

**F/YR17/1237/F**

**Applicant: J, R, And M Embling**

**Agent : Mr Russell Swann  
Swann Edwards Architecture Limited**

**Land West Of The Lodge, Mouth Lane, Guyhirn, Cambridgeshire**

**Erection of a 2-storey 3-bed dwelling with garage**

**Reason for Committee:** Called in by Councillor Bligh as she considers the scheme is infill, she also highlights the training benefits and kudos of such an innovative and environmentally proactive home being built in her ward.

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## **1 EXECUTIVE SUMMARY**

**This proposal comes forward in response to the 5-year land supply deficit and incorporates revisions to the siting of the dwelling to address the earlier refusal of the scheme which was upheld on appeal.**

**The site is located within Flood Zone 3 and whilst the development, which is an exemplar Para 55 home in terms of its environmental design credentials, addresses the design and architectural requirements of such schemes it fails to significantly enhance its setting or be sensitive to the defining characteristics of the area,**

**Whilst an additional dwelling will contribute in part to addressing the housing land supply deficit the scheme may not be considered sustainable when factoring in the flood risk considerations and the impact that it will have in terms of the character of the area. Accordingly the proposal remains contrary to Policies LP3, LP16 and LP14 and must be resisted.**

## **2 SITE DESCRIPTION**

- 2.1 The site comprises an area of overgrown grass land situated between two dwellings to the south-east of Mouth Lane, Guyhirn, To the west of the site is Shepherds one of a modest pair of semi-detached dwellings and to the east of the site is The Lodge a detached dwelling again of modest proportion.
- 2.2 There is post and rail fencing on the front boundary and landscaping defining the east and west boundaries. The southern boundary is open although it is defined by an existing drain. There is open agricultural land to the rear of the site and to the opposite side of Mouth Lane, the area is characterised by open agricultural fields interspersed by sporadic housing.
- 2.3 The land is located within flood zone 3.

### 3 PROPOSAL

- 3.1 This application seeks full planning permission for the erection of a dwelling. The dwelling has been designed to Passivhaus standards and will be constructed of straw bales. The agent notes that it will have the form and appearance of a contemporary farm cottage.
- 3.2 Arranged with a swept footprint the dwelling will feature an attached garage, which together with a utility room and shower will be delivered as a single-storey side projection. The remainder of the structure will be two-storey in form. The dwelling will also feature a front gable projection, finished in cream render, with a full height glazed section. The remainder of the walls will be finished in untreated cedar cladding and the roof will be finished in cedar shingles throughout.
- 3.3 The dwelling will have a curved footprint and will be positioned to the west of the site, with the single-storey gable of the garage facing the roadside. An area for food production will be positioned to the rear of the garage area, to the west of the site and a large garden area will be located to the rear of the building and the east of the site. Substantial landscaping will be planted on the north-western corner of the site. Access is directly off Mouth Lane and a large area for parking and turning will be available to the front of the site.
- 3.4 The agent notes that the key features of the proposal are as follows:

- Passivhaus principles incorporated into the design and construction;
- Straw bale construction;
- On-site food production;
- On-site energy generation;
- On-site sewage treatment;
- Reduced energy consumption;
- Reduced water consumption

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

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### 4 SITE PLANNING HISTORY

F/YR16/0012/F	Erection of a 2-storey 3-bed dwelling with garage	Refused 02/08/2016 Appeal dismissed 01/03/2017
F/YR12/0173/F	Erection of 1 x 4-bed 2-storey dwelling with double garage and outhouse	Refused 05/10/2012 Appeal dismissed 22.01.2013
F/YR07/0927/F	Erection of 2 x 3-bed semi-detached houses	Refused 10/10/2007

F/YR04/3244/O	Erection of 2 dwellings	Refused 27/05/2004
F/0301/88/O	Residential Development - 4 bungalows	Refused 12/05/1988

## 5 CONSULTATIONS

5.1 **Parish Council:** Recommend Approval.

5.2 **Councillor Bligh (Ward Councillor):** Considers that proposal is now an infill, due to buildings surrounding it, and it offers so many opportunities to so many people, I myself went back to college as a mature student recently and the students at COWA are fantastic and for them to receive such an amazing dwelling to be taught on is a once in a lifetime chance. I would be proud for such an innovative and environmentally proactive home to be built in my ward, this should be echoed by the officers at FDC.

5.2 **Cambridgeshire County Council Highways Authority:** The application is for the erection of a 3 bedroom dwelling with attached garage. A previous application was submitted, refused and dismissed at appeal under application number F/YR16/0012/F. The previous application was not refused for highways reasons and the Inspector did not indicate any highway reasons to dismiss the application. I can see no highways differences between the previous application and that submitted in this proposal. With the above in mind I have no highways objections. Please append all highways conditions from application number F/YR16/0012/F to any granted consent.

5.3 **FDC Scientific Officer (Land Contamination):** Note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate nor be affected by ground contamination

5.4 **North Level Internal Drainage Board:** North Level District IDB has no comment to make with regard to the above application.

5.5 **Environment Agency:** No objection to the proposed development but highlight NPPF and sequential test. Recommend that the mitigation measures proposed in the FRA are adhered to. Although the EA have raised no objection on flood risk grounds this should not be taken that the EA consider the proposal to have passed the sequential test. Also give advice on flood resilience, flood warning and foul drainage.

5.6 **Local Residents/Interested Parties:** Two letters of objection have been received which may be summarised as follows:

- Proposal would spoil the open characteristics of the area and wildlife habitat
- Mouth Lane is single track with few passing places and already takes a large volume of traffic
- Moved to the area because it was a nice quiet rural place and to allow development would set a precedent.
- If the scheme was approved both adjoining dwellings, which benefit from large frontages, would also seek 'infill' development on their land

- A house built too close to their dwelling may give rise to complaints from the new occupants as the householder keeps horses, sheep, dogs, cats and racing pigeons.
- Queries site location description

## **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 14 – A Presumption in favour of sustainable development;

Paragraph 17 – Core planning principles;

Section 4 – Promoting sustainable transport;

Paragraph 47 – Boost significantly the supply of housing;

Paragraph 49 – Five-year supply of deliverable housing sites;

Paragraph 55 – Exceptional quality and innovative design;

Section 7 – Requiring good design;

Section 10 – Meeting the challenge of climate change, flooding and coastal change

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

#### **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;

LP12 – Rural Area 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.

## **8 KEY ISSUES:**

- 8.1 This site/proposal has been the subject of an earlier planning refusal which was upheld on appeal. The resubmission of the application has been prompted following the recent recognition that the District does not have a 5-year land supply. Against this backdrop it is considered that only the issues which formed the original reason for refusal and how the current situation regarding land supply would tilt the balance in terms of material considerations, if at all, should be evaluated.

- 8.2 As such the following issues are identified for consideration:

- **Background**
- **Principle of Development**
- **Five Year Housing Land Supply**

- **Renewables/Carbon neutrality**
- **Character and amenity of the area**
- **Flood risk and the sequential test**
- **Economic Growth**
- **Sustainability**
- **Planning Balance**

## **9 BACKGROUND**

- 9.1 A similar proposal was dismissed on appeal in early 2017. The Planning Inspector considered that main issues to be –
- (i) the effect of the proposal on the character and appearance of the area, and  
(ii) and whether or not the proposal would accord with planning policies concerning flood risk
- 9.2 The Inspector accepted that the design of the proposed dwelling would be innovative in that it would be a straw bale dwelling that strove to achieve carbon neutrality in occupation in accordance with Passivhaus principles. Considering the positive aspects of the design the Inspector concurred with the LPA view that the design would be of a high architectural standard and innovative.
- 9.3 Although the Inspector accepted the design per se as being worthy of support under Para 55 in terms of its design principles he also highlighted that Para 55 also placed a requirement for development to significantly enhance its immediate setting and to be sensitive to the defining characteristics of the local area.
- 9.4 The Inspector in undertaking his assessment of the area noted that the area was predominately open and that this defined its character. Whilst it was recognised that the dwelling would leave space on either side of the plot the dwelling would be of significant size and would occupy much of the space between the two existing dwellings. This would reduce the openness of the area and change the character of the road by having an urbanising effect. It was concluded that the proposal whilst of high architectural quality would not amount to a significant enhancement of its setting. In addition it was considered the proposal would be visible across a wide area and the proposed landscaping would not significantly reduce its visibility. In conclusion the Inspector felt that the proposal would adversely affect the character and appearance of the area and that it would not accord with LP16 (d) of the Local Plan.
- 9.4 The Inspector also confirmed the LPA assertion that the sequential test had not been met, noting that the assessment which accompanied the scheme was unnecessarily restricted in terms of the area of search and had not been justified.
- 9.5 Overall the Inspector concluded that whilst the dwelling was ‘sustainable’ in terms of its energy use and flexibility and that it may benefit the local community and facilities, whilst also supporting biodiversity, providing employment during construction and enabling its occupants to work from home. These positive attributes were acknowledged by the Inspector as clearly according with the three dimensions of sustainable development. However the Inspector went on to conclude that the significant harm in respect of flood risk and the character of the area; weighted considerably against the three dimensions. For this reason when

considering the proposal as a whole it was deemed not to be a sustainable form of development and the appeal was dismissed.

- 9.6 The agent contends in the current submission that case law indicates that the scheme should be reconsidered in a different light focusing on the 5-year land supply. Furthermore the agent considers that the revisions to the layout (positioning of the dwelling within the site) addresses earlier concerns relating to the sites openness and the character of the area thereby overcoming the site specific/Para 55 setting concerns.

## **10 ASSESSMENT**

### **Principle of Development:**

- 10.1 There is no contention that the dwelling falls in part within the definition of a Para 55 home in terms of its innovation, design quality and architecture. However the NPPF also highlights that it is necessary for such proposals to significantly enhance their immediate settings and be sensitive to the defining characteristics of the area. Similarly flood risk considerations remain a material consideration and the acceptability of a scheme in terms of its renewable energy and innovation credentials does not dispense with the requirement to ensure that development is safe. Given that this scheme is being proposed as a Para 55 home the usual locational criteria of LP3 and NPPF are not relevant to the consideration of the scheme as it is accepted that 'exceptional' dwellings may circumvent the usual spatial strategy in terms of development in the open countryside.

### **Five Year Housing Land Supply**

- 10.2 Under the NPPF, Local Planning Authorities are required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No.F/YR16/0399/O). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).
- 10.3 The Inspector concluded that applications must be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. In considering which policies are 'relevant policies' for the supply of housing, regard needs to be had to the outcome of the decision in *Richborough Estates Partnership LLP v Cheshire East Council and Suffolk Coastal DC v Hopkins Homes Limited (2017)* which was considered in the Supreme Court.

- 10.4 In summary this decision concluded that only those local plan policies relating to housing distribution and numbers are out of date and all other local plan policies remain relevant.
- 10.5 Whilst initially in response to this appeal decision the LPA took the view that Policies LP3, LP4 and LP12 were policies that influenced the supply of housing, and as such were rendered out of date; this view has been revisited given the outcome of an appeal decision which comes after the Syringa House decision. This most recent decision in respect of 2 no dwellings at land north-east of Golden View, North Brink, Wisbech (reference No. F/YR16/1014/F) clearly highlights that whilst LP3 and LP12 may have an effect on the supply of housing they are primarily concerned with directing most forms of development, including housing, to the most sustainable locations and limited development in the countryside for its protection and on this basis neither is a policy for the supply of housing.
- 10.6 Based on the above, there are no relevant policies which influence the supply of housing in this case

**Renewables/Carbon neutrality etc:**

- 10.7 The design and access statement addresses climatic condition analysis and fully outlines how the proposal has been developed to significantly reduce the operational energy and associated carbon emissions of the dwelling. In addition the design seeks to create a passively designed building which requires minimal energy input to maintain comfortable internal conditions. Systems design, renewable energy and embodied energy have also been considered as part of the design process and there is no dispute that the proposed dwelling has exemplary environmental credentials thereby full addressing Part A of Policy LP14 in terms of Resource Use and Renewable energy.

**Character and amenity of the area**

- 10.8 The agent notes that the dwelling has been pushed westwards within the site, and rotated slightly leaving a substantial open area between the proposed dwelling and the existing dwelling to the east. This siting revision they contend addresses the earlier observations of the Inspector in that 'visually therefore, the openness which characterises this part of the road will be maintained.' In addition the landscaped area to the north western corner of the site will help to screen the dwelling as per the comments received from the Planning Inspector.
- 10.9 The Planning Inspector in respect of the earlier appeal noted that whilst the dwelling would leave space on either side of the plot it would be of significant size and would occupy much of the space between the two existing dwellings. This would reduce the openness of the area and change the character of the road by having an urbanising effect. The agent highlights that the repositioning of the dwelling has resulted in generous gaps between the proposal and the neighbouring properties, with approximately 29m to the east and 27.5m to the west. They highlight that this is significantly more than the gaps between the buildings to the west of the site, which are spaced approximately 13m apart and conclude that the proposal will maintain the openness and sporadic arrangement of dwellings within the vicinity, thereby overcoming the previous refusal reason 2.

- 10.10 It is noted that to the west of the site are the pair of semi-detached properties and a further detached dwelling along this section of the road frontage, these actually have a separation distance of 31 metres between Havana Cottage and the pair of semis. Beyond the Lodge the nearest dwelling Leighwood is 122 metres as the crow flies, albeit given the bend in the road accentuates the sporadic nature of development. It is clear therefore that although there will be nearly 30 metres between the dwelling and its neighbours on both sides it will still result in the reinforcement of development along the road frontage.
- 10.11 In reality the marginal repositioning of the dwelling will not have any significance in the overall context of the scheme and how the proposal presents on the site. A key component of acceptability under Para 55 is setting and it is not considered in this instance that the setting will be enhanced by the dwelling regardless of its design credentials and innovative build quality. The dwelling will still occupy much of the space between the two existing dwellings and would reduce the openness of the area and change the character of the road by having an urbanising effect. The slight repositioning would not negate the dwellings visibility across a wide area and the proposed landscaping would not significantly reduce its visibility. In conclusion it is maintained that the proposal would adversely affect the character and appearance of the area and that it would not accord with LP16 (d) of the Local Plan.

### **Flood risk**

- 10.12 The submitted design and access statement states that there are only limited areas within Guyhirn which are within flood zone 1 land and that there is no land within flood zone 1 or 2 which is available to accommodate a Passivhaus principles dwelling in a location which complies with the character of the surrounding area. Moreover, there is no land available to accommodate this dwelling which has a bespoke design which is specific to the land on which it lies.
- 10.13 In addition the D&A asserts that the proposal is for residential development and will therefore meet an identified need i.e. providing housing to help meet the shortfall of housing sites within the district. It therefore passes the Exception Test and therefore satisfies the concerns raised by the Planning Inspectorate.
- 10.14 The appeal decision clearly challenged the area of search adopted in the application of the sequential test noting that the assessment which accompanied the original scheme was unnecessarily restricted in terms of the area of search; which in itself had not been justified. The resubmitted proposal has not sought to address this information deficit and clearly the application does not accord with the guidance outlined in the Cambridgeshire Flood and Water SPD in terms of assessment. Furthermore as this is an elsewhere location away from any main settlement core the area of search would be all other 'elsewhere' sites within the district; of which there are clearly many which would fall outside Flood Zones 2 and 3.
- 10.15 It is also contended that the argument put forward that the dwelling has a bespoke design specific to the land on which it lies is a misnomer in that the first stage of the design process would be site selection; it has not been demonstrated that the 'passivhaus principles' adopted could not translate to an alternative site within the district.



- 10.16 In terms of the exceptions test it is acknowledged that the two parts are met through the acceptance of the site specific flood risk assessment and the sustainability credentials of the scheme in terms of climate change adaptation/mitigation and renewable energy. Whilst the agent for the scheme notes that the shortfall in housing stock within the district renders the scheme acceptable in terms of the community benefit this not a valid argument in terms of the exception test as flood risk is an environmental sustainability consideration in its own right and as such a material consideration.
- 10.17 It is considered that the scheme continues to fail the sequential test and as such remains contrary to Policy LP14 Part B.

### **Sustainability**

- 10.18 For the sake of completeness the scheme has also been assessed against Paragraph 7 of the NPPF. Paragraph 7 states:

*There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

- 10.19 In respect of this proposal the development of this site will further the sustainability objectives as follows:

**Economic:** The provision of housing, especially in light of the current deficiency in supply will contribute to the economic success of the District. It is recognised that the construction of the development would provide some employment for the duration of the work contributing to a strong responsive and competitive economy. Whilst it could also be argued that there may be some potential for increased expenditure with regard to local facilities the relationship of the site to the main settlement core will see a reliance on private modes of transport and serve to illustrate that the scheme does not accord with the sustainability objectives of the NPPF.

**Social Role:** There will be limited opportunities for community cohesion in the wider locality of the settlement given the relationship of the site to the main village. The proposal has a benefit of 1 house towards the 5 year supply offering the opportunity for residents to settle in the locality however they will be at some distance from the nearest settlement which could provide opportunities for community cohesion. It is further accepted that this exemplar project will through engagement with the local college and guided tours for the public promote the use of sustainable building practice and that this will have a district wide benefit.

**Environmental:** It is considered that any environmental impacts of the scheme in terms of its visual presence would not be so significant as to render the scheme unacceptable in terms of how it would relate to its surroundings and neighbouring dwellings. However as indicated above the intended occupants of the dwellings will be reliant on private modes of transport and as such the scheme fails to represent sustainable development in this regard. There will be significant adverse impacts therefore accruing in terms of the schemes sustainability in locational terms. Similarly the location of the site within Flood Zone 3 indicates that the site is not sustainable in environmental terms.

### **Planning Balance**

- 10.20 As indicated above the scheme has no sustainability credentials over and above a limited economic benefit during the construction phase in terms of goods and services. Its social credentials are marginal at best in terms of the opportunities the development will afford future residents to form a community and develop a knowledge of sustainable building practices. It is clear that the environmental credentials in terms of energy use and construction techniques are expansive however they do not tilt the balance to such an extent when viewed in the context of the flood risk and locational constraints of the site. Whilst it is accepted that case law has indicated that the delivery of a single house may in certain instances tilt the balance in favour of an otherwise non-policy compliant house the challenges of this site in terms of visual impact and flood risk are such that this scheme cannot be favourably recommended.
- 10.21 There is a direct correlation between the aims of the FLP and a clear planning argument to resist this development as unsustainable.
- 10.22 Whilst the scheme will deliver an additional dwelling and will therefore contribute in part to addressing the 5-year land supply deficit the weight which can be given to this is not so convincing as to override the environmental sustainability shortcomings of the proposal.

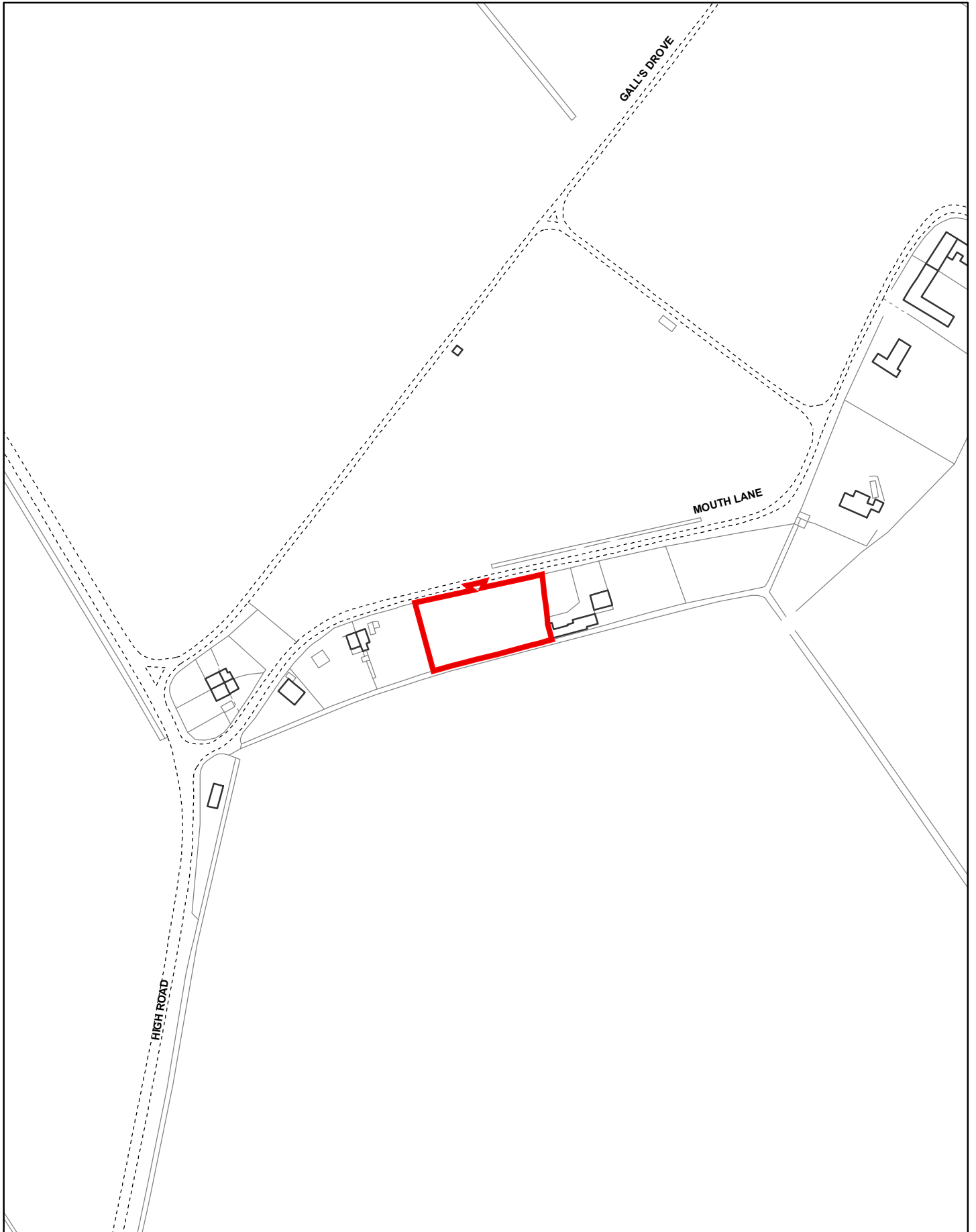
## **11 CONCLUSIONS**

- 11.1 The development is considered to adversely impact upon the open countryside and does not, as required by Para 55, significantly enhance its immediate setting; nor is it sensitive to the defining characteristics of the local area. Furthermore the flood risk constraints of the site are such that the scheme does not comply with local or national policy in terms of the sequential test. Whilst the agent considers that the earlier reasons for refusal have been addressed and that the revisions made when viewed against the backdrop of a lack of five-year land supply tilt the balance towards a favourable recommendation it is

maintained that the scheme remains contrary to both national and local planning policy and must be refused.

**12 RECOMMENDATION: Refuse for the following reasons**

- 1 Policy LP14 (Part B) of the Local Plan requires development in Flood Zone 3 areas to undergo a satisfactory sequential test to demonstrate that the development cannot be delivered elsewhere in a location of lower flood risk. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area. Consequently, the proposal fails to satisfy policies LP2, LP14 and LP16 of the Fenland Local Plan as it fails to deliver a high quality environment and unjustifiably puts future occupants at higher risk of flooding.
- 2 Policy LP16 part (d) seeks to ensure that new development makes a positive contribution to the local distinctiveness and character of the area, reinforces local identity and does not adversely impact on the landscape character of the surrounding area. Mouth Lane is rural in character and takes the form of sporadic dwellings with gaps between. The proposed development would result in the loss of one of the open gaps between the built form and would therefore erode the rural character of the surrounding area. As such the proposal fails to comply with Policy LP16 part (d). Furthermore it is a requirement that homes in the countryside proposed under Paragraph 55 of the NPPF which display exceptional quality or innovative design should significantly enhance their immediate setting and be sensitive to the defining characteristics of the area. The proposal will reinforce the built form in this vicinity, will erode the open nature of the site and will urbanise the streetscene and as such fails to meet the Paragraph 55 aims.



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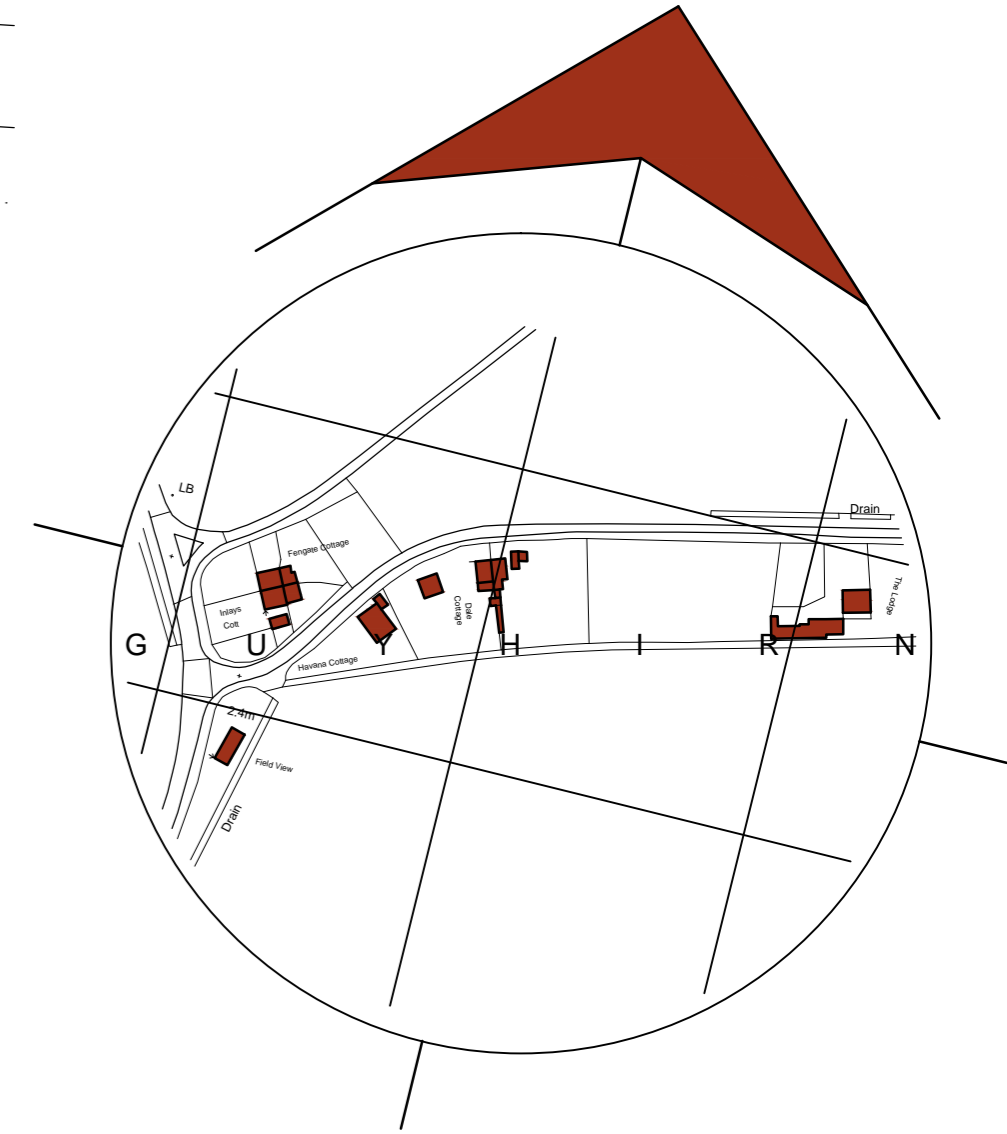
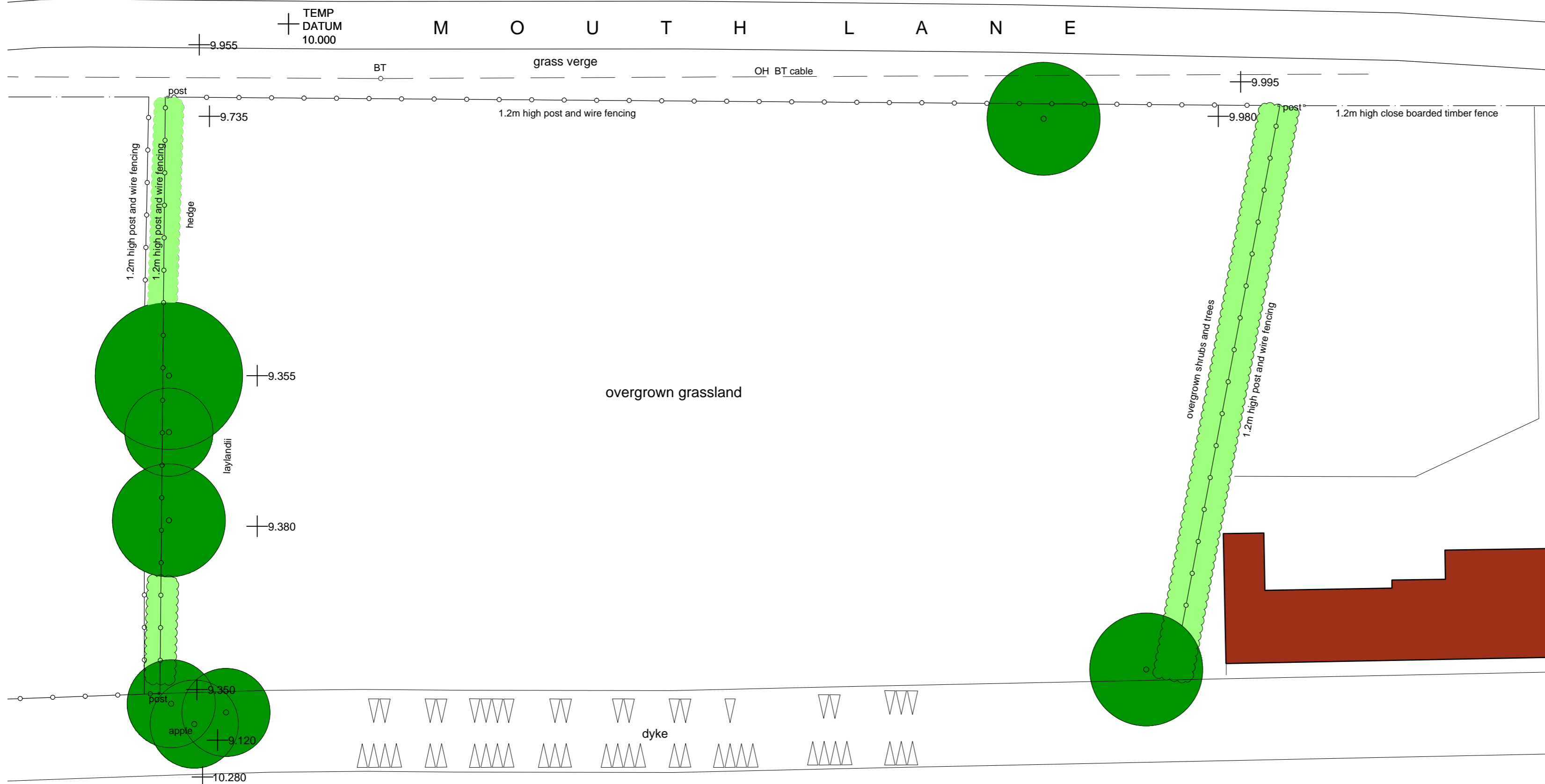
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**General Notes**

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.



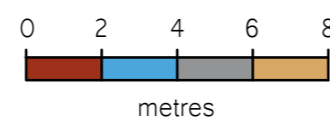
**Revisions**

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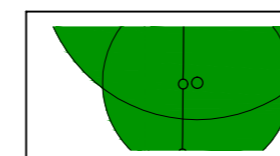
Location Plan Scale

**Site Plan**

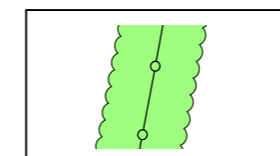
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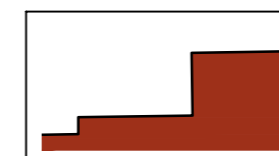
**SITE PLAN KEY**



Indicates trees surveyed



Indicates hedges un-surveyed (positions are approximate)



Indicates unsurveyed buildings (taken from O.S mapping)



ARCHITECTURE

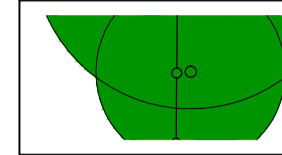
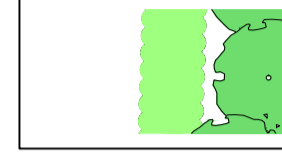
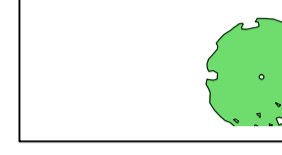
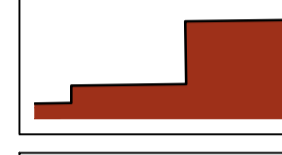
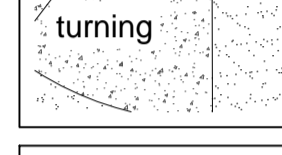
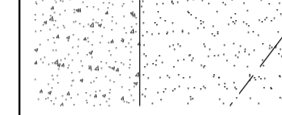
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Job Title Proposed Dwelling Mouth Lane, Guyhirn Mr J, Mr R & MR M Embling	Date July 2015	Scale As Shown Sheet Size A2
	Drawing Title Survey Drawing	Job No. SE-461 Dwg No. 01
	Drawn by JG	Revision A

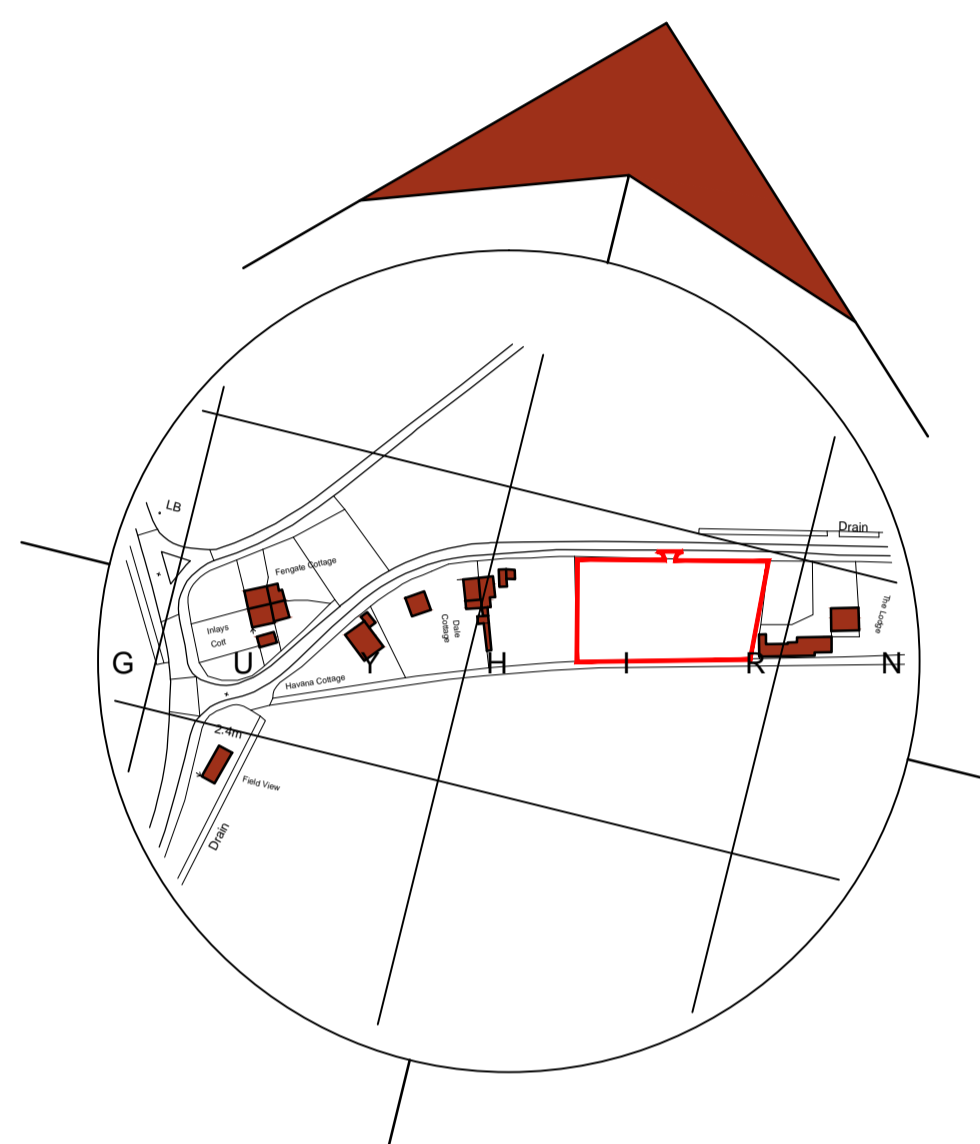
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  5. Any discrepancies are to be brought to the designers attention.

**SITE PLAN KEY**

-  Indicates existing trees to remain and to be protected during construction
-  Indicates hedges un-surveyed (positions are approximate)
-  Indicates proposed hedge and tree planting
-  Indicates unsurveyed buildings (taken from O.S mapping)
-  Indicates proposed strawbale dwelling
-  Indicates proposed gravelled driveway and turning



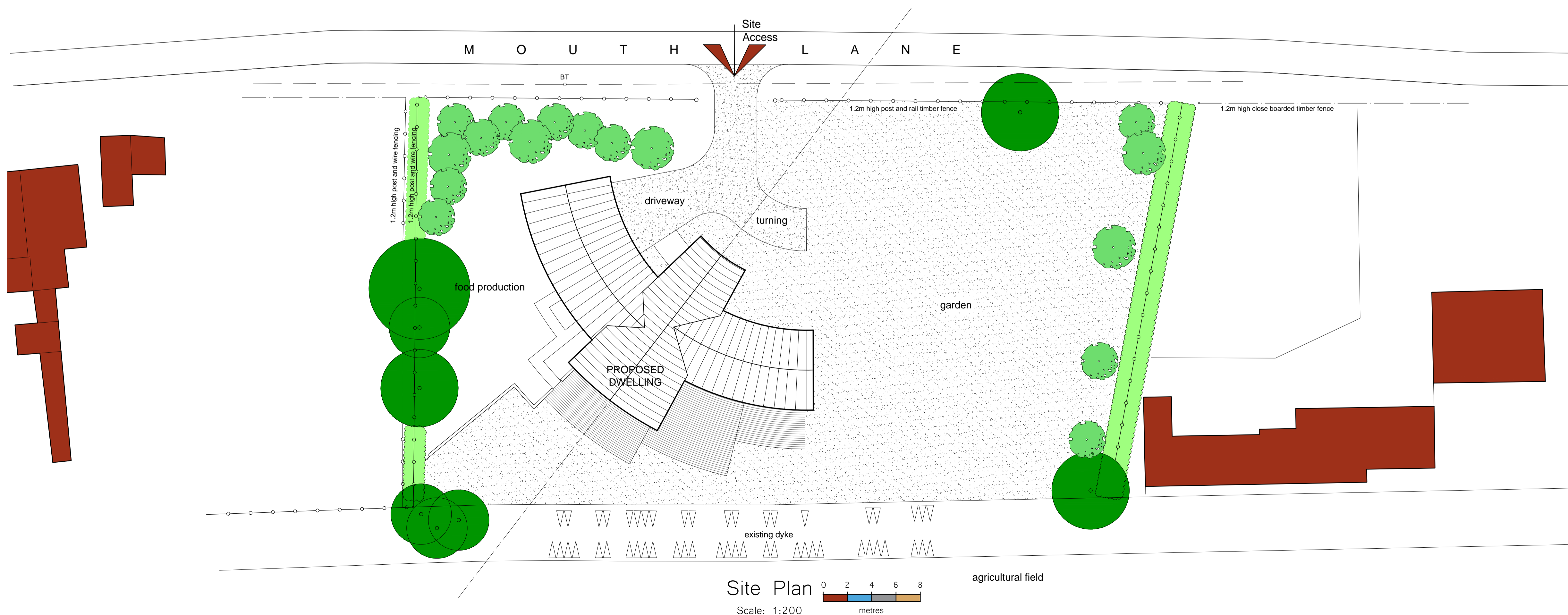
**Ground Floor Plan**  
Scale: 1:100



**Location Plan**  
Scale: 1:2500



**First Floor Plan**  
Scale: 1:100



**Site Plan**  
Scale: 1:200

**Revisions**

A	Jan 2016	Section Lines Added Location Plan Scale
B	Dec 2017	Location of Building

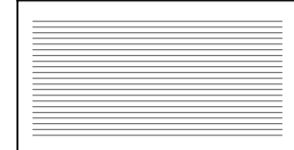
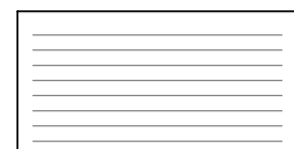
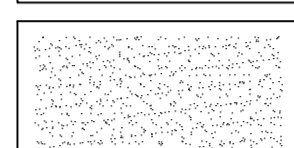
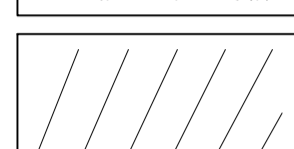
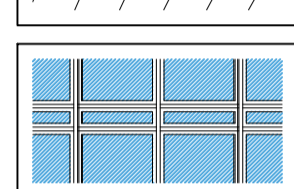
Status  
**FOR APPROVAL**

**SWANN EDWARDS ARCHITECTURE**  
Swann Edwards Architecture Limited, Elvedon House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 4ER  
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Dwelling Mouth Lane, Guyhirn	December 2015	As Shown Sheet Size A1
Mr J, Mr R & MR M Embling		
Drawing Title	Job No.	Drawn by
Planning Drawing Floor Plans Site and Location Plan	SE-461	RS
	Dwg No.	Revision
	10	B

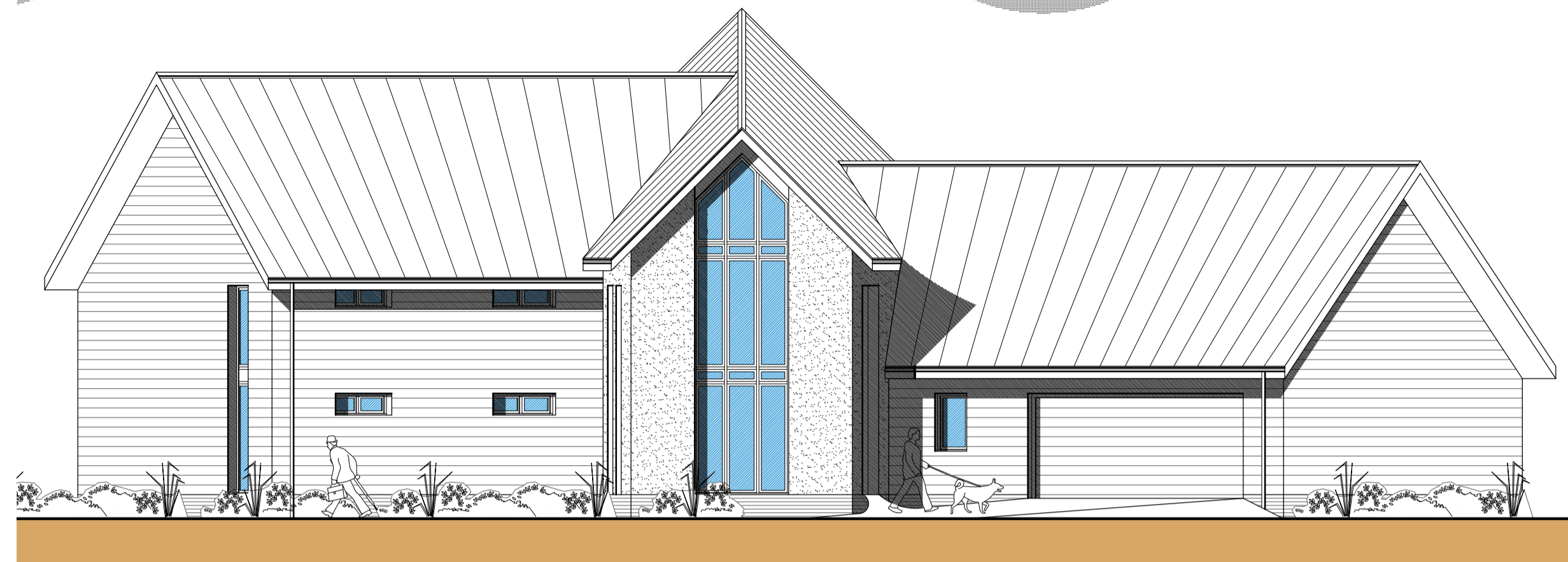
- General Notes**
1. This drawing shall not be scaled, figured dimensions only to be used.
  2. All dimensions are shown in "mm" unless otherwise stated.
  3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
  4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
  5. Any discrepancies are to be brought to the designers attention.

**ELEVATION KEY**

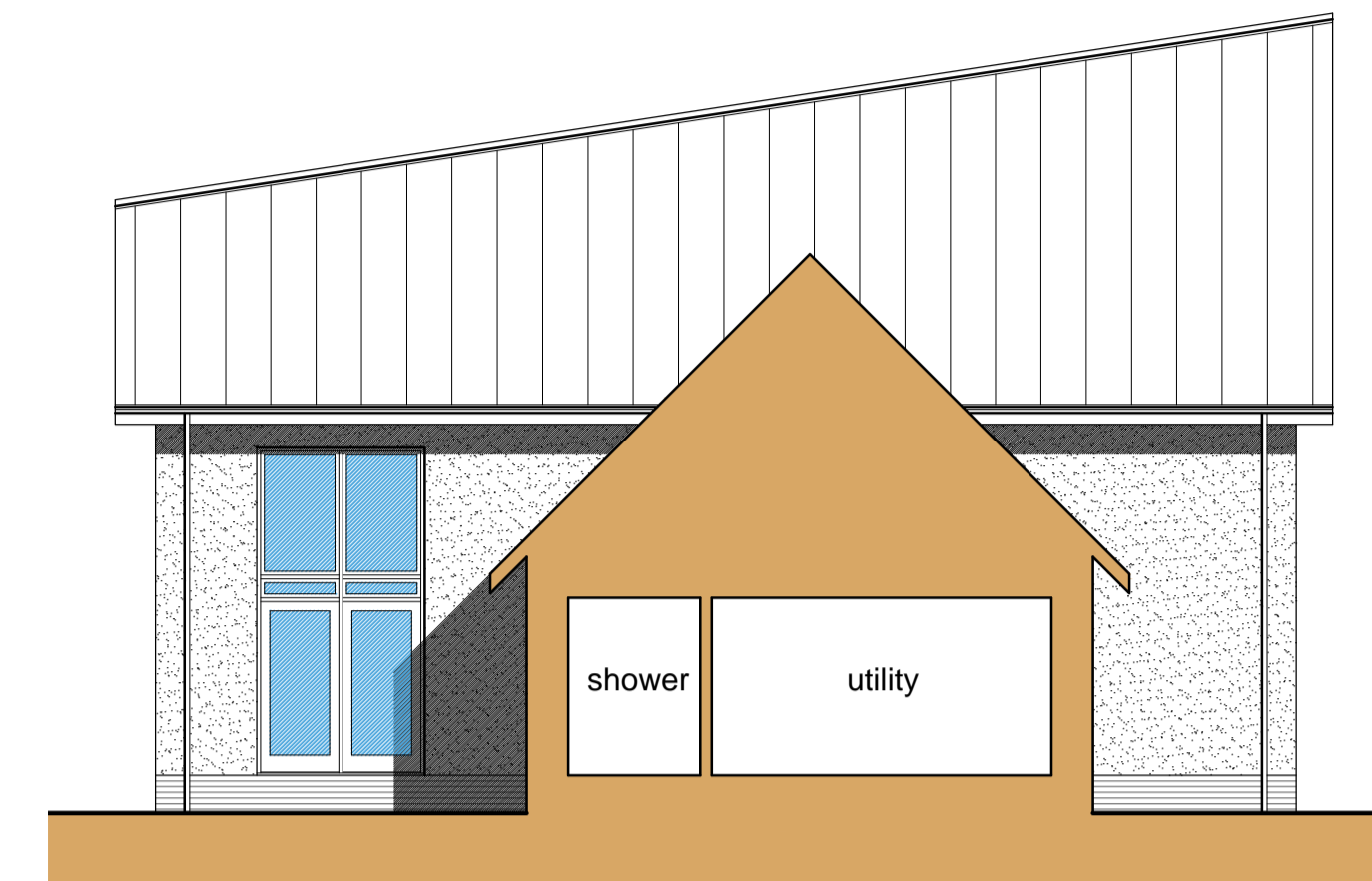
-  Indicates blue engineering brickwork with grey mortar
-  Indicates cedar cladding - untreated
-  Indicates cream through colour render
-  Indicates cedar shingles on roof
-  Indicates powder coated aluminum windows and doors



Section A-A  
Scale: 1:100  
metres



Front (North East) Elevation  
Scale: 1:100  
metres



Section B-B  
Scale: 1:100  
metres



Side (South East) Elevation  
Scale: 1:100  
metres



Side (North West) Elevation  
Scale: 1:100  
metres



Rear (South West) Elevation  
Scale: 1:100  
metres

**Revisions**

A	Jan 2016	Sections Added
B	Dec 2017	Location of Building

**Status**

**FOR APPROVAL**

**SWANN EDWARDS**  
ARCHITECTURE

Swann Edwards Architecture Limited, Elvedon House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 4ER  
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Dwelling	December 2015	As Shown
Mouth Lane, Guyhirn		Sheet Size A1
Mr J, Mr R & MR M Embling		
Drawing Title	Job No.	Drawn by
Planning Drawing Elevations	SE-461	RS
	Dwg No.	Revision
	11	B