

Applicant: Mr Ben Mauremootoo

**Agent : Mr Paul Sharman
Sharman Architecture**

Langley Lodge Rest Home, 26 Queens Road, Wisbech, Cambridgeshire

Erection of a single-storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool

The application is before the committee due to 6 or more representations received contrary to officer recommendation.

1 EXECUTIVE SUMMARY

The application for full planning permission seeks the erection of a single-storey side and rear extension to an existing care home to create a further 8 bedrooms together with the formation of additional car parking to the front of Langley Lodge. The proposal also involves the demolition of an existing extension on the north west side of Langley Lodge.

Comments made by those objecting to the proposal have been considered, but the conclusion is that the development will not adversely harm the character or appearance of the area or the amenity of nearby residents. There is both adequate distance between buildings and sufficient screening due to the mature trees and hedges growing along the north west boundary to sufficiently mitigate the impact of development and to safeguard residential amenity.

The application is considered to accord with Policies LP2, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

2 SITE DESCRIPTION

- 2.1 Langley Lodge was constructed in the 1920's and is of some architectural and historic merit, although it is not listed, in a Conservation Area, or protected by an Article 4 Direction. It is a two storey building with some accommodation in the roof space.
- 2.2 The building is situated within an established residential area, close to the centre of Wisbech. Dwellings along this part of Queens Road are detached or semi-detached, and built fronting Queens Road. Langley Lodge is set further back into the site than other properties along Queens Road, and was built to be a larger, more visually significant town house. There is a crescent shaped drive which provides a separate entrance and exit. A medium sized hedge is adjacent the highway, and the side boundaries have walls or fencing screened with tall trees and shrubs. Two storey dwellings along the rear boundary which front Hillburn Road can be seen from the rear of Langley Lodge, but are partially screened by a brick boundary wall and some trees which grow along the rear boundary.

From the front grounds of Langley Lodge, the side of 24 Queens Road can be seen. The ground floor windows are screened by the boundary trees and shrubs, and part of the upper windows can be seen. However, only the roof can be seen when viewed from the rear of the application site.

- 2.3 The application site is located within Flood Zone 3 of the Environment Agency's Flood Risk maps.

3 PROPOSAL

- 3.1 The applicant seeks full planning permission to expand the existing care home facilities. There are currently 14 single rooms and 3 double rooms. The development would provide 8 single bedrooms with en-suite facilities, a laundry room, manager's office, a lounge, storage and waiting areas, and a large conservatory area.
- 3.2 The expansion is to be provided through the provision of a side and rear single storey extension and would include the demolition of an existing two storey attached building to the north-west corner of Langley Lodge which is currently used as a living room, kitchen and office to the ground floor, and two bedrooms to the first floor and the removal of the disused swimming pool to the rear garden.
- 3.3 The proposed development would lead to a net gain of 6 single bedrooms.
- 3.4 The proposed single-storey extension running along the north-west boundary of the site has a total length of 37 metres and has a stepped appearance to maintain an acceptable distance between Langley Lodge and the boundary of 24 Queens Road. No part of the extension will be closer than 2 metres from the boundary fence/hedge.
- 3.5 The existing building to be demolished has a ridge height of 6 metres, and the proposed ridge height of the new extension is 5.2 metres. The proposed building would also be 1.9 metres closer to the boundary with number 24 Queens Road. The finished floor level has also been increased to 1 metre above ground level which has led to the inclusion of a ramp to the rear of the extension to the side of the proposed conservatory.
- 3.6 Materials would match the existing.
- 3.7 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?keyVal=P9HW79HE01U00&activeTab=summary>

4 SITE PLANNING HISTORY

F/YR16/1180/F	Erection of a part 2-storey/single storey side/rear extension and formation of car parking to front of existing care home involving demolition of existing 2-storey building and removal of swimming pool	Withdrawn 15/02/2017
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F/YR04/3388/F	Use of property as a care home for adults with learning disabilities without complying to condition 01 of planning permission F/0769/81/F (use solely for the elderly and for no other purpose)	Withdrawn 24/06/2004
F/90/0365/F	Erection of a single-storey conservatory to the rear of retirement home	Granted 09/07/1990
F/1458/88/F	Extension to private Rest Home	Granted 15/12/1988
F/0664/84/F	Conversion of outbuilding to residential accommodation Langley Lodge 26 Queens Road Wisbech	Granted 19/10/1984
F/0769/81/F	Change of use from private dwellinghouse to private home for the elderly	Granted 18/01/1982

5 CONSULTATIONS

Wisbech Town Council

Has object to the proposal, on the basis that:

- *Approval of the proposal, given its mass and scale, would have a detrimental impact upon the amenities of occupiers of neighbouring residential properties in terms of overshadowing, loss of light and a sense of enclosure*
- *There is insufficient provision of onsite parking facilities for staff and visitors.*

Environment Agency

The Environment Agency initially objected to the proposals in the absence of an acceptable Flood Risk Assessment (FRA). An amended FRA was submitted which took into account the Environment Agency's recommendation of 1 metre above ground level with flood resilient construction. These requirements would also be added as a condition.

The plans show the FFL incorporated into the design on dwg. no's LL/19/D and LL/20/F which show the front and side elevations.

Highways

Highways has raised no objection to the proposals. They did state that Fenland District Council would need to consider whether there are any shortfalls in parking requirements when compared to the Local Plan 2014 Parking Standards in Appendix 1. This will be addressed during the assessment.

Two conditions were requested regarding on-site vehicle parking and turning which shall be laid out in accordance to approved plans, and details of cycle parking facilities to be approved.

Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. However, the applicant needs to submit a Demolition and Construction method statement, stating measures it

will take to control the effect of dust and other pollution during the proposed works .

Designing Out Crime Officers

I have reviewed the updated documents in regards to the revised proposals. I am happy to support as I have no concerns regarding community safety and vulnerability to crime

Councillor Tierney:

The Councillor has objected on the grounds that the proposals constitute overdevelopment, and would be too close to the neighbour's fence becoming 'a visual obstacle and' would 'detract from their use and enjoyment of their property'.

Local Residents/Interested Parties

Objectors:

There have been 13 letters of objections received from occupiers of neighbouring dwellings. Points raised are summarised as follows:

- the roof line of the proposed extension should mirror the extension to the opposite side of the building;
- would be out of character / proportion with rest of the building / area;
- there would be extra strain on the mains drainage system;
- will generate additional traffic with extra visitors and carers, resulting in additional on-road parking, and blocking visibility along Queens Road ;
- will cause overshadowing, overlooking and will be overbearing as it extends the full length of the shared side boundary;
- will cause unacceptable construction noise;
- will lose garden area and open space which residents currently enjoy;
- Lounge to the rear would be visible from Hilburn Road;
- Overdevelopment, should be on a smaller scale;
- Will generate noise from laundry room, and conservatory;
- Doesn't safeguard the interests of other users of the land, provide adequate parking or accord with the general character of the area.

After the amended plans were submitted, no objections were removed, but 7 objectors wrote further letters reiterating highways and drainage issues, but with some additional concerns:

- Does not comply with the original conditions when the change of use was granted to a care home;
- The front lawn will become a car park;
- Noises from residents can be heard in the garden and in my home;
- There are no excellent transport links available;
- This is a commercial enterprise in a residential area;
- Pile driving may affect nearby properties;
- Trees at the bottom of the garden need preserving;
- The trees may fall onto another property, or the proposed extension;
- The proposed lounge would be visible to residents of Hilburn Road, removing their privacy;
- Will affect the privacy of the adjacent dwelling;
- Will be built too close to the adjacent property;
- Will provide a poor outlook;
- Will spoil the front elevation of Langley House due to an unbalanced appearance and would alter its character;

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 3 – The Framework should be read as a whole.

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

Paragraph 54 – LPA's should consider whether otherwise unacceptable development could be made acceptable through the use of conditions'

Paragraph 109 – development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;

Paragraph 117 – effective use of land in meeting housing need

Paragraph 124 – the creation of high quality buildings and places is fundamental to what planning and the development process can achieve.

Paragraph 127– planning decisions should ensure that developments will function well and add to the overall quality of the area and are sympathetic to local character and history.

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

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

- **Principle of Development**
- **Scale, Layout and Appearance**
- **Residential amenity**
- **Highways Issues and parking**
- **Flood Risk and Drainage**
- **Health and wellbeing**
- **Economic Growth**
- **Trees**
- **Other considerations**

9 BACKGROUND

- 9.1 Langley Lodge became a care home for the elderly in 1981, and was extended in 1988. The single storey conservatory was added in 1990. The first application for a two storey extension (reference F/YR16/1180/F) was withdrawn in 2017 on the basis that a more suitable application could be made for a single storey extension.

The applicant has therefore brought the current planning application forward for consideration. The proposal is now reduced in size by the removal of the first floor from the plans and re-arranging the internal layout. The ground floor extension was revised in order to accommodate the needs of Langley Lodge as a care home while appearing more acceptable in relation to nearby residential amenity.

- 9.2 The existing building to be demolished, which is currently used as a living room, kitchen and office to the ground floor, and two bedrooms to the first floor, is of a height of 6 metres, and is hipped at either side to reduce the visual impact. The building sits to the rear of the main dwelling but is linked. The width is 6.5 metres along the frontage, but the full width is 9 metres as it sits slightly behind the main building. The length is 6.4 metres.
- 9.3 The drawings for a larger extension originally submitted were inappropriate in their scale and form due to the height and width proposed. Amended plans were requested and received showing a reduced roof height and a set back into the site in line with the opposite wing. The reduction in roof height was required to reduce any significant impact on the amenity of 24 Queens Road.
- 9.4 However, due to the Environment Agency's concern regarding flood risk, the finished floor level (FFL) of the extension needs to be raised to 1 metre above ground level. Amended plans were again received to address this requirement and the roof height was again amended with a resultant roof height of 5.2 metres.

10 ASSESSMENT

Principle of Development

- 10.1 Local Plan Policy LP3 identifies Wisbech as a principal Market Town within the District. It is within the market towns that the majority of new housing, employment growth, retail growth and wider service provision should be directed.
- 10.2 The site is within the main built up area of Wisbech, so is in an established urban area. The principle of extending the existing care home facility is therefore supported within Local Plan Policies so long as the relevant policy criteria are met.
- 10.3 Local Plan Policy LP16(d) requires development to make a positive contribution to the local distinctiveness and character of the area. The rear elevation has already lost its original character, and only the frontage has a visual quality worth preserving.

Scale, Layout and Appearance

- 10.4 Langley Lodge sits centrally within a large plot. The property is not listed and does not sit within the Wisbech Conservation Area. It has previously been extended along the south east boundary with an extension approximately 29 metres long.
- 10.5 The existing building to be demolished on the north-west side is set back from the front elevation by 13 metres, while the new extension would be set back by only 1 metre. However given the set back of the existing extension on the south east boundary this extension will appear balanced within the visual context of the site and is therefore acceptable. The proposed extension would also be wider than

the existing north-west extension it replaces but again is not out of context with the character of the site.

- 10.6 The new extension will have a width along the frontage of 8.5 metres with a length along the north west side boundary of 38 metres. The height of the extension will be 5.2 metres, and will attach to the side of the main building. The proposed extension will be located approximately 1.9 metres closer to the joint boundary with 24 Queens Road than the existing extension but still retain a separation distance of 2.5 metres at its closest point. The new extension will also be approximately 17 metres from the rear south west boundary.
- 10.7 The fact that the proposed extension is to be set back from the front elevation and includes sufficient gaps between buildings preserves the character and appearance of the original building sufficiently and therefore complies with LP16(d) of Fenland Local Plan 2014.

Residential amenity

- 10.8 A number of concerns have been expressed by neighbouring occupiers which include overlooking, overshadowing, and overbearing impacts on residential amenity, the potential for generation of noise from the laundry room and conservatory, and it will cause additional noise from additional residents as their living space will be sited closer to the joint south west boundary of the site.
- 10.9 The neighbouring properties along Queens Road are set further forward in their plots than Langley Lodge so that their rear elevations are roughly in line with the front elevation of the care home. The main dwelling to be impacted would be 24 Queens Road as this property would be immediately adjacent the proposed extension. The rear elevation of number 24 and the front elevation of Langley Lodge would marginally overlap. To the side of Langley Lodge along the joint boundary, there are mature trees which create a tall hedge.
- 10.10 The plans first submitted for this current application consisted of 9 bedrooms. The proposed extension was located further forward and set back from the main elevation by only 500mm. However due to a potential impact on neighbouring dwellings, amended plans were submitted to reduce the size of the extension proposed, and by removing a bedroom, the applicant was able to set the extension back by a further 500mm from the front elevation in order to maintain the character of the building.

Overlooking

- 10.11 The side of the proposed extension would be 2.5 metres from the joint boundary and 5.65 metres from the side wall of 24 Queens Road. It is therefore considered that there is an adequate distance between the two properties, and that there would be little likelihood of overlooking from the proposed extension due to the mature hedge along the north-west boundary.
- 10.12 Due to the need to raise the floor level to ensure there is no unacceptable flood risk, the proposed extension would have a wall height of 2.5 metres with an overall height of 5.2 metres. However, the pitched roof slopes away from the boundary, and although it extends along the north west boundary by 37 metres, it would be mostly hidden from view by mature trees and hedges with only the roof visible from the adjacent garden.

- 10.13 It is acknowledged that the occupants of number 24 would see part of the proposed extension, particularly from the windows of the nearest bedroom which look down into the grounds of Langley Lodge. The neighbouring views of the extension, although it would extend along the boundary, would be softened by the existing hedge and trees and result in no overbearing impact on the neighbouring properties.
- 10.14 Properties along Kingsley Avenue have their rear elevations facing towards the side of the application site while properties in Hilburn Road are positioned to the rear of the site.
- 10.15 The properties along Kingsley Avenue are hidden from view when standing in the rear garden of Langley Lodge due to the mature trees along the north west boundary. Trees along the rear boundary, however, are sparser, and rear windows can be glimpsed of the properties which front Hilburn Road. However, these properties are located over 22 metres from the proposed extension and would therefore not be considered to overlook or be overlooked by the proposed development. There are concerns by some residents of Hilburn Road that the building would create a poor outlook. However, the building is of a good design, and is distanced by open space and trees to soften the appearance of the proposed extension overall.

Overshadowing

- 10.16 The house and garden of 24 Queens Road is to the north of the proposed extension, so would not be overshadowed significantly by the proposed development. The additional height would cause some loss of light to part of the bottom of the garden due to the roof level proposed. The garden is, however, wide enough so that it will not be completely overshadowed by the proposed development.
- 10.17 It is therefore considered that the visual impact of the proposal from surrounding gardens would not cause significant harm.

Noise issues

- 10.18 It is acknowledged that there may be some impact of noise from the proposed development due to the level of occupation of the rooms and the proximity to the north west boundary. However, the impact of noise has been addressed in the design proposals by creating a bigger distance from the boundary than originally proposed and also the presence of existing landscaping will also help reduce any potential noise impacts. Therefore, although we acknowledge that more noise may be heard as a consequence of development, it is not expected that this will result in significant harm to residential amenity. Environmental Health has not expressed any concern.

Overbearing

- 10.19 This is not a concern as the roof height of the proposed development would be set back from the boundary, the slope inclining away from the boundary, and would be offset by the boundary landscaping.
- 10.20 When assessed against LP16, it is considered that the application does not adversely impact the residential amenity of neighbouring properties.

Highways issues and car parking:

- 10.21 The existing frontage has a separate entrance and exit within a half-circle driveway which accommodates 3 parking spaces to the front of the building. The

driveway is wide enough to accommodate more than one car width. The applicant is willing to provide 8 additional car parking spaces creating 11 car parking spaces in total on site.

- 10.22 Highways have no objections to the proposals, although they point out that the council should '*consider if there is any shortfall in parking compared to their Local plan and how this may have an impact on kerbside/residential amenity*'.
- 10.23 Parking standards within the Local Plan suggest there should be 1 resident and 1 visitor parking space per 4 residential units plus 1 space per resident member of staff. Therefore with 17 residential units existing plus 10 staff, there should already be 20 car parking spaces. Should permission be granted to add another 6 bedrooms (taking into account the 2 to be lost on the first floor), then there should be 22 spaces required altogether. This is normally a minimum requirement. It should therefore be considered that there is a shortfall of 11 spaces as only 11 spaces can be provided without removing more of the lawn area to the frontage.
- 10.24 In mitigation, the applicant has confirmed that none of the current residents own a car, and of the 10 staff, there are only 6 on site at any one time due to hours worked and shift patterns. Of these 6, only 3 have a car. Therefore, staff parking needs only require 3 parking spaces for the current staff. Delivery vans park for short time periods on the driveway adjacent the entrance door, and not on the roadway. In addition, the Care Home is located in an area close to the town centre. Although there are no bus stops down Queens Road itself, public transport would be within walking distance. In addition, the entrance to Langley Lodge is only 130 metres from the first available car parking space within Somers Road car park. This car park is for the public to use and provides free parking with 280 car park spaces.
- 10.25 Paragraph 109 of the National Planning Policy Framework 2018 states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. The application would therefore not be considered as refusable on the grounds of the lack of car parking spaces within the grounds of the care home due to its close proximity to the town centre and a large public car parking area.
- 10.26 It is considered to meet the requirements of LP15 of Fenland Local Plan 2014.

Flood risk and drainage

- 10.27 The Environment Agency objected to the proposal initially on flood risk grounds. The application site is within Flood Zone 3 of the Environment Agency's Flood Map for Planning and is also located close to the tidal River Nene. As such, FFL's are required to be 1 metre above ground level. The Flood Risk Assessment was revised to show the raised floor levels in the recommendation section, and the Environment Agency removed their objection on the basis of the FFL being achievable.
- 10.28 Efforts were made to increase the floor levels to take into account the 1 metre above ground level, without significantly raising the roof height. The average ground level was used in establishing the finished floor level for each section of building, as the ground slopes down to the rear. Therefore the highest roof point from ground level is towards the rear of the conservatory. This method of

application has kept the roof level adjacent number 24 Queens Road at a lower level, while admission into the conservatory now requires a ramp for accessibility.

Health and wellbeing

- 10.29 It is important that there are sufficient homes to meet people's needs in the right location and of the right type of home. There is a nationwide need for care home facilities to help a growing number of older people. The agent has pointed out that Langley Lodge is one of the few remaining independent care homes within Wisbech, the majority being larger corporate businesses. As such, the home boasts a friendly, homely atmosphere that is better suited to Fenland people who prefer normal family settings. Langley Lodge therefore needs to expand to take into account the larger economies of scale that can be achieved in order to remain competitive within the industry.

Economic Growth

- 10.30 The proposal would have a small positive impact in terms of temporary employment opportunities during construction. Residents may make use of local shops and services. Although no additional staff are indicated, the proposal may create one or two additional local employment opportunities to care for additional residents in the future.
- 10.31 It is generally accepted that care homes need to become larger to remain viable and the proposed extension would safeguard jobs and care facilities which are much needed within the community. However, although it has been indicated that the home would benefit from greater economies of scale, no evidence has been produced to suggest that the existing care home is, or is not, viable at this moment in time. Increased facilities would help to sustain profitability into the future.

Trees

- 10.32 None of the trees within the grounds of Langley Lodge are protected, and none of the trees which may be of amenity value to the rear of the site are endangered by the proposed development.
- 10.33 Trees to the front and rear are shown on dwg. no. LL/15H. There is a hedge which runs along the side boundary of number 24 adjacent the proposed extension. There are also a number of trees to the front and rear. Root protection areas are shown for the rear only, and the impact of development does not appear harmful to the trees when taking into account where tree roots would be. However, one tree has its tree protection area adjacent the conservatory building. The impact on trees within the grounds of the care home is minimal and therefore not considered to be harmful. However a condition will be imposed to ensure that existing trees are protected and a landscaping condition will also be imposed to identify all existing trees to be retained and new trees to be planted.

Other Considerations

- 10.34 Concerns from neighbours were also expressed at the loss of garden for residents. However the new extension has been designed to ensure that there is a courtyard area set between the existing rear extension on the south east part of the site and the new extension on the north west of the site. It is considered that there is adequate garden space available for residents.
- 10.35 Construction noise was another issue raised and an appropriate condition will be included to give further information relating to hours of use and details of parking for construction traffic and storage of materials.

11 CONCLUSIONS

- 11.1 It is acknowledged that there would be some impact on the character and appearance of Langley Lodge, and on the residential amenity of the neighbouring properties. These issues have been addressed above and additional consideration has been given to the provision of extra care home places for Fenland residents.
- 11.2 The conclusion is therefore that although there will be some impacts, especially on the amenity of the occupants of 24 Queens Road, the impacts would be less than severe, especially when weighed against the need to provide additional care home places. It is not considered the proposal would cause adverse harm in terms of the principle of development, character and appearance, amenity and parking. The recommendation is therefore to approve as the proposals accord with Policies LP2, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

Grant subject to the below conditions:

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. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors;
- Areas to be used for the storage of materials and machinery, and
- Hours of operation.

Reason: In the interests of highway safety and residential amenity both during the demolition and construction phase of the development in accordance with policies LP15 and LP16(e).

3. 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 LP16 of the Fenland Local Plan 2014.

4. Notwithstanding the submitted plans, cycle parking facilities shall be provided within the application site prior to the occupation of the development hereby approved. Full details of the cycle parking facilities shall be submitted to and

approved by the Local Planning Authority prior to any occupation of the extension hereby approved and constructed in accordance with the approved plans. The submitted details shall include Sheffield stands and secure sheltered cycle parking. The cycle parking facilities as approved shall then be retained and maintained in perpetuity thereafter.

Reason: In the interests of sustainable travel and in accordance with policy LP15 of the Fenland Local Plan 2014.

5. The development hereby permitted shall be constructed in accordance with the recommendations made within the submitted Flood Risk Assessment (FRA) ref: Geoff Beel/July 2018/GCB/Sharman and especially the following measures:

- Finished floor levels should be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

These measures shall be incorporated into the development before any occupation of the extension hereby approved.

Reason:

This condition is imposed in accordance with Local Plan Policy LP14 and the principles contained within section 14 of the National Planning Policy Framework 2018.

6. Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out in accordance with the approved drawing number LL/15/G and thereafter retained in perpetuity 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.

7. The development hereby approved shall be finished externally in materials as specified within the Application Form which are as follows:

- Clay face bricks to match the existing,
- Natural slate to the front building and
- Marley Eternit fibre cement slates to the rear.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

8. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

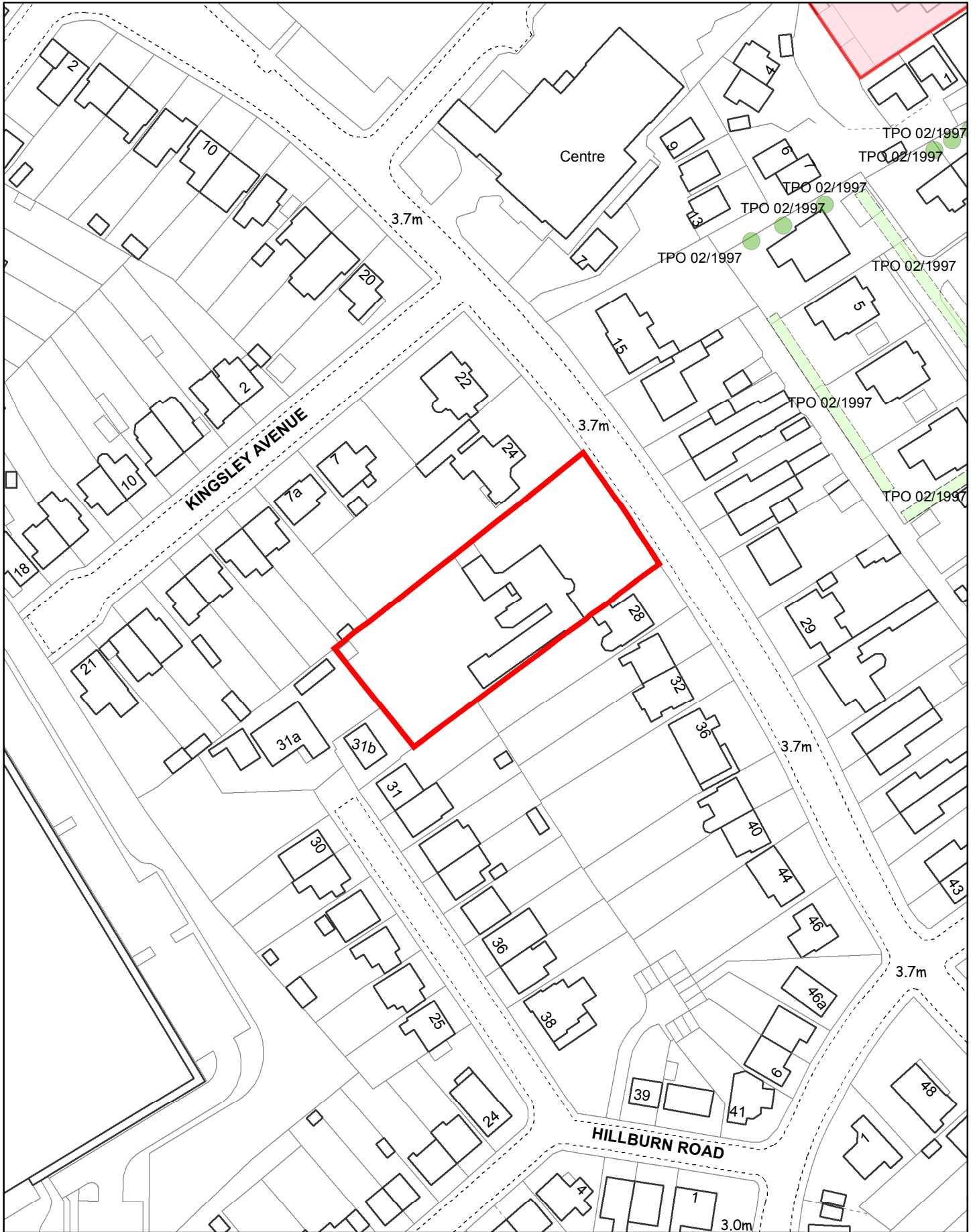
- a) proposed finished levels of any earthworks to be carried out,
- b) existing trees, hedges or other soft features to be retained, and
- c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014

9. The existing hedge along the north west boundary of the site shall not be uprooted or removed and shall not be reduced below a level of 2.5 metres adjacent to number 24 Queens Road, and shall be retained and maintained in perpetuity thereafter.

Reason – To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policy LP16 of the Fenland Local Plan, 2014.

10. The development to be carried out in accordance with the approved plans and documents.



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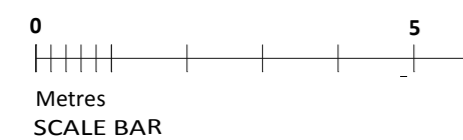
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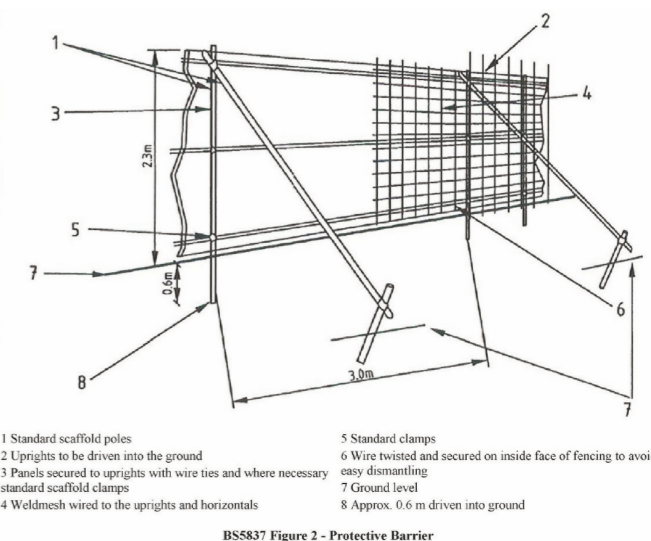
DEVELOPMENT AT LANGLEY LODGE, QUEENS ROAD, WISBECH.

PROPOSED SITE PLAN

- NOTES
- 1 Do not scale from the drawings
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Waste storage bins are to be enclosed in a purpose designed enclosure a minimum of 1800mm high.
Waste bins are Taylor type waste bins and are 1210 wide x 1100 deep x 14127 High



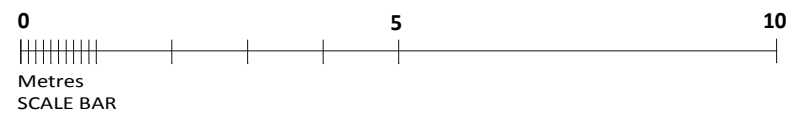
1 Standard scaffold poles
2 150mm x 50mm x 3mm steel angle
3 150mm x 50mm x 3mm steel angle
4 150mm x 50mm x 3mm steel angle
5 150mm x 50mm x 3mm steel angle
6 150mm x 50mm x 3mm steel angle
7 150mm x 50mm x 3mm steel angle
8 150mm x 50mm x 3mm steel angle

BS5837 Figure 2 - Protective Barrier

Dashed lines denote the root protection areas for the existing trees. No machinery, plant or construction activities associated with the works to encroach into this area. To ensure the area is protected it is to be shielded as follows. Prior to site works commencing those trees and hedgerows identified for retention should be physically protected from damage by plant, equipment, vehicles, excavations, deposit of excavated materials and any other cause. This shall be achieved by the erection of fixed barriers outside the Root Protection Area or branch spread whichever is the greater, using vertical and horizontal scaffolding poles and 2.1m high Heras type weldmesh panels wired or clamped to the scaffolding frame with the uprights driven into the ground in accordance with Figure 2 of BS5837:2012. Trees in relation to construction - Recommendations unless the local planning authority agrees to any variation. The tree protection barriers shall be maintained for the duration of the development and no operations whatsoever shall take place within the construction exclusion zone without the written approval of the local planning authority. All weather notices shall be fixed on the barriers stating "Construction Exclusion Zone - Keep Out". Protection noted is in accordance with the recommendations of BS 5387:2012.



PROPOSED FRONT ELEVATION



NOTES

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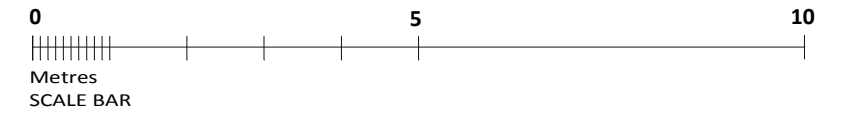
title PROPOSED FRONT ELEVATION	scale 1:100 at A3	date OCTOBER 2016
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contract LANGLEY LODGE. 26 QUEENS ROAD.	revision B 24/04/2018 Extensions revised to single storey C 16/08/2018 Building moved and roof pitch reduced again D 20/10/2018 Drawing revised re roof
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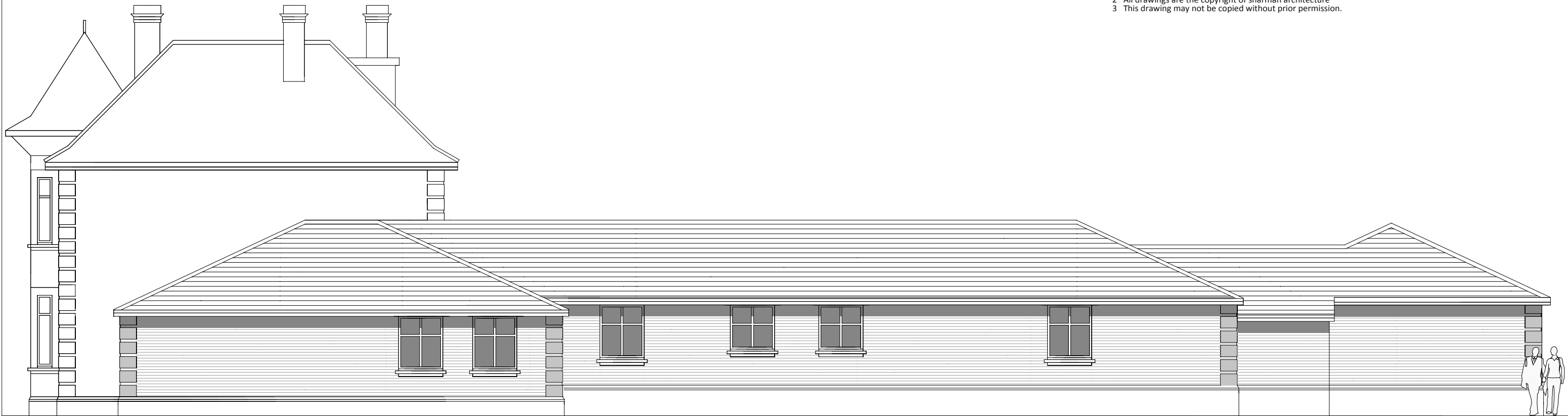
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- NOTES
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PROPOSED SIDE ELEVATION 1

title PROPOSED SIDE ELEVATION 1	scale 1:100 at A3	date OCTOBER 2016
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contract LANGLEY LODGE. 26 QUEENS ROAD.	revision C 15/05/2018 Client revisions D 18/07/2018 Roof pitch reduced and omit bedroom E 16/08/2018 Building moved and roof pitch reduced again F 22/10/2018 Roof raised 300 mm change in levels
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