
F/YR21/1197/F

Applicant: Miss C Carver

**Agent: Mr J Scotcher
Morton & Hall Consulting Ltd**

Cornfields, Euximoor Drove, Christchurch, Wisbech

Erect 1 x dwelling (2-storey 4-bed) and a detached garage, involving the removal of existing caravan and demolition of existing outbuilding

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for a detached, 2-storey, 4-bed dwelling with raised (0.3m) patio area, detached double garage involving the removal of the existing caravan and demolition of existing outbuilding.
- 1.2 The existing residential unit on site comprises a mobile home which is specifically excluded from replacement by virtue of Policy LP12 - Part C (c); as such the scheme must be considered as a new dwelling and subject to Policies LP3 and LP12 of the Fenland Local Plan 2014, which both seek to restrict development within open countryside locations. No policy justification has been provided to support a dwelling in this location and as such the development is considered contrary to the aforementioned policies.
- 1.3 The proposed development, by virtue of its scale and design is considered to have a significant adverse impact on the rural context and character of the area, as such the scheme is considered contrary to policy LP12 Part C and LP16(d) of the Fenland Local Plan 2014, DM3 of the Delivering & Protecting High Quality Environments in Fenland SPD 2014 and Chapter 12 of the NPPF 2021.
- 1.4 It has not been demonstrated that suitable visibility splays can be achieved with the proposed access in its current position and as such whether this access is acceptable. The development is therefore considered to be contrary to Policy LP2 and LP15 of the Fenland Local Plan 2014 which seek to ensure that well designed and safe access is provided.
- 1.5 There are no significant issues in relation to flood risk, ecology or residential amenity and the proposed dwelling would result in a higher quality living environment than the existing mobile home and a betterment in relation to flood risk.
- 1.6 Whilst there is some benefit to the proposed development this is considered to be significantly outweighed by the in-principle unacceptability of a new dwelling in this location, the significant detrimental impact on visual amenity and the character of the area and inadequate demonstration that the proposed access is acceptable; as such the recommendation is one of refusal.

2 SITE DESCRIPTION

- 2.1 The application site is located on the eastern side of Euximoor Drove, between the single-storey dwelling of Country View to the south and 2-storey small scale cottage of The Cottage to the north, to the east and west of the site are agricultural fields and what appears to be a small holding with various livestock. The area is located within Flood Zone 3, the highest risk of flooding.
- 2.2 The site itself has a garden area laid to lawn, with some landscaping, play equipment and timber outbuilding and green houses, it is bounded by high close boarded fence to the west (road side), hedge to the north and post and wire to the east. There is a cream clad mobile home with timber lean-to to the side and raised timber decking and steps to the front. To the west of the mobile is a detached brick outbuilding with what appears to be an asbestos roof and a gravel parking area. The site is accessed via Euximoor Drove, a single track rural lane with limited passing opportunities.

3 PROPOSAL

- 3.1 The application seeks full planning permission for a detached, 2-storey, 4-bed dwelling with raised (0.3m) patio area, detached double garage involving the removal of the existing caravan and demolition of existing outbuilding.
- 3.2 The dwelling measures 10m (excluding porch) x 15.5m and 8.2m in height. Accommodation comprises an open plan kitchen/dining/family room, playroom, living room, utility and WC at ground level and 4 bedrooms (1 with walk in wardrobe and en-suite) and bathroom at first-floor level.
- 3.3 The garage measures 7.6m x 7.7m and 5.85m in height, solar panels are proposed to the southern roof slope.
- 3.4 Full plans and associated documents for this application can be found at:

[F/YR21/1197/F | Erect 1 x dwelling \(2-storey 4-bed\) and a detached garage, involving the removal of existing caravan and demolition of existing outbuilding | Cornfields Euximoor Drove Christchurch Wisbech PE14 9LT \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR20/1202/CERTLU	Certificate of Lawful Use (Existing): Material change of use of land for the siting of a residential caravan used as a separate dwelling unit	Certificate Issued 26/1/2021
F/YR20/0401/CERTLU	Certificate of Lawful Use (Existing): Siting of a mobile home for residential use (ancillary)	Certificate Issued 9/7/2021

5 CONSULTATIONS

5.1 Christchurch Parish Council

The Parish Council has no objection to the proposed development.

5.2 Environment Agency

Environment Agency Position

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds.

Advice to LPA

In accordance with paragraph 162 of the National Planning Policy Framework, 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 has to be applied and whether or not there are other sites available at lower flood risk. Our national flood risk standing advice reminds you of this and provides advice on how to do this.

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.

Advice to Applicant

The site is located in an area which is not served by the public foul sewer. Accordingly, the proposal will need to be served by a non-mains drainage system.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or from a treatment plant at 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone. Discharges from septic tanks directly to a surface water are not allowed under the general binding rules.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

For further guidance please see: <https://www.gov.uk/permits-you-need-for-septic-tanks/overview>

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

Please forward a copy of this letter to the applicant.

5.3 Middle Level Commissioners IDB

No comments received.

5.4 Wildlife Officer (FDC)

Advice requested in respect of whether further information was required in relation to the demolition of the existing building and ecology:

I am leaning towards no, those asbestos roofs are rarely used and there is no clear drop underneath the feature to allow easy access and egress. It looks like the building is in heavy use as well.

Unlikely to have easy access for birds as well.

5.5 Environmental Health (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal involves demolition of an existing structure, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION

CONDITION: 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.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.6 Natural England

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to

result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on [gov.uk](#) at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

5.7 Cambridgeshire County Council Highways

The site is located in a rural location, remote from a village location without footways and street lighting. It seems likely that all journeys will be made by private motor transport. FDC should consider the general sustainability of the site.

The submitted details and streetview images show some parking on site and these were shown on the certificate of lawful use application. The existing access is not properly set out to CCC standard layout and construction but it seems the arrangement has been in place for some time.

My concern is that visibility towards the south is compromised by the access position being close to the southern boundary. Towards the north visibility is better and a splay could be provided along with a low level boundary treatment. An improvement to the scheme from an access point of view would be to place the access in a more central position of the site (perhaps with the dwelling on the southern part of the site). No visibility splays are shown on the plans.

The plans and street scene show the area to the north of the crossover being open with no boundary treatment covering this area. My concern is that vehicles will use the whole of the open area avoiding the crossover. I would recommend that a boundary treatment covers this area (noting the need to keep visibility clear). I would also add that the boundary treatment hedge proposed should be 0.6m (but could be higher if set back behind a splay).

It is appreciated that with the existing parking activity there's possibly little if any intensification of use of the site and there does not appear to be any injury related accidents in the vicinity of the site. Although I have not visited the site I am expecting that traffic volume is low. My recommendation would be to seek an improved access position but if you are minded to grant planning permission I would recommend the following conditions:

- 1. Prior to the first occupation of the development the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.*

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

2. *Prior to the first occupation of the development 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.

3. *Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with details to be submitted and approved in writing by the Local Planning Authority. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.*

Reason: In the interests of highway safety.

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

5.8 Local Residents/Interested Parties

Twelve supporting comments have been received (8 from Euximoor Drove, 1 from The Croft, 1 from Church Road, 1 from Wayside Estate all Christchurch and 1 from Half Penny Toll, Lotts Bridge), in relation to the following:

- Pleasure to see a family home on this site/provide adequate space for growing family, improve living conditions
- Support on the proviso construction vehicles do not obstruct Euximoor Drove, which is single track
- - will be an improvement on caravan and needed
- Finished dwelling will be more in keeping

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context – C1

Identity – I1, I2
Built Form – B2
Movement – M3
Homes and Buildings – H2, H3

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
LP12 – Rural Areas Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the area

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Flood Risk and Drainage**
- **Highways/parking**
- **Ecology**

9 BACKGROUND

- 9.1 A lawful development certificate was issued (F/YR20/0401/CERTLU) on 9/7/2020 for siting of a mobile home for residential use (ancillary). This was because the evidence provided by the applicant at the time suggested that there was a significant functional link between the house and mobile home as the occupant of the mobile home provided care to their mother who lived in the house.
- 9.2 The statement provided by the applicant in support of their subsequent application (F/YR20/1202/CERTLU) stated that for the period from 2004 to 2019 there was no care provided to the applicants' mother in the main house. This functional link did not exist until 2019. Therefore, the use of the caravan as an independent residential dwelling unit became lawful as of 2014. It was considered that the provision of care in 2019 did not represent an abandonment of the lawful use and as such a lawful development certificate for the change of use of land and siting of a caravan used as a separate dwelling unit was issued on 26/1/2021.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located in the open countryside, hence would be considered an elsewhere location in the settlement hierarchy and Policy LP3. Development here will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation transport or

utility services. No information/justification has been provided to indicate that it is demonstrably necessary for a new dwelling in this location.

10.2 However, replacement dwellings are accepted in principle subject to certain criteria being adhered to, these being considered below (LP12 Part C). It is also necessary to consider highway safety (LP15), flood risk (LP14), ecology (LP19) and the likely impact of the proposal in terms of residential and visual impact (LP2 & LP16).

10.3 Policy LP12 Part C: The replacement of a dwelling which is located outside, or not adjacent to, the developed footprint of a settlement will be supported where all of the specified criteria (a) – (f) are complied with.

(a) The residential use of the original dwelling has not been abandoned; and	The mobile home was being lived in when the site was visited, and as such has not been abandoned.
(b) The original dwelling is not important to retain due to its character and/or contribution to the landscape; and	The mobile home is a temporary dwelling unit with timber lean-to extension, it is not considered to convey visual merit.
(c); The original dwelling is not a temporary or mobile structure, such as a caravan; and	The existing dwelling is a mobile home and as such fails to comply with this element of the policy.
(d) It is of a design appropriate to its rural setting; and	Please see section below
(e) It is of a similar size and scale to the original dwelling; and	<p>The existing dwelling measures 12m x 4.2m and 3.2m in height, with a lean-to extension measuring 4m x 2.85m and a maximum of 2.8m in height.</p> <p>The proposed dwelling measures 10m (excluding porch) x 15.5m and 8.2m in height, which is significantly larger and therefore prominent in this rural, sparsely populated open countryside location and as such fails to comply with this element of the policy.</p> <p>There is also a large, detached garage proposed which measures 7.6m x 7.7m and 5.85m in height, completing with both the host dwelling and the neighbouring properties.</p> <p>The supporting information submitted indicates that the curtilage is larger than that established as lawful under F/YR20/1202/CERTLU, however having overlayed the location plans the extent of land remain the same.</p>
(f) It is located on the footprint of the	The proposed dwelling is located partially on

original dwelling unless an alternative position within the curtilage would enhance the setting of the building on the plot and have no adverse impact on the wider setting.	<p>the footprint of the mobile home but has been situated further north to accommodate the proposed parking area and garage.</p> <p>The overall development is located within the existing plot and is not considered to encroach on the open countryside, its relocation is not considered to exacerbate the harm identified in the section below</p>
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- 10.4 The proposed development fails to accord with Policy LP12 Part C, criteria (c), (d) and (e) as the dwelling it proposes to replace is a mobile home, the proposal is not of a design appropriate to its rural setting nor is it of a similar size and scale to the original dwelling. Furthermore, no information/justification has been provided to indicate that it is demonstrably necessary for a new dwelling in this location, contrary to Policy LP3.

Design considerations and visual amenity of area

- 10.5 In addition to the issues raised in the previous section the following are also considered to be relevant:
- 10.6 The area is characterised by a narrow drove, open fields and sporadic dwellings, those to the north and south of the site being a modest in scale 2-storey cottage and small detached single-storey dwelling, there also are a number of subservient outbuildings. The proposed dwelling whilst not particularly large in its own right is substantial when compared with the dwellings either side of it (as evidenced on the submitted street scene) and the mobile home it is intended to replace; it is of scale and design befitting of an urban environment, rather than its rural open countryside location. Furthermore, the proposed garage dominates the plot, is comparable in footprint to the main element of the bungalow to the south and greater in height. Overall the proposed development is considered to create an incongruous feature, having a significant adverse impact on the rural context and character of the area and would ultimately fail to make a positive contribution to the local distinctiveness and character of the local built environment contrary to policy LP12 Part C and LP16(d) of the Fenland Local Plan 2014, DM3 of the Delivering & Protecting High Quality Environments in Fenland SPD 2014 and Chapter 12 of the NPPF 2021 and Chapters C1, I1, I2 and B2 of the NDG 2021.
- 10.7 The development also results in the demolition of an existing brick-built outbuilding of vernacular character, which is considered unfortunate, however does not create significant enough harm to warrant a refusal in this regard.
- 10.8 With regards to materials, the surrounding dwellings are constructed in a mix of red brick/wall tile and render with outbuildings red multi brick and a variety of roof materials, the materials proposed for the development are considered acceptable for the locality and are as follows:

Walls: Traditional Brick and Stone Olde Althorne
Roof: Marley Modern tiles in Smooth Grey

Residential Amenity/Health and wellbeing

- 10.9 To the front and rear (west and east) of the site are open fields, to the south of the site is the single-storey dwelling of Country View and to the north modest 2-storey The Cottage, which is orientated towards the site rather than the road and separated from the site by what appears may be a field access.

- 10.10 The majority of windows serving the proposed dwelling are facing east and west and as such there are no direct views into the plots serving the existing dwellings, there is one first-floor window in the northern side elevation, however this serves an en-suite and as such would be obscure glazed. Distances between dwellings are such that there is not considered to be a significant detrimental impact on the residential amenity of the existing dwellings in relation to overshadowing, loss of light, outlook or privacy.
- 10.11 The proposed dwelling has in excess of a third of the plot for private amenity space in accordance with Policy LP16 (h), there would be a level of overlooking from The Cottage, however this is currently the case. Only low-level boundary treatments are proposed in the form of a 1m high hedge, this will in time establish to provide sufficient privacy and the location is such that this is not considered to cause a significant detrimental impact in respect of the residential amenity of future occupiers. The proposed dwelling would result in a higher quality living environment than the existing mobile home.

Highways/parking

- 10.12 The existing mobile home has an access and gravel parking area, though this is not properly set out to LHA standards, it is proposed to be replaced and sited further south, closer to Country View with a larger gravel and block paved parking area surrounding the garage.
- 10.13 Concerns have been raised by the LHA in relation to visibility as this is considered to be compromised by the location of the access on the southern boundary of the site and the 1m high boundary treatment proposed (this should be no higher than 0.6m within the visibility splay), furthermore visibility splays are not indicated on the submitted details and concerns have been raised regarding the opportunity to informally access the full width of hardstanding, as this remains open to the road. Visibility splays were requested to be provided but have not been submitted and in light of the fact that it has not been demonstrated that suitable visibility splays can be achieved with the proposed access in its current position the development is considered to be contrary to Policy LP2 and LP15 which seek to ensure that well designed and safe access is provided
- 10.14 Policy LP15 and Appendix A require 3 parking spaces for a 4-bed dwelling such as this, a double garage is proposed which meets the dimensions to be considered 2 spaces and there is then sufficient space surrounding the garage for further vehicles to be parked, as such the scheme complies with the parking provision requirements.

Flood Risk and Drainage

- 10.15 Policy LP14 seeks for proposals to be safe from the risk of flooding and to not exacerbate flood risk elsewhere within the locality. As the proposal is for a replacement dwelling it will not result in an additional dwelling within a flood zone 3 location and therefore the scheme is deemed to pass the sequential test. The exception test requires a demonstration that the development provides wider sustainability benefits that outweigh flood risk and a site specific Flood Risk Assessment that demonstrates that the development will be safe from all sources of flooding. A Flood Risk Assessment has been submitted which recommends that ground levels are not less than 0.3m above ground level with a further 0.3m of flood resilient construction above finished floor level and the Environment Agency have no objection to the proposal. In relation to sustainability benefits this is not

referred to within the FRA however solar panels are to be provided and there is a betterment in flood risk terms by creation of a first-floor refuge

- 10.16 The site is at very low risk of surface water flooding, issues of surface water will be considered under Building Regulations; accordingly, there are no issues to address in respect of Policy LP14.

Ecology

- 10.17 The site is within a SSSI Impact Zone; the proposal results in no net increase in households and as such is considered to have a neutral impact on the SSSI, furthermore, Natural England have no objection to the proposal.
- 10.18 The scheme does result in the demolition of an existing brick-built outbuilding however the Wildlife Officer did not consider this would warrant the submission of an ecology survey. Nonetheless, the applicant can be reminded of their responsibilities in relation to protected species by way of an informative.

11 CONCLUSIONS

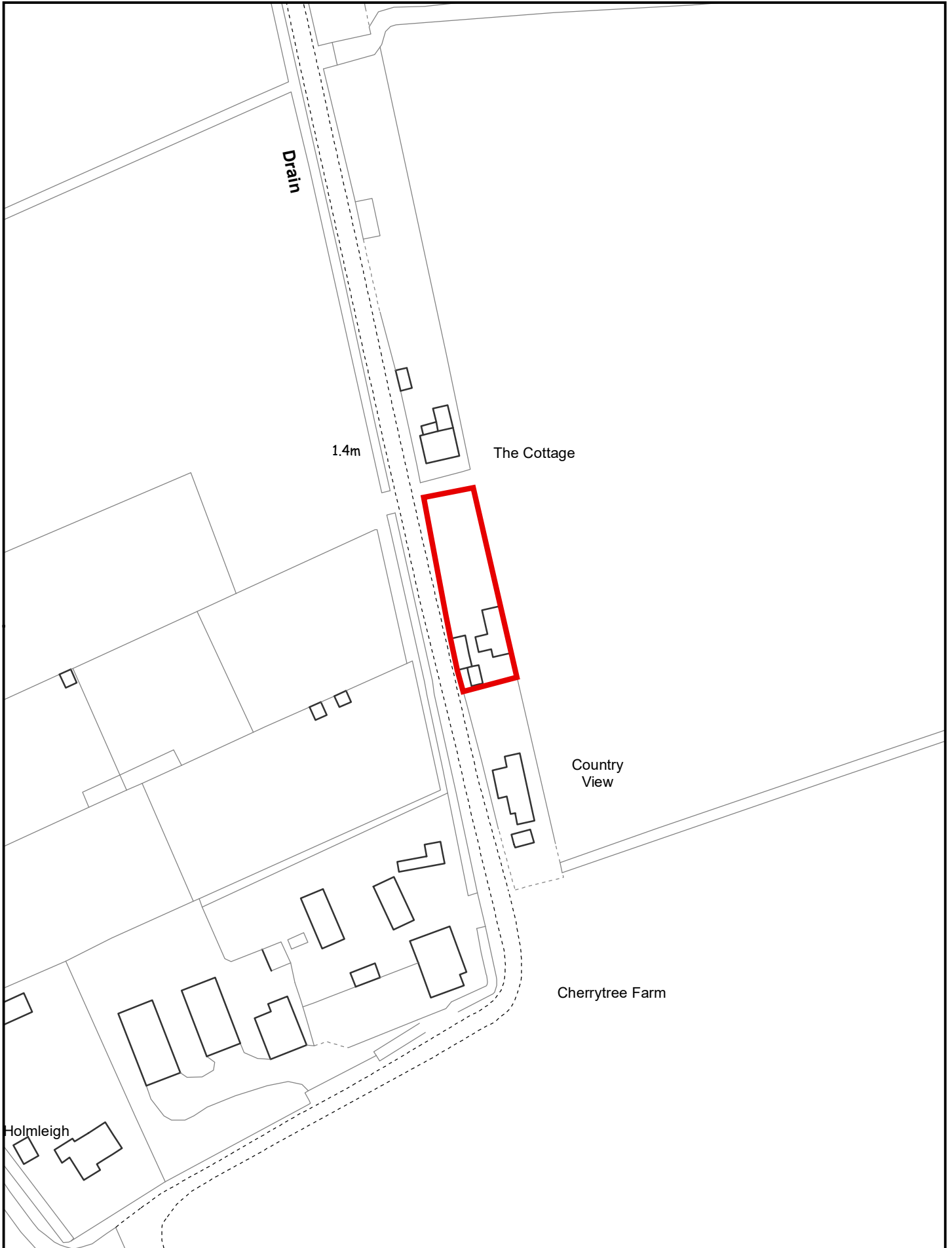
The principle of replacing a mobile home with a new dwelling is not supported and there is no policy justification for a new dwelling in this location, furthermore the proposed development is considered to have a significant adverse impact on the rural context and character of the area, and it has not been demonstrated that the proposed access is acceptable. Hence whilst it is acknowledged that there are no significant issues in relation to residential amenity, flood risk and ecology and that there are some benefits to the scheme in relation to the quality of living environment for occupiers and a betterment in flood risk terms, overall, the scheme is considered unacceptable and as such the recommendation is one of refusal.

12 RECOMMENDATION

Refuse, for the following reasons:

1	The existing residential unit on site comprises a mobile home which is specifically excluded from replacement by virtue of Policy LP12 - Part C (c); as such the scheme must be considered as a new dwelling and subject to Policies LP3 and LP12 of the Fenland Local Plan 2014 which both seek to restrict elsewhere development within open countryside locations. No policy justification has been provided to support a dwelling in this location and as such the development is considered contrary to the aforementioned policies.
2	The proposed dwelling and garage by virtue of their scale and design are at odds with the general character of the locality. As a result, the development would create an incongruous feature, having a significant adverse impact on the rural context and character of the area and would ultimately fail to make a positive contribution to the local distinctiveness and character of the local built environment contrary to policy LP12 Part C and LP16(d) of the Fenland Local Plan 2014, DM3 of the Delivering & Protecting High Quality Environments in Fenland SPD 2014 and Chapter 12 of the NPPF 2021 and Chapters C1, I1, I2 and B2 of the NDG 2021.
3	It has not been demonstrated that suitable visibility splays can be achieved with the proposed access in its current position and as such whether this access is acceptable. The development is therefore considered to be contrary to Policy LP2 and LP15 of the Fenland Local

	Plan 2014 which seek to ensure that well designed and safe access is provided.
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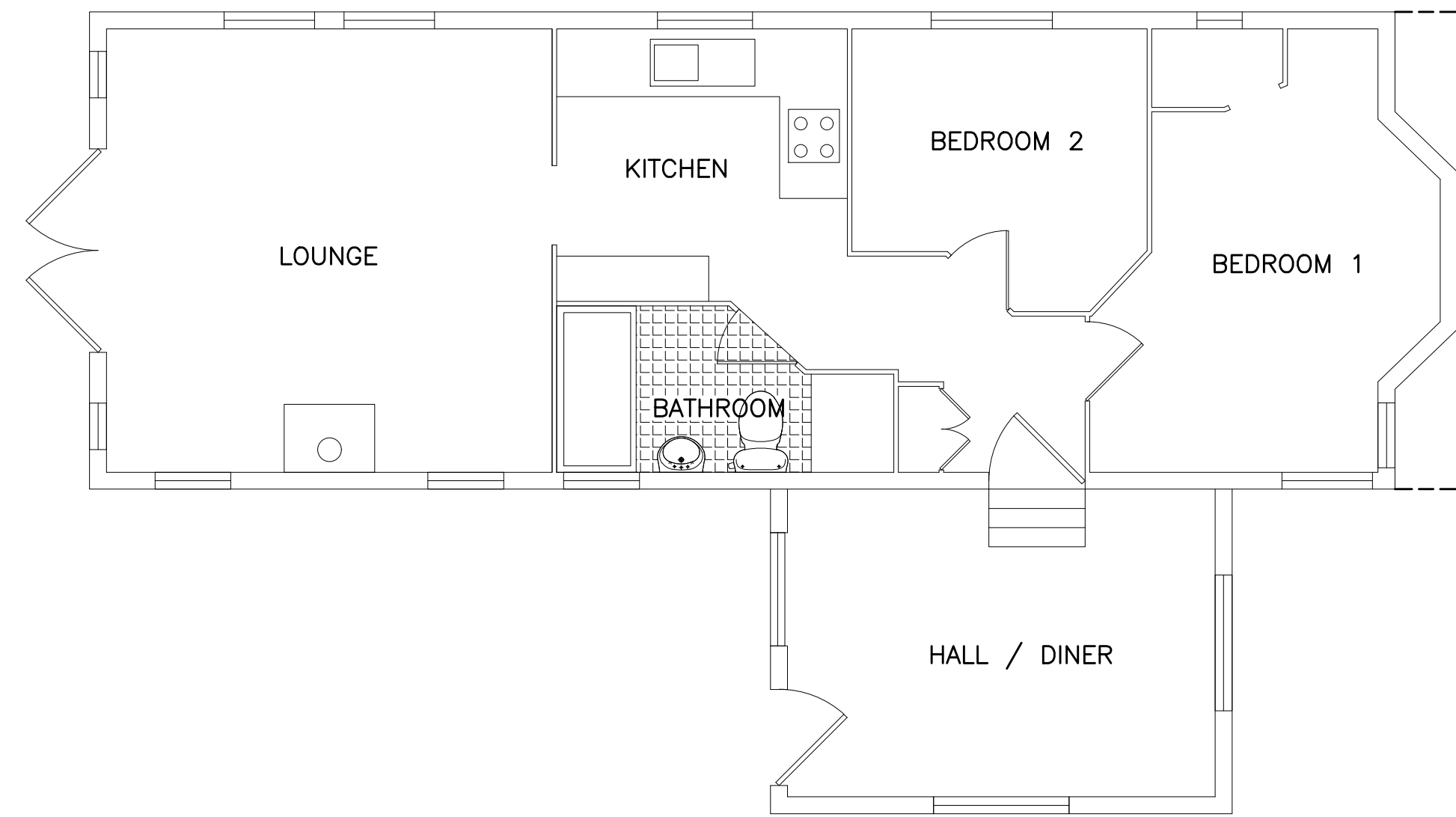
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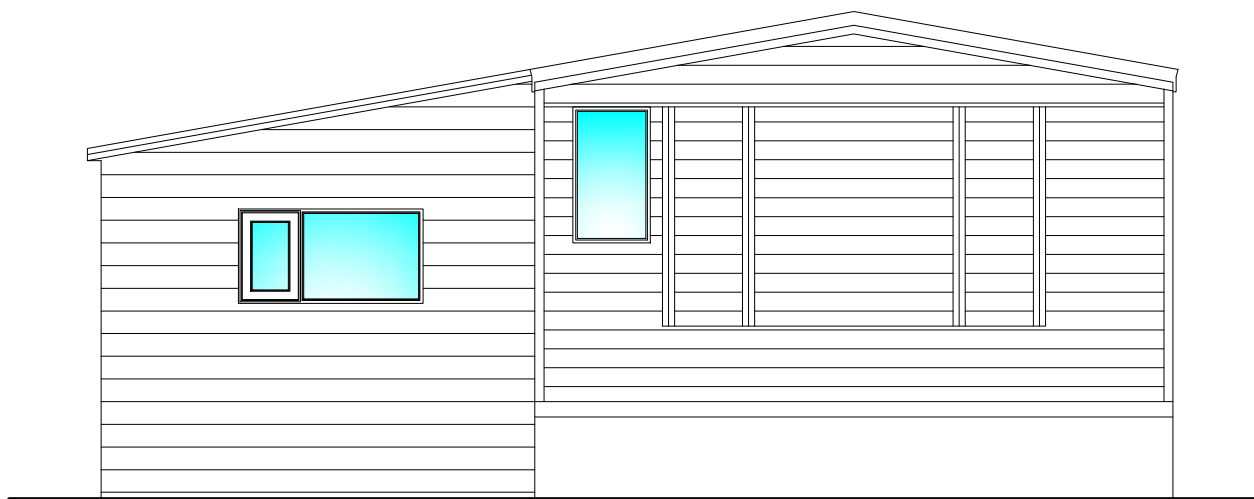
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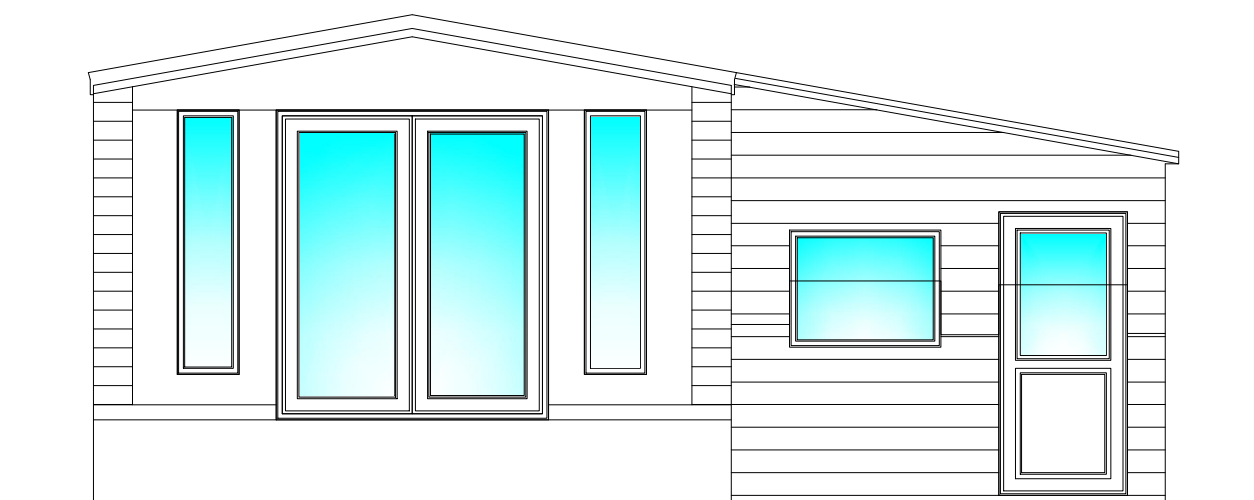




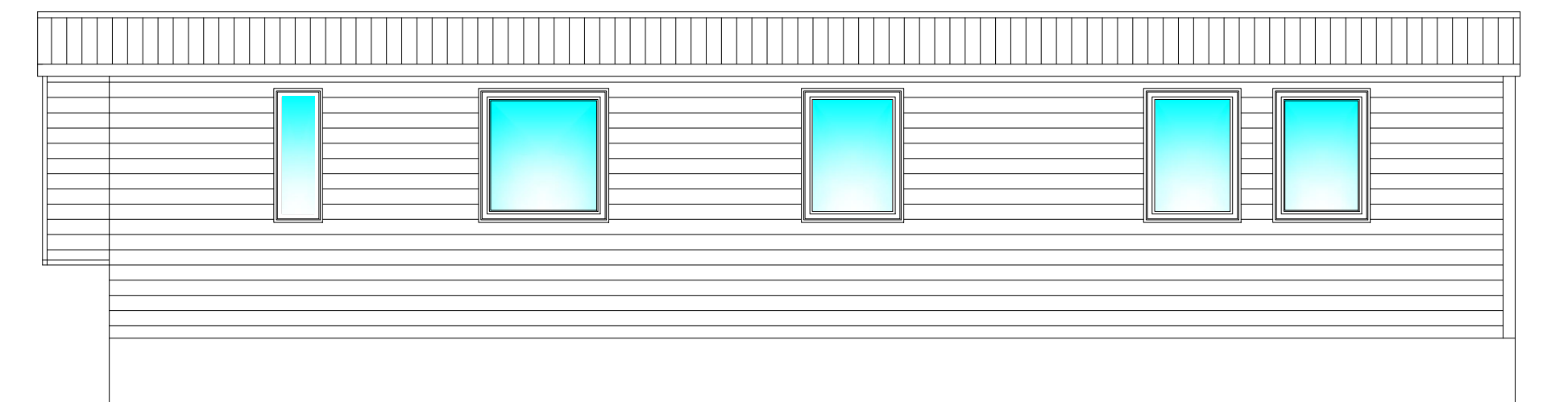
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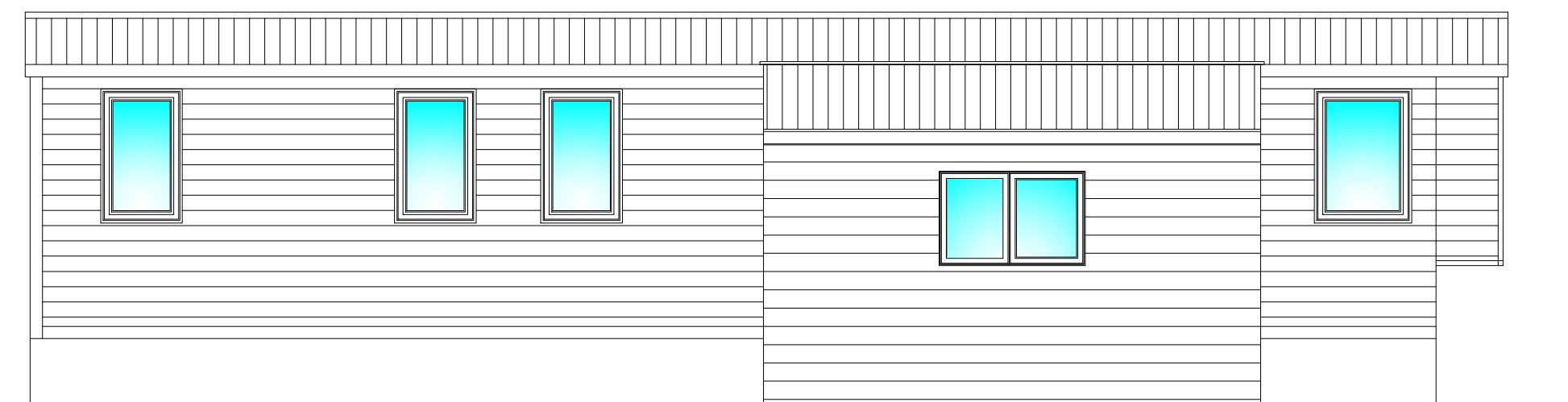
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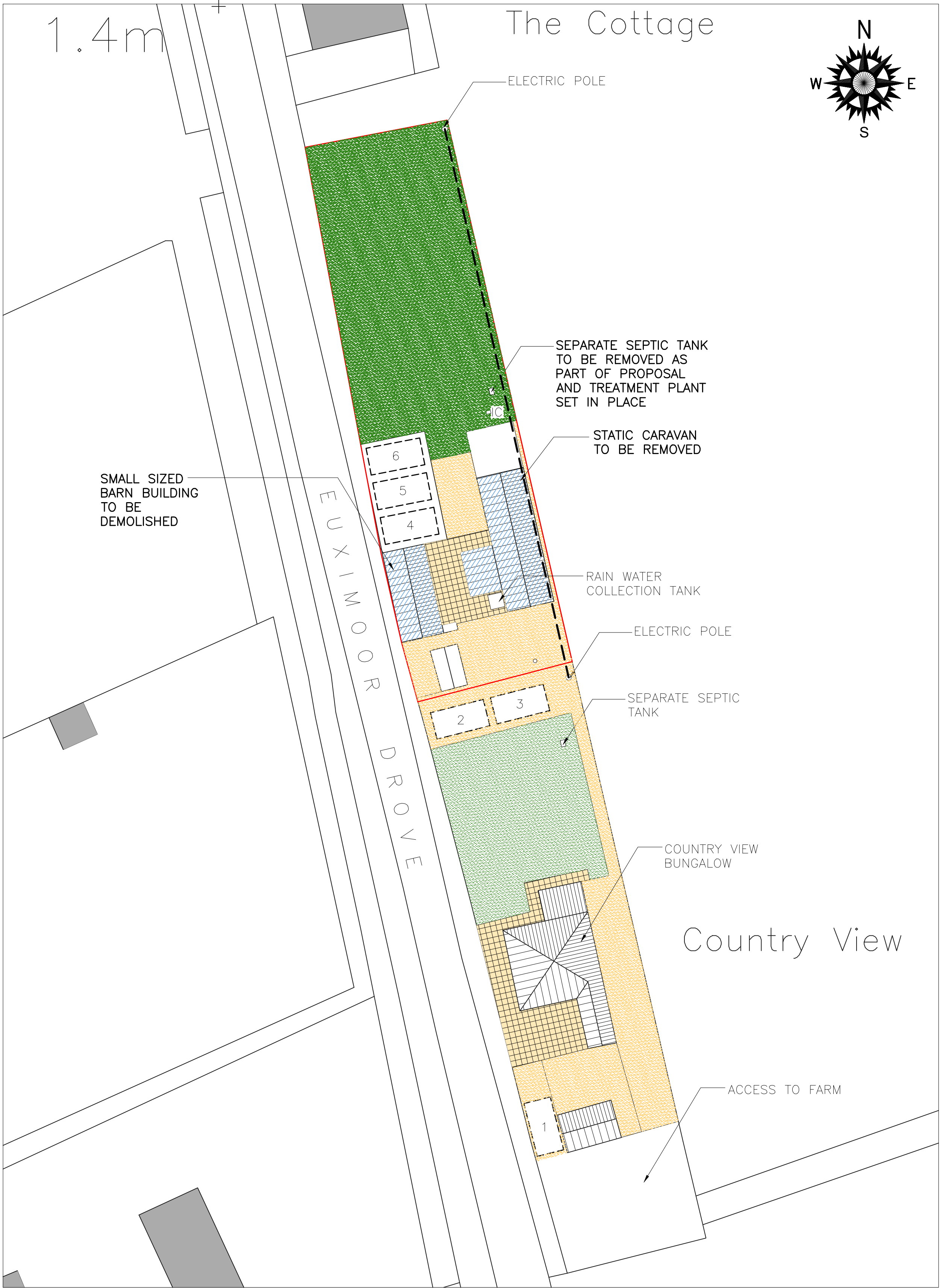
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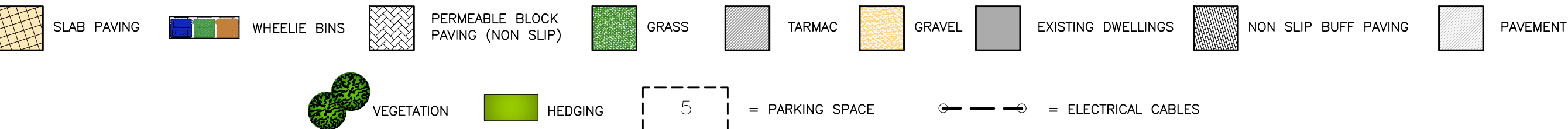
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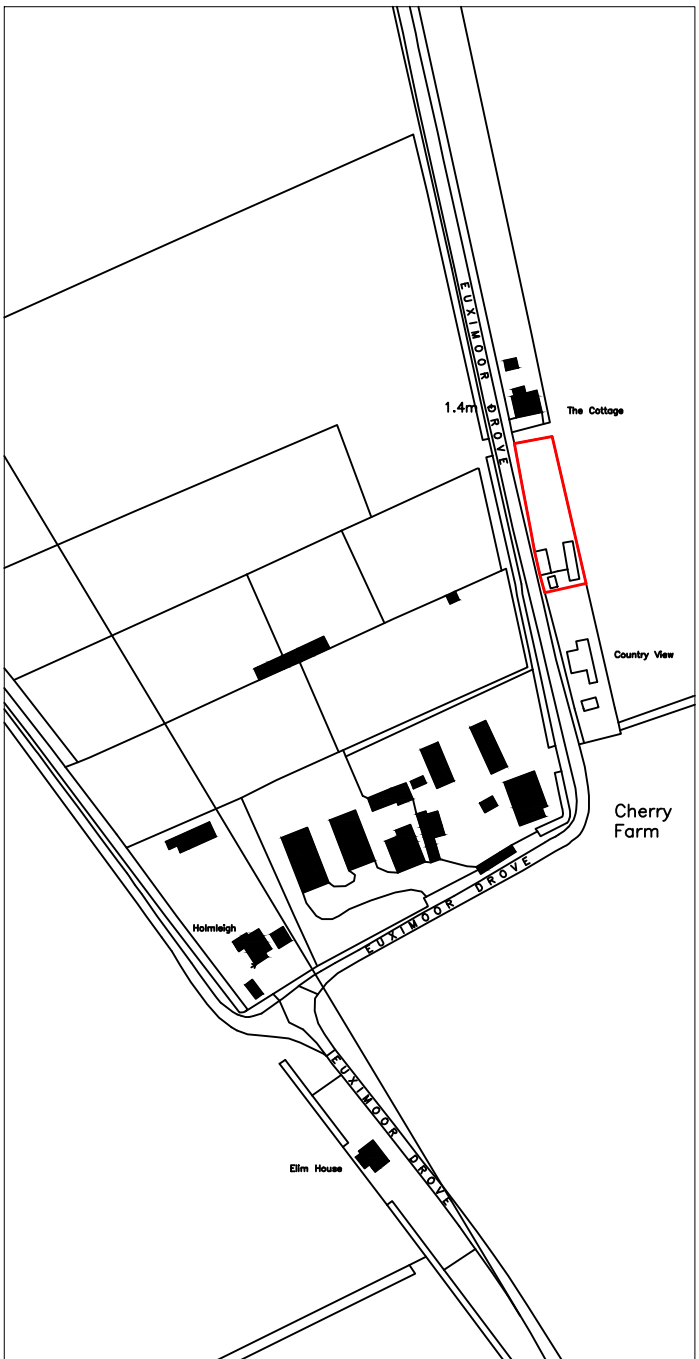
EXISTING FRONT ELEVATION 1:50



EXISTING SITE PLAN 1:250

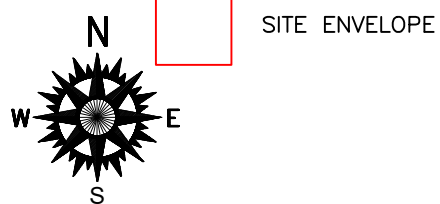


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Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard 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 COTC 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



LOCATION PLAN 1:2500

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D	CLIENTS COMMENTS	AUG 2021
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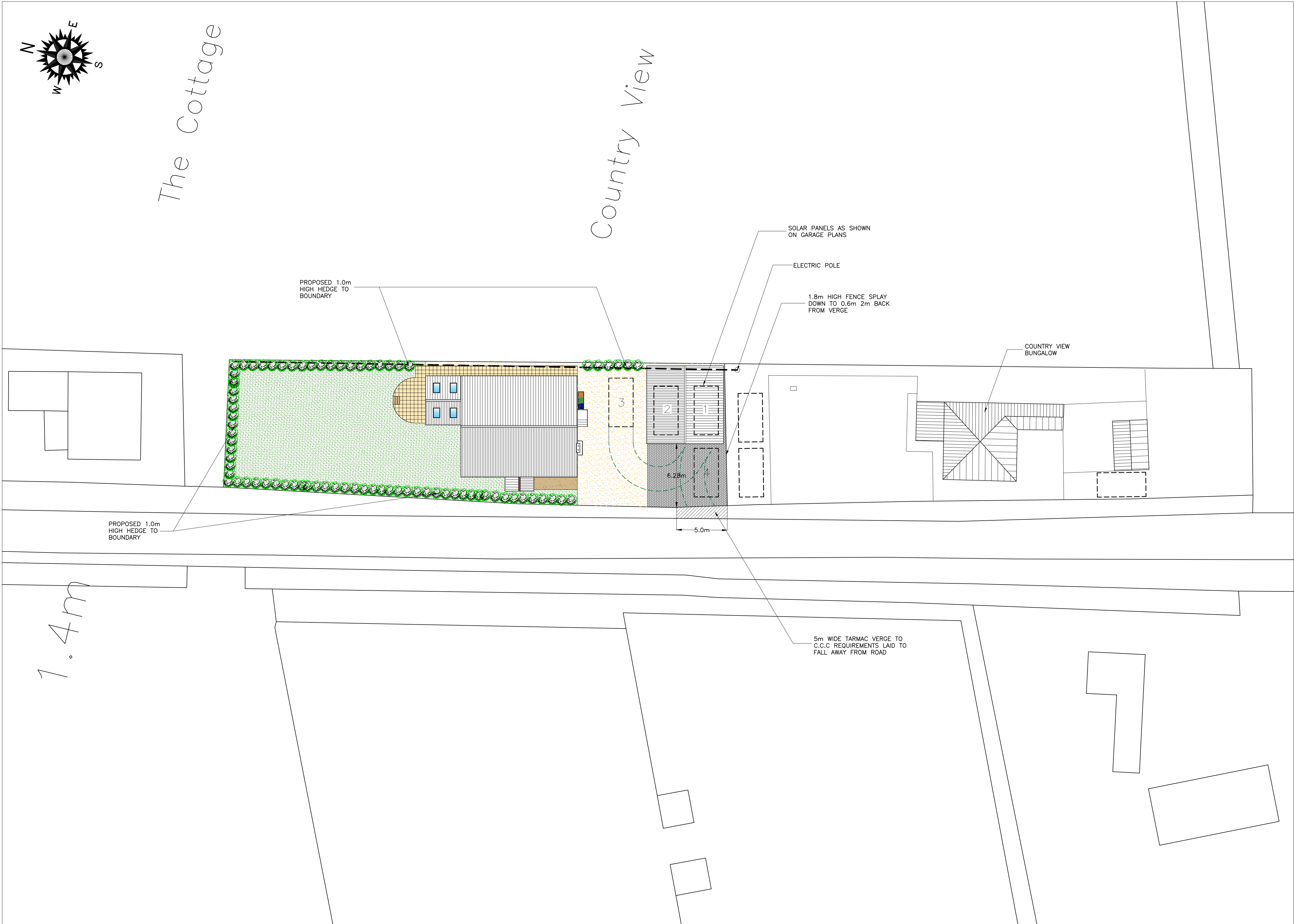
1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ

Tel: 01354 655454
Fax: 01354 660467
E-mail: info@mortonandhall.co.uk
Website: www.mortonconsultingengineers.co.uk

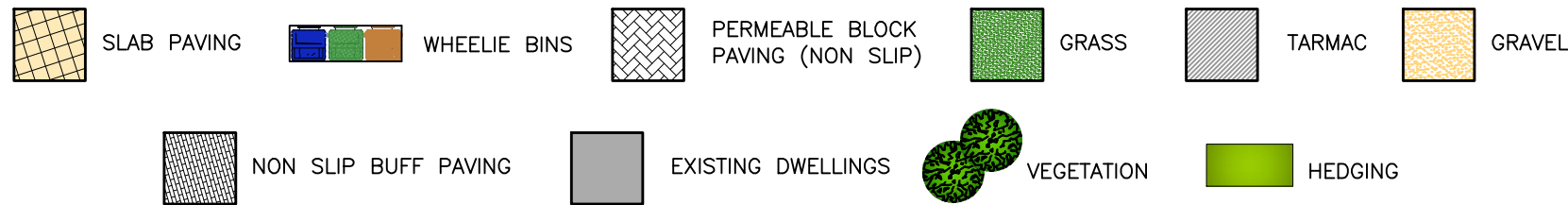
ABC BUILDING EXCELLENCE AWARDS winner

Fenland District Council Building Design Awards winner

CLIENT	Miss Carver
PROJECT	Cornfields, Euximoor Drive Christchurch, Cambs PE14 9LT
TITLE	Existing Arrangemtns (To Be Demolished)
DRAWN	Mr J Scotcher
CHECKED	
DATE	Dec 2019
SCALE	As Shown - A1
DATE OF ISSUE	
DRAWING NUMBER	H6689/01 _D



PROPOSED SITE PLAN (1:200)

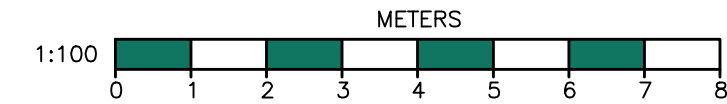


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All finishes, insulation and damp-proofing to architect's details

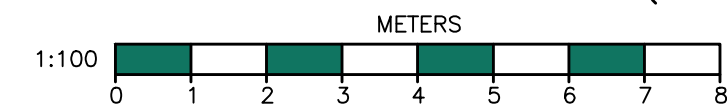
A		CLIENTS COMMENTS	MAY 2021
REVISIONS		DATE	
MORTON & HALL CONSULTING LIMITED			
1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk			
ABC		Fenland District Council	
BUILDING EXCELLENCE AWARDS		Building Design Awards	
winner		Building Excellence in Fenland	
CLIENT			
Miss Carver			
PROJECT			
Cornfields, Euximoor Drove Christchurch, Cambs PE14 9LT			
TITLE			
Proposed Site Arrangements			
DRAWN		DATE OF ISSUE	
Mr J Scotcher			
CHECKED			
DATE		DRAWING NUMBER	
Dec 2021		H6689/04A	
SCALE		As Shown - A1	



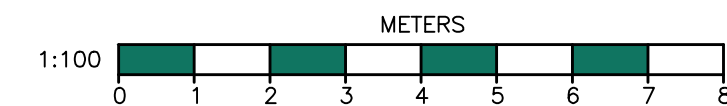
PROPOSED FRONT ELEVATION (1:100)



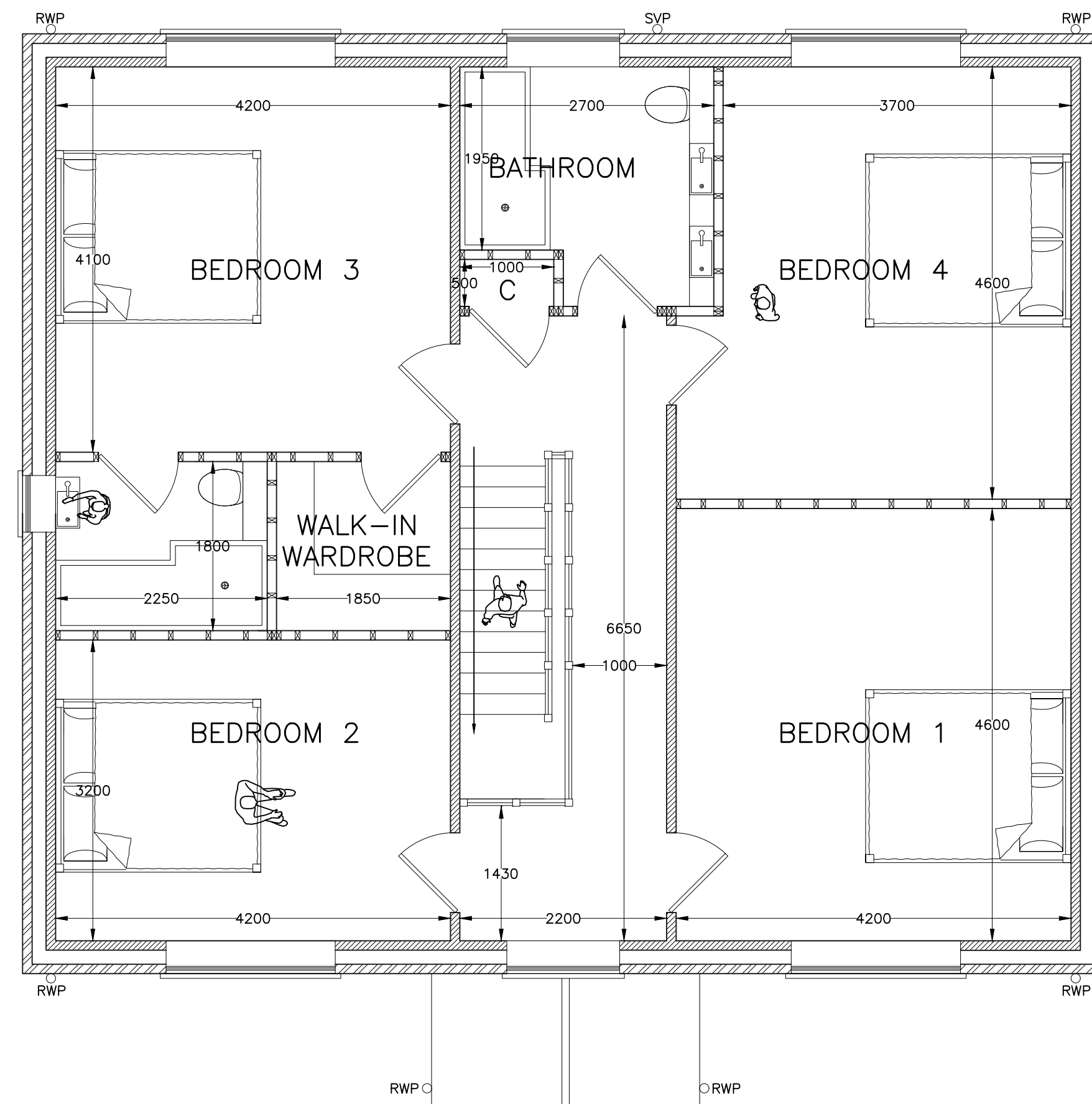
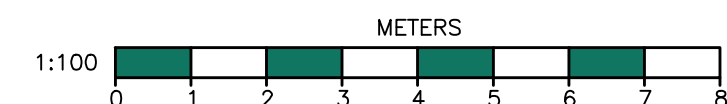
PROPOSED REAR ELEVATION (1:100)



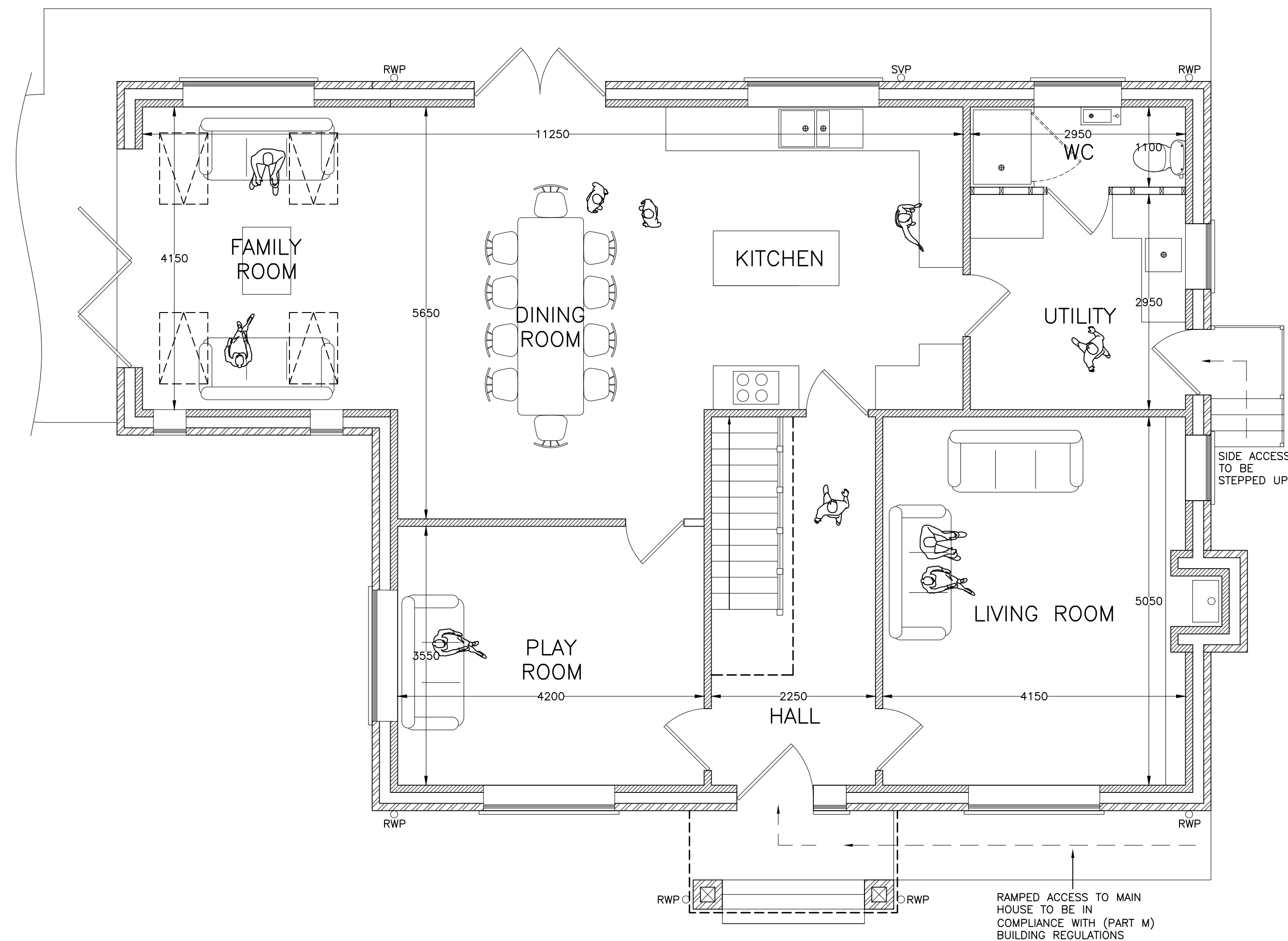
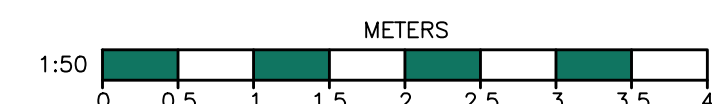
PROPOSED LEFT HAND SIDE ELEVATION (1:100)



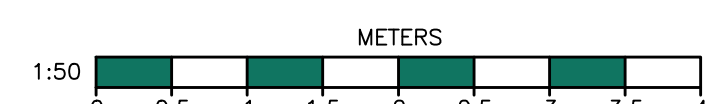
PROPOSED RIGHT HAND SIDE ELEVATION (1:100)



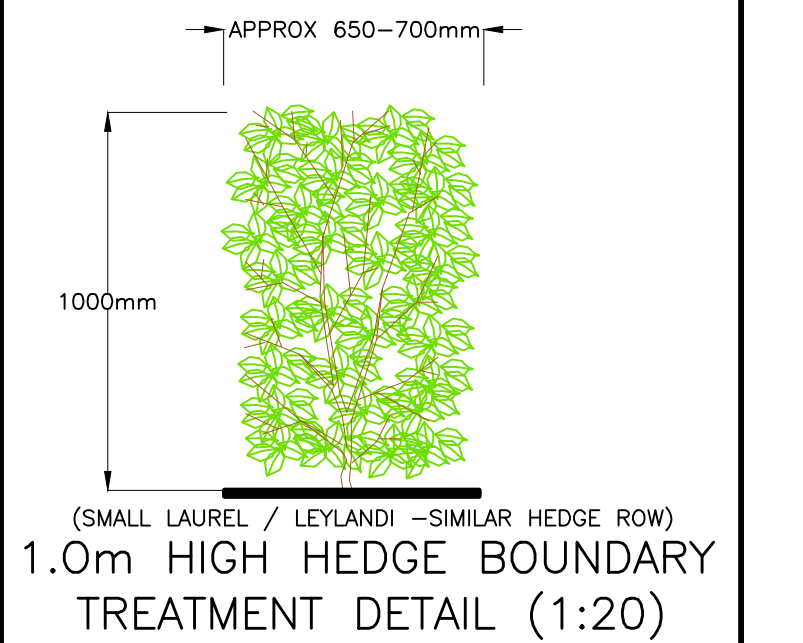
PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED GROUND FLOOR PLAN (1:50)



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(SMALL LAUREL / LEYLANDI -SIMILAR HEDGE ROW)
1.0m HIGH HEDGE BOUNDARY
TREATMENT DETAIL (1:20)

F	PLANNERS COMMENTS	DEC 2021
E	CLIENTS COMMENTS	SEP 2021
D	CLIENTS COMMENTS	AUG 2021
C	CLIENTS COMMENTS	AUG 2021
B	CLIENTS COMMENTS	MAY 2021
A	CLIENTS COMMENTS	MAY 2021

REVISIONS	DATE
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E-mail: info@mortonandhall.co.uk
Website: www.mortonconsultingengineers.co.uk

ABC ABC Fenland District Council
BREE Building Excellence Awarded
winner Building Design Awards
Building Excellence in Fenland

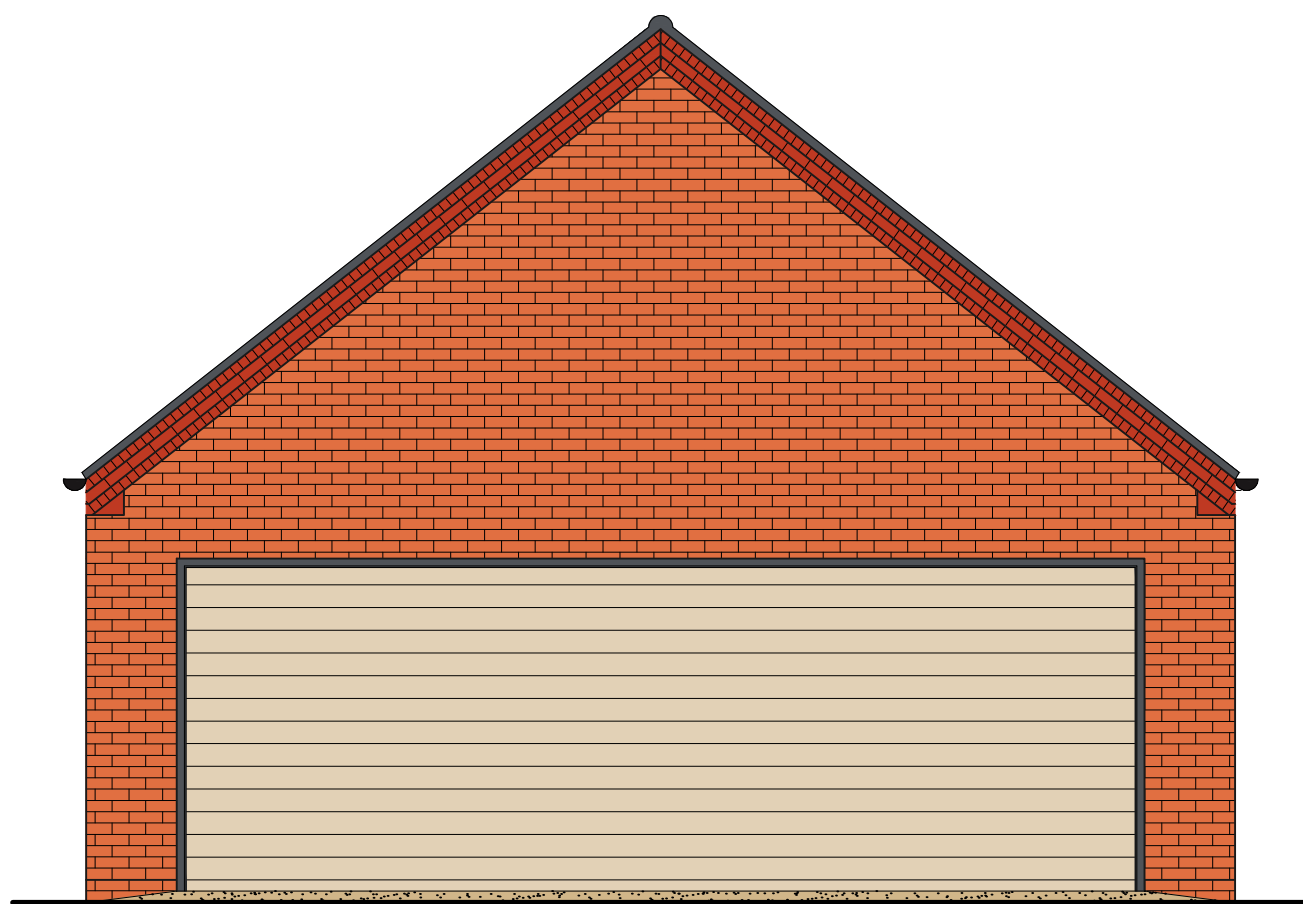
CLIENT
Miss Carver

PROJECT
Cornfields,
Euximoor Drive
Christchurch, Cambs
PE14 9LT

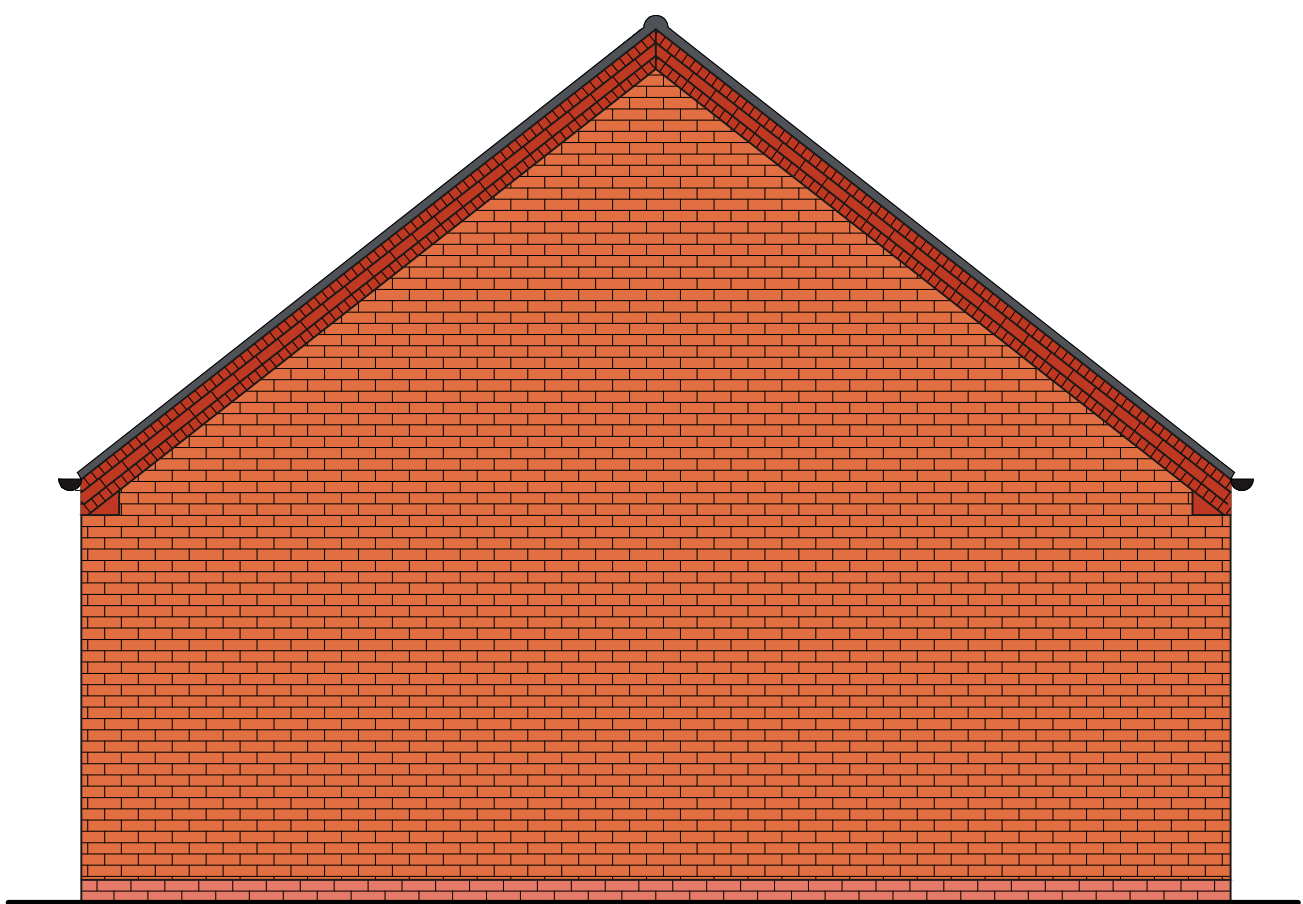
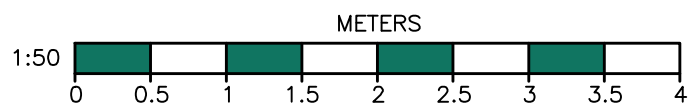
TITLE
Proposed Building
Arrangements

DRAWN	Mr J Scotcher	DATE OF ISSUE	
CHECKED			
DATE	April 2021	DRAWING NUMBER	H6689/02_F
SCALE	As Shown - A1		

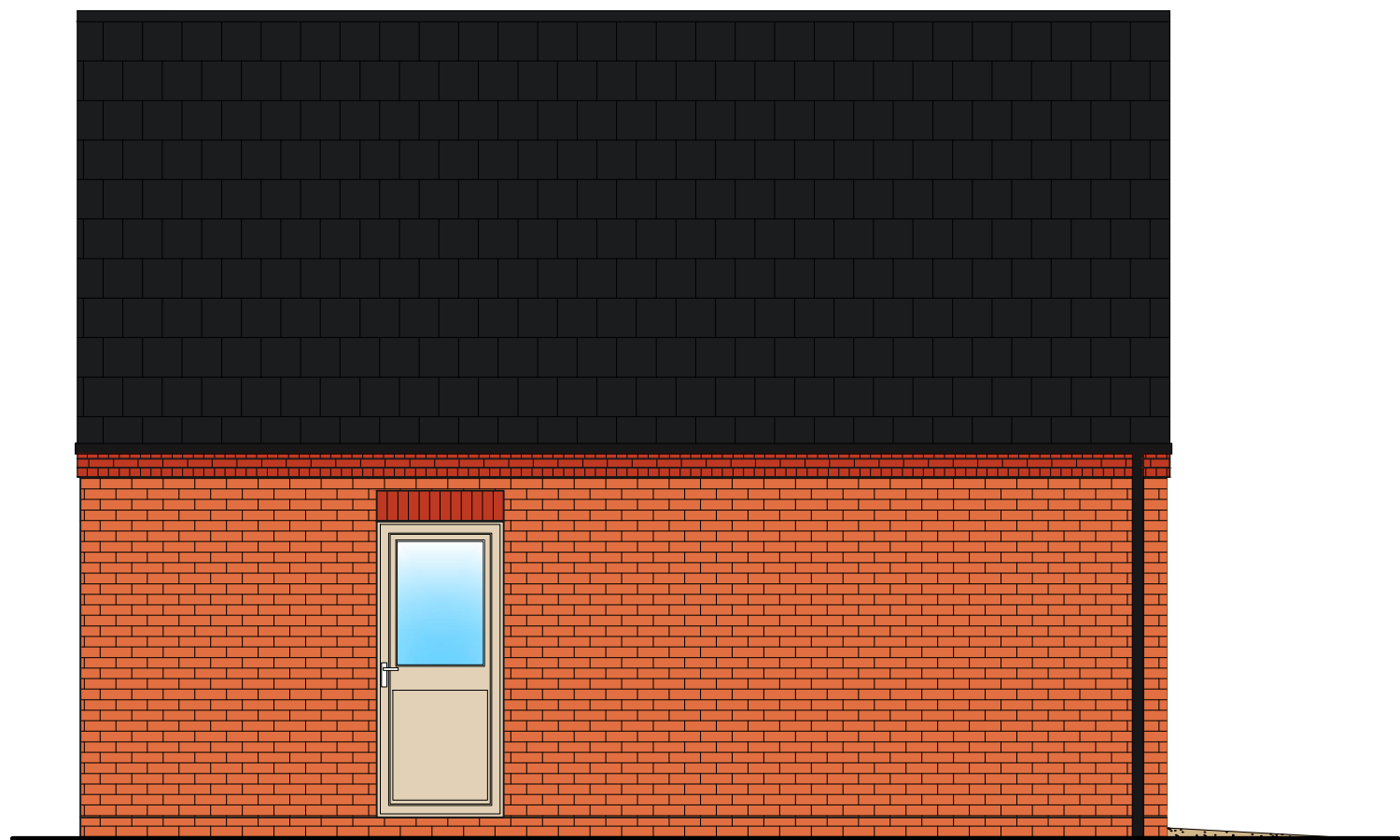
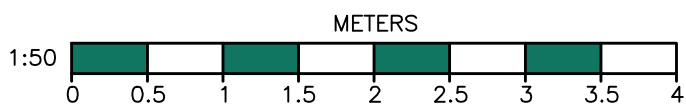
MATERIALS:
WALLS: TRADITIONAL BRICK AND STONE OLDE ALTHORNE — ROOF: MARLEY MODERN PLAIN TILES GREY
JOINERY: CREAM UPVC — RAINWATER GOOD: BLACK UPVC



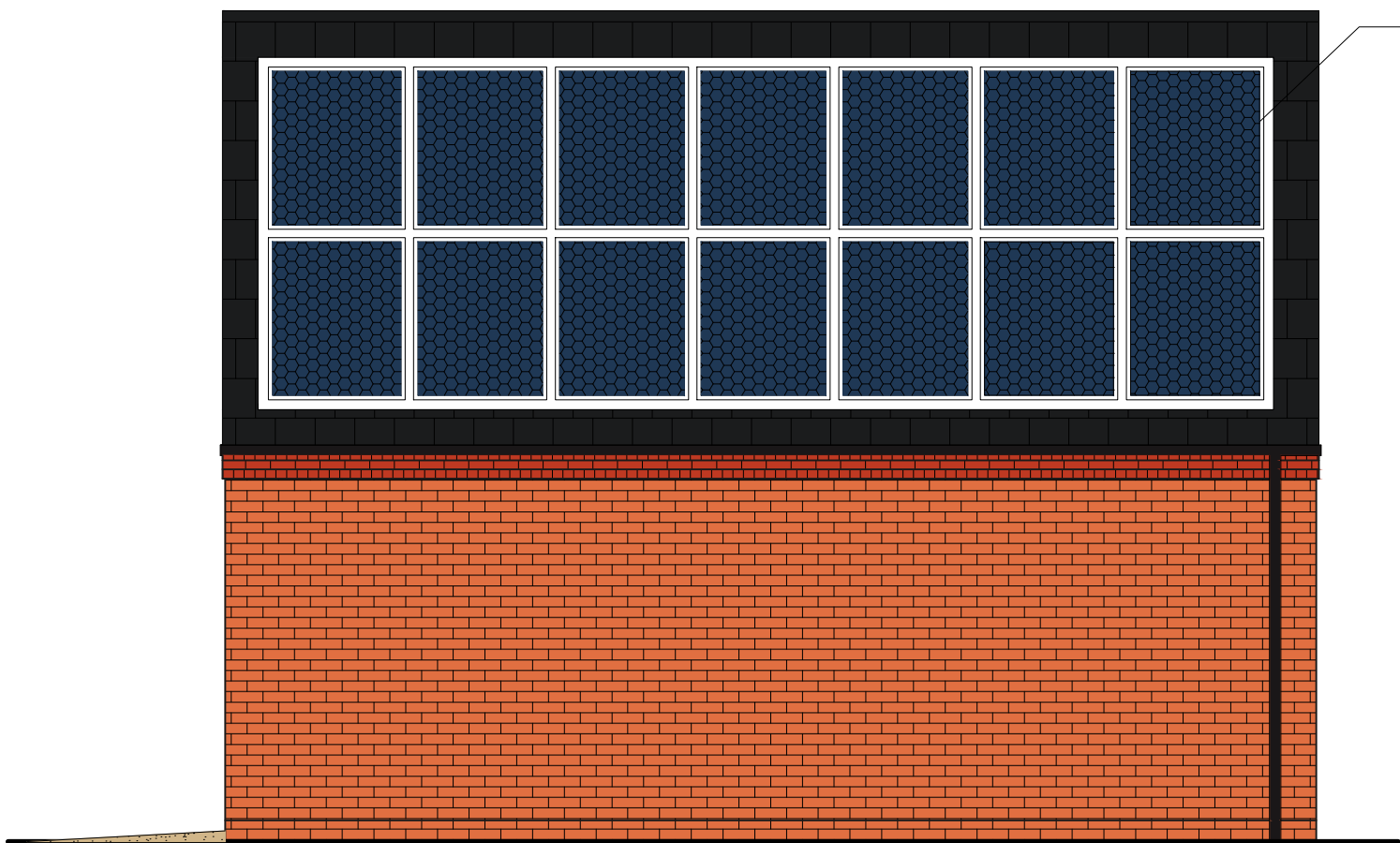
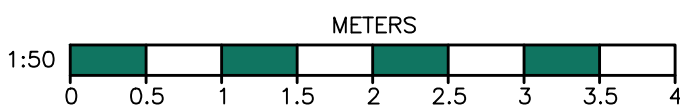
PROPOSED FRONT ELEVATION (1:50)



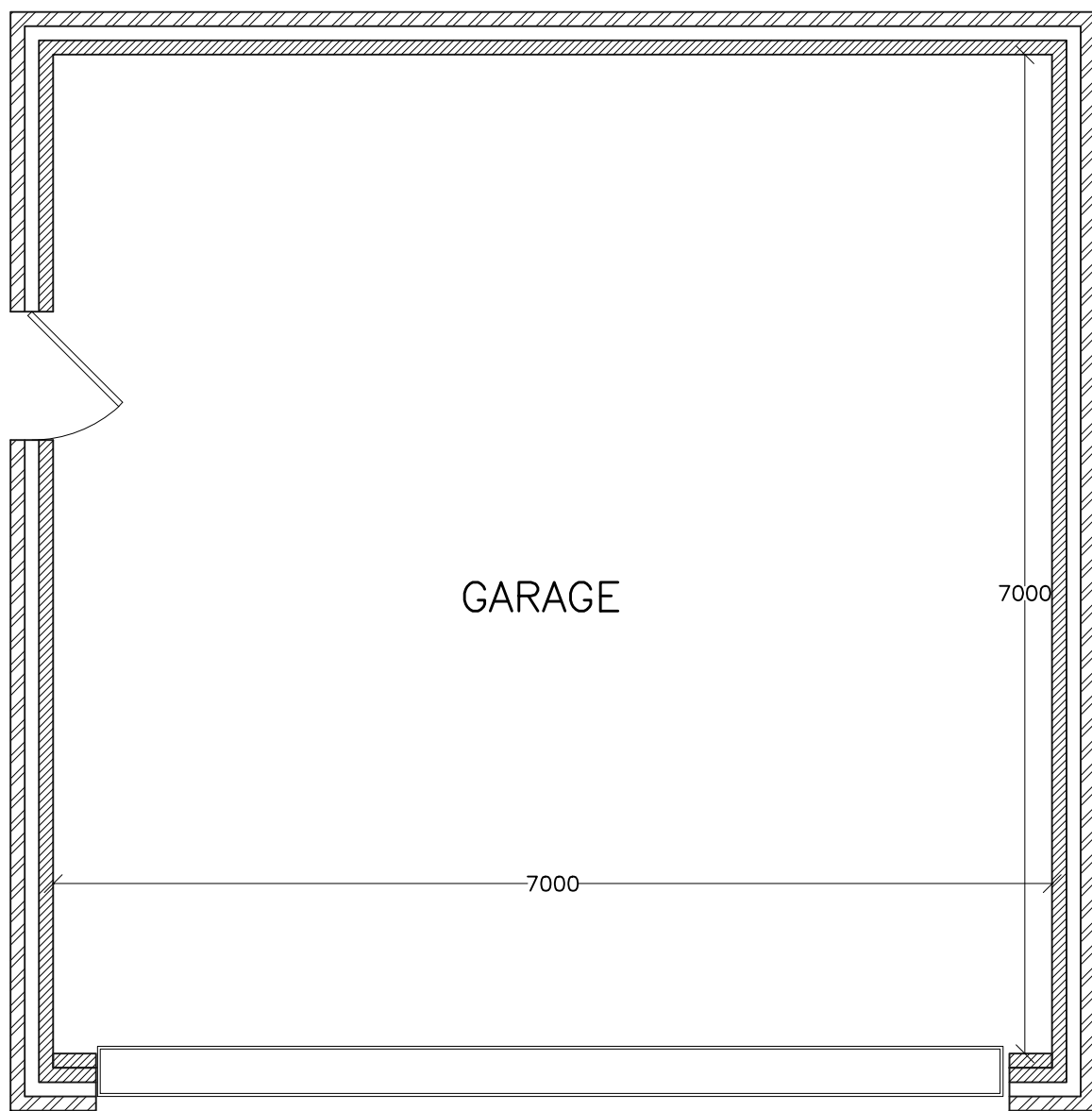
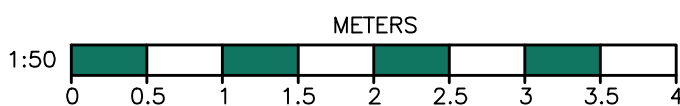
PROPOSED REAR ELEVATION (1:50)



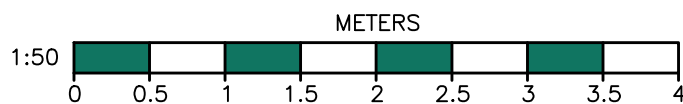
PROPOSED LEFT HAND SIDE ELEVATION (1:50)



PROPOSED RIGHT HAND SIDE ELEVATION (1:50)



PROPOSED GROUND FLOOR PLAN (1:50) – (GARAGE)



GARAGE MATERIALS:

WALLS: TRADITIONAL BRICK AND STONE OLDE ALTHORNE

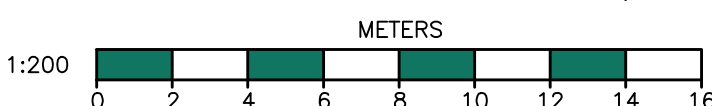
ROOF : MARLEY MODERN PLAIN TILES GREY

JOINERY: CREAM UPVC UNITS

RAINWATER GOODS: BLACK UPVC GUTTERS AND DOWNPIPES



PROPOSED STREET SCENE (1:200)



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All finishes, insulation and damp-proofing to architect's details

E	PLANNERS COMMENTS	JAN 2022
D	PLANNERS COMMENTS	DEC 2021
C	CLIENTS COMMENTS	SEP 2021
B	CLIENTS COMMENTS	AUG 2021
A	CLIENTS COMMENTS	MAY 2021

REVISIONS	DATE
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Website: www.mortonconsultingengineers.co.uk

ABC BUILDING EXCELLENCE AWARDS
winner

Fenland District Council
Building Design Awards
winner

CLIENT

Miss Carver

PROJECT

Cornfields,
Euximoor Drove
Christchurch, Cambs
PE14 9LT

TITLE

Proposed Garage
Arrangements &
Street Scene

DRAWN Mr J Scotcher	DATE OF ISSUE
CHECKED	
DATE April 2021	DRAWING NUMBER H6689/03 _E
SCALE As Shown – A1	