

F/YR15/0828/F

Applicant: Ms J Wearing

**Agent : Mr Ted Brand
Brand Associates**

Land East Of, Lancewood, 32 Dowgate Road, Leverington

Erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double garages and detached double garage to serve existing dwelling (Lancewood, 32 Dowgate Road)

Reason for Committee: The comments received from the Parish Council are at variance to the Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for the erection of four dwellings and a detached garage to serve the existing dwelling. The existing dwelling is a Grade II Listed Building and the proposed dwellings will be positioned on land associated with Lancewood although outside of its immediate curtilage.
- 1.2 Members will recall considering a similar application at the July 2014 Planning Committee meeting where it was resolved to grant planning permission. Planning permission therefore already exists on this site, the difference between the two schemes being the re-siting of the dwellings approximately 0.5m further apart.
- 1.3 Since the previous approval there have been no significant alterations to the site or the surroundings and the policy framework is the same. It therefore remains that the application is acceptable and planning permission is recommended accordingly.

2 SITE DESCRIPTION

- 2.1 The application site is located on the northern side of Dowgate Road, within the curtilage of the grade II Listed Building known as Lancewood. The site lies within the Conservation Area and it adjoins the established settlement of Leverington. The site is currently laid to grass and is bound by fairly dense landscaping. The landscaping on the southern boundary consists of several mature trees and is particularly dense. As such, the site is not visible from a public viewpoint. Existing properties within the area are typically large, detached buildings with large private gardens.

3 PROPOSAL

- 3.1 The application seeks full planning permission for the erection of 4 dwellings with attached double garages. The application is located within the extended garden area of an existing dwelling known as Lancewood. The proposal also includes the erection of a detached double garage to serve Lancewood.
- 3.2 The dwellings, with attached garages, are positioned approximately 55m west of Lancewood. The proposal essentially consists of two pairs of semi-detached

dwelling with plots 1 and 2 joined by the integral garaging in the same manner as plots 3 and 4. They will be arranged in a courtyard style arrangement with a central shared parking and turning area. Plots 1 to 3 have four bedrooms whilst plot 4, in the south eastern corner of the courtyard will have five bedrooms.

- 3.3 Four separate garden areas are provided on the outside of the courtyard. These will be made private by the planting of new hedging between the plots. The integral garages have a cart shed style appearance given their open front.
- 3.4 The dwellings will be finished in a combination of brick and timber boarding for the external walls and slate and pantiles for the roof. Typical features of the design include a variation of roof heights with parapets on the higher sections of the roof, and half and fully hipped roofs on the lower elements. The fenestration is positioned irregularly along the building façades in a manner which would typically be expected for a traditional outbuilding. The proposal also includes tumbled gables, a weather vane and diamond patterned brickwork features.
- 3.5 Access to the dwellings will be via a new access point along Dowgate Road where there will also be a bin collection point.
- 3.6 The proposed garage serving Lancewood will be positioned approximately 20m south east of the associated dwelling. It will have the appearance of an open cart shed with a fully hipped roof and will be finished in brick and tiles.
- 3.7 Three trees will be removed from within the centre of the site in order to accommodate the development. The other trees to be removed are positioned around the perimeter of the site.

4 SITE PLANNING HISTORY

- 4.1 F/YR14/0297/F - Erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double garages and detached double garage to serve existing dwelling – Granted 24/07/2014 (Committee decision)
- 4.2 F/YR11/0133/F - Erection of 4 x 4-bed 3-storey dwellings with detached garage blocks and detached double garage to serve existing dwelling (Lancewood 32 Dowgate Road) - Granted 08/04/2011 (Committee decision)
- 4.3 F/YR10/0596/F Erection of 3 x 4-bed 3-storey dwellings 2 x 4-bed 2-storey dwellings with detached garage blocks and detached double garage to serve existing dwelling (Lancewood 32 Dowgate Road) - Refused 07/01/2011 (Delegated decision)
- 4.4 F/YR10/0597/CA Demolition of shed - Granted 01/10/2010 (Delegated decision)
- 4.5 F/YR09/0819/EXT Erection of 2 x 6-bed semi-detached dwellings with attached double garages (renewal of planning permission F/YR04/4113/F) - Granted 03/04/2010 (Delegated decision)
- 4.6 F/YR06/0685/F Erection of a 4-bed house incorporating conversion of part of former coach house - Granted 23/10/2006 (Committee decision)
- 4.7 F/YR06/0686/LB Erection of a 4-bed house incorporating conversion of part of former coach house - Granted 23/10/2006 (Committee decision)

- 4.8 F/YR04/4113/F Erection of 2 x 6-bed semi-detached dwellings with attached double garages - Granted 03/10/2005 (Committee decision)
- 4.9 F/YR03/1336 Works to 2 no. Chestnut Trees covered by TPO10/70 - Granted 19/12/2003 (Delegated decision)
- 4.10 F/YR03/0722/LB Formation of new vehicular access and access bridge erection of 1.2 metre high post and rail fence at existing access and demolition of existing footbridge - Granted 29/07/2003 (Delegated)

5 CONSULTATIONS

5.1 Leverington Parish Council

The existing highway network and infrastructure is not suitable to provide access to the proposal and fails to promote a sustainable pattern of development. This would be contrary to CCC Highways policy and the Fenland Local Plan. An archaeological survey should be required as the site is opposite an ancient monument. Any proposed removal of trees must have consent and be monitored by a tree surgeon.

5.2 FDC Environmental Protection

No objections as the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

5.3 FDC Conservation

The proposal has not significantly changed since the previous approval under F/YR14/0297/F therefore the same recommendations on the previous application still apply.

5.4 CCC Archaeology

An archaeological investigation was carried out last year which revealed Medieval and Post-medieval remains. Do not object to the proposed development however given the presence of significant archaeological remains recommended that an archaeological investigation is carried out in advance of development in order that an appropriate record of the remains can be made. A condition to this effect is required.

5.5 CCC Highways

No highway objections. Append highway conditions relating to planning permission F/YR14/0297/F to any consent granted.

5.6 North Level Internal Drainage Board

No objection in principle however formal Land Drainage Consent will be required to construct the proposed access culvert. The Red Engine Drain forms the southern boundary to the site therefore no development is permitted within 9m of the drain without prior Land Drainage Byelaw Consent.

5.7 FDC Arboricultural Officer

The submitted application has the same impact on the existing tree population as F/YR14/0297 and therefore no objections to the proposal.

The mature tree on the road boundary is in a hazardous condition and requires removal. Two trees are to be planted to mitigate the loss and secure long-term tree cover.

The loss of some small trees internally will not affect the landscape amenity as they are screened from public view by boundary planting.

5.8 Historic England

The application should be determined in accordance with national and local policy guidance and on the basis of local specialist conservation advice.

5.9 Local Residents/Interested Parties

None received.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

6.2 National Planning Policy Guidance (NPPG)

6.3 Fenland Local Plan 2014

LP1, LP2, LP3, LP12, LP14, LP15, LP16, LP18

7 KEY ISSUES

- **Principle of Development**
- **Flood risk and drainage**
- **History**
- **Design, layout and impact on Conservation Area and Listed Building**
- **Access and highway safety**
- **Health and wellbeing**
- **Economic Growth**
- **Other considerations**

8 BACKGROUND

8.1 The site currently benefits from planning permission for the erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double garages including the erection of a detached double garage to serve the existing dwelling. This was granted on 24.07.2014 and will therefore remain extant until 24.07.2017.

8.2 Given that the above application is a live permission and was determined under the current Development Plan it should be afforded significant weight in the determination of the current application. The difference between the two applications includes the re-siting of the dwellings approximately 0.5m further apart. The alterations could not be treated as a non-material amendment to the previous scheme as they have resulted in plot 4 being positioned in closer proximity to the trees on the eastern boundary of the site.

9 ASSESSMENT

9.1 Principle of Development

The site lies within the settlement of Leverington which is classified as a 'Limited Growth Village' in the settlement hierarchy set out in policy LP3. Appropriate development in these villages may include small village extensions.

9.2 Policy LP12 states that new development will be supported where it contribute to the sustainability of that settlement and does not harm the wide open character of the countryside. It requires development proposals to comply with all elements contained within a list of criteria.

- 9.3 The proposal is adjacent to the existing footprint of the village and, as Leverington is a Growth Village, the principle of this small development complies with (a) of Part A of LP12. The proposal will not result in the coalescence with another settlement, is within a scale and location which respects the core shape and form of the settlement and there is considered to be no negative impact on the character and appearance of the countryside (this will be discussed later in this report). The development therefore complies with (b), (c), (d) and (e) of Part A of LP12.
- 9.4 The proposal will have minimal impact on the existing landscaping and there were no apparent issues with ecology and biodiversity when visiting the site. The proposal therefore complies with (f) and (g) of Part A of LP12.
- 9.5 The site is not positioned within an important gap within the village as it forms a small extension to the existing settlement. The land in question forms the extended garden for the listed building. The proposal will not put people or property in danger from identified risks and the site can be served by existing infrastructure. The proposal therefore complies with (h), (i), (j) and (k) of Part A of LP12.
- 9.6 The application is for an amendment to an existing development. The site is not capable of accommodating both developments. As such there will be no increase in the housing numbers within Leverington since the most recent count took place on 23 November 2015. Therefore there are no implications for the village thresholds as set out in policy LP12.
- 9.7 The proposal complies with all of the criteria set out in the Rural Areas Development Policy (LP12) and the site benefits from an extant planning permission for four houses. Therefore the principle of developing this land is acceptable.
- 9.7 Flood risk and drainage**
The site lies within Flood Zone 1 and is therefore in a preferred location for development for the purposes of flood risk management and policy LP14.
- 9.8 The North Level Internal Drainage Board has raised no objections to the proposal noting that formal Land Drainage Consent will be required for the new access culvert. This would be required under separate legislation and as such is not for debate under this application.
- 9.9 The proposed structures are located beyond 9m of the Red Engine Drain and as such no issues are raised with regards to the necessity to obtain Land Drainage Byelaw Consent.
- 9.10 History**
The site has a complex history of planning permission dating back to 2005. The latest permission, which was for essentially the same scheme albeit with the dwellings approximately 0.5m further apart, remains extant until July 2017.
- 9.11 Design, layout and impact on Conservation Area and Listed Building**
As per the previous permission, it remains that the design and layout of the scheme is acceptable. The dwellings and garage will have the appearance of a collection of outbuildings which would typically be expected to serve an historic dwelling and they will not be of a height or grandeur which competes with the listed building. Due to the distance between the proposed dwellings and

Lancewood and the dense landscaping in and around the site, it is considered that there will be no detrimental impact on the character and appearance of the listed building or the Conservation Area as a result of the proposal.

9.12 The arrangement of the proposal is such that there are no concerns with regards to overlooking or overshadowing. At least one third of each plot is allocated as garden area and this will be made private by the planting of new hedging. A bin collection point is positioned on the Dowgate Road frontage. It is acknowledged that the position of this collection point would result in residents wheeling their bins further than 30m to be collected, which exceeds the recommendations in the RECAP Waste Management guidance, however as this was the case for the extant planning permission a refusal on these grounds could not be substantiated.

9.13 FDC Arboricultural Officer has no objections to the proposal therefore no concerns are raised with respect to the proximity of plot 4 to the acer on the eastern boundary of the site. It is noted that some of the trees are to be removed however given the dense coverage of landscaping within the site, it is considered that the loss of these trees will not be to the detriment of the surroundings. Two additional trees will be planted along the road frontage in order to mitigate against the loss of the existing mature tree which is currently in a hazardous condition.

9.14 In view of the above it is considered that the application complies with policies LP16 and LP18 of the Fenland Local Plan 2014.

9.15 Access and highway safety

The proposal provides sufficient parking for each dwelling in accordance with Appendix A of the Local Plan. An addition two parking spaces, by reasons of the proposed garage, are provided for the existing dwelling at Lancewood. Sufficient space is provided within the site for turning to enable vehicles to enter and exit in forward gear. The turning and access arrangement for Lancewood will not be affected.

9.16 Access to the site will remain as previously approved under F/YR14/0297/F via Dowgate Road. This will involve the culverting of a section of the drain which causes no concern to the North Level Internal Drainage Board.

9.17 CCC Highways raise no objections to the proposal requesting the same conditions as was approved under the previous application. Since there are no material changes to the proposal from the previous permission which would affect the access arrangement, it would be prudent to impose the same conditions. These relate to planning permission being required for gates, provision of temporary facilities, scheme for access and vehicular crossing, retention of parking area, and provision of visibility splays.

9.18 In view of the above it is considered that the application complies with policy LP15 of the Fenland Local Plan 2014.

9.19 Health and wellbeing

The proposal provides an acceptable level of private amenity space for future occupiers and will not compromise the living conditions of existing residents. The site is within walking distance to the village centre and existing services. The development therefore addresses health and well-being principles in accordance with policy LP2 of the Fenland Local Plan 2014.

9.20 Economic Growth

The proposal constitutes housing growth thereby promoting economic growth in accordance with policy LP6 of the Fenland Local Plan 2014.

9.21 Other Considerations

There have been no significant changes to the development, the site or the surroundings since the last application was approved. As such the conditions imposed on F/YR14/0297/F remain relevant and necessary.

10 CONCLUSIONS

The site is within a sustainable location and is on land within Flood Zone 1. The land benefits from an extant planning permission for a similar scheme, the only difference being the reposition of the dwelling a further 0.5m apart. The principle of the proposal is therefore acceptable. The development has been sensitively designed so as not to detract from the associated listed building or the Conservation Area. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

11 RECOMMENDATION

F/YR15/0828/F - Grant

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason

To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Notwithstanding the details provided, prior to the commencement of development precise details of all new windows, doors, gates and garage doors, that shall be required to be of wooden construction, shall be submitted for written approval at a scale of 1:20. Details of the timber's surface finishes and the depth of the reveals into which the fenestration will be set will also be required to be agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: To safeguard the visual amenities of the area and setting of a Grade II Listed Building in accordance with policy LP18 of the Fenland Local Plan 2014.

3. **Notwithstanding the details provided, prior to the commencement of development samples and precise details of all materials and finishes proposed to be used for the external surfaces of the building, including roof tiles, weatherboarding, paint, brickwork, brickwork bonding and mortar shall be required to be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

4. **Notwithstanding the details provided the precise position, type, size and style of all rooflights proposed to be introduced to the development shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on site. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

5. **Notwithstanding the details provided the precise details of the proposed 1st floor timber projecting bays, and ridge mounted louvers shall be required to be submitted for written approval at a scale of 1:20 prior to the commencement of development. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

6. **Notwithstanding the details provided details of the brickwork detailing to the development, including the gables; eaves; verges; window and door heads, plinth and boundary walls, diamond vent details to Unit 4 and other recessed vent details, shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development . The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

7. **Notwithstanding the details provided all non brick lintels externally visible shall be formed in wood and precise details of these lintels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

8. **Notwithstanding the details provided all rainwater goods to the new development will be required to be of cast aluminium or cast iron mounted on rise and fall brackets to a profile and colour to be agreed in writing with the District Council prior to the commencement of development.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

9. **Notwithstanding the details provided precise details of all hard and soft landscaping, including samples of all materials to be introduced, shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

- 10. 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.**

Reason

To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with policy LP16 of the Fenland Local Plan 2014.

- 11. Notwithstanding the details provided precise details of all boundary treatments, fences and gates shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then be carried out in accordance with the approved details.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

- 12. Precise details of the type, finish and proposed location of all rainwater goods, external vents, pipe work, boiler flues, soil vent pipes, external light fittings, meter boxes, and other fittings and fixtures will be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

- 13. 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), 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);**
 - iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
 - iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C);**
 - v) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).**

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the conservation area in which it is set in accordance with policy LP18 of the Fenland Local Plan 2014.

- 14. Full details of the location and design of refuse bin and recycling materials storage areas and collection points shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest in accordance with policy LP18 of the Fenland Local Plan 2014.

- 15. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.**

Reason: To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Local Plan 2014.

16. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.

Reason: To ensure that retained trees are adequately protected in accordance with policy LP16 of the Fenland Local Plan 2014.

17. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.

18. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policy LP15 of the Fenland Local Plan 2014.

19. Before the dwellings hereby permitted are occupied, the vehicular accesses from Dowgate Road shall be hard surfaced, sealed and drained away from the highway for a minimum length of 10m from the carriageway edge, in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development.

Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.

20. Prior to the commencement of the development, the vehicular crossing of the ditch/ watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure construction of a satisfactory access in accordance with policy LP15 of the Fenland Local Plan 2014.

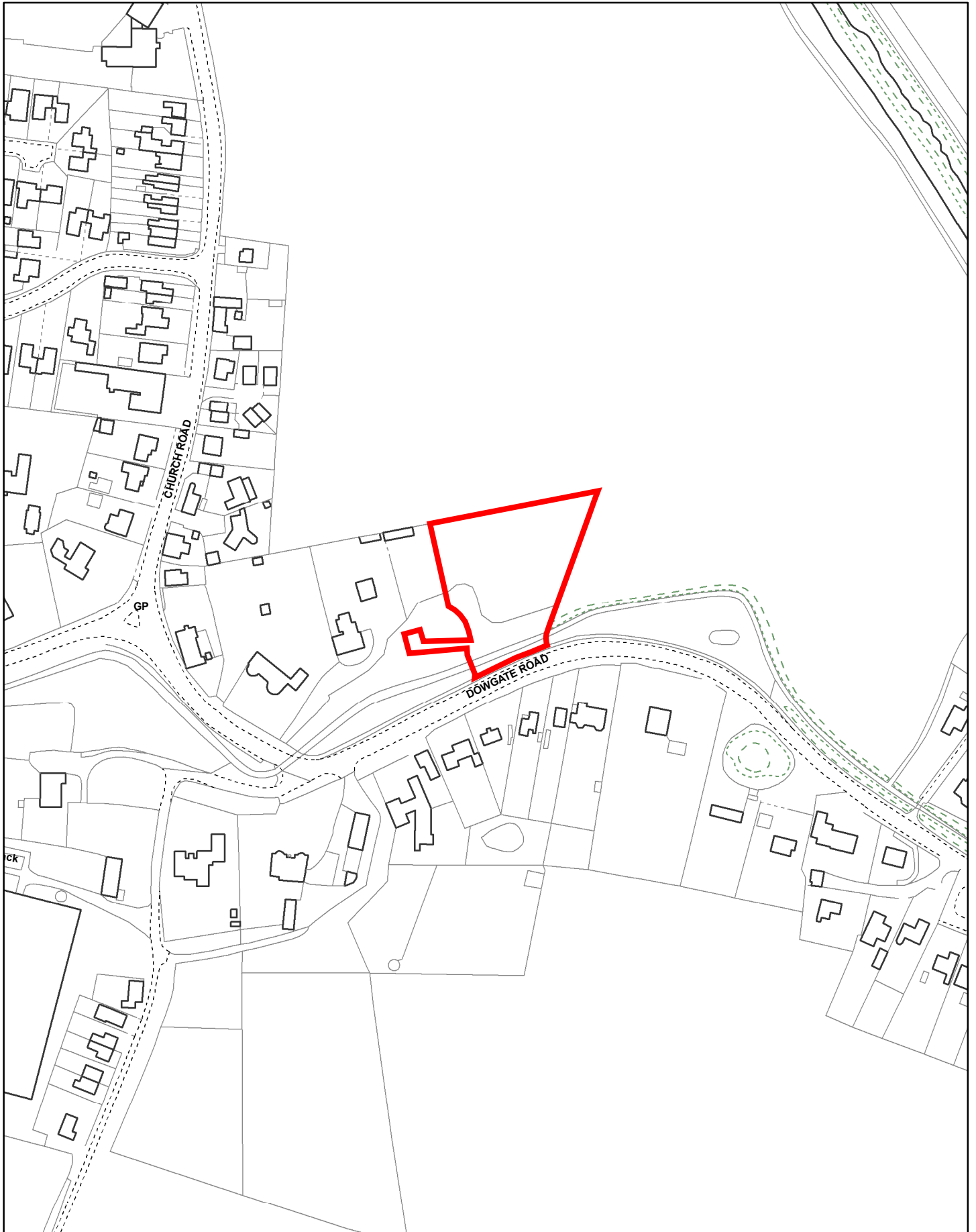
- 21. Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.**

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.

- 22. Prior to the commencement of the use hereby permitted visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge.**

Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.

- 23. Approved plans**



Created on: 22/09/2015

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F/YR15/0828/F

Scale = 1:2,500



KEY-

- Trees to be removed
- Existing trees
- Proposed trees
- Parking space
- Garage
- New hedges
- Block paving
- Gravel
- Paving slabs
- Root protection area see Christopher Cook tree assessment method statement

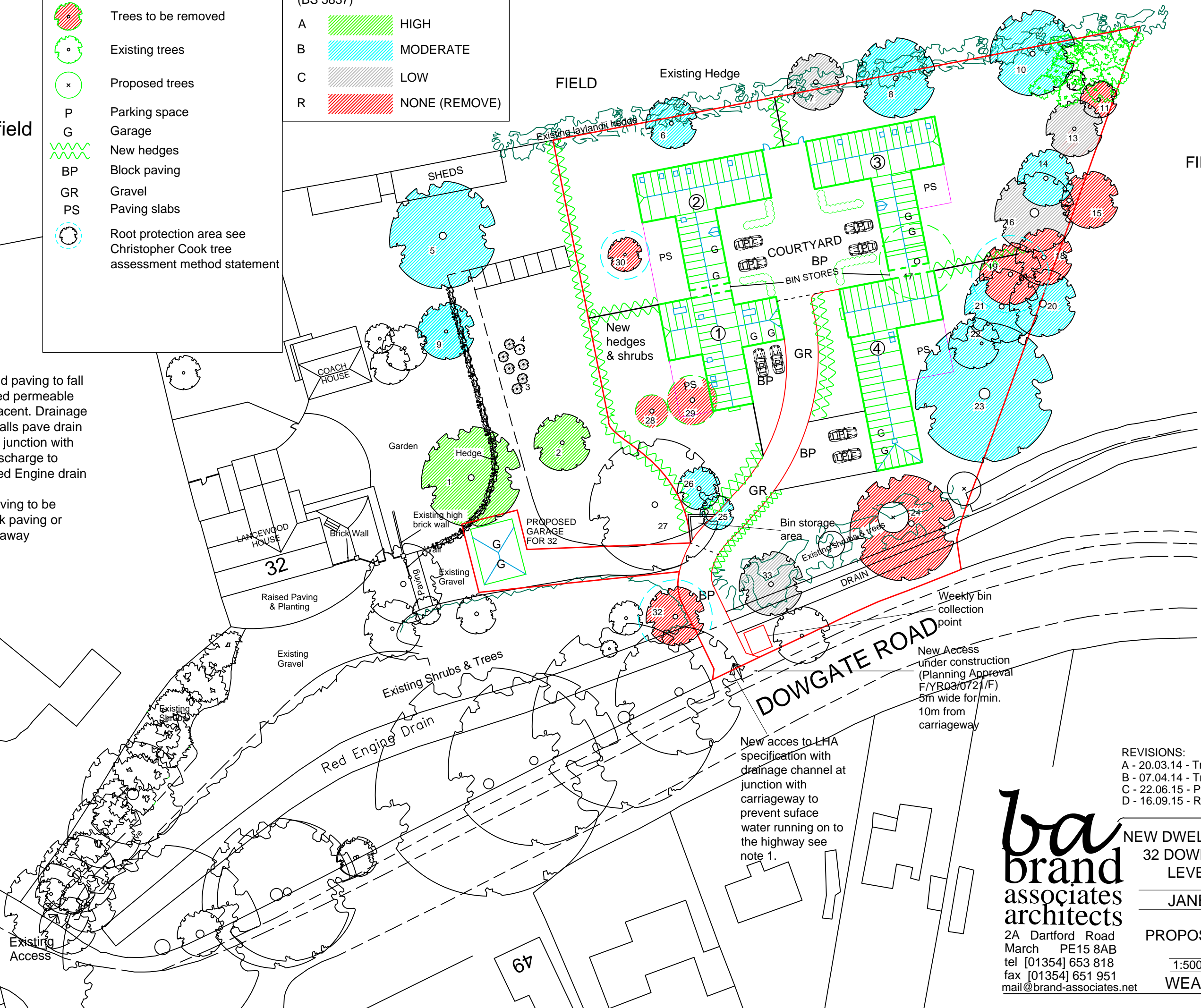
TREE QUALITY CATERGORIES - (BS 5837)

- HIGH
- MODERATE
- LOW
- NONE (REMOVE)

NOTES

1. All access and paving to fall towards unpaved permeable area where adjacent. Drainage channel, marshalls pave drain or equivalent at junction with carriageway, discharge to soakaway or Red Engine drain

2. Courtyard paving to be permeable block paving or drained to soakaway



Scale 1:500 - A3

ft m

0 0

10

20

30

40

50

100 30

150 45

REVISIONS:

- A - 20.03.14 - Trees updated
- B - 07.04.14 - Tree categories clarified
- C - 22.06.15 - Plots moved 0.6m apart
- D - 16.09.15 - Roof light added

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**NEW DWELLINGS EAST OF
32 DOWNGATE ROAD
LEVERINGTON**

JANE WEARING

PROPOSED SITE PLAN

1:500 : NEM :
WEA.13 : 1.2 : D

New acces to LHA specification with drainage channel at junction with carriageway to prevent suface water running on to the highway see note 1.

New Access under construction (Planning Approval F/YR03/0721/F) 5m wide for min. 10m from carriageway