
F/YR21/0361/F

Applicant: Mr C Ingham

**Agent : Mr R Papworth
Morton & Hall Consulting Ltd**

Land North Of 39 To 49, Coates Road, Eastrea, Cambridgeshire

Erect 5 x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) involving the demolition of existing buildings

Officer recommendation: Grant

Reason for Committee: Town Council comments are contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

1. This is a full planning application for the erection of 5 dwellings involving the formation of a new access.
2. With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area) the development would not lead to any unacceptable harm being evident.
3. In relation to Section 106 matters, the scheme does not trigger any affordable housing contribution and has not been through a viability exercise. It is considered that the benefits of bringing the scheme forward outweighs any non-policy compliance in this regard.
4. Overall, the development is therefore considered to be acceptable subject to planning conditions.

2 SITE DESCRIPTION

- 2.1 The site is to the north of Coates Road behind Nos 39, 41, 43 and 45 Coates Road Eastrea. There is an existing access between Nos. 49 and 45. Residential development is mainly linear frontage development in this location. There is residential development immediately to the east and west and a small cluster of dwellings to the south along Coates Road. The site currently has dilapidated buildings which are to be demolished and it is laid to grass with a number of trees along the eastern boundary. The application site is approximately 849.83m² in area and is relatively flat. The site is accessed via Coates Road (A605) and within Feldale Middle Level Drainage Board Area and within Eastrea Village setting. The site is adjacent to Ring Ditch and Settlement, close to a scheduled ancient monument, lies within Flood Zone 1 and is not located within a conservation area.

3 PROPOSAL

- 3.1 This application seeks full planning permission for the erection of 5 dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) involving the demolition

of existing buildings. The proposal is similar to the outline planning permission (F/YR15/1060/O) for the erection of 4 dwellings involving the demolition of existing buildings on the site. The internal driveway (5m wide) will be private, a bin collection point is located adjacent to the crossover.

- 3.2 All the proposed dwellings will be two/three storey detached executive homes with 3 to 6 bedrooms and double garages. Proposed materials are also the same: Hoskins Flemish Antique bricks; Sandtoft Calderdales flat profile, dark grey concrete tiles; joinery is to be white uPVC; with black uPVC downpipes and gutters.
- 3.3 Plots 1 and 4 are the same design, 8.4m to the ridge, 13.4m wide and 11.2m deep. These plots have a detached double garage with internal dimensions of 6m x 7m. Proposed materials are the same as for the dwellings. Two additional parking spaces are provided for each plot. Although these do not quite meet Manual for Streets dimensions, there is ample space on plot for parking. No side elevation windows are proposed other than to serve a bathroom. Plot 4 will be adjacent to a recently constructed detached property.²
- 3.4 Plot 2 has a linked double garage. Dimensions of the dwelling are: ridge height 9m; 12.2m wide; and 12.2m deep. There is ample space on plot for at least 4 cars. An ensuite bathroom window is located in each side elevation at first floor level.
- 3.5 The design of Plot 3 is slightly different to the others as it has a large picture window to the front elevation which lights the stairs and landing area. Dimensions are 8.2m to the ridge; 10.7m wide; and 11.5m deep. The linked double garage is slightly smaller (6m x 6m). Two first floor ensuite windows are located within the side elevations.
- 3.6 Plot 5 has a bedroom, dining/kitchen, study, lounge, hallway, wc and stairs at ground floor. There is a bedrooms with ensuite bathroom and walk-in wardrobe and another bedroom with toilet and bathroom at first floor. All bedrooms have front dormer windows and there are no side windows on this floor. Dimensions are 8.2m to the ridge; 10.7m wide; and 11.5m deep.
- 3.7 The red line boundary to this application includes the access through the wider site to the public highway of Coates Road in line with the approved access point under outline planning permission, F/YR15/1060/O. There will be a pedestrian access onto Coates Road.
- 3.8 The proposal incorporates private drives using Marshalls standard concrete block paving with lighting bollards, brindle and parking and turning areas in Marshalls standard concrete block paving, charcoal. The proposal also incorporates the closure of the existing access to create new access 5m wide x 10m from road edge, the removal of existing dropped kerb and set new kerb as per Cambridgeshire County Council Highways specification and requirements and the repositioning of telegraph poles and cables. Boundary treatment involves maintaining the existing leylandii trees, cut back to 8m high partly along the western side of the premises, existing hawthorn hedge to be trimmed back to 2m high along the northern side while the other areas are 1.8m high fence. The existing leylandii trees to be pollarded to 3m high and the removal of existing leylandii trees to front. Bin collection point set on permeable block paving to form base with set ACO drain at the base of the tarmac area are proposed.

3.9 The following mix of units is proposed: 1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed units. The application is supported by the following documents:

- Contaminated Land Report – (Phase II Site Investigation Report)
- Flood Map
- Heritage Statement
- Fenland Biodiversity Checklist
- Design and Access Statement
- SSSI Impact Risk Zone Report

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QPV6AYHE06P00>.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR19/3028/COND	Details reserved by conditions 2 and 6 of planning permission F/YR15/1060/O (Erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only)).	Approved	08/05/2019
F/YR19/0070/RM	Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission (F/YR15/1060/O) for the Erection of 4 dwellings involving demolition of existing buildings.	Approved	15/03/2019
F/YR15/1060/O	Erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only).	Grant	26/05/2016
F/1607/88/O	Three residential plots and access road	02	19.01.1989

5 CONSULTATIONS

Environment Agency

5.1 *No objection to the granting of planning permission because the proposed development is smaller than 1 hectare and not affected by other sources of flooding.*

Whittlesey Parish Town Council

5.2 *Objection. The Town Council recommend refusal under LP12 Section D and also the existing street scene being out of character LP16, section D and over intensification of site.*

Environment & Health Services (FDC)

5.3 *No objection to the granting of planning permission subject to condition on unsuspected ground contamination.*

Historic England

- 5.4 *No objection. The application is similar to that consented under F/YR19/0070RM and on the basis of the information available to date. Historic England do not wish to offer any comments but suggest that the views of specialist conservation and archaeological advisers are sought as relevant.*

County Archaeology

- 5.5 *No objection. No objection to the proposed development but would recommend that the site should be subject to a programme of archaeological investigation and recommend that this would be commissioned and undertaken at the expense of the development. This programme of work can be secured through the inclusion of a negative condition.*

Middle Level Commissioners

- 5.6 Middle Level Drainage Board Area – Feldale. No comment.

Fenland Highways Division

- 5.7 No objection. Granting planning permission should be subject to conditions from planning consent F/YR15/1060/O and F/YR19/0070RM.

County Development

- 5.8 Minerals & Waste Planning Group. No comment.

Local Residents/Interested Parties

- 5.9 8 neighbours were notified, and 1 letter of objection was received from 55 Coates Road. The objections can be summarised as:
- imposing effect due to the height of the proposed development;
 - proposed three storey houses are not in keeping; and
 - lack of privacy.

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

7.1 National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

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

LP11 – Whittlesey

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

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

Resource Use and Renewable Energy SPD (July 2014)

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

Car parking standards.

8 KEY ISSUES

- Principle of Development
- Character and appearance of the area
- Impact on residential amenity
- Access and Parking
- Flood Risk and Drainage
- Ecology
- Trees
- Archaeology
- Health and wellbeing
- Economic Growth

- Contamination
- Waste and Recycling
- Others

9 BACKGROUND

- 9.1 The full planning application was accompanied by a site location plan, defining the site with a red line. In addition, a proposed site plan was submitted showing how the site would be developed to accommodate 5 dwellings. The red and blue line boundaries accord with the proposed site plan showing proposed 5 dwellings and other site works. The red line boundary to this application includes the access through the wider site to the public highway of Coates Road in line with the approved access point under outline planning permission, F/YR15/1060/O. There will be a pedestrian access onto Coates Road.
- 9.2 There is an outline planning permission (F/YR15/1060/O) for the erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only). The proposal is a modification of the extant planning permission as earlier discussed. The total number of dwellings proposed is 5 dwellings, which is one additional dwelling to 4 dwellings that was approved under the outline planning permission.

10 ASSESSMENT

Principle of Development

- 10.1 The site is located within the settlement of Eastrea. The village is identified as a 'small village'. In accordance with Policy LP3 of the Local Plan development in small villages 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 dwellings to the front of the site form part of a linear ribbon frontage along Coates Road. This former business site is considered to fall outside of the built framework of Eastrea. Therefore, the principle of backland residential development here in the form of 5 x new detached dwellings would not normally be supported.
- 10.2 In this instance, it is considered that as the site is a brownfield site; and because the business use is to relocate to a more suitable site away from this predominantly residential area, there are material considerations which weigh in favour of the principle of residential development here. The principle of development of this site has been established through the outline planning permission, F/YR15/1060/O for 4 dwellings on the 25th May 2016.
- 10.3 When assessed against Policies LP11 Part A and LP12 Part A, the location and threshold for additional growth in the settlement of Eastrea is 33 new dwellings. As earlier stated under background, this application seeks full planning permission for 5 dwellings on land in the northern part of the site. The proposed development will be within Eastrea settlement setting, will result in 40 (12%) dwellings (committed/built since April 2011) which would be slightly above Eastrea village threshold of 33 (10%) dwellings. The principle of modifying an outline planning permission within a village expansion is considered acceptable in principle in line with Policies LP3 (Spatial Strategy, the Settlement Hierarchy and the Countryside), LP12 (Rural Areas Development), and subject to other local plan policies.

Character and appearance of the area

- 10.4 The revised NPPF in paras. 124 and 127 state that development should “add to the overall quality of the area” and “respond to local character and history and reflect the identity of local surroundings”. The NPPF also requires that developments be visually attractive as a result of good architecture. It also emphasizes that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.
- 10.5 Policy LP16 requires new development to deliver and protect high quality environments. The area is characterised by ribbon development but although there are few developments in depth they are present. The site is not located within a conservation area or within the grounds of a listed building. On balance, it is considered that there is no potential harm to the character of the area that would outweigh the benefits achieved through its present use (abandoned site), the redevelopment of this brownfield site, and the increase in the supply of new housing in Eastrea village which will be slightly above the 10% growth threshold.
- 10.6 The proposal would involve the erection of 5 dwellings and the demolition of existing buildings, with access and parking, refuse and recycling would increase the scale of development. The proposed development would consist of 5no. x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed). The proposed dwellings would have single aspect bedrooms with habitable windows to the front and rear that would maintain the current outlook to the east and west or to the north and south. The fenestration would consist of white UPVC casement windows and doors. The proposed dwellings would have pitch roof designs with front gable projection at Plots 1 and 3 and 4, rear velux roof lights and roof tiles with the exception of Plot 2 which has rear velux roof lights only. Plot 5 would have front dormer and rear velux roof lights. The proposed materials (brick, rendering, slate and roof tile) for the scheme and other precise details will be secured by planning condition. The development proposed would assimilate into the street scene satisfactorily due to the similar density and plot size to the neighbouring housing development. The proposal would be in keeping with the character and appearance of the neighbouring dwellings. The proposal would have a neutral impact upon the character and appearance of the neighbouring dwellings and is considered to have no material adverse impact on the character and appearance of the street scene.
- 10.7 Policy LP18 requires the protection of the historic environment. Preliminary work has been undertaken with regard to the possible archaeological remains on the site. The county archaeologist has no objection to the proposal subject to further investigations which are achievable and financed through the granting of planning permission and an appropriate planning condition. Therefore, it is considered that the proposal would be sympathetic to the character and appearance of neighbouring dwellings and would accord with Policy LP18 (The Historic Environment) of Fenland Local Plan (2014).

Impact on residential amenity

- 10.8 Local Plan Policies LP2, LP16 and the NPPF seek to ensure that development does not adversely affect the amenity of residents or future occupants and unacceptable impact upon residential amenity for both existing and future occupiers. In terms of its impact on neighbouring residential amenity, it is considered that the proposed 5no. dwellings would be consistent and more in keeping with the prevailing character of the surrounding area.

- 10.9 The proposed development adjoins existing development along the eastern, western and southern boundaries. The proposal would sit comfortably within the residential context of surrounding properties and would not unduly impact on neighbouring residential amenity. The proposal incorporates good fenestration and ventilation to prevent future occupiers from excessive traffic noise along Coates Road. Most gardens have rear amenity areas of at least 10m in depth which would provide a satisfactory level of amenity. There is at least 20m back-to-back separation distance between dwellings.
- 10.10 I am mindful of neighbour's objection regarding potential imposing effect due to the height of the proposed development and that the proposed three storey houses are not in keeping together with lack of privacy. It is considered that due to the fenestration, separation distance and boundary treatment, the proposed development would not result in loss of daylight, loss of privacy, overlooking and feeling of enclosure to neighbouring occupiers. A condition for construction management plan will be attached to reduce disturbance from construction activities on site to neighbouring occupiers.
- 10.11 Overall, the proposal is considered acceptable, would be consistent, in keeping with the prevailing character of the surrounding area and would not result in loss of residential amenities to neighbouring occupiers and excessive traffic noise to accord with Policy LP16 (Delivering and Protecting High Quality Environments Across the District) of Fenland Local Plan (2014).

Access and parking

- 10.12 The proposed development would be accessed via Coates Road. The proposal incorporates a new access (5m wide and 10m deep) connecting to a private permeable block paved driveway with lighting bollards that leads to parking and turning areas. The access arrangement was approved as part of the outline planning permission and is not being amended. There is no requirement for any further assessment of the transport impacts from the development as these were assessed under the outline application for 4 dwellings.
- 10.13 The Fenland's car parking standard stipulates the level of car and cycle parking provision for new developments. The proposed 5no. x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) would generate additional parking demand and would result in a total parking requirement of 14 car parking spaces. The proposal incorporates two car parking spaces and attached/detached double garage for each dwelling on site except for Plot 5 which only has two car parking spaces. The proposed development would provide 18 car parking spaces in total on site. The parking provision throughout the site conforms to the required standard set out in the Fenland's car parking standard (Appendix A of the Fenland Local Plan).
- 10.14 The Fenland Highways Division has no objection to this application subject to highway conditions from planning consent F/YR19/0070/O and F/YR19/0070RM to be attached. It is also considered that the proposal would not generate substantial traffic that would exacerbate the existing traffic and parking conditions. On balance, the proposal is not considered to result in detrimental material impacts on highway safety.

Flood Risk and Drainage

- 10.15 This site is located within Flood Zone 1 on the Environment Agency Flood Risk Extract Map and defined by the Technical Guide to the National Planning Policy Framework as having a low probability of flooding. As such residential development of this site is considered appropriate in the context of the sequential and exception test.
- 10.16 Middle Level Drainage Board Area has not commented on this application. However, the Environment Agency has confirmed that there is no objection to this application. The application does not indicate how surface water drainage and foul sewage are to be disposed of, therefore a surface water drainage scheme, foul water drainage strategy and long-term maintenance arrangements are considered necessary and can be secured by conditions to ensure there is no risk of flooding and determine any mitigation measures.
- 10.17 It is therefore considered that subject to conditions, the development is considered to be acceptable in flood risk and drainage terms and accordingly complies with Policy LP14 in this regard.

Ecology

- 10.18 The site is currently abandoned with an existing barn on site. There is no evidence to demonstrate the absence of bat roosts within the site. The application has not been accompanied by an Extended Phase 1 Habitat Survey Report to demonstrate a low probability of bats and reptiles being present. Therefore, a precautionary approach is recommended, and a condition imposed requiring that works are implemented in accordance with the non-licensed method statement. Therefore, an appropriate condition is to be included relating to the provision of a range of bat boxes and roosting habitats.
- 10.19 Part of the existing mature vegetation is to be maintained at specified height while removing several trees and therefore site clearance should only take place outside the bird breeding season unless a suitable survey is undertaken prior to their removal. Due to the removal of trees, it is considered that a range of bird nest boxes are installed, and a condition will be imposed accordingly.

Trees

- 10.20 The proposal involves retaining the existing trees (leylandii trees and hawthorn hedges) on site. The site benefits from existing leylandii trees, existing hawthorn hedge and mature vegetation as perimeter boundary vegetation which are visible on site. The proposal would maintain the mature perimeter boundary vegetation to the north and western boundaries which screen the site from the ring ditch. While existing mature perimeter boundary vegetation (Leylandi tree and Hawthorn hedge) would be retained at 8m and 2m high respectively, while new laurel hedge will be planted at 1.2m around the northern boundary treatment of the site. The site would incorporate soft and hard landscaping features. However, the details of these landscaping features are not provided but would be secured through conditions.

Archaeology

- 10.21 The site adjoins a scheduled ancient monument (ring ditch). The proposal would maintain the mature vegetation to the north and western boundaries which screen the site from the ring ditch. The extended site has already been the subject of an archaeological investigation prior to approving the outline consents

(F/YR15/1060/O and F/YR19/0070RM). However, it is considered that further investigation is needed which will be secured through an appropriate condition.

- 10.22 The County Archaeologist has no objection to this application subject to a programme of archaeological investigation undertaken at the expense of the development. This programme of work can be secured through condition. It is considered that the proposal would not cause detrimental harm to ring ditch and neighbouring properties to the north of the site.

Health and wellbeing

- 10.23 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 proposal will provide satisfactory living accommodation, contribute to quality living, presents a sustainable location where residents will be able to easily access local services and facilities without dependence on a private motor vehicle.

Economic Growth

- 10.24 The development would be likely to provide a degree of local employment during construction which would support the continued sustainability and economic growth of Fenland.

Contamination

- 10.25 The site was the subject of a contamination land report required by planning application (F/YR15/1060/O) in which a Phase II Intrusive was undertaken, did not identify any ground contamination which could impact on the occupier of this proposal site and no asbestos was identified in the investigation. A Contamination Phase I and II Report has been carried out for this site which is enclosed with the application.
- 10.26 The Environmental Health Team do not wish to object to this application, commented that no further action is required in respect of ground contamination and no concerns that this proposal will adversely impact upon the local air quality and will create local noise. However, the proposal involves the demolition of a building, it is recommended that a standard unsuspected ground contamination condition be attached.

Waste and recycling

- 10.27 The proposed development would provide waste bin and recycling storage for each dwelling and communal bin store/collection area for waste and recycling disposal and for easy access for collection and would cater for future residents of the proposed development which is considered acceptable and appropriate for refuse storage capacity.

Other considerations

- 10.28 It is considered that the proposed development is well laid out with ancillary features (access road, attached garage, allocated parking spaces and bin storage). The additional dwelling replaces the footprint of an existing barn and would not

take part of the proposed footprint as detailed in the outline planning permission (F/YR15/1060/O).

10.29 I am mindful of the Whittlesey Parish Council's objection regarding LP12 Section D, the existing street scene being out of character LP16, section D and over intensification of site. Notwithstanding the principle of approved outline planning permission, the justification for modification of this outline planning permission is to bring a derelict building/land to viable economic use that will be in keeping the design, sympathetic to the character and appearance of the neighbouring properties and preserve the character and appearance of the street scene.

10.30 In addition, in terms of the intensification of the site, the average plot size of neighbouring properties is 132.3m², while the proposal's average plot size is 141.6m². Therefore, it is not considered that the proposed development would result in over intensification of the site. On balance, the scale and massing of the proposed 5no. dwellings on the application site is not considered as overdevelopment considering the plot size, neighbouring residential density and ancillary features provided.

11 CONCLUSIONS

11.1 In view of the above, the proposal is considered to be acceptable and appropriate in this village location, no adverse impact on character and appearance, neighbour amenity, living standards for future occupants, parking and the principle of the outline planning permission. The proposal is therefore in accordance with Policies LP1, LP2, LP3, LP4, LP5, LP11, LP12, LP13, LP14, LP15, LP16, LP18 and LP19 of the Fenland Local Plan (2014).

12 RECOMMENDATION

11.1 Grant subject to delegation to officers to complete and finalise the conditions below:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason To ensure compliance with Section 51 of the Planning and compulsory Purchase Act 2004</p>
2	<p>The development shall be constructed in Hoskins Flemish Antique bricks; and Sandtoft Calderdale flat profile, dark grey concrete tiles as specified by the applicant.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
3	<p>The en-suite and bathroom windows to the side elevations of Plots 1 to 4 of the development hereby permitted shall be glazed with obscure glass and thereafter maintained in this condition at all times.</p> <p>Reason - To prevent overlooking and loss of privacy to neighbouring</p>

	properties in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan 2014
4	<p>Prior to the first occupation of the development hereby approved the proposed on-site parking and turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason -To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety in accordance with LP15 and LP16 of the Fenland Local Plan 2014.</p>
5	<p>No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> - Parking of vehicle of site operatives and visitors - routes for construction traffic - hours of operation - method of prevention of mud being carried onto highway - Signage <p>Reason - To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).</p>
6	<p>Prior to the commencement of the development hereby permitted, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.</p>
7	<p>Prior to commencement of development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
8	Notwithstanding the submitted plans, prior to the first occupation of any part of the development hereby approved, the road and footway as shown

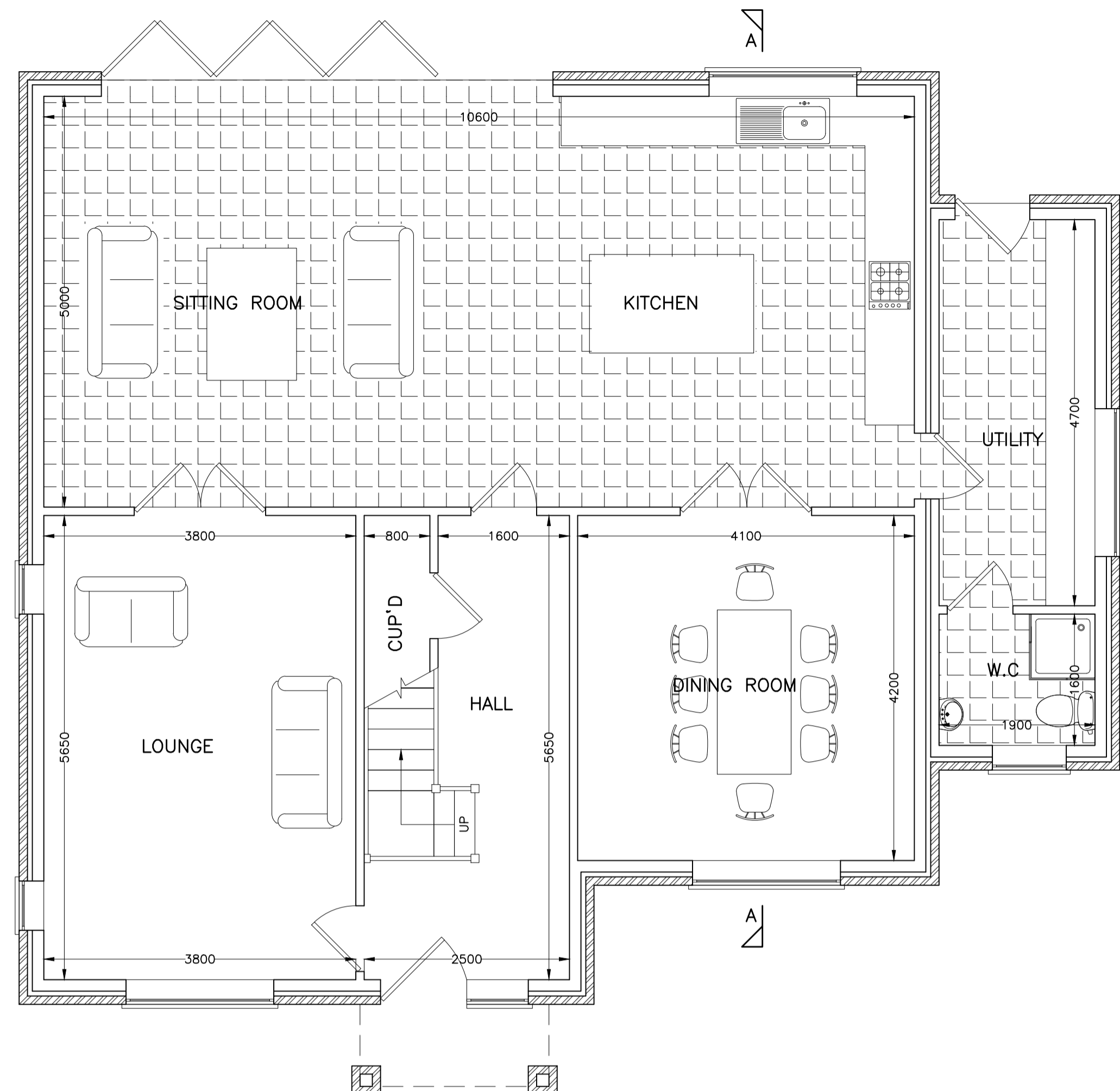
	<p>in Proposed Site Plan - H7231/07D, details of the materials to be used in the surfacing of the internal roadway shall be submitted to and approved in writing by the local planning authority. The materials approved shall be retained in perpetuity. Prior to the first occupation of any dwelling the internal road and footway required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the approved details.</p> <p>Reason- In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
9	<p>Prior to the first occupation of the development hereby permitted the vehicular access from Coates Road shall be hard surfaced, sealed and drained away from the highway for a minimum width of 5m and a minimum length of 10m from the back edge of the existing footway; in accordance with a detailed scheme to be submitted to and approved in writing by the local planning authority and constructed in accordance with the Cambridgeshire County Council construction specification.</p> <p>Reason- To ensure safe access to the site in accordance with the provisions of Policy LP15 of the Fenland Local Plan 2014.</p>
10	<p>No additional vehicular accesses shall be made onto Coates Road, Whittlesey, without the approval of the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Reason - To ensure satisfactory development of the site in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
11	<p>The garages hereby approved shall only be used for the parking of domestic vehicles and for no other purpose.</p> <p>Reason - To ensure that adequate parking provision is retained across the site in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
12	<p>Prior to commencement of development full details of both hard and soft landscaping 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 shall include:</p> <ul style="list-style-type: none"> a) proposed finished levels; 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; e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; f) details of siting and timing of all construction activities to avoid harm to all nature conservation features; g) location of service runs; h) management and maintenance details. <p>Reason – The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in</p>

	accordance with Policy LP16 of the Fenland Local Plan 2014.
13	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. 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.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
14	<p>Prior to the occupation of any part of the development hereby approved, the bin collection point as detailed on plan reference H7231/07D shall be completed in accordance with the approved details and thereafter retained in perpetuity.</p> <p>Reason – To ensure a satisfactory level of amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
15	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment.</p>
16	<p>Prior to the commencement of the development hereby permitted, a scheme and works are implemented in accordance with the non-licensed method statement relating to the provision of a range of bat boxes and roosting habitats. Furthermore, due to maintenance and removal of the existing mature vegetation, site clearance should only take place outside the bird breeding season (March to September) unless a suitable survey is undertaken prior to their removal.</p> <p>Reason: To ensure the protection and enhancement of protected habitat in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
17	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved</p>

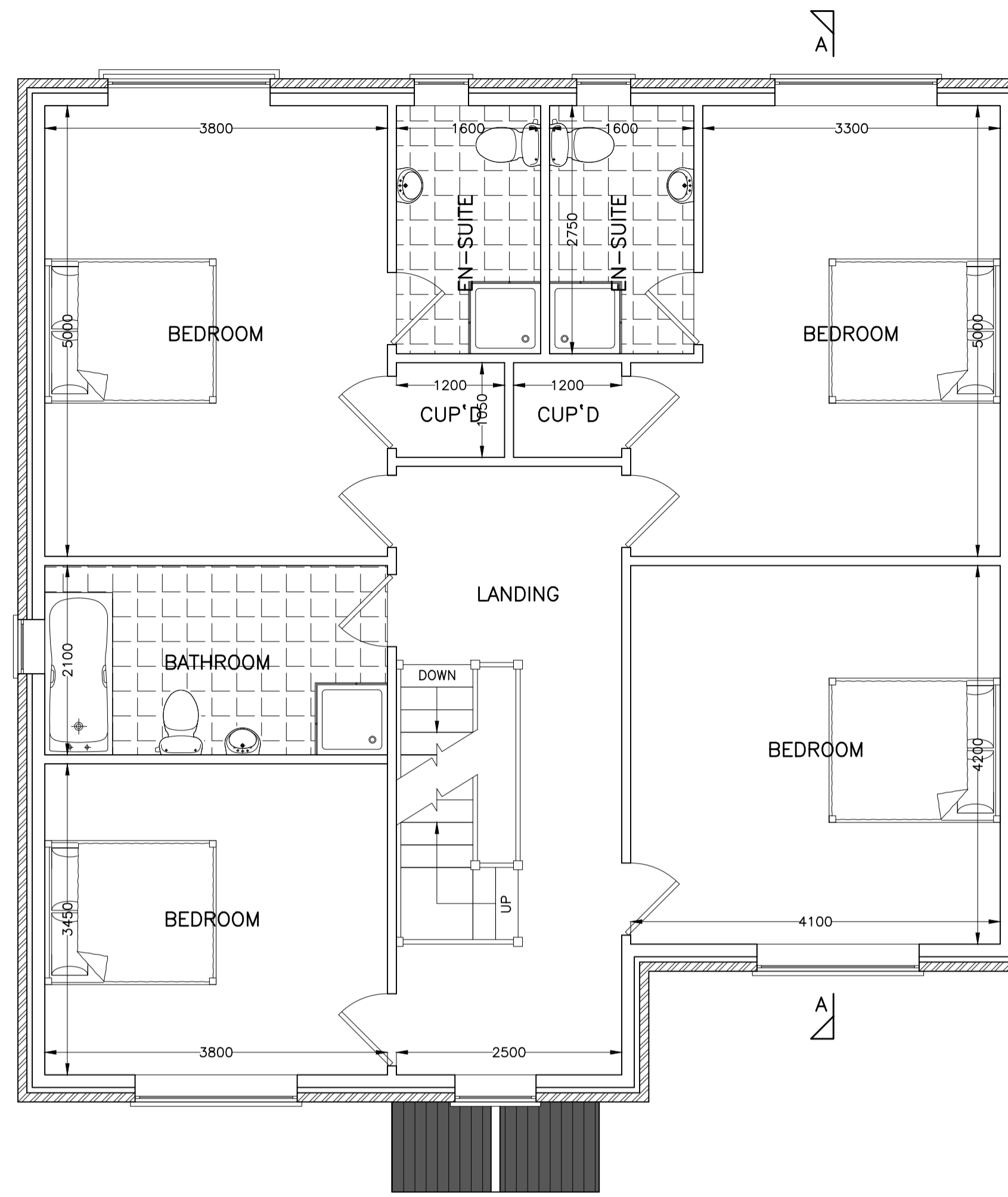
	<p>by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> a) The statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material. <p>Reason- In accordance with Local Plan Policy LP18.</p>
18	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <ul style="list-style-type: none"> ▪ Site Location Map – 100023778 (12/04/2021) ▪ Existing Site Plan – H7231/01C; ▪ Existing Site Plan – H7231/09A; ▪ Proposed Site Plan – H7231/07D; ▪ Proposed Floor Plans and Elevations (Plots 1 & 4) – H7231/03A; ▪ Proposed Floor Plans and Elevations (Garage) Plots 1 & 4 – H7231/04A; ▪ Proposed Floor Plans and Elevations (Plot 2) – H7231/05A; ▪ Proposed Floor Plans and Elevations (Plot 3) – H7231/06A; ▪ Proposed Floor Plans and Elevations (Plot 5) – H7231/08A; <p>Reason: To ensure the development is implemented in accordance with the permission granted.</p>

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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 SICO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

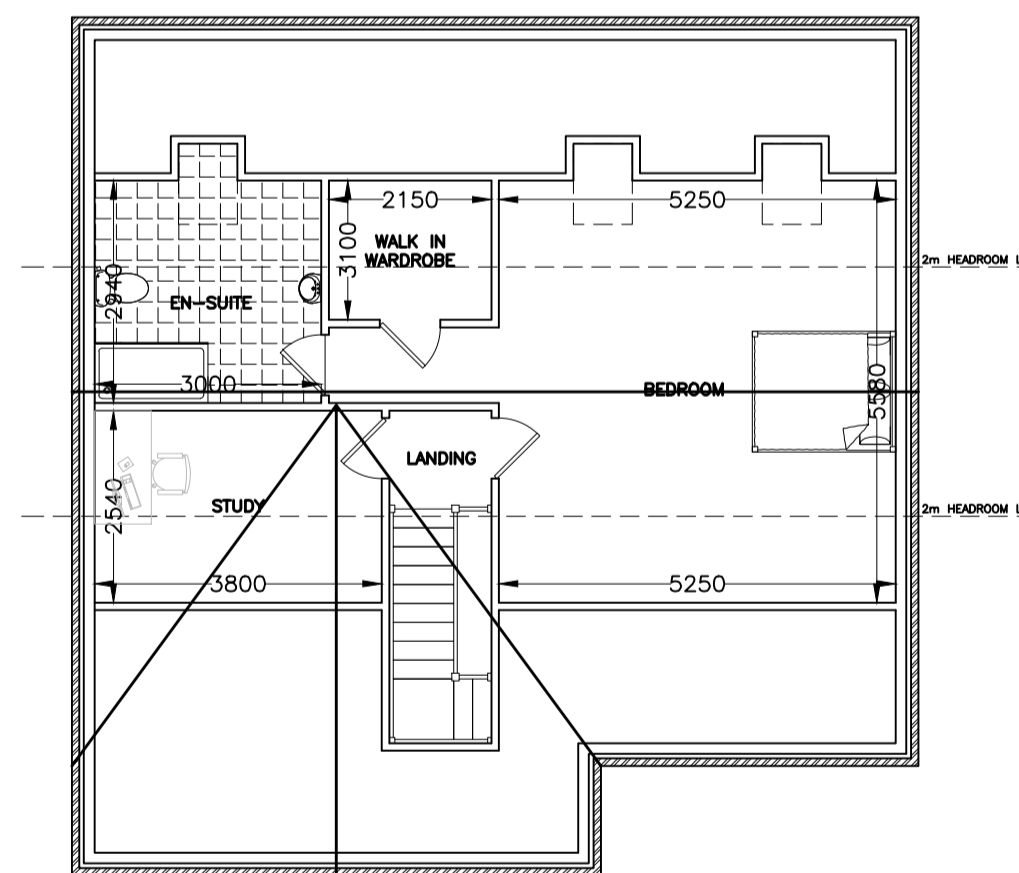
MATERIALS:
 WALLS : HOSKINS FLEMISH ANTIQUE BRICK
 ROOF : SANDTOFT CALDERDALE FLAT PROFILE CONCRETE DARK GREY TILES
 JOINERY : WHITE UPVC
 DOWNPIPES & GUTTER : BLACK UPVC



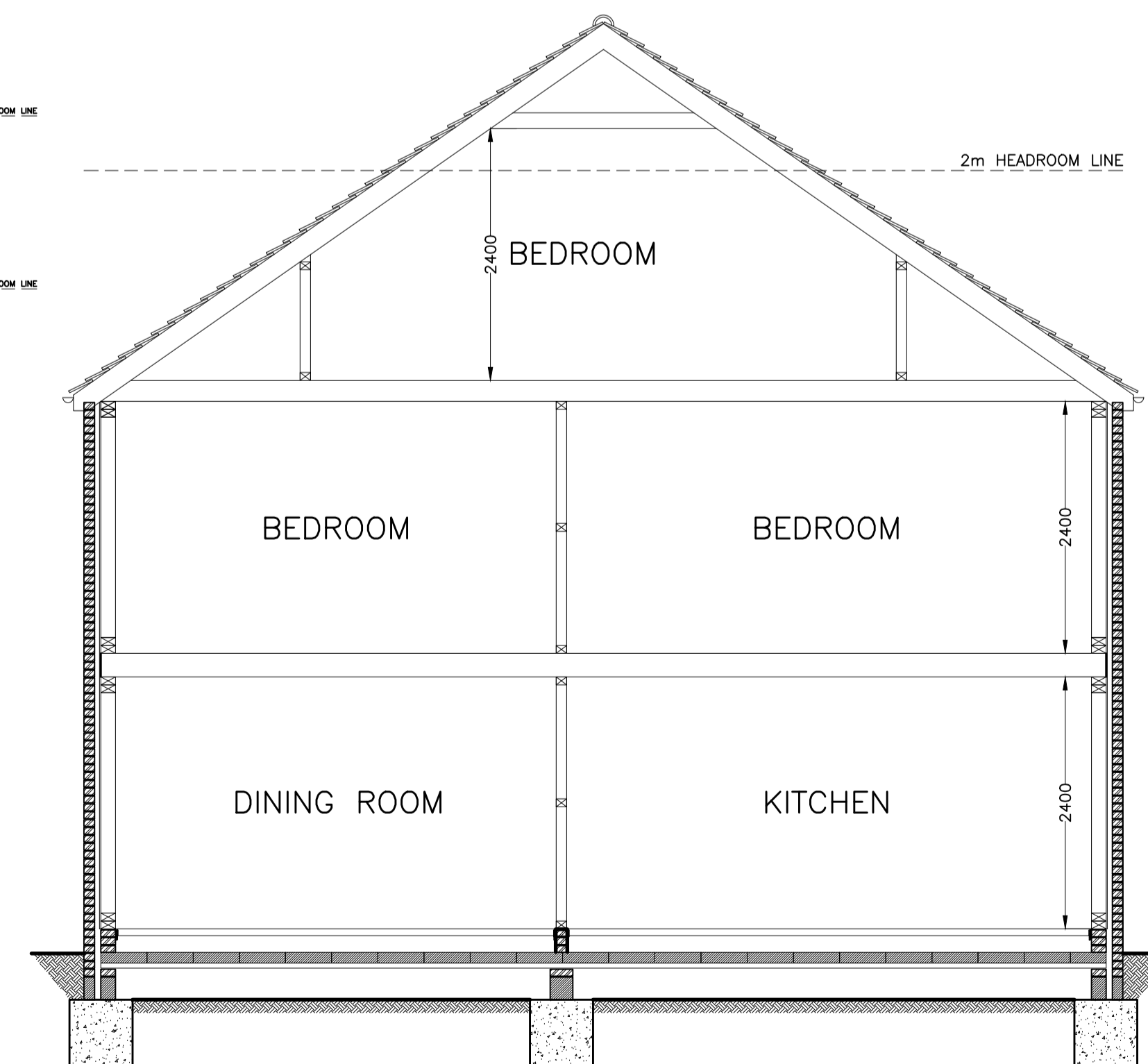
PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED SECOND FLOOR PLAN (1:100)



SECTION A-A (1:50)



PROPOSED FRONT ELEVATION (1:100)



PROPOSED RHS ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)



PROPOSED LHS ELEVATION (1:100)

B	PLANNERS COMMENTS	MAR 2021
A	CLIENTS COMMENTS	NOV 2020
	REVISIONS	DATE

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LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT
 Mr C Ingham

PROJECT
 Rear of 43 Coates Road Eastrea Whittlesey Cambs, PE7 2BD

TITLE
 Proposed Floor Plans & Elevations PLOTS 1 & 4

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE Nov 2020	DRAWING NUMBER H7231/03B
SCALE 1:50 1:100	