
F/YR17/0685/VOC

**Applicant: Mr Jean-Baptiste
Gregg Morris Property Consultants**

**Agent : Mr Alan Wallis ARIBA
Wallis Design Associates**

Land South West Of, Queen Street Close, March, Cambridgeshire

Variation of condition 1 (condition listing approved plans) relating to planning permission F/YR14/0886/RM (Erection of 6 x 3-storey, 3-bed dwellings with balcony to front and integral garage and 4 x 3-storey, 2-bed dwellings) to provide for 10 x 2-storey 3-bed dwellings with accommodation in the roof space, revisions to design, materials, floor area, turning head, landscaping and boundary treatments, amenity areas and removal of the integral garages.

Reason for Committee: March Town Council comments contrary to officer recommendation.

1 EXECUTIVE SUMMARY

Outline planning permission and reserved matters for 10 residential units(6 X 3 bedroom dwellings, and 4 X 2 bedroom dwellings) on this site has been previously granted, as development has commenced the permission is extant. This application seeks to substitute previously approved drawings with a new scheme.

The current application, as originally submitted, sought to vary the approved scheme by increasing the size of the dwellings to provide for 4 bedroomed units. Following concerns regarding the size and scale of the development the proposal has been amended to provide for 6 X 3 bedroom dwellings, and 4 X 2 bedroomed dwellings. The gross internal floor area relating to the current schemes has been reduced from 1335 sq ft to 983 sq ft. The revised scheme substantially reflects the extant permission in terms of the layout and height; design has been amended from a three storey development to a more traditional terrace style with dormers.

The site is located on land south-west of Queen Street Close, March in a sustainable location on previously developed land about a mile to the north of the existing services and facilities of March Town Centre.

The site is of sufficient size to facilitate an appropriate extension to Queen Street Close and the proposed development would be well integrated with the existing built development surrounding the site.

The proposal accords with the relevant development plan policies and to the aims and objectives of the National Planning Policy Framework, as such the application is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The site (0.14 ha) is located at the end of Queen Street Close, about a mile to the north of the centre of March. The site is rectangular shaped and is currently redundant and overgrown, it was formerly occupied by local authority offices. The site is bounded on all sides by existing development, with residential development to the south and north-east, an ambulance station to the east, car-park to the north and to the west by All Saints primary school. Fenland District Council offices are located some 40m to the south east. The site lies within Flood Zone 1.

3 PROPOSAL

- 3.1 This application seeks to substitute the scheme approved under F/YR14/0886/RM by varying condition1 (approved drawings) of that permission.
- 3.2 The scheme as previously approved was for a for a terrace of 4 houses facing towards Queen Street Close and a terrace of 6 houses at right angles to it, separated by a courtyard. The development was a mix of two-storey with projecting gables which included some accommodation at second floor level. 6 of the units were to be 3 bedroomed, and the remaining 4 units to be 2 bedroomed. The 3 bedroomed units had integral garages and projecting gables. The design changes provide for a more traditional terrace of properties with front dormers and use of brick and tile instead of three storey double pitched roof and use of timber boarding as originally submitted. The height to ridge level at 9.1m is more reflective of the appeal approval (8.7m) than the 9.5m proposed for the three storied design.
- 3.3 As originally submitted the current application proposed a considerably larger scheme to provide for 3 storey development of 10 units each with 4 bedrooms, set as before in two blocks of terraces. The scale and appearance was bulky and incongruous with a double pitched roof for each unit and the use of blackened timber weatherboarding.
- 3.4 Following concerns about the scale and appearance of the scheme it has been revised to provide for a smaller development which is more reflective of the design principles of the earlier reserved matters approval.
- 3.5 The layout and number of units (10) remain as approved. Each unit is to have 3 bedrooms, with accommodation in the roof. Essentially, the proposal represents an increase in a total of 4 bedrooms over the entire scheme. The uneasy visual appearance of projecting gables coupled with the use of blackened timber weatherboarding has been replaced by a more traditional design utilising dormer windows and red brick, interspersed with render, with plain roof tiles.
- 3.6 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OTQTQQHE06P00>

4 SITE PLANNING HISTORY

F/YR17/0433/ENQDIS –	Application to seek compliance of Condition 3 (Commencement) of works Of Appeal Decision Relating to F/YR11/0388/O (Erection of 6 X 3-bed and 4 X 2-bed terraced houses)	Satisfied 12.07.2017
F/YR14/0886/RM	Erection of 6 x 3-storey, 3-bed dwellings with balcony to front and integral garage and 4 x 3-storey, 2-bed dwellings	Granted 15.01.2015
F/YR14/3124/COND	Detail reserved by Conditions 5, 6, 7, and 8 of Appeal Decision APP/D0515/A/11/2160783 relating to F/YR11/0388/O (Erection of 6 x 3-bed and 4 x 2-bed terraced houses)	Granted 15.01.2015
F/YR14/0537/F	Variation of Condition 7 of Appeal Decision APP/D0515/A/11/2160783 relating to F/YR11/0388/O (Erection of 6 x 3-bed and 4 x 2-bed terraced houses)	Withdrawn 18/11/2014
F/YR11/0716/EXTIME	Erection of 8 x 2-bed houses (renewal of planning permission F/YR08/0774/O)	Granted 21/10/2011
F/YR11/0388/O	Erection of 6 x 3-bed and 4 x 2-bed terraced houses	Appeal allowed on 14/12/2011
F/YR10/0215/O	Erection of 10 x 3-bed houses with associated parking	Refused on 7/6/2010. Dismissed on appeal 29/11/2010
F/YR09/0681/O	Erection of 12 x 3-bed houses with integral garages	Withdrawn 12/01/2010
F/YR08/0774/O	Erection of 8 x 2-bed houses	Granted 14/10/2008
F/YR07/0010/FDC	Residential Development (0.1485 ha) involving demolition of existing terrapin building	Granted 29/03/2007

5 CONSULTATIONS

Cambridgeshire Constabulary: Supports the development.

Designing Out Crime Officer: Recommends a condition to secure external lighting.

Environmental Health Officer: No objections.

Fenland DC Housing Strategy: Has stated that an affordable housing contribution does not apply as the scheme is for 10 units.

Highway Authority: Recommends the provision of the turning head prior to the occupation of any dwellings.

March Town Council: Recommends refusal on grounds of overdevelopment and lack of garages

North Level IDB: No comments to make.

Representations: Concerns (scheme as originally submitted) have been expressed about the playground of the neighbourhood school being overlooked, and highway safety through traffic increase.

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) (2018)

Paragraph 2- Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 10 - Presumption in favour of sustainable development.

Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 54 - Use of conditions or planning obligations.

Paragraph 81 - Create conditions in which businesses can invest, expand and adapt.

Paragraph 83 - Supporting a prosperous rural economy.

Paragraph 103 - Manage growth to achieve sustainable transport.

Paragraph 149 - Mitigating and adapting to climate change.

Paragraph 155 - Planning and flood risk – Directing development away from areas at highest risk of flooding.

Paragraph 170 - Decisions should contribute to and enhance the natural and local environment.

Paragraph 212 - The Framework is a material consideration which should be taken into account in dealing with applications.

National Planning Practice Guidance (NPPG)

Design
Health and Well Being

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
LP5 – Meeting Housing Need
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
LP18 – The Historic Environment
LP19 – The Natural Environment

March Neighbourhood Plan 2017

H2 – Windfall Development

8 KEY ISSUES

- **Principle of Development**
- **Variation of Conditions**
- **Character and Appearance of the Area.**
- **Impact on Residential Amenity.**
- **Amenity space**
- **Landscaping**
- **Highways**
- **Economic Growth**
- **Health and Wellbeing**

9 BACKGROUND

- 9.1 In 2008 outline planning permission (F/YR08/0774) was granted for 8 two bedroom dwellings. In 2010 outline planning permission (F/YR10/0215/O) for 10 dwellings (3 bedrooms) was dismissed on appeal (APP/D0515/A/10/2131410) on grounds of design and layout.
- 9.2 Subsequently outline planning permission (F/YR11/0388/O) for a residential scheme comprising of 10 terraced houses (2 & 3 Bedrooms) was granted on appeal (APP/D0515/A/11/2160783) on 14/12/2011. The inspector considered the 2011 scheme to be a significant improvement on the development dismissed at appeal earlier which was described as “uncompromisingly bland”. Access and layout were committed under the appeal proposal, permission was conditioned to require, amongst other things, details of the turning head and its provision before the occupation of the dwelling. This application was also subject to a Unilateral Undertaking which secured the provision for early years, primary and secondary education.

- 9.3 Approval of the appearance, landscaping and scale was then granted under Ref F/YR14/0886/RM on 15.01.2015. Under application F/YR17/0433/ENQDIS it was accepted that the laying of surface water drainage on the site constituted commencement of development and on this basis the application was granted on 12 July 2017.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of development on this site has been accepted by the grant of outline planning permission, and reserved matters- the permission is extant as development has commenced. The main issues that need to be taken into account in the consideration of the application are discussed below.

Variation of Conditions-Section 73 Applications

- 10.2 The variation sought would not result in a fundamental inconsistency with the development which has been granted. In other words, varying conditions in this instance would not unacceptably alter the nature of the original permission. As the effect of approving a S73 application is to create a new grant of planning permission the decision notice should set out all the conditions the planning authority wishes to impose. Also, because a Sec73 application cannot be used to vary the time limit for implementation, the “commencement date”, condition must be the same as the original permission. In the instance of this application the commencement of development has been agreed under application F/YR17/0433/ENQDIS a condition imposing time limits would not be necessary.
- 10.3 It should be noted that the original planning permission will continue to exist whatever the outcome of the application under S73. NPPG advises that to assist with clarity, decision notices for the grant of planning permission under S73 should also repeat the relevant conditions from the original permission unless they have already been discharged.
- 10.4 In granting permission under S73 the local planning authority may also impose new conditions – provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier permission
- 10.5 Planning application F/YR14/3124/COND partially discharged conditions imposed under F/YR11/0388, there is a need to reimpose any undischarged elements - the conditions are discussed below.
- 10.6 **Condition 5 (Land Contamination):** The reports previously submitted demonstrated that the site was not contaminated. However a gas study showed that gas protection measures were needed. Verification that these measures have been installed will be required prior to the occupation of any dwellings.
- 10.7 **Condition 6 (Archaeology):** The submitted reports confirmed that the site contained no archaeological interest, and this condition was fully discharged.
- 10.8 **Condition 7 (Construction and surfaces of turning head):** This condition required details of the construction and surfaces of the turning head to be submitted to and approved in writing. Thereafter the approved dwellings were

not to be occupied until the turning head had been constructed in accordance with the approved details. Although submission details were considered to be adequate and the condition discharged, the implementation element of the condition remains outstanding and will need to be reimposed.

- 10.9 **Condition 8 (surface water drainage):** The submitted scheme proposed infiltration to dispose of surface water drainage, the details were considered to be acceptable and the condition discharged.
- 10.10 In summary, the implementation elements of conditions relating to the provision of the turning head, and gas protection measures will need to be re-imposed.
- 10.11 Where an application under S73 is granted, the effect is the issue of a new permission, sitting alongside the original permission, which remains intact and unamended.

Character and Appearance of the Area

- 10.12 The proposal remains for a terrace of 4 houses facing towards Queen Street Close and a terrace of 6 houses at right angles to it, separated from it by a court yard. This layout almost identical to that approved as part of the outline planning permission.
- 10.13 The majority of housing in the area is two-storey, however there is a considerable variation of styles and there is the large scale of the Local Authority offices to the south. The approved scheme was for a mix of two-storey with projecting gables which include some accommodation at second floor level. Plots 1 to 6 was a predominately two-storey block, whereas plots 7 to 10 had a greater element of projecting gables with second floor accommodation. The proposed scheme, as revised, substantially reflects the extant permission in terms of layout and height.
- It is considered that the current scheme with traditional rows of terraces with steeply pitched roofs incorporating dormers; use of pronounced firebreaks; cast iron effect gutters, white painted timber windows; and mixture of render and brick provides a more interesting and less bulky backdrop to this end of the Close than previous design iterations. The proposed design and materials are considered to be appropriate, and the development will be an attractive solution to the redevelopment of a redundant site.

Impact on Residential Amenity

- 10.14. It is accepted that there would be some overlooking of the adjoining primary school to the west. Plots 1 to 6 would be about 25 metres from the school building which is partly screened by the canopy in front of it. There is also a linear form of strategic tree planting positioned along the western boundary of the site this will be lost as a consequence of the development. However, it is considered proposed development should not give rise to an unacceptable level of overlooking. Appropriate boundary treatment would provide some mitigation.
- 10.15. Plots 7 to 10 would overlook part of the existing car park and the existing flats at No.5 Queen Street Close. This block would be over 60 metres from the residential development along County Road. This amount of separation distance together with the proposed tree planting would provide no undue impact in terms of overlooking/loss of privacy of these residential properties.

- 10.16 Similarly the proposed development would not cause any adverse impacts in terms of overshadowing of surrounding dwellings, partly due to the orientation of the site and the level of separation that has been provided.
- 10.17 Overall the proposal is considered to have an acceptable relationship to the adjoining built form and consequently accords with Policy LP16 of the Local Plan.

Amenity Space

- 10.18 Policy LP16 (h) recommends that a minimum of a third of the plot curtilage should be set aside as private amenity space. This requirement is met.

Landscaping

- 10.19 The main area of landscaping proposed is along the western boundary of the site, this will provide some screening and mitigate against concerns of overlooking expressed by the school. Other landscaping is mainly ornamental to the front of the development. The landscaping proposals accord with Policy LP16(i)

Highways

- 10.20 The Highway Authority recommends the provision of the turning head prior to the occupation of any dwellings, this requirement will be conditioned. March Town Council's recommendation to refuse due to lack of garages cannot be justified as provision has been within the site for 20 car parking spaces - this complies with requirements and is acceptable to the Highway Authority.

Economic Growth

- 10.21 The development would be likely to provide a degree of local employment during construction which would support the continued sustainability and economic growth of March. Residents of the proposed development will also contribute towards the local economy. The proposal is therefore considered to accord with Policy LP2.

Health and Wellbeing

- 10.22 In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. It is considered that this location represents a sustainable location where residents will be able to easily access local services and facilities without dependence on a private motor vehicle.

11 CONCLUSIONS

- 11.1 The proposal would not be in keeping with and not have an adverse impact on character of the surrounding area. The development is in a sustainable in location close to the Town Centre, and flood risk terms. The proposal is therefore considered to accord with national and local policy.

12 **RECOMMENDATION:** APPROVE subject to the following conditions:

- 1 Prior to the occupation of any buildings full details of both hard and soft landscape works shall be 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:-
 - a) means of enclosure
 - b) hard surfacing, other hard landscape features and materials
 - c) existing trees, hedges or other soft features to be retained
 - d) planting plans, including specifications of species, sizes, planting centres number and percentage mix

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.

- 2 All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policy LP16 of the Local Plan.

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:
 - 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);
 - iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C).

Agenda Item 8

Reasons - To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity, in order to control future development, to prevent the site becoming overdeveloped and in accordance with Policy LP16 of the Fenland Local Plan.

- 4 The dwellings hereby approved shall not be occupied until the turning head indicated on the approved plan has been provided in accordance with the approved details.

Reason: In the interests of highway safety to accord with the provisions of Policy LP15 of the Fenland Local Plan (2014).

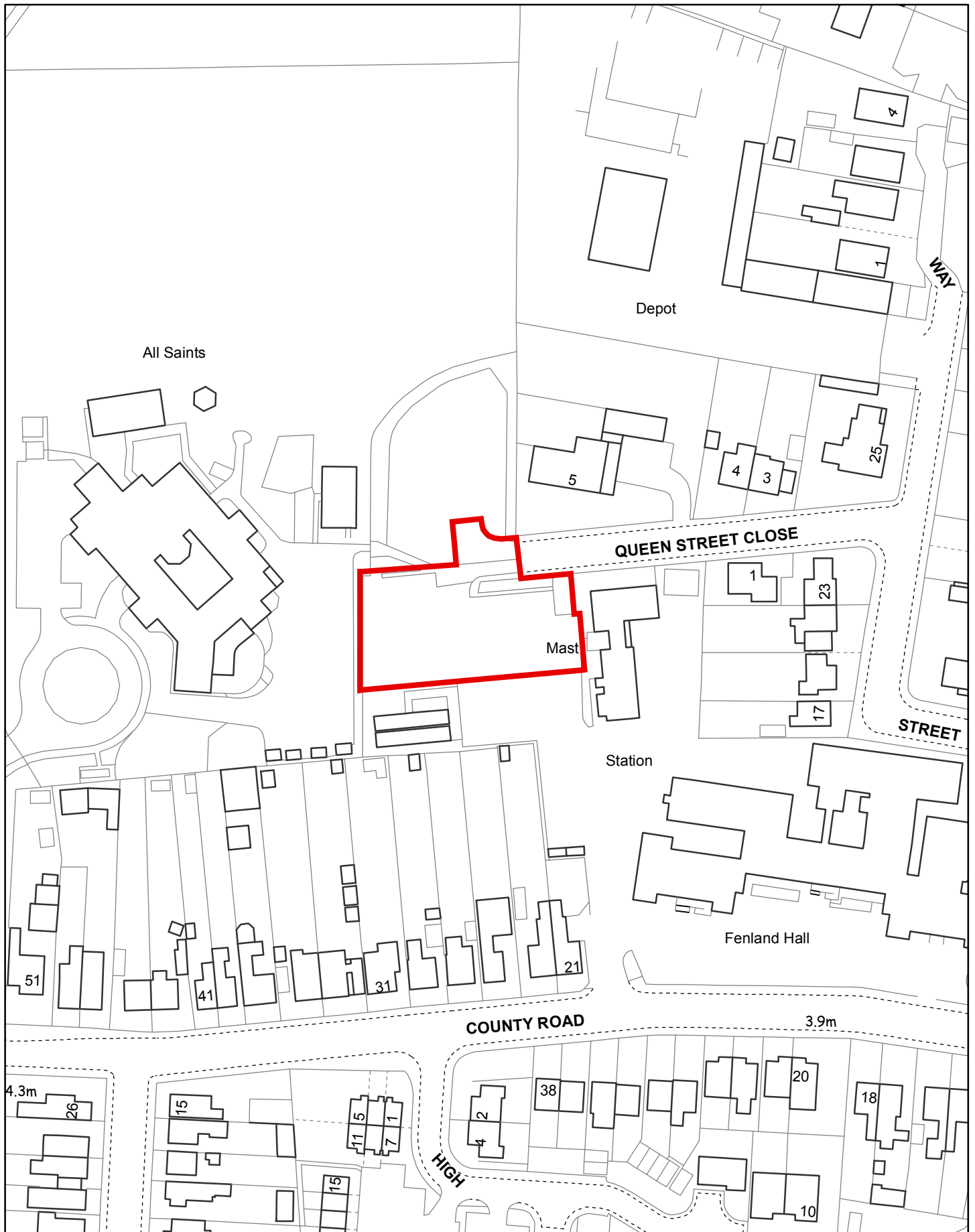
- 5 The site shall be remediated in accordance with the gas protection measures previously approved under application F/YR14/3124/COND. Before the occupation of any buildings a verification report that the gas protection measures have been installed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the environment and public safety to accord with Policy LP16 of the Fenland Local Plan (2014).

- 6 Surface water drainage through the use of permeable block setts indicated on the approved drawing shall be completed before any part of the development hereby approved is first occupied, and permanently maintained thereafter.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding to accord with Policy LP14 of the Fenland Local Plan (2014).

- 7 Approved plans.



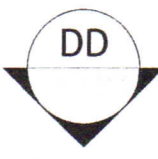
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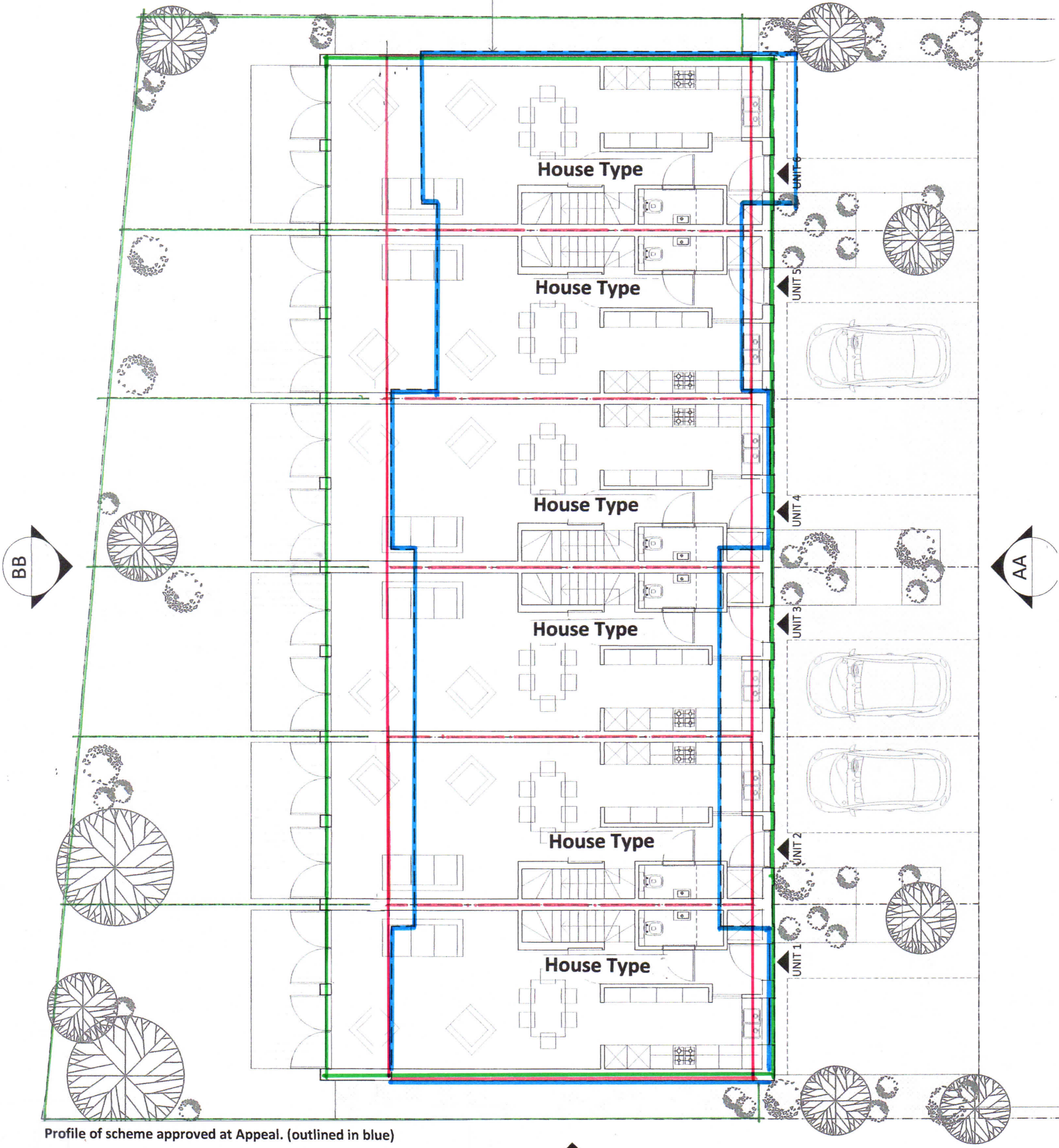
F/YR17/0685/VOC

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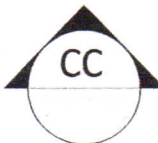
Line of approved development



Profile of scheme approved at Appeal. (outlined in blue)

Profile of the Turner Architects VOC scheme. (outlined in green)

Profile of the WDA revised VOC scheme. (outlined in red)



Land South of Queen Street Close, March.

Ref – F/YR17/0685/VOC.

Comparative Site Layout

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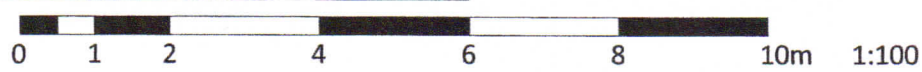


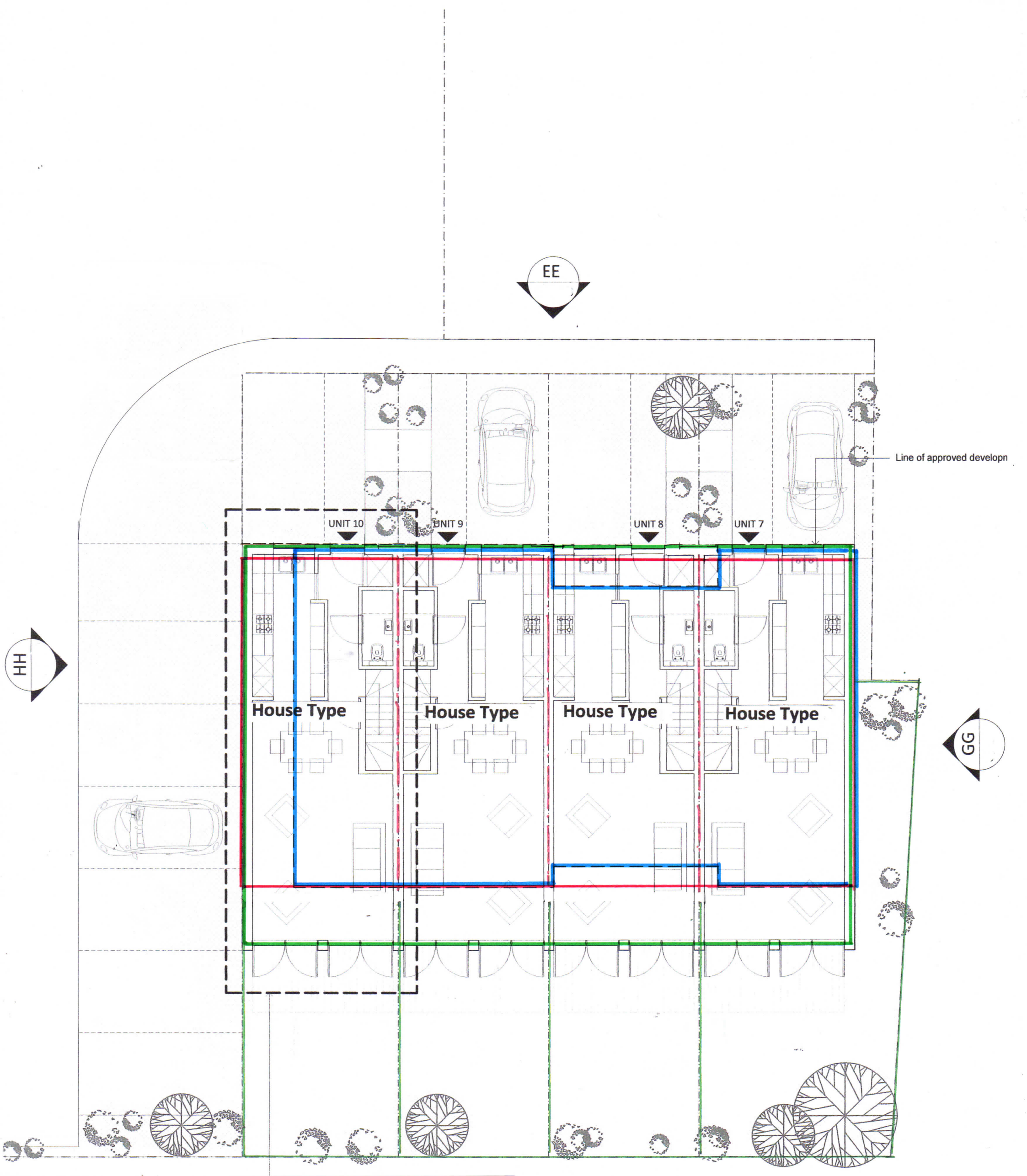
Level 00 Plan

Scale 1:100

date

Drawing Number: QSC:37





- Profile of scheme approved at Appeal. (outlined in blue)
- Profile of the Turner Architects VOC scheme. (outlined in green)
- Profile of the WDA revised VOC scheme. (outlined in red)

**Land South of Queen Street Close, March.
 Ref – F/YR17/0685/VOC.
 Comparative Site Layout**

Scale 1:100

date

Drawing Number: QSC:38

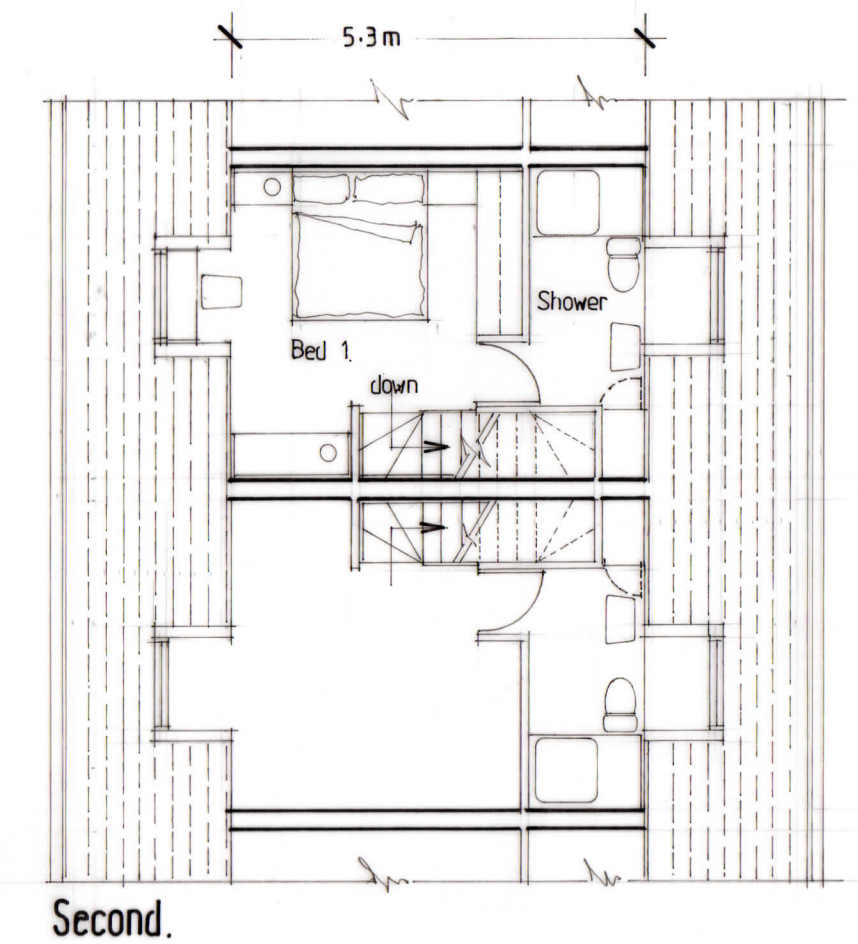
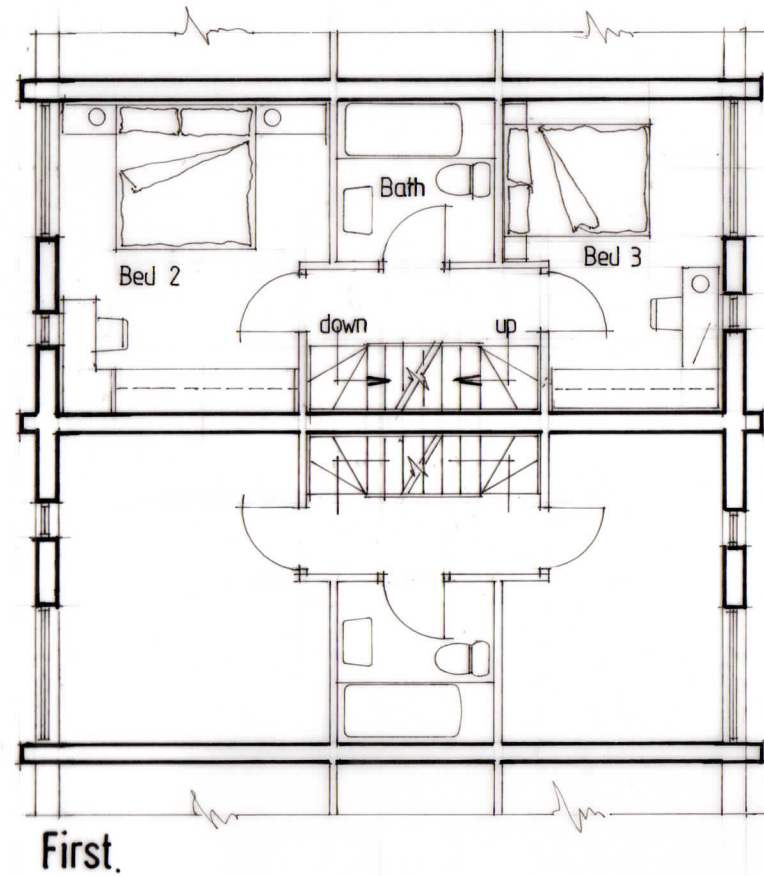
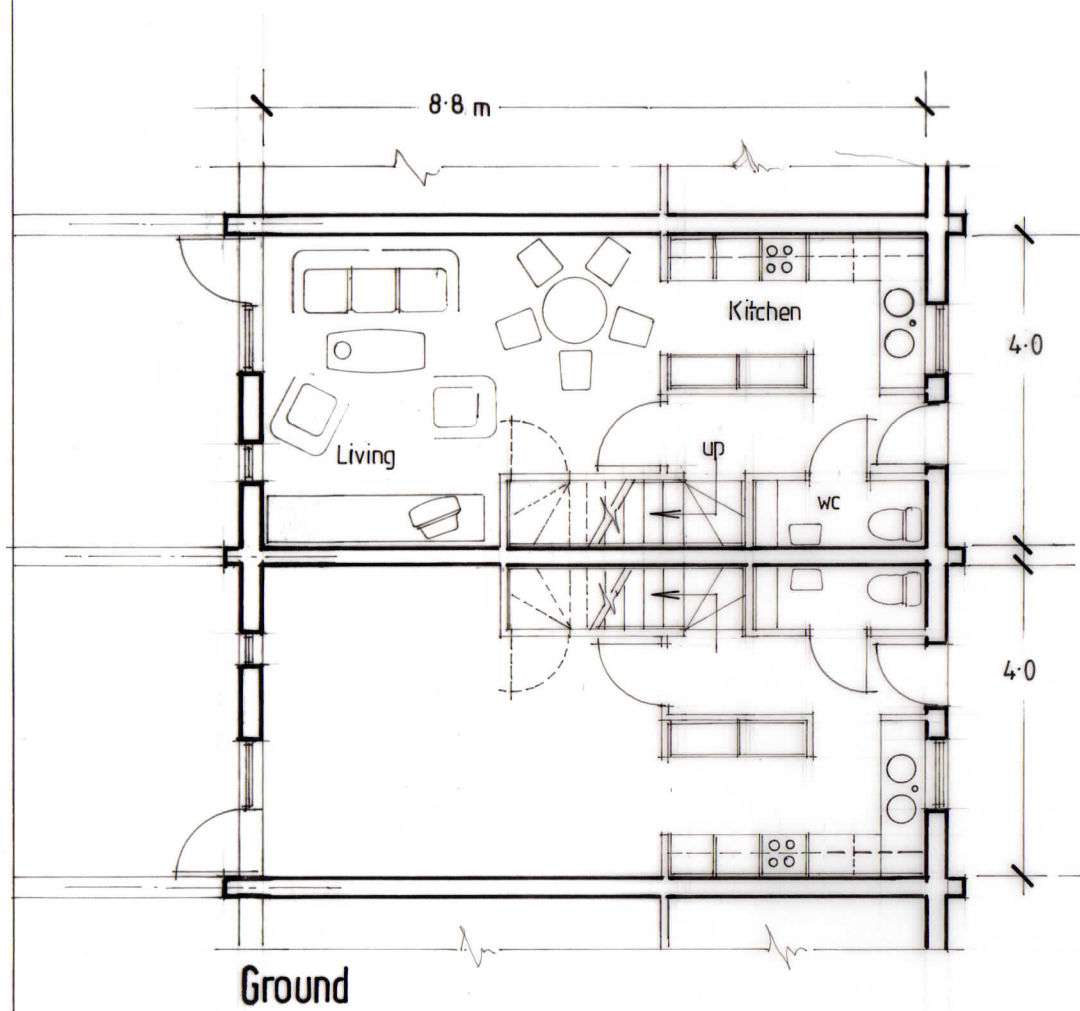


WDA revised VOC scheme

Turners proposed scheme

Scheme approved at appeal

Land south of Queen Street Close, March.
Ref – F/YR17/0685/VOC
 Comparative Building Heights.

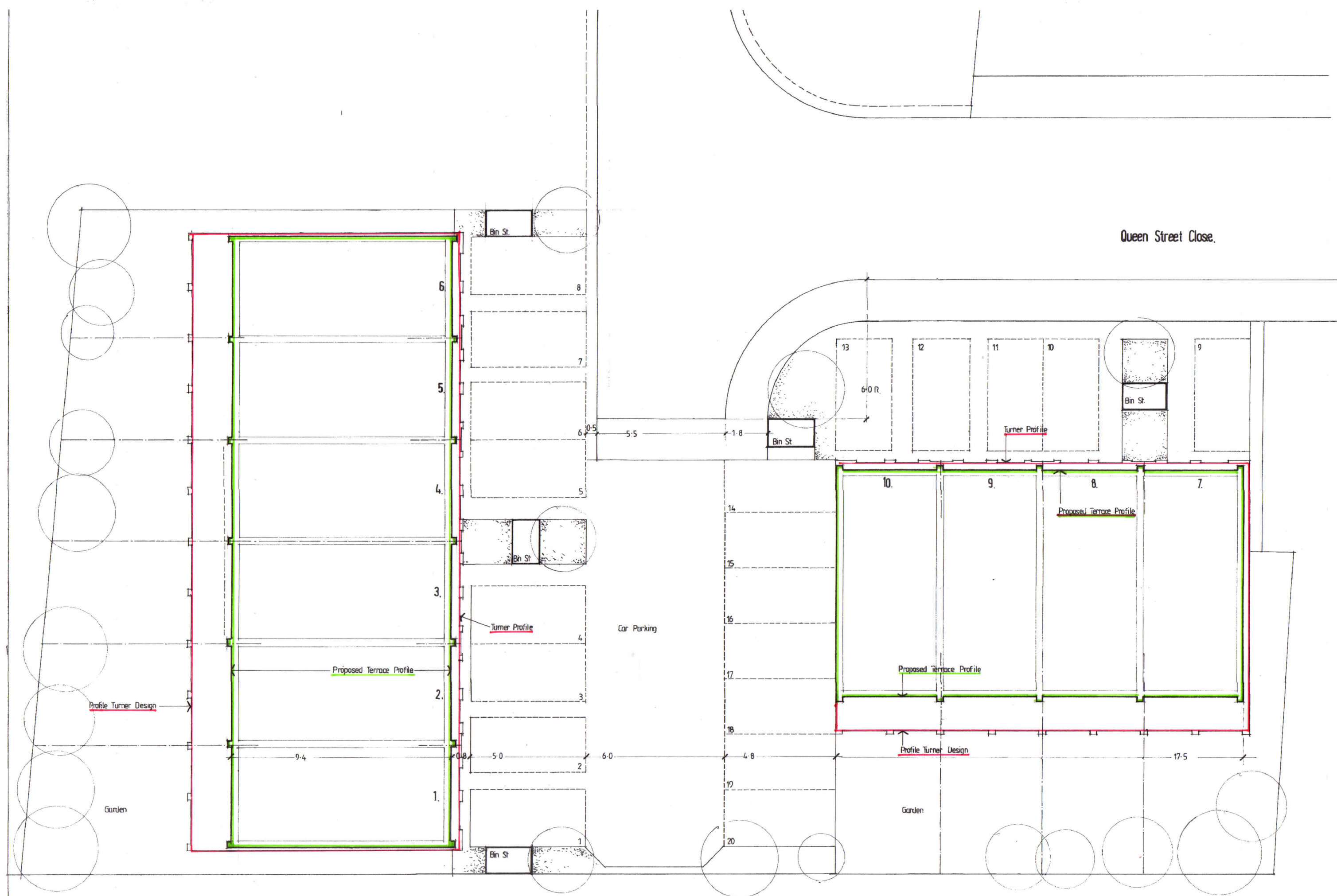


**Land south of Queen Street Close, March –
 Ref: F/YR/17/0685/VOC.
 Proposed 3 bedroom terrace houses.**

Scale: 1:100

Date: 28/05/2018

Number: WDA:30 (Variation)



Queen Street Close.



Land south of Queen Street Close, March –
 Ref: F/YR17/0685/VOC.
 Comparative Site Layout Plan.



TREES

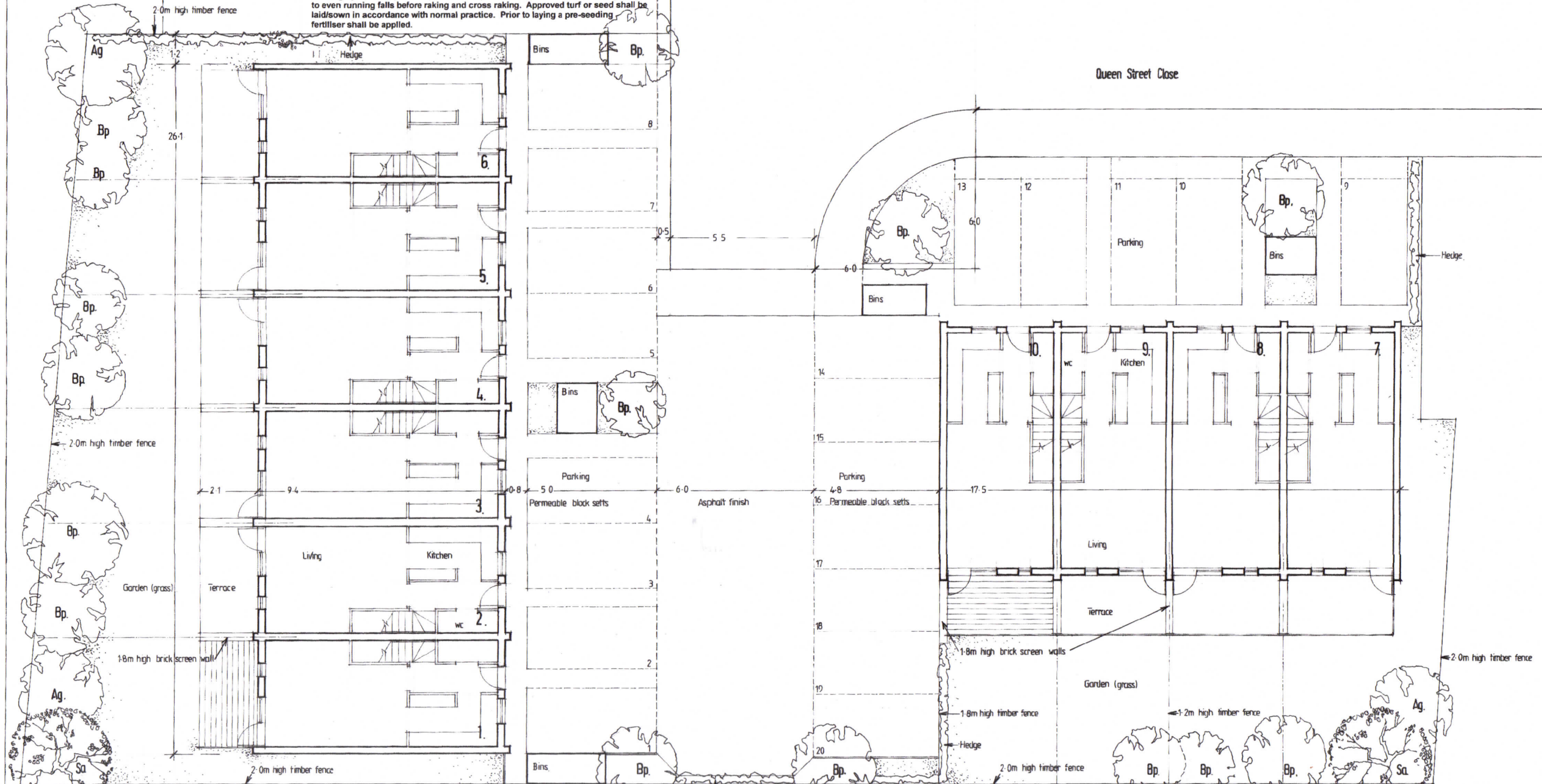
All trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved topsoil and tree planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted to the original root collar and secured by two stakes 1.4m in length with approved ties. Planted trees to be watered and a mulch layer (forest bark) spread over the tree pit to 50mm depth.

HEDGEROWS

Hedge trenches shall be dug 450mm x 450mm deep, the base of which shall be broken up before returning the imported soil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock to be planted to root collar and well firmed in place. After planting a 50mm layer of composted fine bark to be spread over the whole hedge area and plants to be thoroughly watered in.

GRASS AREAS

All grassed areas to be top-soiled to a minimum depth of 150mm the base to be thoroughly broken up. Once placed the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Approved turf or seed shall be laid/sown in accordance with normal practice. Prior to laying a pre-seeding fertiliser shall be applied.



TREE SCHEDULE

CODE	SPECIES	SPECIFICATION	NUMBER
A.g	Alnus glutinosa	Heavy Standard 12 – 14 girth 3.60 – 4.25 ht	3
B.p	Betula pendula (multi stem)	Multi stem 2.75 – 3m ht root balled	15
S.a	Sorbus aucuparai	Heavy Standard 12 – 14 girth 3.60 – 4.25 ht	2

HEDGE SCHEDULE

Fagus sylvatica	1000 – 1250mm plant rate 5/1m	160
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Land south of Queen Street Close, March –

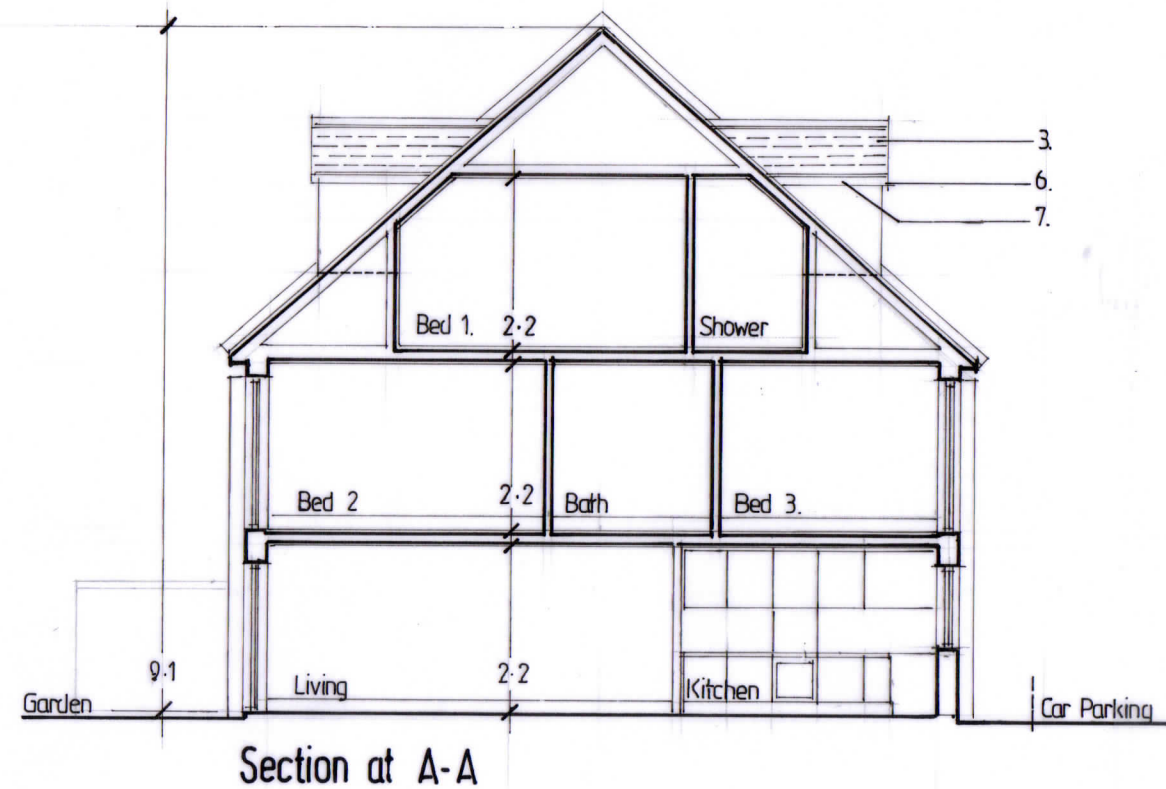
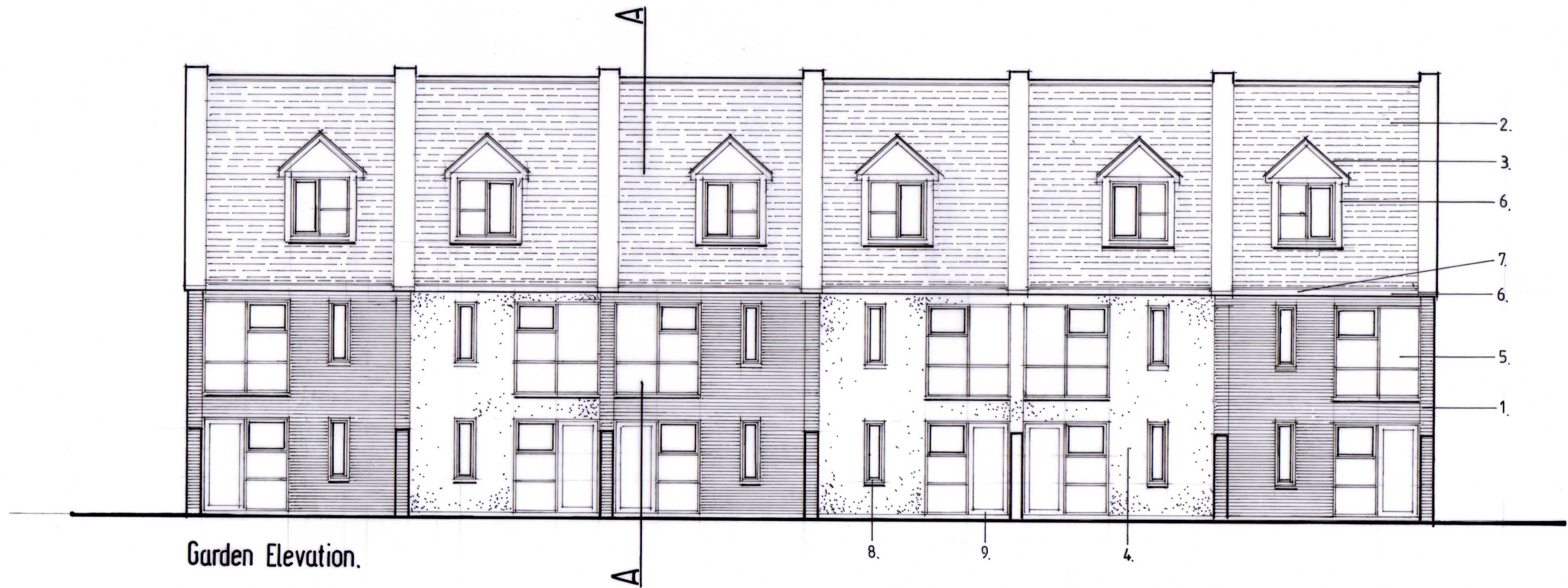
Ref: F/YR17/0685/VOC.

Site Layout and Landscape Plan.

Scale : 1:100

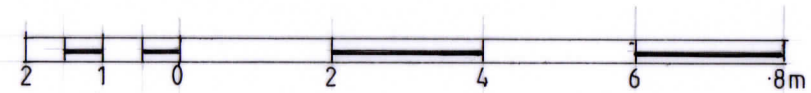
Date 04/06/2018

Number : WDA:32 (Variation)



MATERIALS

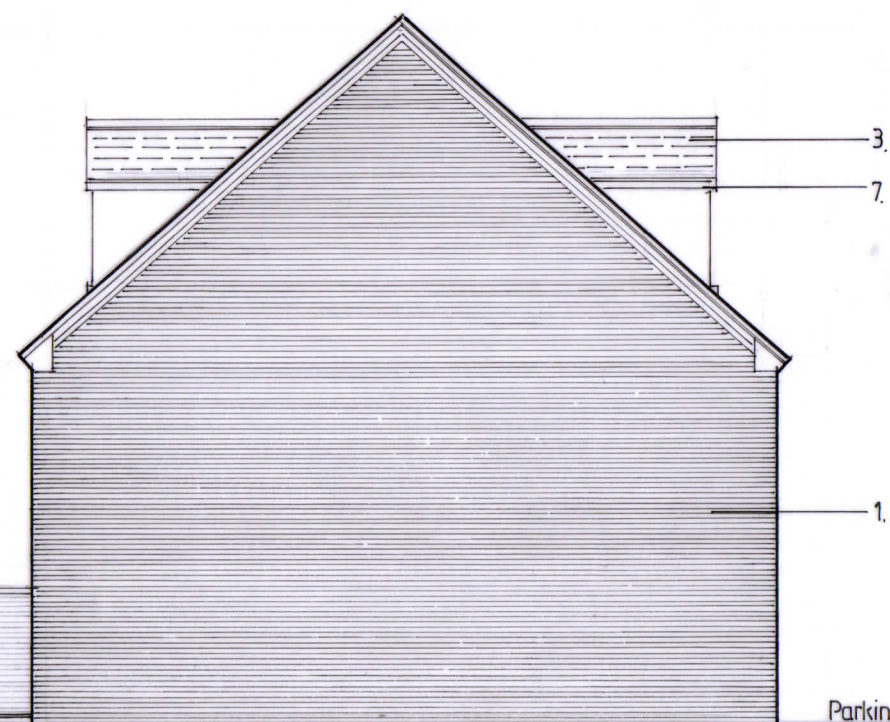
- 1/ Woburn Red Multi facing brick
- 2/ Eternit Thrutone Slate, blue-black
- 3/ Redland Rosemary plain clay roofing tile
- 4/ Insulated rendered walls, rounded arises, pale cream.
- 5/ Hardwood framed painted white, double glazed, safety glass
- 6/ Fascias, soffits and verges, timber painted white
- 7/ Floplast black cast iron effect gutters and down pipes
- 8/ Double glazed white painted timber windows
- 9/ External Doors, hardwood finish, double glazed, safety glass



**Land south of Queen Street Closer, March –
Ref: F/YR17/0685/VOC.
Garden Elevation Dwellings 1 to 6.**



Front Elevation
(Facing Car Park Court)



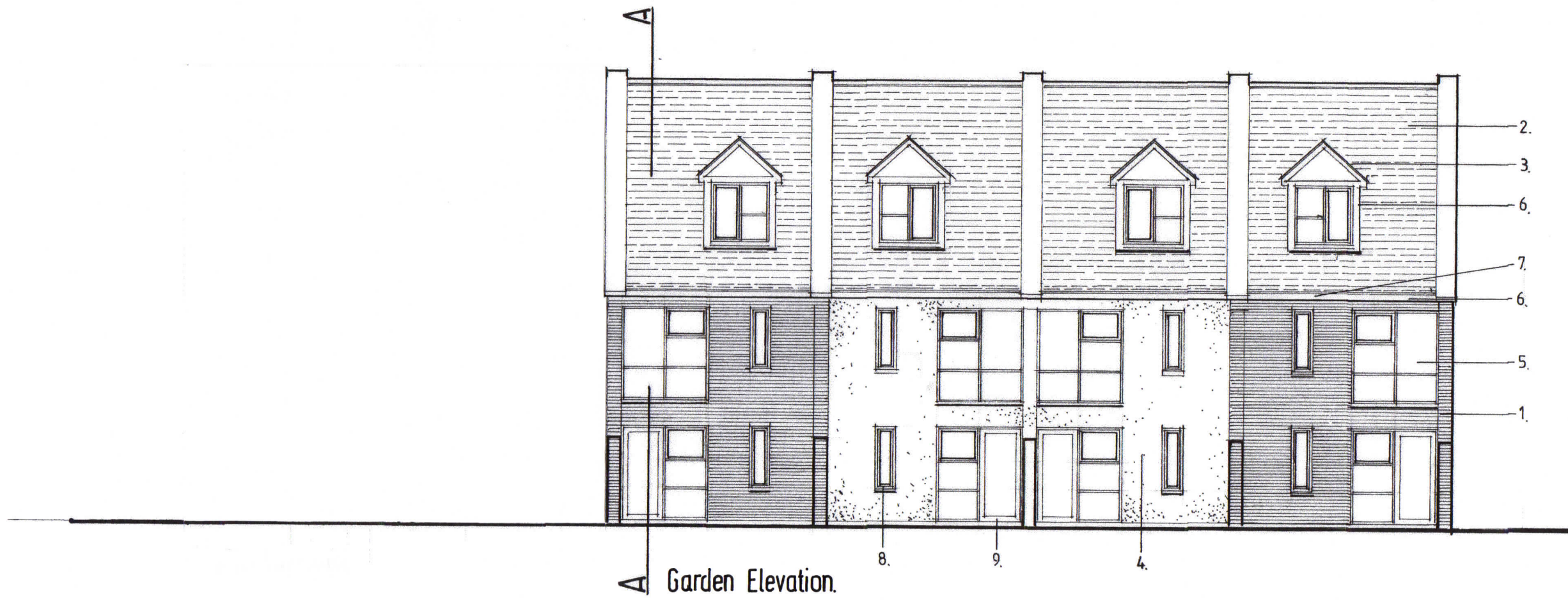
Side Elevation
(Typical Side)

MATERIALS

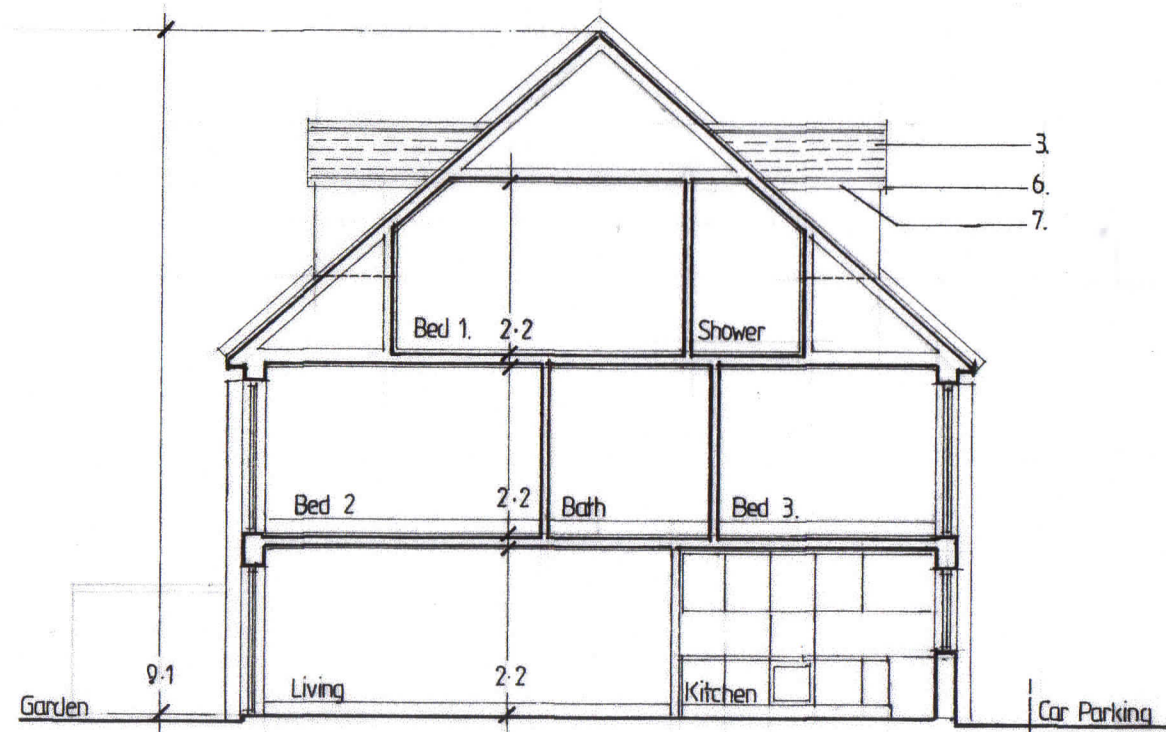
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- 6/ Fascias, soffits and verges, timber painted white
- 7/ Floplast black cast iron effect gutters and down pipes
- 8/ Double glazed white painted timber windows
- 9/ External Doors, hardwood finish, double glazed, safety glass
- 10/ External coloured clay tile.



Land south of Queen Street Close, March –
Ref: F/YR17/0685/VOC.
Front Elevation Dwellings 1 to 6.



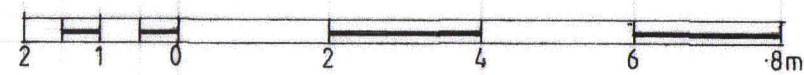
↖ Garden Elevation.



Section at A-A

MATERIALS

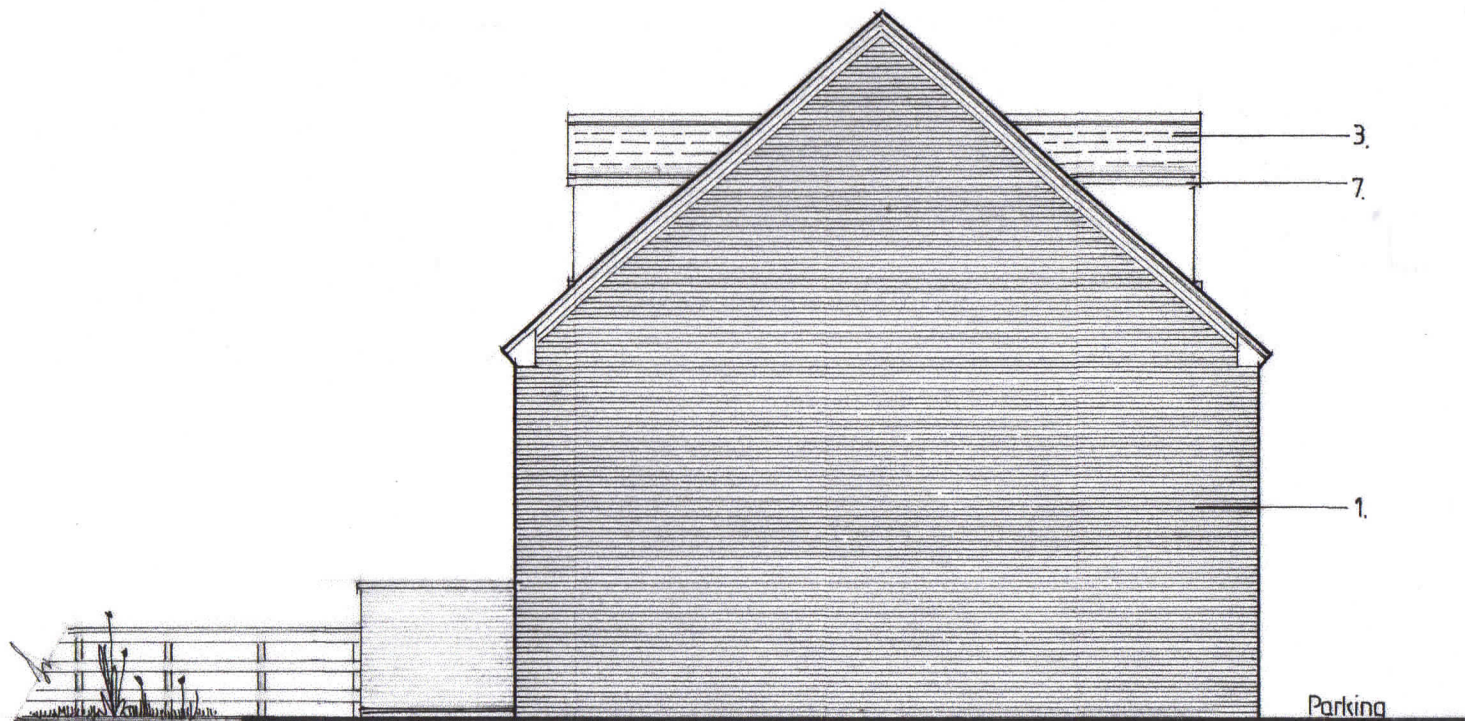
- 1/ Woburn Red Multi facing brick
- 2/ Eternit Thrutone Slate, blue-black
- 3/ Redland Rosemary plain clay roofing tile
- 4/ Insulated rendered walls, rounded arises, pale cream.
- 5/ Hardwood framed painted white, double glazed, safety glass
- 6/ Fascias, soffits and verges, timber painted white
- 7/ Floplast black cast iron effect gutters and down pipes
- 8/ Double glazed white painted timber windows
- 9/ External Doors, hardwood finish, double glazed, safety glass



**Land south of Queen Street Close, March –
Ref: F/YR17/0685/VOC.
Garden Elevation Dwellings 7 to 10.**



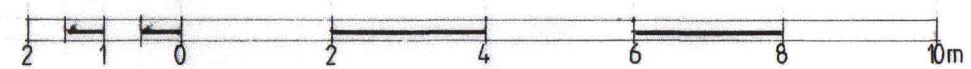
Front Elevation
(Facing Queen Street Close)



Side Elevation
(Typical Side)

MATERIALS

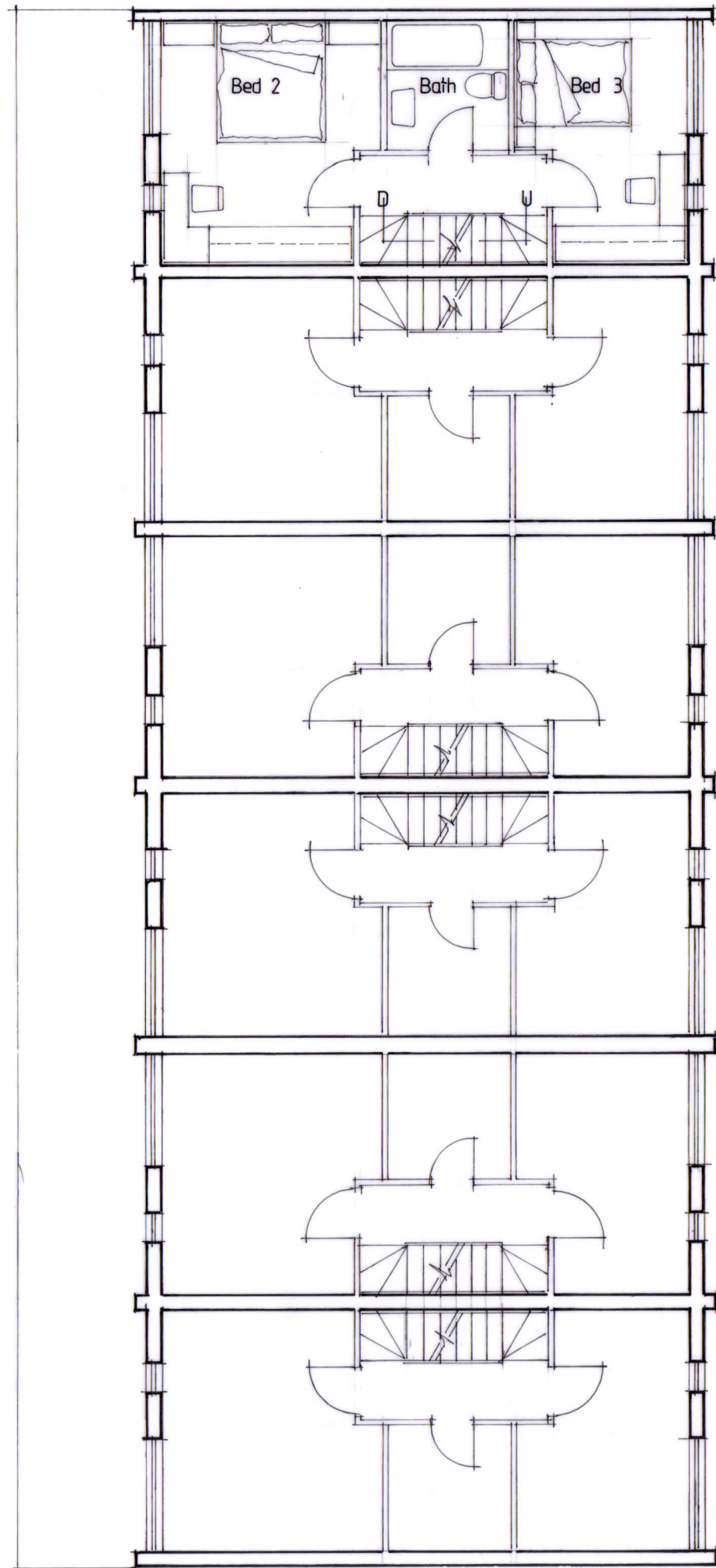
- 1/ Woburn Red Multi facing brick
- 2/ Eternit Thrutone Slate, blue-black
- 3/ Redland Rosemary plain clay roofing tile
- 4/ Insulated rendered walls, rounded arises, pale cream.
- 5/ Hardwood framed painted white, double glazed, safety glass
- 6/ Fascias, soffits and verges, timber painted white
- 7/ Floplast black cast iron effect gutters and down pipes
- 8/ Double glazed white painted timber windows
- 9/ External Doors, hardwood finish, double glazed, safety glass
- 10/ External coloured clay tile.



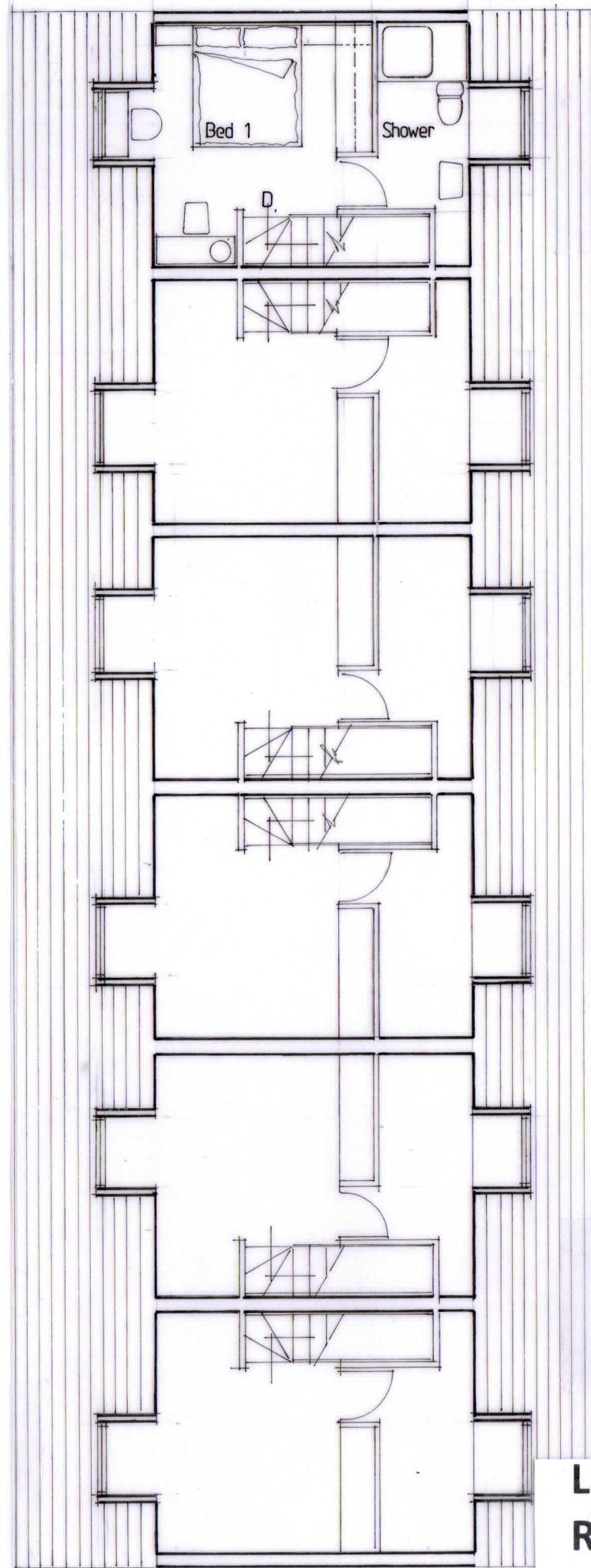
Land south of Queen Street Close, March –

Ref: F/YR17/0685/VOC.

Front Elevation Dwellings 7 to 10.



First.



Second.

Land south of Queen Street Close, March.

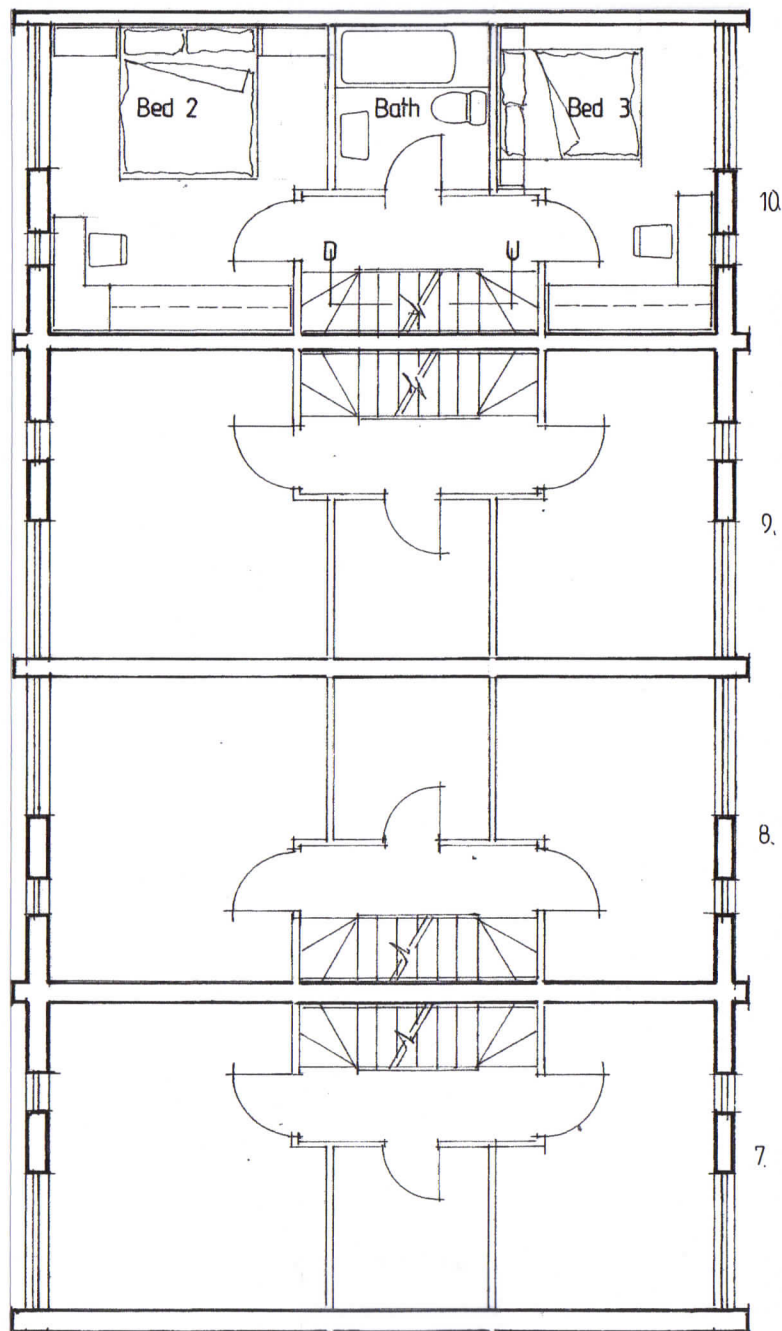
Ref: F/YR17/0685/VOC

First and Second floor plans. Terraces 1 to 6

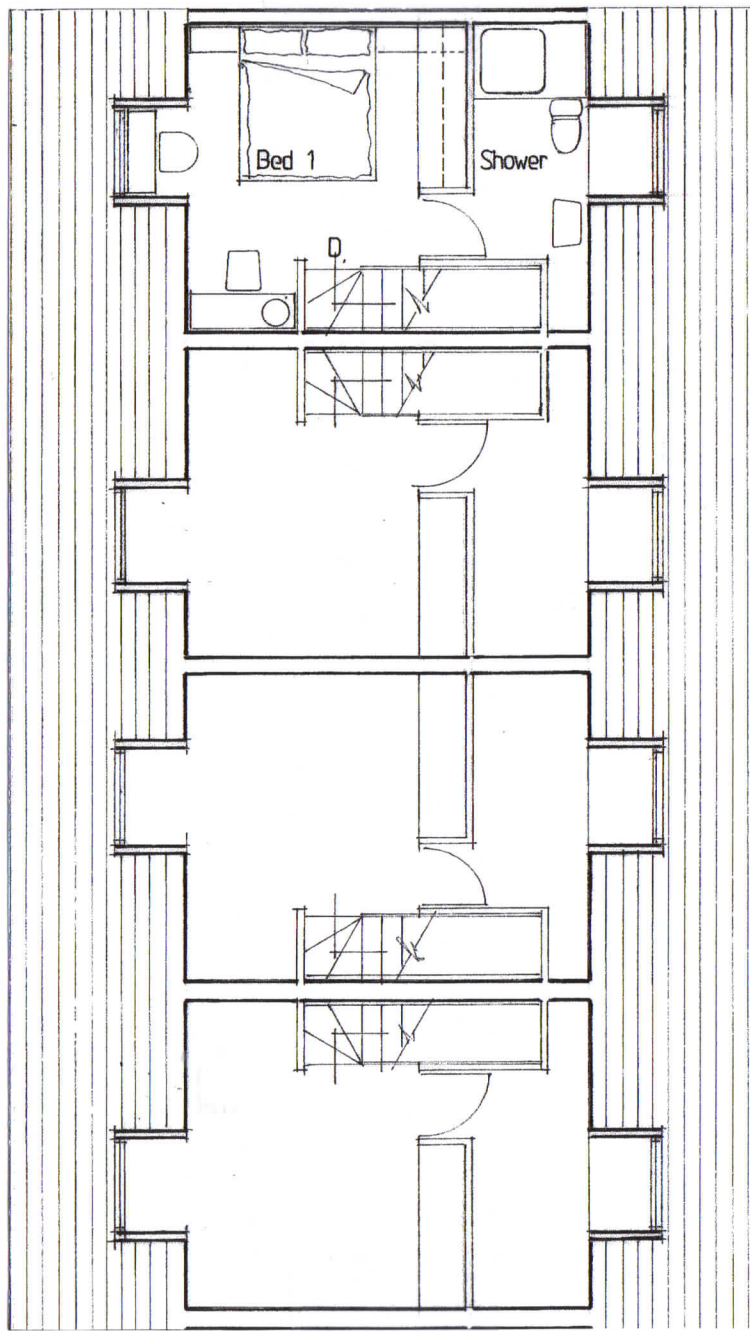
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Date: 12/06'2018

Number: WDA:37 (Variation)



First



Second.

Land south of Queen Street Close, March.

Ref: F/YR17/0685/VOC

First and Second floor plans. Terraces 7 to 10

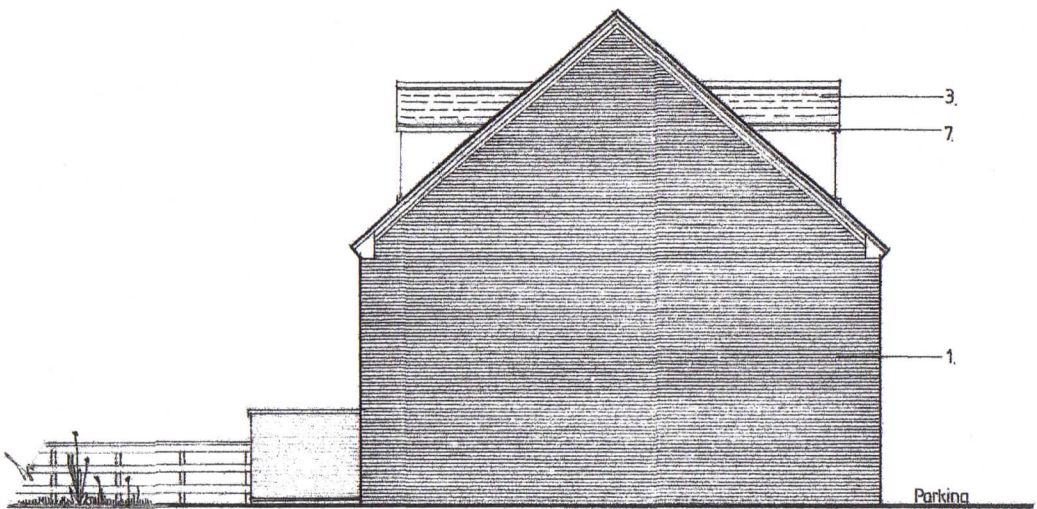
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Date: 12/06'2018

Number: WDA:38 (Variation)



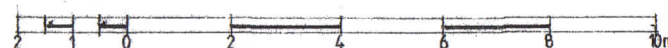
Front Elevation
(Facing Car Park Court)



Side Elevation
(Typical Side)

MATERIALS

- 1/ Woburn Red Multi facing brick
- 2/ Eternit Thrutone Slate, blue-black
- 3/ Redland Rosemary plain clay roofing tile
- 4/ Insulated rendered walls, rounded arises, pale cream.
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Land south of Queen Street Close, March –
Ref: F/YR17/0685/VOC.
Front Elevation Dwellings 1 to 6.

Land south of Queen Street Close, March Ref: F/YR17/0865/VOC

3 bed terrace homes (detail)	WDA:30 (variation)
Comparative Site Layout Plan	WDA:31 (variation)
Site Layout + Landscape	WDA:32 (variation)
Garden Elevation Dwellings 1 to 6	WDA:33 (variation)
Front Elevation Dwelling 1 to 6	WDA:34 (variation)
Garden Elevation Dwellings 7 to 10	WDA:35 (variation)
Front Elevation Dwellings 7 to 10	WDA:36 (variation)
First & Second Floor 1 to 6	WDA:37 (variation)
First & Second Floors 7 to 10	WDA:38 (variation)
Coloured Elevation Dwellings 1 to 6	