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**F/YR25/0145/F**

**Applicant: Mr & Mrs S & T Rutterford & Hudson**

**Agent: Mr G Boreham  
Morton & Hall Consulting Ltd**

**Land To The West Of 167, Gaul Road, March, Cambridgeshire**

**Erect 2 x self-build/custom build dwellings including formation of a new access**

**Officer recommendation: Refuse**

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

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 31 March 2025**

**EOT in Place: Yes**

**EOT Expiry: 07 May 2025**

**Application Fee: £1156**

**Risk Statement:**

**This application must be determined by 7<sup>th</sup> May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

- 1.1 The site is well related to the primary market town of March to which new development should be directed as set out in the settlement hierarchy of Policy LP3 of the Fenland Local Plan.

1.2 The development has a poor visual relationship due to the clearance between the site and the development to the east of the site and appears randomly placed, exacerbated by the design and appearance of the proposed dwellings and the stark appearance they will introduce when travelling along Gaul Road. The development is considered to result in an incongruous form of development contrary to Policy H2 of the March Neighbourhood Plan 2017, Policy LP16(d) of the Local Plan and Paragraph 135 of the NPPF.

1.3 The application site is situated within Flood Zone 3 (high risk). This application proposes an intensification of the use of the site in comparison to the extant permission on site and therefore both the Sequential Test and Exception Test are required. The submitted Sequential Test has been mis-applied and has incorrectly rules out a number of acceptable sites. The application therefore does not pass the Sequential Test and the Exception Test is therefore not applicable. The development would therefore also be contrary to LP14, the adopted SPF and paragraph 170 of the NPPF.

1.4 The application is therefore recommended for refusal.

## 2 SITE DESCRIPTION

- 2.1 The site is part of a larger area of open scrub land and is situated approximately 40 metres to the west of the nearest dwellinghouse, 167 Gaul Road. The site measures approximately 25.5 metres wide x 22.5 metres deep and has an area of approximately 0.06 hectares.
- 2.2 The site fronts onto Gaul Road and is served by an existing footpath cycleway which is separated from the road by a small grass verge. The residential development to the east (of which No.167 is part) was originally approved in 2009 with amendments since. This development stops abruptly where it adjoins the wider land in which this current application site is located.
- 2.3 To the west of the site is a run of overhead electricity power cables mounted on pylons. The site lies wholly within Flood Zone 3 which is the greatest risk of flooding.

## 3 PROPOSAL

- 3.1 This application is for the erection of 2 x self-build/custom build dwellings including the formation of a new access. The proposed new access would be centrally located within the site.
- 3.2 The dwellings proposed would be 2-storey, detached dwellings, finished with a dual-pitched roof. The eaves height would be approximately 5.1 metres and the ridge height would be approximately 8.7 metres. The footprint of both dwellings would be 9.3 x 6.2 metres.
- 3.3 The materials proposed are a red brick and white render and grey roof tiles with anthracite UPVC windows.
- 3.4 Parking spaces are proposed to the front and side of each individual dwelling, with private amenity space and bin storage to the rear of the dwellings, which would be enclosed by 1.8 metre close boarded fences.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

## 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR22/1053/F	Erect 1 dwelling (2-storey 4-bed) with detached garage	Granted 21/04/2023
F/YR22/0565/O	Erect up to 2 dwellings (outline with matters committed in respect of access)	Refused 29/07/2022

## 5 CONSULTATIONS

### 5.1 March Town Council

*Recommendation: Approval*

## **5.2 FDC Ecology**

*Thank you for consulting the Ecology Team on the above application.*

*I would raise no objections to the proposals on Ecology grounds, since the proposals will not affect any designated sites, protected or priority species or any notable habitats. The application site appears to have been subject to disturbance relatively recently in connection with the nearby new development.*

*I note that the proposals are exempt from biodiversity net gain, but I would advise that, in the general interests of biodiversity enhancement, if permission is to be granted to the development, bat roosting and bird nesting opportunities should be required to be provided on the site post-completion.*

*Reason - in the interests of the conservation of the natural environment, Policy LP19*

## **5.3 FDC Environmental Services**

*We have 'No Objections'*

## **5.4 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, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.*

*This service would however welcome a condition on working times due to the close proximity of 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.*

## **5.5 FDC Planning Policy**

*Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period.*

*The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met in Fenland. Therefore, no weight should be given to the delivery of self/ custom build housing at this time.*

## **5.6 CCC Highways**

### *Recommendation*

*Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the public highway would likely be mitigated if the following conditions form part of any permission that the Local Planning Authority is minded to issue in regard to this proposal.*

### *Comments*

*The development proposed is accessed from Gaul Road, March. Gaul Road benefits from a combined kerb drainage system. It is necessary that the works within the highway to facilitate this proposal do not prevent the current drainage system on Gaul Road from operating satisfactorily.*

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

### *Conditions*

*The alterations to the existing kerb line along Gaul Road to facilitate the motor vehicle access as shown on Drawing H9789/02 B shall be constructed using a combined kerb drainage system to the satisfaction of the Local Highway Authority.*

*Reason: In the interest of highway safety and to maintain the effective operation of the highway.*

*Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.*

*Reason: In the interests of highway safety and to ensure satisfactory access into the site.*

*The proposed vehicular access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.*

*Reason: for the safe and effective operation of the highway*

*Notwithstanding the provision of Class A of Schedule 2, Part 2 of The Town and Country Planning (General Permitted Development) [England] Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected*

*across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.*

*Reason: In the interests of highway safety*

*The proposed vehicular access shall be a minimum width of 5m, for a minimum distance of 5m measured from the carriageway edge and thereafter retained free of obstruction. Reason: in the interests of highway safety.*

## **5.7 Environment Agency**

*We have no objection to the proposed development on flood risk grounds but wish to make the following comments:*

*We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.*

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

### ***NPPF Flood Risk Sequential Test***

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

## **5.8 Local Residents/Interested Parties**

7 letters of support were received with regard to this application from properties within March (Bluebell Way, Babble Close, Brewin Avenue, Millfield Close, Gaul Road Farm and Gaul Road) and Wimblington (New Woods Drive), during the consultation period. The reasons for support are summarised as follows:

- Extant planning approval
- In keeping with existing and planned development
- Previous application out of character
- Meet the needs of the local community

## **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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF) 2024**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

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

Determining a Planning Application

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

Context

Identity

Built Form

### **7.4 Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP9 – March

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

### **7.5 March Neighbourhood Plan 2017**

H2 – Windfall Development

### **7.6 Cambridgeshire Flood and Water SPD 2016**

### **7.7 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 49 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

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP20: Accessibility and Transport

LP22: Parking Provision

LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Access and Highway Safety**
- **Flood Risk**
- **Other Issues**
- **Biodiversity Net Gain (BNG)**

## **9 BACKGROUND**

- 9.1 The site history section detailed above indicates the planning history of the site. Application reference F/YR22/0565/O was heard at planning committee on 27<sup>th</sup> July 2022. The application was an outline application for the erection of 2 dwellings with matters committed in respect of access.
- 9.2 The 2 reasons for refusal were due to the failure of the application to comply with the Sequential Test, thus contrary to Policy LP14 and the visually separated nature of the site which was considered contrary to Policy LP16.
- 9.3 Application reference F/YR22/1053/F was also heard at planning committee on 5<sup>th</sup> April 2023. This application was a full application for 1 dwelling with detached garage. The application was recommended for refusal by officers due to the failure of the application to comply with the Sequential Test, thus contrary to Policy LP14 and the visually separated nature of the site which was considered contrary to Policy LP16. Members did not support officer's recommendation of refusal of planning permission as they felt that applications have been approved for a number of dwellings in the vicinity and whilst there is a gap in the built form this proposal is not in isolation, one dwelling will not harm the surrounding area and flooding issues can be overcome with mitigation. This application was therefore granted with conditions requiring foul water details to be submitted. This permission is due to expire on the 21<sup>st</sup> April 2026.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy H2 of the March Neighbourhood Plan 2017 supports the provision of residential development.
- 10.2 Policy LP3 of Fenland Local Plan (the Local Plan) contains the spatial strategy and settlement hierarchy for the district. March is a primary Market Town (along with Wisbech) and other market towns are Chatteris and Whittlesey. The majority of the district's new housing and other growth should take place in these settlements.
- 10.3 Whilst this site lies beyond the built edge of March in regard to development to the east and to the north of Gaul Road, it is noted that the site is opposite the strategic allocation for West March whereby the land is allocated for up to 2000 new dwellings in Policy LP9 of the Local Plan. The site is separated from 167 Gaul Road by a gap of approximately 40 metres. It is likely that had the site been allocated in the local plan, a more comprehensive development proposal would have come forward which would join the existing development. However, it is not reasonable to suggest the site is not well related to March and it is considered that in terms of its relationship to the town centre and distance to services and schools, the site is considered to be a sustainable location (except for flood risk which is considered separately below).

- 10.4 Policy LP5, Part C seeks to provide, in appropriate circumstances, housing solutions that meet market expectations including self-build homes, which is supported by para 62 of the NPPF. Under Section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Weight would therefore be given to this, the amount dependant on identified demand.
- 10.5 The proposal is for self/custom build dwellings, however the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand, and as such very limited weight can be afforded to this.
- 10.6 The site is considered to be well related to March and in terms of position/location in relation to the town centre and services would be acceptable and accord with the settlement hierarchy set out in Policy LP3 and as such the principle of development is considered to be acceptable, subject to further policy considerations set out below.

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

- 10.7 Paragraph 135 of the NPPF requires, amongst other things, that development will add to the overall quality of the area and be visually attractive as a result of good architecture and layout. It should be sympathetic to local character, including the surrounding built environment and landscape setting.
- 10.8 Policy H2 of the March Neighbourhood Plan 2017 states that development should be of a high standard of design.
- 10.9 Policy LP16 of the Local Plan requires, amongst other things, that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment and does not adversely impact in design or scale terms on the street scene, settlement pattern and landscape character of the surrounding area (criteria d).
- 10.10 There is an extant permission on the site for the erection of one dwelling as discussed within the background section above. This singular dwelling would have had a modern, unconventional design in comparison to the existing development to the east of the application site.
- 10.11 This proposal is however for a pair of detached dwellings, also situated within open street frontage and somewhat separated from the built edge of March. The design of these dwellings is of a fairly standard design in comparison to the extant permission on site. The proposed development also includes close boarded fencing upon the east and western boundaries, resulting in a stark view when travelling along Gaul Road. No landscaping is proposed to soften the boundaries of the site in relation to the open expanse surrounding the site. There would be a clearance of approximately 1.3 metres between Plot 1 and the west facing boundary fence and 1.4 metres between Plot 2 and the east facing boundary fence, thus contributing to this stark appearance. This also diminishes the scope for landscaping to soften the boundaries of the site due to the limited clearance between the dwellings and boundary of the site.



10.12 The proposal is therefore considered to result in a development that appears incongruous in this location and within the street scene, contrary to Policy H2 of the March Neighbourhood Plan 2017, Policy LP16 (d) of the Local Plan and the advice contained in paragraph 135 of the NPPF.

### **Residential Amenity**

10.13 There are no immediate neighbours surrounding the application site and therefore the scheme will not introduce any adverse overlooking, overshadowing or overbearing impacts upon neighbouring properties.

10.14 The FDC Environmental Health officer has recommended that a condition be included should permission be granted to restrict working times on site. As the development is for 2 dwellings and given the lack of immediate neighbouring properties, the inclusion of such a condition is considered to be unreasonable in this instance.

10.15 In terms of amenity for future occupiers, both plots have a sufficient area of private amenity space to the rear of the dwelling. Both plots also have 2 parking spaces and bin storage areas. As such, there are no issues to address with regards to residential amenity.

### **Access and Highway Safety**

10.16 The proposed access would be centrally located within the site between the two dwellings. Upon consultation with the Highways Authority, no objections were raised as the proposed access will not result in any significant adverse effects upon the public highway subject to the inclusion of conditions.

10.17 Both dwellings would include the provision of 3 bedrooms. Appendix A of the Fenland Local Plan states that dwellings with up to 3 bedrooms should provide 2 on-site parking spaces. The submitted site plan details the provision of 2 space for both dwellings. As such, the proposal is considered to comply with Policy LP15.

### **Flood Risk**

10.18 Policy LP14 Part B of the Fenland Local Plan 2014 states that the granting or refusing of planning permission will be informed by local and regional flood risk studies and guidance which are set out in the policy and any national advice in force at the time. All development proposals should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk of flooding will only be permitted following the successful completion of a Sequential Test where necessary and an Exception Test if necessary; through suitable demonstration of meeting an identified need and through the submission of a site-specific flood risk assessment.

10.19 Policy H2 (c) of the March Neighbourhood Plan states that windfall development will only be acceptable where the site is at a low risk of flooding i.e. not within Flood Zones 2 or 3.

10.20 The applications site falls within Flood Zone 3 (high risk) and the dwelling is considered to be 'more vulnerable' within the flood risk vulnerability and flood zone compatibility table. The extant permission on site is acknowledged, however this permission was for one dwelling and this application is for two dwellings. There is

therefore an intensification of development on site in comparison to the previous approval and therefore both the Sequential and Exception Test would be required to be applied to this development due to this intensification.

- 10.21 The submitted Sequential Test search area relates to the settlement of March only, which given the previous approval on site being considered to be within the settlement, the area of search is considered to be acceptable.
- 10.22 The Cambridgeshire Flood and Water Supplementary Planning Document states that the Sequential Test was developed to steer development to areas with the lowest probability of flooding. The SPD states that developers need to identify and list reasonably available sites identifying reasonably available sites as:

*“Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.”*

- 10.23 The Sequential Test undertaken by the applicant’s agents sets out sites with planning permission within March, and states whether they as agents consider the sites are reasonably available and whether they are considered to be at a lower risk of flooding. The Sequential Test incorrectly states that sites within a lesser Flood Zone are not sequentially preferable due to planning applications being for bungalows. The Sequential Test undertaken as part of this application has therefore been mis-applied and has incorrectly ruled out a number of acceptable sites. As the application does not pass the Sequential Test the Exception Test is not applicable.
- 10.24 Based on the above assessment, the applicant has been unable to show that there are no other reasonably available sites appropriate for the proposed development in areas at a lower risk of flooding and has not demonstrated any wider community benefits of the development and therefore the development fails the Sequential Test and allowing the development would be contrary to Local Plan Policy LP14, the adopted SPD and paragraphs 170 of the NPPF.

### **Biodiversity Net Gain (BNG)**

- 10.24 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.25 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

## **11 CONCLUSIONS**

- 11.1 The development has a poor visual relationship due to the clearance between the site and the development to the west of the site and appears randomly placed,

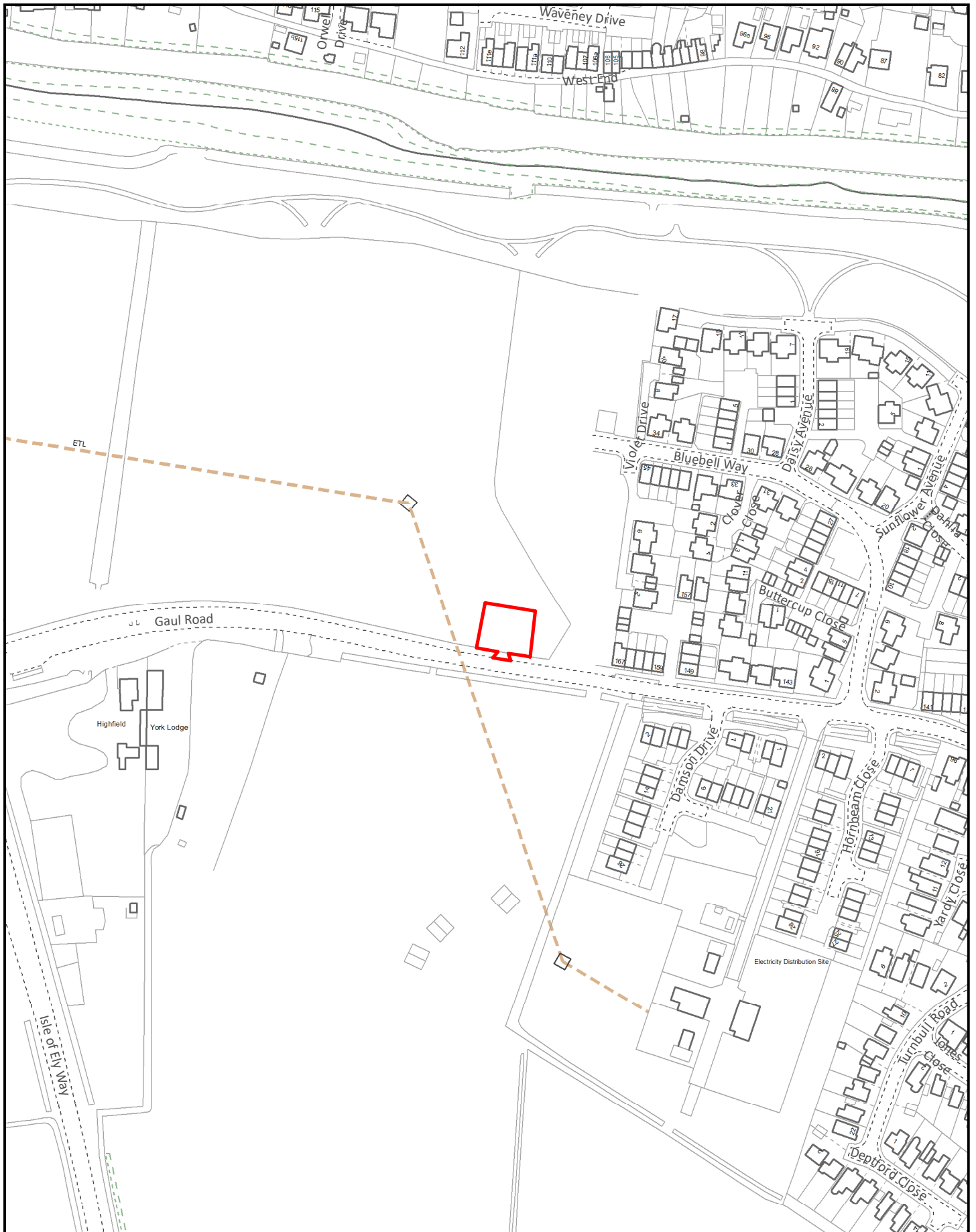
exacerbated by the design and appearance of the proposed dwellings and the stark appearance they will introduce when travelling along Gaul Road. As such, the development is considered to result in an incongruous form of development contrary to Policy H2 of the March Neighbourhood Plan 2017, Policy LP16(d) of the Local Plan and Paragraph 135 of the NPPF.

- 11.2 The application site is situated within Flood Zone 3 (high risk). This application proposes an intensification of the use of the site in comparison to the extant permission on site and therefore both the Sequential Test and Exception Test are required. The submitted Sequential Test has been mis-applied and has incorrectly rules out a number of acceptable sites. The application therefore does not pass the Sequential Test and the Exception Test is therefore not applicable. The development would therefore also be contrary to LP14, the adopted SPF and paragraph 170 of the NPPF.

## 12 RECOMMENDATION

### 12.1 **Refuse;** for the following reason:

1	<p>Policy H2 of the March Neighbourhood Plan 2017 and Policy LP16(d) of the Local Plan requires that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment and does not adversely impact in design or scale terms on the street scene, settlement pattern and landscape character of the surrounding area.</p> <p>The proposal would result in a pair of detached dwellings situated in an area of open street frontage, separated from the existing development to the east. The dwellings will appear as if they had been randomly positioned in this isolated position and will appear incongruous with the street scene, with a lack of landscaping to soften the boundaries of the proposed development.</p> <p>As such, the scheme fails to respond positively to the local setting and character of the area and is therefore considered contrary to the aforementioned policies.</p>
2	<p>The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential Test for flood risk has not been adequately applied or met and consequently, the application fails to demonstrate that there are no other reasonably available sites with a lower probability of flooding that could accommodate the development. In addition, the Exception Test has also not been passed. Allowing the proposed development could therefore place people and property at an increased risk, with no justification, of flooding contrary to Policy LP14 of the Fenland Local Plan (2014), NPPF and Section 4 of the Cambridgeshire Flood &amp; Water Supplementary Planning Document (2016).</p>



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**F/YR25/0145/F**

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 **Fenland**  
CAMBRIDGESHIRE  
Fenland District Council



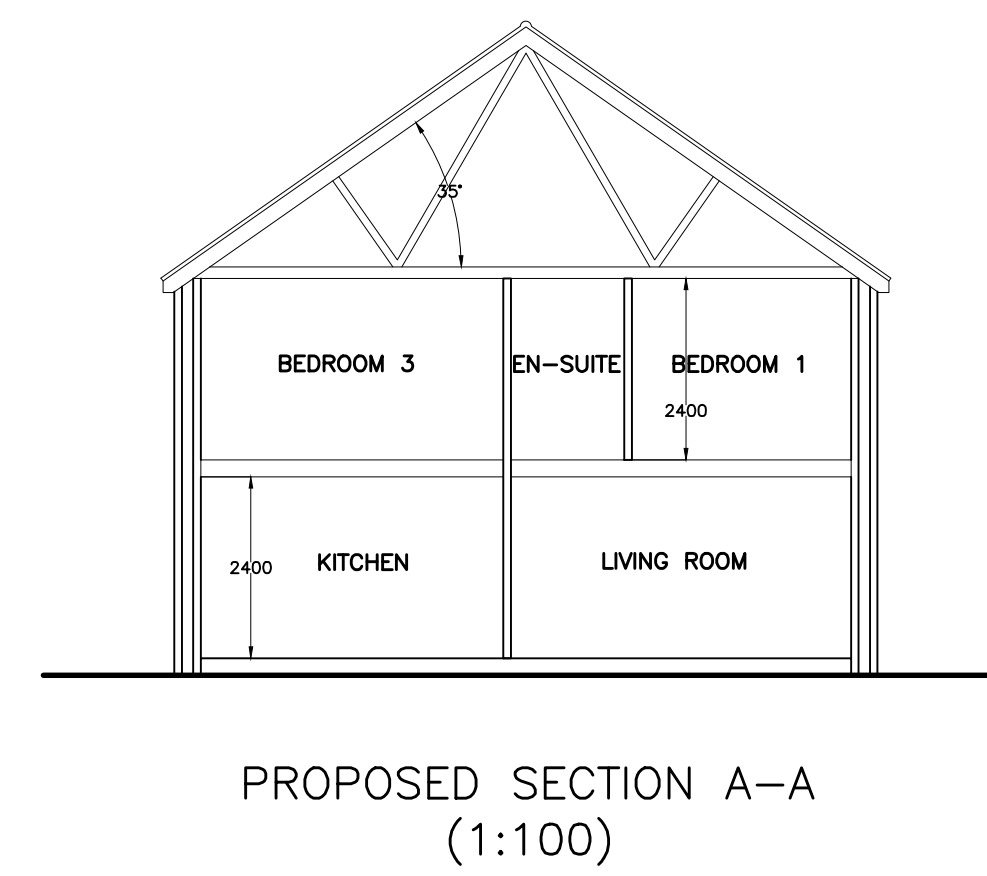
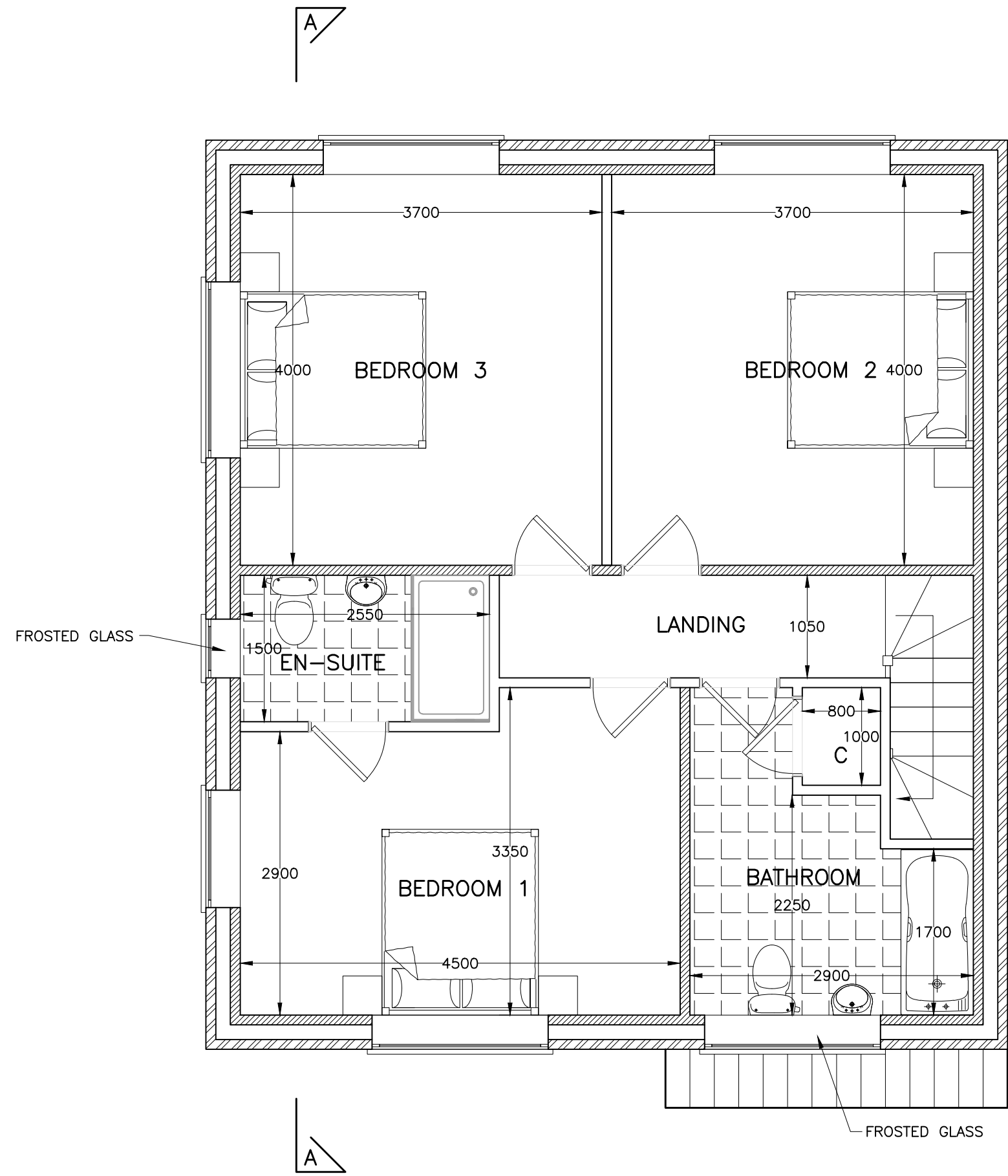
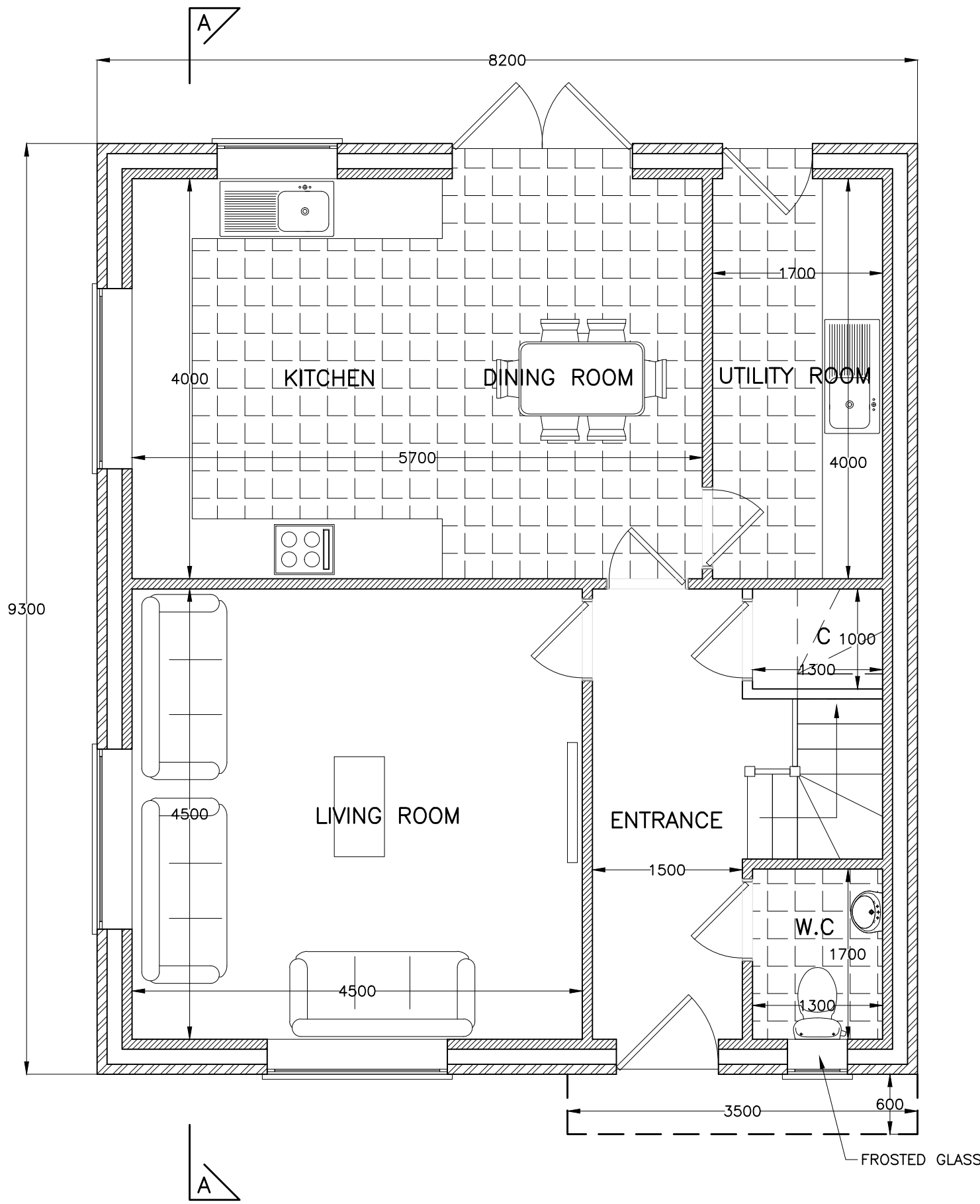


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Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

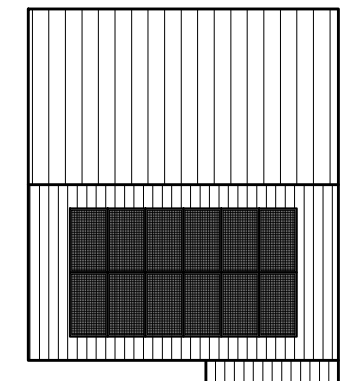
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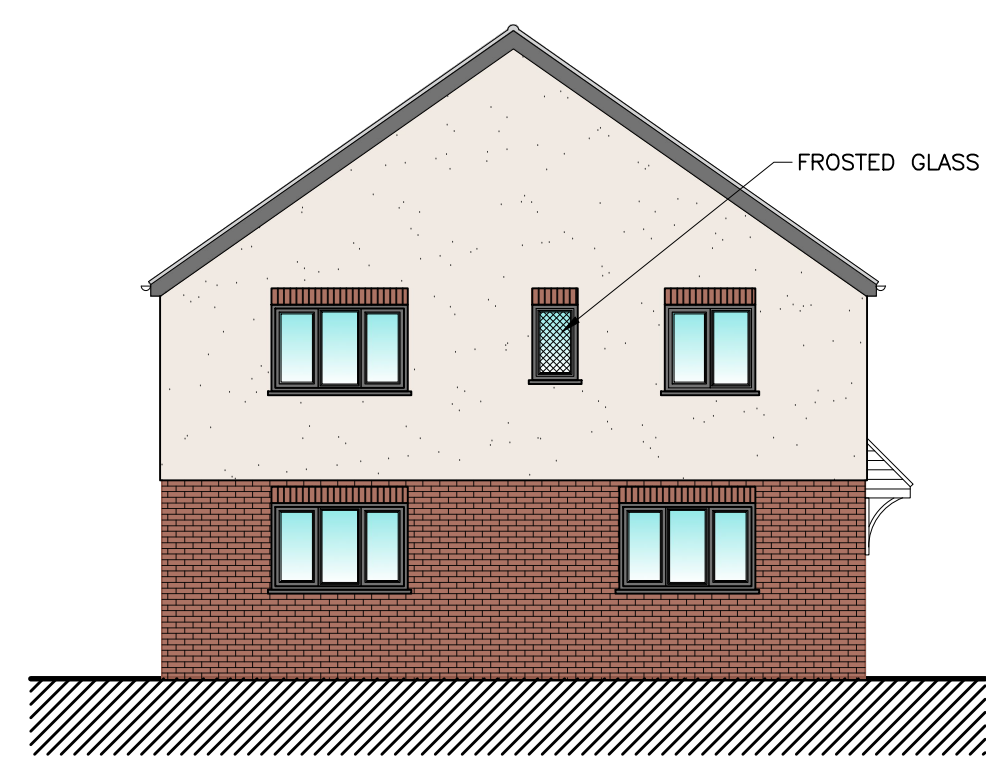
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 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.  
 All finishes, insulation and damp-proofing to architect's details



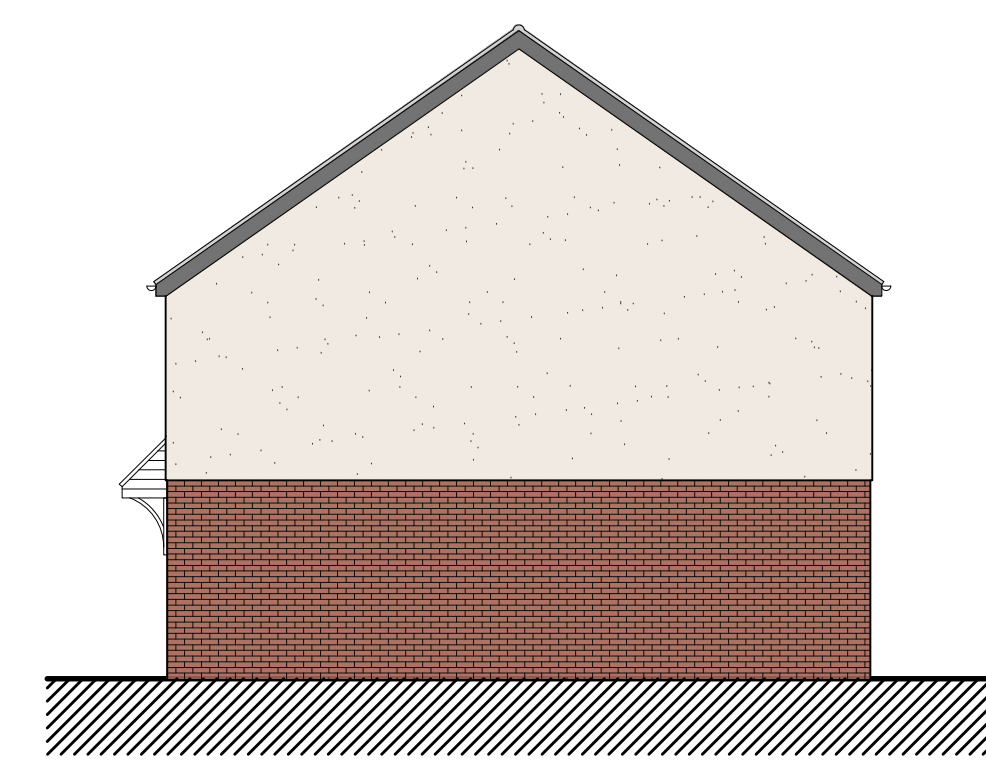
PROPOSED ROOF PLAN (1:200)



PROPOSED FRONT ELEVATION (1:50)



PROPOSED LHS ELEVATION (1:100)



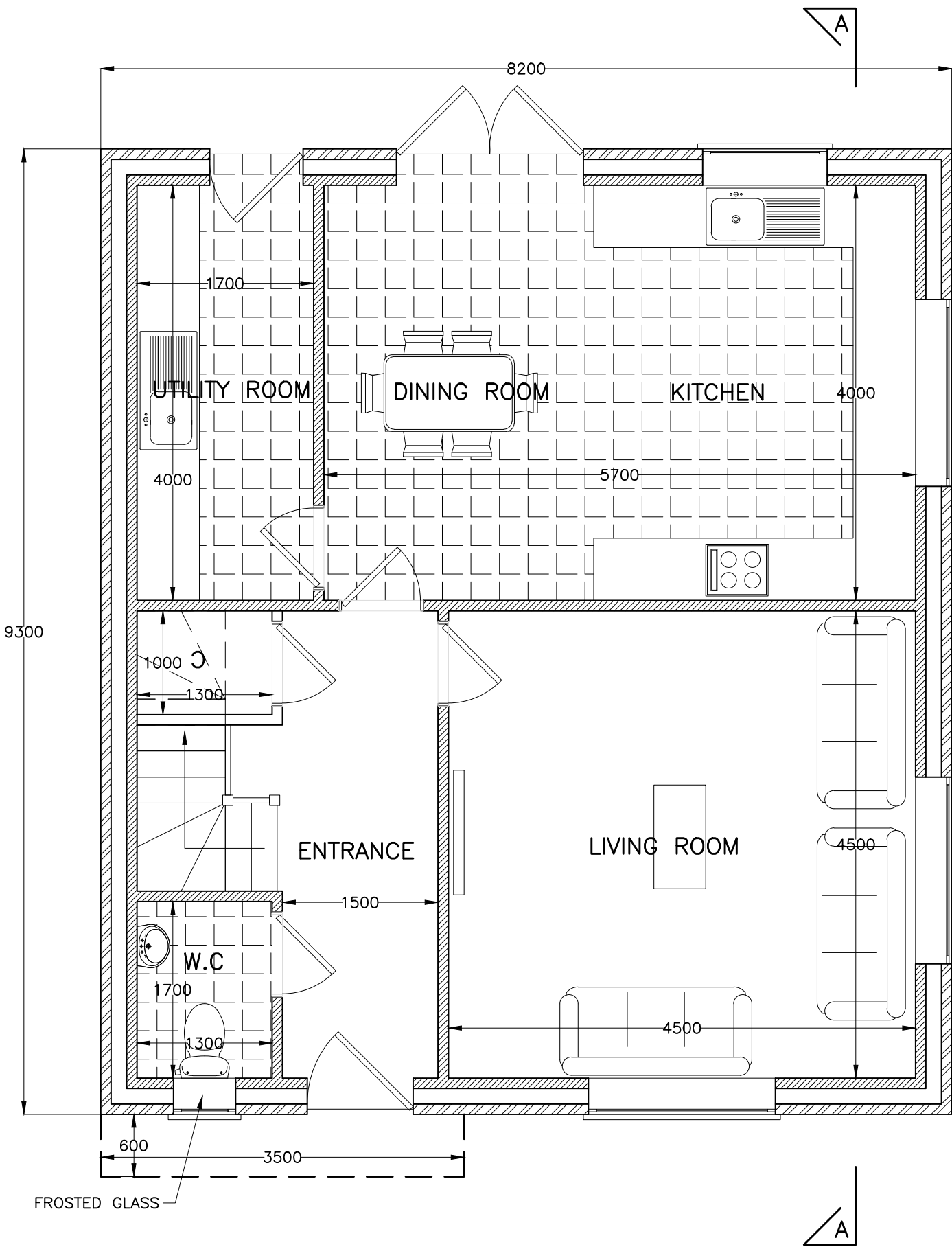
PROPOSED RHS ELEVATION (1:100)



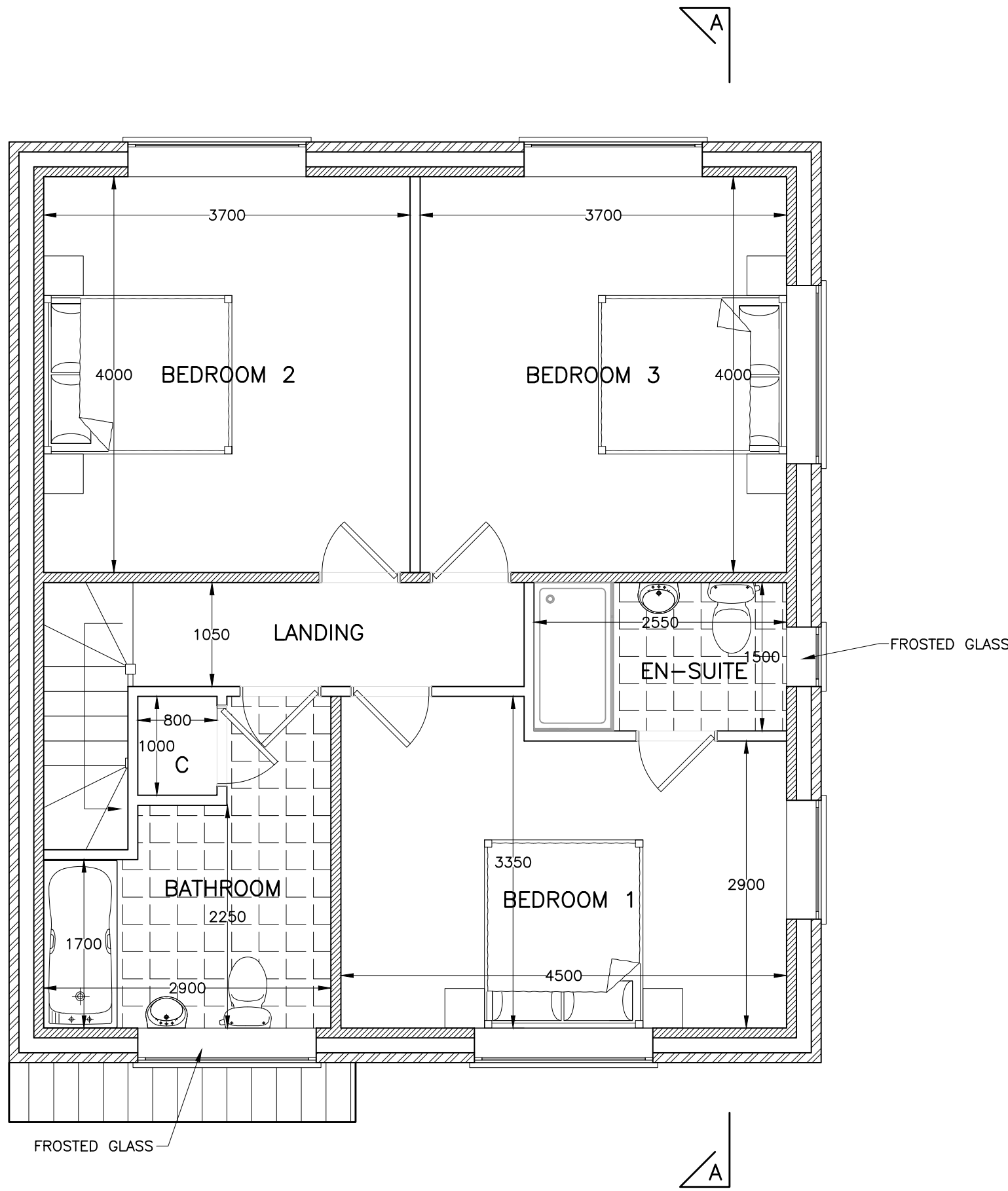
PROPOSED REAR ELEVATION (1:100)

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	REVISIONS	DATE
<p><b>MORTON &amp; HALL</b> CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS</p> <p>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</p> <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</p> <p>LABC Fenland District Council LABC Building Design Awards winner Building Excellence in Fenland</p>		
<p>CLIENT Mr M Rutterford &amp; Mr L Rutterford</p>		
<p>PROJECT Site Adjacent 167 Gaul road, March, Cambs, PE15 9RH</p>		
<p>TITLE Proposed Plans, Elevations &amp; Section PLOT 1</p>		
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DATE Jan 2025	DRAWING NUMBER H9789/03 <sub>B</sub>	
SCALE As Shown		

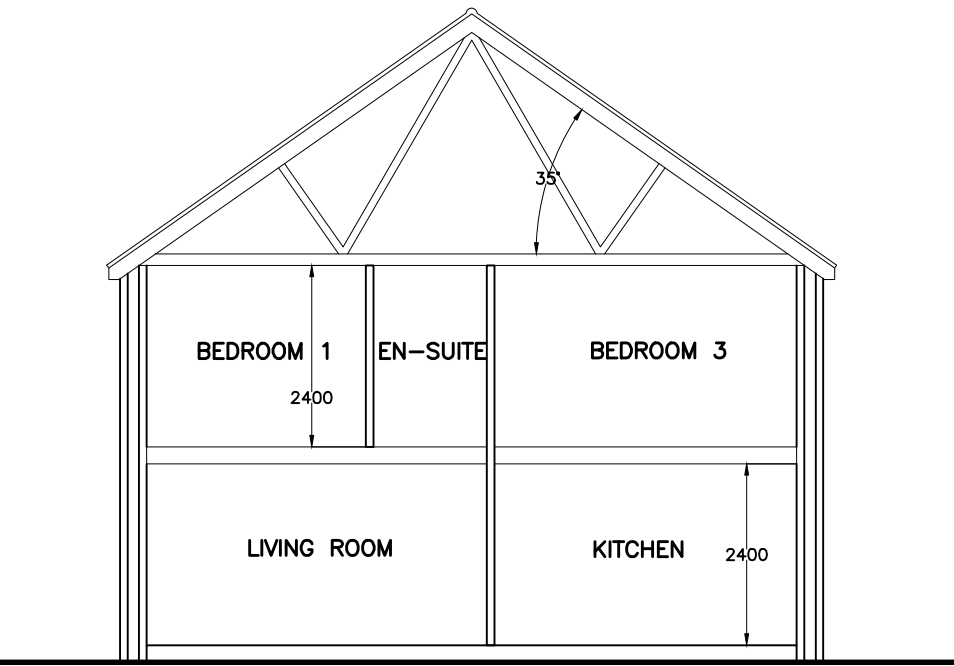




PROPOSED GROUND FLOOR PLAN  
(1:50)



PROPOSED FIRST FLOOR PLAN  
(1:50)



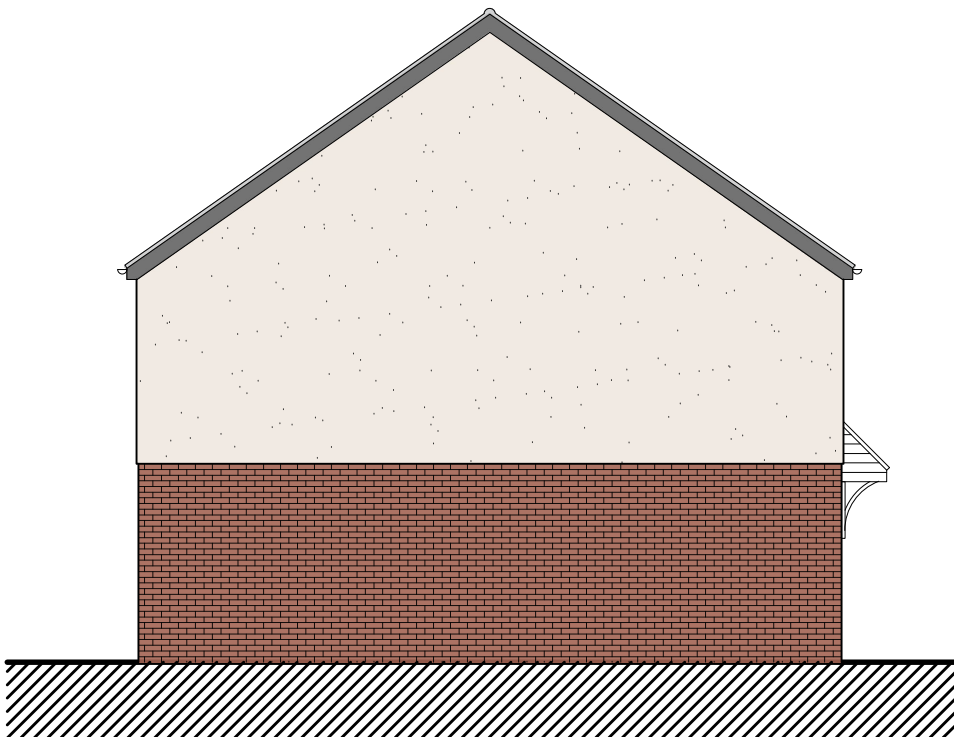
PROPOSED SECTION A-A  
(1:100)



PROPOSED FRONT ELEVATION  
(1:50)



PROPOSED RHS ELEVATION  
(1:100)

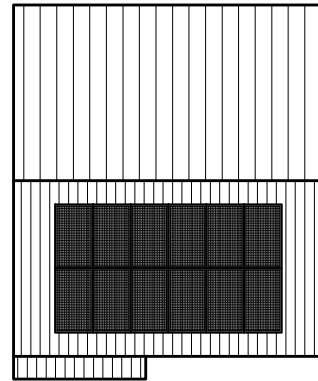


PROPOSED LHS ELEVATION  
(1:100)



PROPOSED REAR ELEVATION  
(1:100)

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Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details



PROPOSED ROOF PLAN  
(1:200)

B	UPDATED FOR PLANNING	JAN 2025
A	DRAWING UPDATED	JAN 2025

REVISIONS	DATE
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Mr M Rutterford &  
Mr L Rutterford

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Site Adjacent  
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March, Cambs,  
PE15 9RH

TITLE  
Proposed Plans, Elevations  
& Section  
PLOT 2

DRAWN G.Boreham	DATE OF ISSUE
CHECKED	
DATE Jan 2025	DRAWING NUMBER H9789/04 <sub>B</sub>
SCALE As Shown	