Whilst the proposed dwelling would benefit from two, front facing bedroom windows, they would be setback from no.3 Gore Villas by 30 meters which is considered to mitigate overlooking. Additionally, the proposed dwelling would primarily front onto the parking area serving no.3 Gore Villas and so impacts would be limited. Regarding the outdoor amenity space serving no.3 Gore Villas, it lies to its immediate rear and would be adjacent the bulk of the proposed detached garage which would obscure views from the proposed dwelling, further limiting overlooking. No.3 Gore Villas also benefits from dense landscaping along its rear boundary which would screen views into its rear amenity. In terms of loss of light, the proposed dwelling would be sufficiently setback from no.3 Gore Villas and given the proposed scale and design of the dwelling and the east-west orientation of the sun, would not result in an adverse loss of light.
- 10.21 Regarding no.24 Mill Road and in terms of loss of privacy, the proposed dwelling would have four, first-floor side elevation windows, two would serve bedroom 1 and two would serve an en-suite/bathroom. These side elevation windows would potentially overlook onto the rear amenity space serving no.24 Mill Road. However, bedroom 1 also benefits from a window along the front elevation therefore, the two side elevation bedroom windows can be controlled via an obscure-glazed condition and would prejudice outlook whilst limiting overlooking. The en-suite/bathroom windows can also be controlled via an obscure-glazed condition. In terms of loss of light, the west elevation of no.24 Mill Road does not benefit from any windows. Additionally, the proposed dwelling would not protrude the rear building line of no.24 Mill Road, is separated from the shared site boundary by 2-5 meters and given the scale and design of the dwelling and the east-west orientation of the sun, would not result in an adverse loss of light.
- 10.22 In terms of noise, a conditioned could be recommended which would limit construction hours/days.
- 10.23 In terms of private amenity, the dwelling would benefit from an adequate side-rear garden to serve future occupants. The amount of private amenity provided within the plot curtilage would be generally reflective of the surrounding area and so is therefore acceptable (h).

10.24 The proposed dwelling would not adversely impact the amenity of neighbouring properties such as loss of light or privacy and would accord with Local Plan Policy LP16.

### **Impact on Parking & Access**

10.25 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access and provide well designed 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.

10.26 Regarding parking, the proposal is for a five-bedroom dwelling. Appendix A states that three parking spaces should be provided for dwellings with four or more bedrooms. There is sufficient parking provision to the south side of the site to accommodate at least three parking spaces which would meet the parking standard, in accordance with Appendix A of the Fenland Local Plan 2014.

10.27 Regarding access, the access is existing, and the intensification of this access for one additional dwelling would have a negligible impact on traffic and the safety of Mill Road. The highway consultee has reviewed the proposal and has no objection.

10.28 The proposal would not be in accordance with Policy LP15 of the Fenland Local Plan 2014.

### **Impact on Ecology**

10.29 Policy LP19 of the Fenland Local Plan states that planning permission should be refused for development that would cause a demonstrable harm to a protected species or habitat unless the need for and public benefits of the development clearly outweigh the harm and mitigation, or compensation measures can be secured to offset the harm.

10.30 Although the submitted biodiversity checklist outlines the site is not within 5 meters of a stream or ditch, there is a IDB riparian drain which runs along the northern and eastern boundary of the site (within 5 meters) and a North Level drain is only 270 meters (approx.) further north of the site. Therefore, water voles, otters and other wildlife may potentially be present on site.

10.31 Ecological surveys and if necessary, species surveys, are required to be carried out pre-determination. Section 40 of the Natural Environment and Rural Communities Act (NERC) 2006 places a public sector duty upon local planning authorities to conserve biodiversity. Section 180 of the NPPF states that when determining planning applications local planning authorities should refuse planning permission if significant harm to biodiversity resulting from development cannot be avoided (through locating on an alternative site with less impact), adequately mitigated or as a last resort, compensated for. Such consideration requires sufficient ecological investigation to assess if there are any particular protected species present so that they can be taken into account in the consideration of the proposals.

10.32 No ecological surveys have been undertaken and submitted with the application. It is therefore not possible for the local planning authority to undertake its duty to conserve biodiversity due to a lack of information. This is a reason for refusal.

## Other Matters

- 10.33 The neighbouring comments regarding ownership, the right of way of the access and construction vehicles is not a material planning matter, in this instance.
- 10.34 The neighbouring comments regarding the potential increase of waiting times for doctors/chemists because of the proposal is noted however, there is no requirement for the applicant to improve local services within the area given the level of development proposed (1 dwelling).
- 10.35 The neighbouring comments regarding setting a precedent are noted but each planning application is assessed on its own individual merits.

## 11 CONCLUSIONS

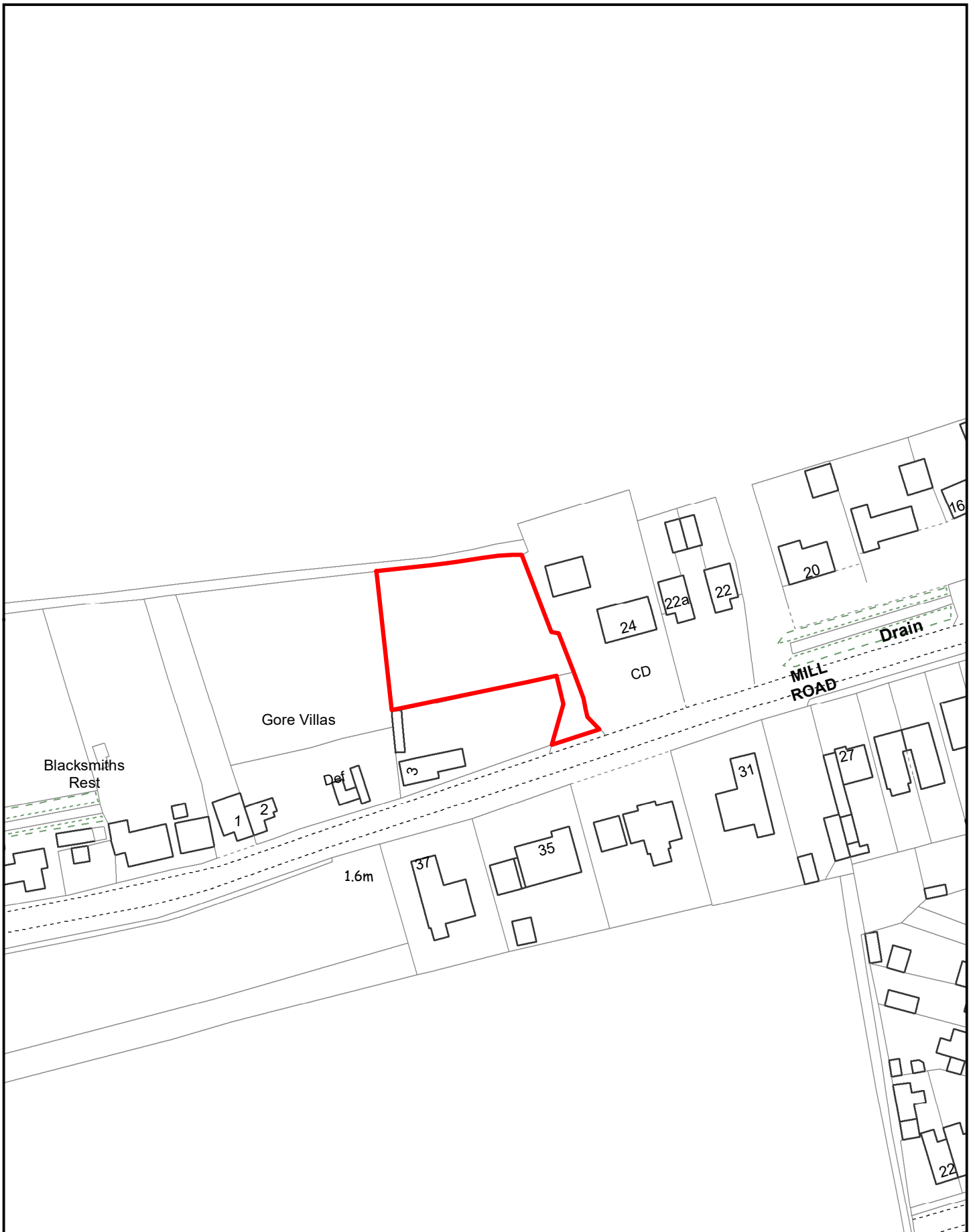
- 11.1 The principle of the development at this location is not acceptable. Murrow is designated as a small village as set out in Policy LP3 of the Fenland Local Plan and normally only infill development at such locations is acceptable. In addition, the development of this site is not in keeping with the character of development in Mill Road where there is a strong linear character and properties have a direct and adjacent road facing frontage. There are no similar backland developments present within the village. The proposal is therefore contrary to Policies LP3, LP12 & LP16 of the Fenland Local Plan 2014.
- 11.2 No evidence has been submitted as to why this site should be developed as sequentially no other more suitable land with a lower risk of flooding is available. The application fails the sequential test and is therefore contrary to Policy LP14, Part B, Paragraphs 162- 167 of the NPPF
- 11.3 There is insufficient information to enable the local planning authority to assess the potential impacts of the development upon protected species and habitats, by way of a preliminary ecological survey and/or any subsequent species surveys. The application is therefore contrary to the NERC Act 2006, Paragraph 180 of the NPPF & Policy LP19 of the Fenland Local Plan 2014.

## 12 RECOMMENDATION

**Refuse;** for the following reasons

1	LP 12 Part A (d) and LP16 (d) respectively seek to ensure that new developments are in keeping with the form of development in the settlement and that new developments make a positive contribution to the distinctiveness and character of the area. The proposal represents tandem development which is not a characteristic of the build form. Whilst there is a row of dwellings set well back from the road frontage to one side, the character changes to one where dwellings close to the road frontage are prevalent. The proposal is therefore at odds with the character and form of built development and so is contrary to policy.
2	The site lies in Flood Zone 3, the highest risk of flooding. Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and paragraphs 162 -167of the NPPF seek

	<p>to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If it is evidenced by an adequate Sequential Test that it is not possible for development to be located in areas with a lower risk of flooding the Exception Test will then apply.</p> <p>No evidence has been submitted demonstrating why the site should be developed as sequentially no other more suitable land with a lower risk of flooding available. As such, the proposal fails the Sequential Test and conflicts with paragraphs 162 -167 of the National Planning Policy Framework (2023), Policies LP12 (j) &amp; LP14, Part B of the Fenland Local Plan (2014), The Cambridgeshire Flood and Water Supplementary Planning Document and guidance set out in the National Planning Policy Guidance.</p>
3	<p>Policy LP19 of the Fenland Local Plan states that planning permission should be refused for development that would cause a demonstrable harm to a protected species or habitat.</p> <p>The site lies in close proximity to a watercourse and is not accompanied by a preliminary ecological survey or any subsequent species surveys as may be necessary. Therefore, the local planning authority is unable to assess the impact of the proposal upon protected species and habitats as is its public duty. As such, the application is contrary to the provisions of Section 40 of the Natural Environment and Rural Communities Act (2006), Paragraph 180 of the National Planning Policy Framework (2023) &amp; Policy LP19 of the Fenland Local Plan (2014).</p>



Created on: 22/03/2023

© Crown Copyright and database  
rights 2023 Ordnance Survey 10023778

**F/YR23/0228/F**

Scale = 1:1,250







Created on: 22/03/2023

© Crown Copyright and database  
rights 2023 Ordnance Survey 10023778

**F/YR23/0228/F**

Scale = 1:1,250

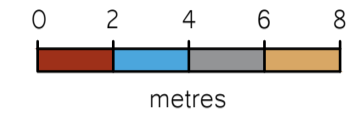


 **Fenland**  
CAMBRIDGESHIRE  
Fenland District Council

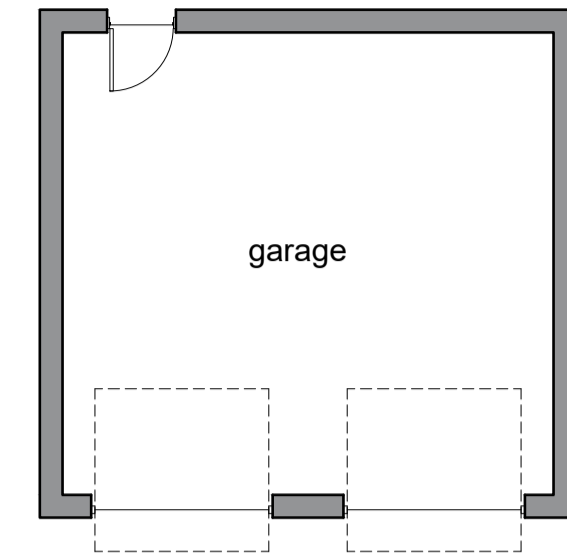
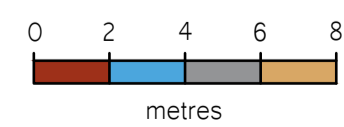




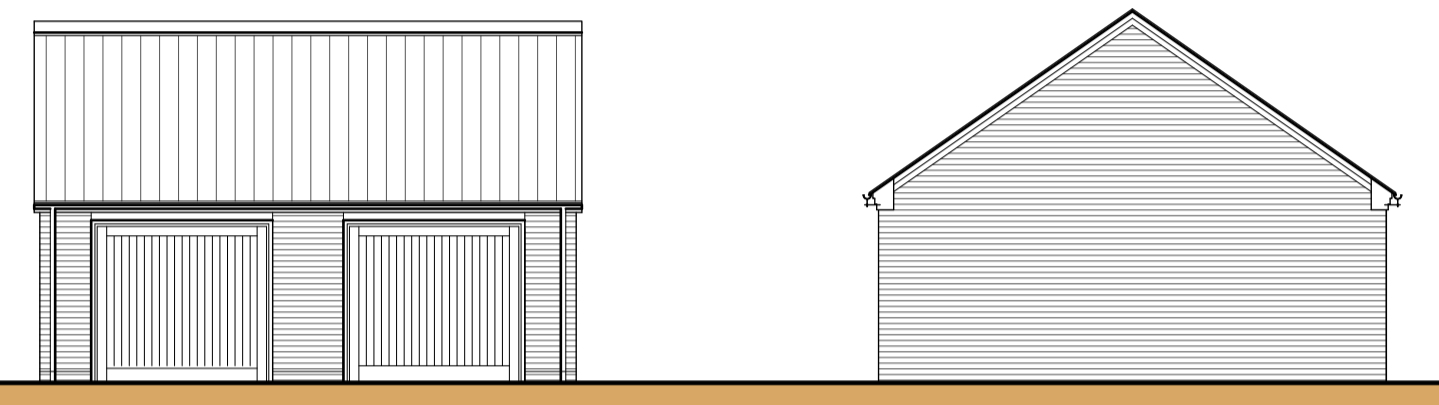
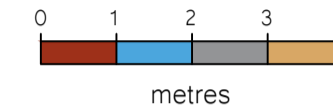
Mill Road Elevation  
Scale: 1:200



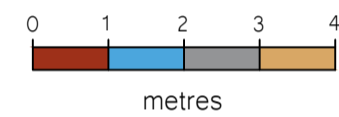
Site Plan  
Scale: 1:200



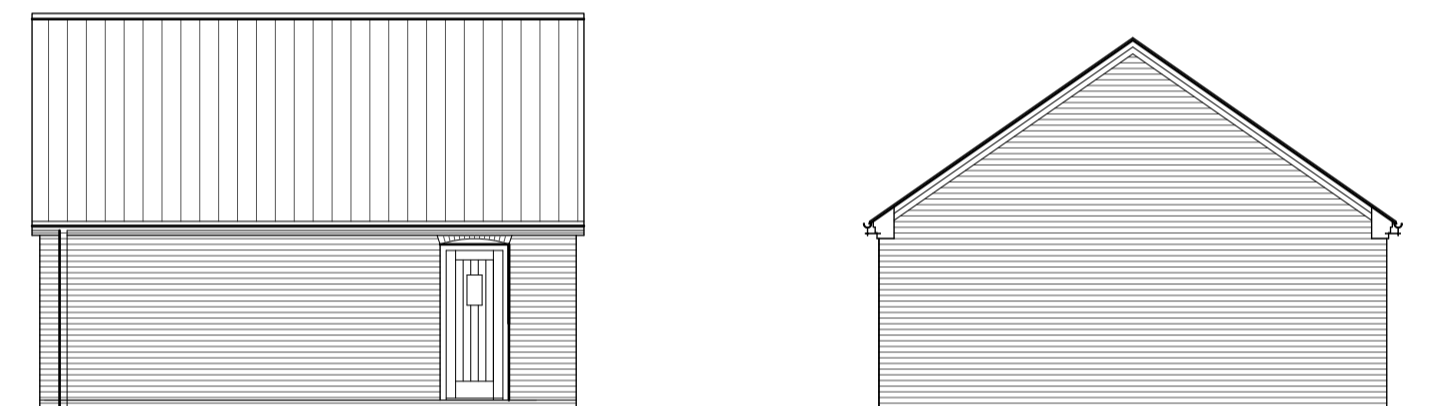
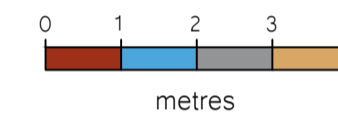
Garage Floorplan  
Scale: 1:100



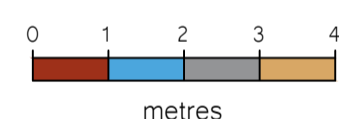
East Elevation  
Scale: 1:100



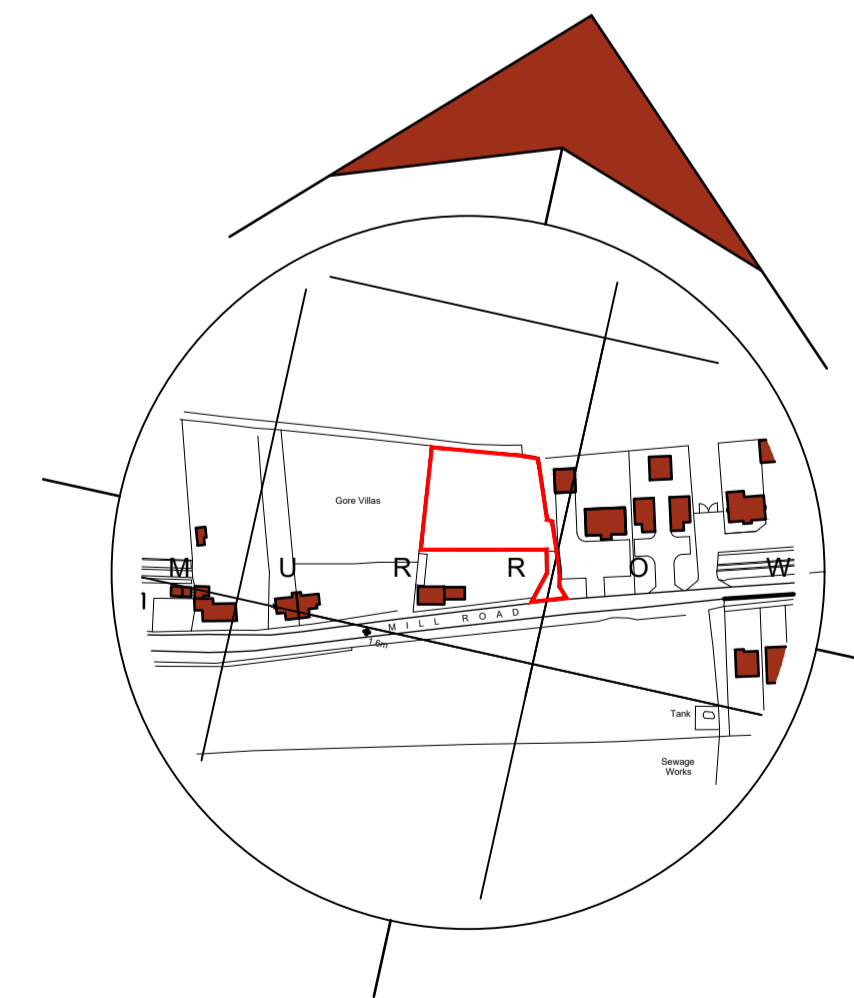
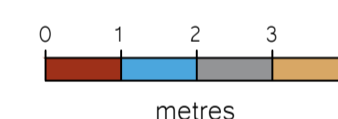
South Elevation  
Scale: 1:100



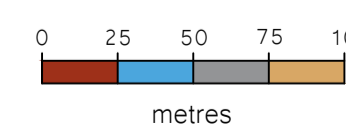
West Elevation  
Scale: 1:100



North Elevation  
Scale: 1:100



Location Plan  
Scale: 1:2500



- 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.

**CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015**

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

**SITE PLAN KEY**

- Indicates existing structures taken from O.S. map
- Indicates proposed trees and planting on site
- Indicates site access

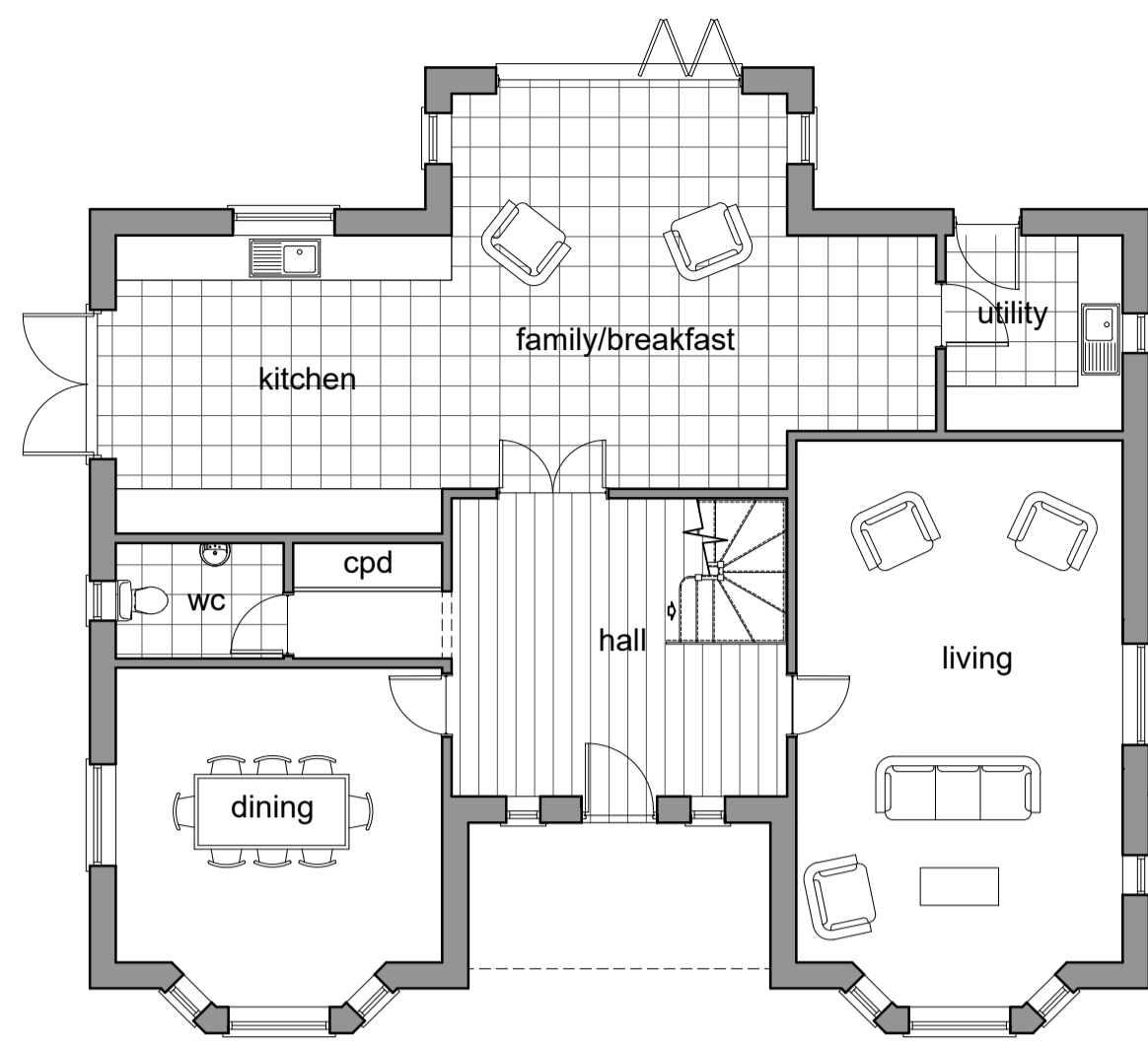
Revisions		Changes following planning invalid
B	Feb 2023	

Status  
**FOR APPROVAL**

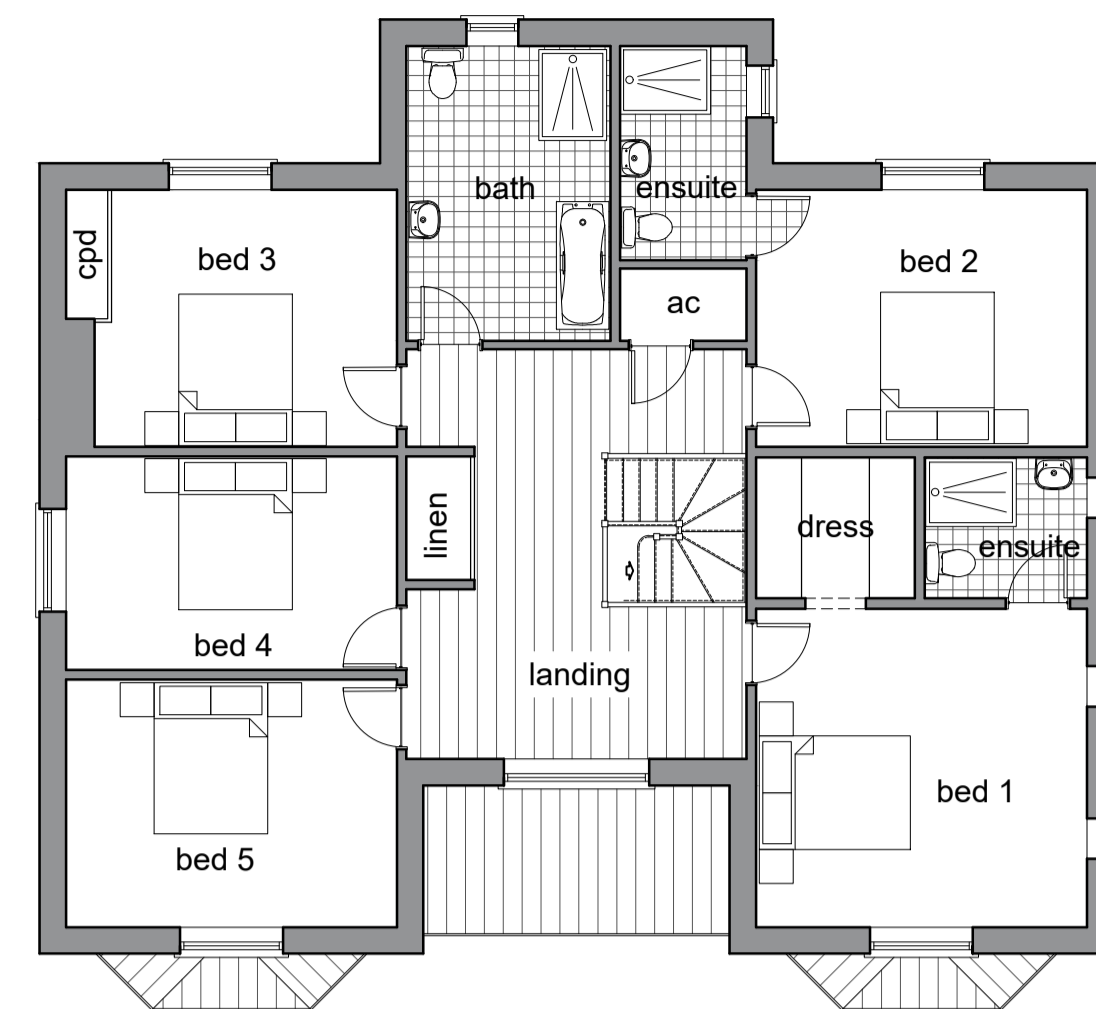
**SWANN EDWARDS**  
ARCHITECTURE

Swann Edwards Architecture Limited, Elveden House, Gull Road, Guyhirn, Wisbech, Cambs, PE13 4ER  
1 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Dwelling, The Paddocks, Mill Lane Murrow	January 2023	AS Sheet Size A1
For: Mr B Cobin		
Drawing Title	Job No.	Drawn by
Site Plan, Location Plan & Street Scene	SE-1915	CW
	Dwg No.	Revision
	1000	B



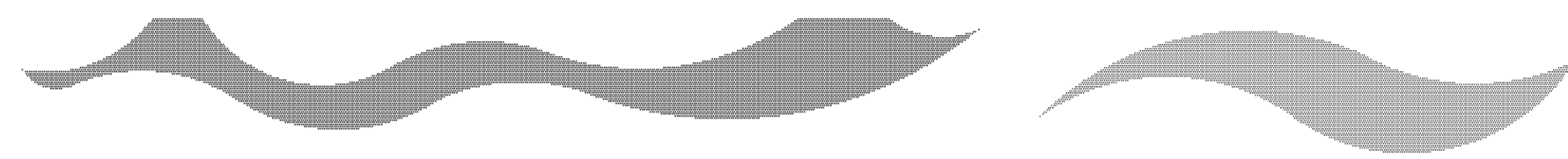
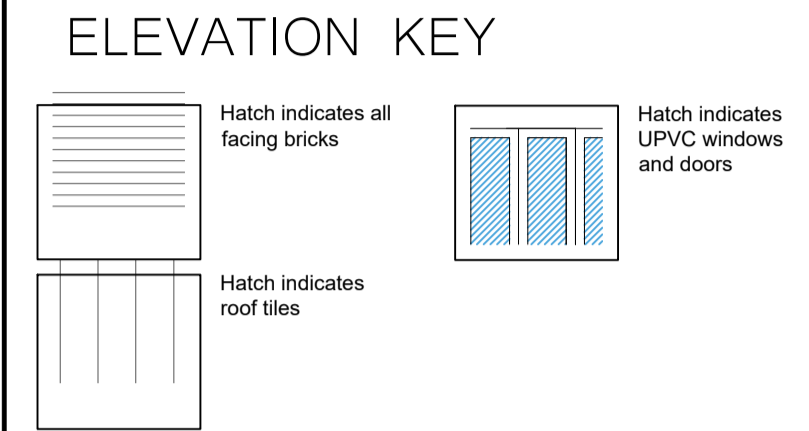
Ground Floor Plan  
Scale: 1:100



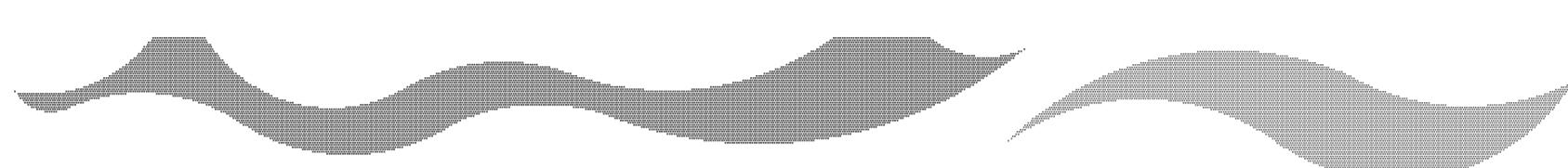
First Floor Plan  
Scale: 1:100

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.

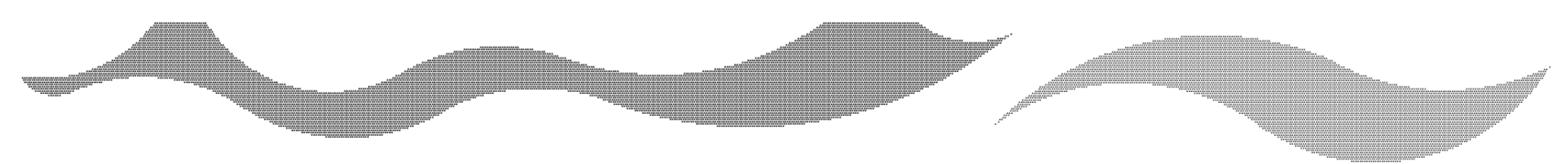
CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015  
 The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.



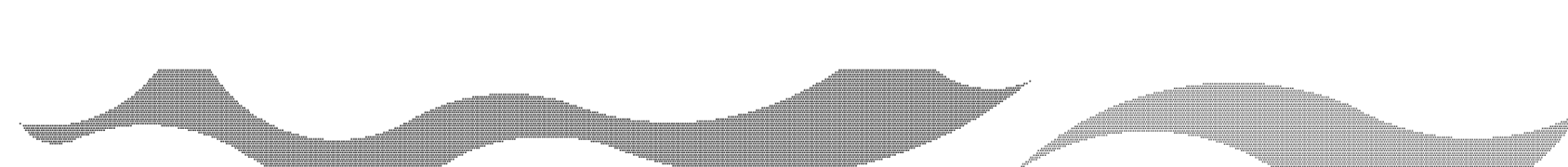
South Elevation  
Scale: 1:100



West Elevation  
Scale: 1:100



North Elevation  
Scale: 1:100



East Elevation  
Scale: 1:100

Status  
**FOR APPROVAL**

**SWANN EDWARDS**  
 ARCHITECTURE  
 Swann Edwards Architecture Limited, Elveden House, Gull Road,  
 Guyhirn, Wisbech, Cambs. PE13 4ER  
 t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Dwelling, The Paddocks, Mill Lane Murrow	January 2023	AS Sheet Size A1
For: Mr B Cobin		
Drawing Title	Job No.	Drawn by
Planning Drawing Floor Plans & Elevations	SE-1915	CW
	Dwg No.	Revision
	1001	