
F/YR20/0751/F

Applicant: Mr & Mrs Bellamy & Mr & Mrs White

**Agent: Mr Sam Herring
Swann Edwards Architecture Limited**

Land north of 1-5 Brewery Close, Parson Drove

Erect 4no dwellings comprising of 2x3-bed single-storey, 1x2-storey 4-bed and 1x2-storey 4/5 bed with garages including temporary siting of a caravan during construction on Plot 3 only

Reason for Committee: Number of representations contrary to Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The scheme is for the development of an area of disused land to the rear of existing residential development within Parson Drove.**
- 1.2. The site is within a Limited Growth Village where such proposals are indicated in the Local Plan as being acceptable in principle.**
- 1.3. The applicant sought preliminary advice with regard to the proposal, which indicated there are several areas of concern with regard to the scheme, however minimal changes were made prior to submission.**
- 1.4. The site is located in an area dominated by single-storey residential development.**
- 1.5. The proposal includes the construction of two, 2-storey property on the frontage of the site that would be at odds with the distinctive character of their surroundings.**
- 1.6. The scheme layout results in several adverse impacts on neighbouring residential amenity. It also demonstrates unacceptable relationships between the proposed dwellings in terms of overlooking of garden spaces and privacy impacts between rooms within the dwellings.**
- 1.7. Officers consider that these matters could be overcome through a proactive approach to the design and layout of the site, however the applicant has declined to make any further changes to the proposal and has requested the application is determined on the basis of the plans as submitted.**
- 1.8. Officers are therefore left with no alternative but to recommend refusal of the application on the basis of its harm to existing amenity, poor levels of proposed amenity, and its impact on the character of its surroundings.**

2. SITE DESCRIPTION

- 2.1. The application site is an area of vacant land between the residential developments on Brewery Close, Ingham Hall Gardens, Main Road and Springfield Road, Parson Drove.
- 2.2. The land is enclosed on all sides by 1.8m closeboard timber fencing, with two entrances, one off Brewery Close and one off Springfield Road. There is an existing concrete hardstanding/roadway within the site, leading from the Springfield Road access.
- 2.3. The properties adjoining the site are all single-storey in nature, with the exception of the 2 dwellings on Main Road. All the dwellings on Ingham Hall Gardens and Springfield Road are single storey, as are the majority of those on Brewery Close, with only 3 properties at its western end being of 2-storey nature.
- 2.4. The application site is on land designated as being within Flood Zone 1, the zone of lowest flood risk.

3. PROPOSAL

- 3.1. The proposal is for the construction of four new dwellings on the land. Two of these properties are to be single-storey, and two are 2-storey. The two bungalows would be located at the northern end of the site, with the two-storey dwellings located flanking the entrance to the site off Brewery Close.
- 3.2. Each of the four properties benefits from a single garage and additional driveway parking. The dwellings would be served by a single, central private driveway running between the two plots at the front of the site and with a limited turning space immediately adjacent to the proposed bungalow on plot 1. This driveway is shown on the plans as being enclosed by closeboard fencing alongside plots 2 and 3 and the adjacent gardens on Springfield Road.
- 3.3. The scheme includes the provision of a temporary caravan during the construction period for the proposed dwelling on plot 3.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QEYBFTHE01U00>

4. SITE PLANNING HISTORY

F/YR09/0252/FDC	Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages/parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road	Grant 7/8/09
F/YR12/0232/FDC	Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages/parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road (Renewal of planning permission F/YR09/0252/FDC)	Grant 6/6/12

5. CONSULTATIONS

5.1. Parish Council

Recommend approval subject to conditions requiring additional drainage measures at the entrance to Brewery Close, and restoration of Springfield Road and Brewery Close to their current state at the end of the development.

5.2. FDC Environmental Health

Contaminated land survey should be required by condition and undertaken prior to the commencement of the development. Recommend a time limit placed on construction activities.

5.3. Cambridgeshire County Council Highways Authority

No highway objections. Recommend conditions to ensure the access is sealed and drained and the parking & turning arrangement is retained in perpetuity. The comments relate solely to the impacts of the proposed access on the highway network and do not refer to the access arrangements within the site.

5.4. Local Residents/Interested Parties

22 responses have been received from members of the public. 21 of these were in support of the proposal from 20 separate residences (on Ingham Hall Gardens, Main Road, Brewery Close, The Bank, and Springfield Road, all within Parson Drove). 1 response raised objection (on Ingham Hall Gardens). A letter of support was subsequently received from this address.

The letters of support identify the following justification.

- Enhance visual aspect
- Improve security to the rear of home
- Vacant site in a central location
- Complies with Neighbourhood Plan and reflects the existing executive homes nearby
- Previously had planning permission
- Welcome the suggested improvements to Brewery Close roadway
- Will support services in the settlement
- Utilises the existing reinforced concrete driveway

The objection identifies the following reasons.

- The access road is unfit for purpose

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)

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

Para 78: Housing should be located where it will enhance or maintain the vitality of rural communities.

Para 117: Promote effective use of land

Para 118: Opportunities and benefits of the reuse of land

Para 155: Development should be directed away from areas at highest risk of flooding.

National Planning Practice Guidance (NPPG)

Determining a planning application

National Design Guide 2019

Context

Identity

Built Form

Movement

Homes and Buildings

Resources

Lifespan

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP12 – Rural Areas Development Policy

LP16 – Delivering and Protecting High Quality Environments across the District

Parson Drove Neighbourhood Plan

Policy 1 – Housing Growth

Policy 2 – Scale of Housing Development

8. KEY ISSUES

- **Principle of Development**
- **Visual Impact & Character**
- **Residential Amenity**
- **Highway and Driveway Safety**
- **Other Matters**

9. BACKGROUND

- 9.1. The application site has previously been the subject of planning permission for residential development (5 bungalows). This was originally granted in 2009, and an extension to the time period for implementation of that permission was subsequently granted in 2012.
- 9.2. That permission was never implemented, and pre-dates the current Fenland Local Plan, which was adopted in 2014.
- 9.3. The applicant sought pre-application advice in respect of the current scheme, and was advised that whilst the principle of residential development was acceptable, the details of the proposal demonstrated harm to the character of the area and poor residential amenity, both for the proposed dwellings and the adjacent properties.

- 9.4. During the consideration of the application, correspondence with the agent with regards to the redesign of the proposal to achieve a positive recommendation from Officers stated *“The client does not wish to make any further changes to the scheme and would therefore like to proceed with presenting the proposal to the planning committee for determination.”*

10. ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy.
- 10.2. Parson Drove is a Limited Growth Village, one of five such settlements within the hierarchy where a small amount of service provision will be encouraged and permitted over the plan period.
- 10.3. Policy 2 of the Parson Drove Neighbourhood Plan notes that proposals for fewer than 5 dwellings will be supported. The scheme is for the construction of four new dwellings and is therefore compliant with Policy 2.
- 10.4. It is clear therefore that the principle of the residential development of the site is acceptable, and consideration must then be given to the details of the proposal.

Visual Impact & Character

- 10.5. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the District. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.
- 10.6. As noted above in paragraph 2.3, the Springfield Road/Ingham Hall Gardens/Brewery Close area is predominantly single-storey development, of a simple design and appearance, with very limited examples of 2-storey properties. Those examples are either visually more related to the Main Road through Parson Drove, or are located at the edge of this residential area, forming a visual enclosure of the wider development.
- 10.7. The proposed development would result in the construction of four dwellings, two of which would be 2-storeys in height, in the centre of the developed area. These 2-storey properties would be at odds with the distinctive character of this part of Parson Drove, and as such would appear incongruous within the street scene. The applicant has sought to demonstrate that this is not the case by providing a street scene drawing from Brewery Close showing the proposal in context. The scene shows a bungalow on the corner of Ingham Hall Gardens and Brewery Close, the two proposed 2-storey dwellings, and one of the 2-storey dwellings located at the end of Brewery Close. It omits however four bungalows that clearly form part of the street scene in Brewery Close separating the proposals from the existing 2-storey dwelling, due to the fact that these properties are accessed from Springfield Road. Due to this omission, and the presence those properties have within the Brewery Close street scene, the submitted street scene is not considered fit for purpose.

- 10.8. The proposed scheme provides for plots 3 and 4 to face towards the new driveway serving the properties, and as such these dwellings would present a side elevation to Brewery Close. The Design and Access Statement accompanying the application states that as the side elevations of the proposed dwellings contain visual interest there will be no harm caused to the street scene by the development. Officers do not agree with this statement as set out below.
- 10.9. Plot 3 has been designed with a stepped frontage and includes a lower, narrower section at the southern end where it borders Brewery Close. This would provide some visual interest however it would not be in character with the majority of development on Brewery Close, which faces the road. It would also have the potential to result in adverse impacts on amenity levels within the dwelling, which are considered separately later in the report.
- 10.10. Plot 4 by contrast is shown as being enclosed by a fence along the boundary with Brewery Close. That fence is shown as being located approximately 7.5m closer to the roadway than the existing site boundary and immediately adjoining the footpath. The full 2-storey side elevation of the dwelling would then be located 1.2m behind the fence. The side elevation detail does show a single first floor bedroom window in this elevation, however this is not considered sufficient for the proposal to complement and enhance the street scene in this location, with the proposed dwelling instead having a dominating and overbearing impact on the street scene. It is therefore considered that there is minimal visual interest, and harm is identified to the visual interest of the street scene.
- 10.11. Plots 1 and 2 are single-storey dwellings located to the rear of the application site with no presence within the street scene. Their single-storey nature combined with lack of visibility results in them having no harmful impact on the character of the area.
- 10.12. The Design and Access Statement states that the proposed dwellings have been designed so that they all front the driveway that serves them. Whilst this is accepted, the limitations of space within the application site and the scale of the dwellings proposed to be constructed result in a poor relationship between the proposed dwellings and that driveway. The proposed dwelling on plot 4 is located less than 0.3m from the driveway serving the development, which combined with the proposed fence immediately adjoining the opposite side of the road would have an unacceptable, overbearing impact on the character of the development. Amenity issues also arise as a result of this relationship however these will be considered separately.
- 10.13. Finally with regard to the impact of the proposal on character in the area is the matter of the proposed driveway serving the development. The boundary of plot 3 with the access driveway is noted on the layout plan as being a closeboard fence (so as to provide privacy to its garden). This immediately adjoins the eastern side of the access drive. Once the driveway passes plot 4, it is then enclosed on both sides by closeboard fencing, resulting in a narrow, corridor style access to the remaining dwellings that provides an extremely poor quality environment serving those properties.
- 10.14. In conclusion, the design of the development is considered to be harmful to the existing distinctive character of the area. This arises as a result of the location of the plots within the site, their scale and the particular design choices made. Officers consider that an acceptable solution could be found to ensure development of the site for residential purposes that complements and

enhances this character, however the applicant has declined the opportunity to make changes to the scheme to enable such a recommendation to be made.

Residential Amenity

- 10.15. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area.
- 10.16. The Design and Access Statement accompanying the application states that each plot contains the 1/3 private garden space indicated within policy LP16.
- 10.17. The proposed development however results in several significant issues with regard to residential amenity, relating to the properties proposed, and the impacts of those properties on the neighbouring dwellings.
- 10.18. Given the extensive nature of the amenity issues resulting from the proposal, these are set out in the report on a plot by plot basis.

Plot 1

- 10.19. Plot 1 is a 3-bedroomed single-storey dwelling, with an integral single garage and a single external car parking space. It is located at the north end of the site and its garden is on the northern side of the building. The site plan shows it is separated from plot 2 by a 0.7m wide path that runs round the rear of the property to its garden. That path is between 0.75 and 0.9m wide as it runs alongside the eastern boundary of the site. The rear personnel door of the garage opens onto the path, and there are windows to bedroom 2 and a bathroom looking out over it towards the eastern boundary.
- 10.20. The rear (north facing) elevation of the dwelling contains another bedroom window and the main kitchen window, along with utility and wet room windows, whilst the family area of the kitchen open west onto a small patio area located to the side of the plot adjoining the turning space provided for the private driveway serving the whole scheme.
- 10.21. The main living room looks out over this patio area, and also includes a bay style window looking south. Bedroom 3 is lit by a small window immediately adjacent to the main entrance of the dwelling on the south elevation. There is a central corridor style hallway lit by sun tubes, which gives access to the main rooms within the building.

Amenity issues

- Main lounge looks out directly into the main lounge of plot 2 over a distance of less than 8m.
- Bedroom 3 of plots 1 and 2 also look out directly at each other over a distance of 8.5m.
- Use of the patio area to the side of the dwelling will be adversely impacted by the adjacent turning head.
- The pathway between the garages for plots 1 and 2 would not allow residents to pass each other.
- The eaves of the proposed bungalow will project above the neighbouring fence (to Nos. 4 and 6 Ingham Hall Gardens) by 0.9m, and with an overall ridge height of 6.2m). The dwelling would be sited approximately 10.9m

from the closest rear wall of the neighbouring dwellings and as such would have a visually overbearing and dominant impact on these properties to the detriment of residential amenity.

- Turning head serving the development would not be practical if vehicles are parked on the driveways of plots 1 and 2.

Plot 2

- 10.22. The layout of the single-storey dwelling on plot 2 is broadly speaking a mirrored version of that for plot 1 of the scheme, with only a slight difference around the location of the utility room and family area within the kitchen to maximise the impact of the south facing elevation on the family area.
- 10.23. Plot 2 shares the pathway leading between the garages with plot 1, although its garden area is located to the south of the proposed dwelling rather than the north. The south boundary of the garden is formed in part by the side wall of the detached garage serving plot 3, with the layout plan indicating the remainder of the garden being enclosed by a closeboard fence. The garden wraps around the western side of the property and immediately adjoins the shared driveway serving the development.

Amenity Issues

- Main lounge looks out directly into the main lounge of plot 1 over a distance of less than 8m.
- Bedroom 3 of plots 1 and 2 also look out directly at each other over a distance of 8.5m.
- The eaves of the proposed bungalow will project above the neighbouring fence (to Nos. 6 and 8 Ingham Hall Gardens) by 0.9m, and with an overall ridge height of 6.2m). The dwelling would be sited approximately 10.9m from the closest rear wall of the neighbouring dwellings and as such would have a visually overbearing and dominant impact on these properties to the detriment of residential amenity.
- Use of the garden will be adversely impacted by use of the adjacent driveway.
- Turning head serving the development would not be practical if vehicles are parked on the driveways of plots 1 and 2.

Plot 3

- 10.24. Plot 3 is a two-storey dwelling with a single-storey element projecting from its southern elevation accommodating a family area with the kitchen/dining room. The dwelling includes 4 bedrooms, one of which is located on the ground floor at the north eastern corner. This bedroom is served only by a north facing window that looks directly out at the single garage, which is separated from the property by approximately 1.6m. It has a centrally located main entrance facing onto the access driveway, which leads into a hall area serving the downstairs rooms and a central staircase leading to the first floor. Upstairs are located three further bedrooms, one with en-suite wet room, and a shared bathroom.
- 10.25. Bedrooms 2 and 3 within the property are located with windows looking out from the front (west) elevation, whilst bedroom 4 is lit only by rooflights within the eastern roof slope.

Amenity Issues

- Private garden is only separated from the driveway serving the development by a fence.
- Garden is overlooked by the bedrooms of plot 4 from a distance of 7-7.5m.

- Existing boundary trees to the east would overshadow the rear windows of the property at ground and first floors.
- Relationship with boundary trees would result in pressure for their removal. Removal of the trees would result in additional impacts to neighbouring amenity (10 Ingham Hall Gardens).
- Relationship with Brewery Close would result in lack of privacy within the family area of the dwelling, which would lead to pressure to erect fencing that would harm the street scene.

Plot 4

- 10.26. Plot 4 is the largest of the dwellings proposed, and flanks the eastern side of the access driveway serving the development. It has a central main entrance facing east, which is flanked to the north by a ground floor bedroom, and to the south by the main living room. To the rear (west) of the dwelling, a large kitchen/dining/family room leads onto one part of the garden, created by enclosing a section of the existing roadside verge. A wide single garage is linked to the property by a utility room and study.
- 10.27. At first floor level, the property has three bedrooms, a shared bathroom and a games room/gym space that also incorporates a bathroom facility. Two of the bedrooms face east, whilst the third bedroom is located at the south western corner of the building, looking out over Brewery Close.

Amenity Issues

- Front bedroom windows overlook the only garden space for plot 3.
- Rear garden provides poor amenity space due to its shape and limited intervisibility between the two distinct areas.

Highway and Driveway Safety

- 10.28. Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport.
- 10.29. As noted above, the Highways Authority has no objection to the proposal with regards to its impact on the Highways Network. Their comments do not however incorporate a consideration of the arrangements within the site, as the proposed driveway is to be a private access.
- 10.30. The driveway serving the development is indicated as being 4.5m wide along its length. This width would be further limited by any lighting proposals for the driveway to ensure adequate visibility along its length for use in dark conditions. It would then be flanked by boundary fencing alongside plots 2 and 3, and by the existing fence to the neighbouring land to the west once it passes plot 4. A limited turning area would be provided at the northern end of the driveway, although this would be of limited use when vehicles are parked on the driveways of plots 1 and 2. The presence of the boundary fencing would create a very enclosed access route to the dwellings, which in turn would have the impact of significantly restricting visibility for vehicles entering and exiting the driveways of plots 2, 3 and 4 in particular and would result in conflict with policy LP15 of the Fenland Local Plan, which requires a safe and convenient access to be provided.

Other Matters

- 10.31. The proposed scheme does not indicate any locations for proposed bin storage or collection. Each of the plots has sufficient land associated with them to

accommodate bin storage. As the scheme serves the dwellings via a private driveway, bins would need to be presented at the edge of the adopted highway for collection. Plots 3 and 4 could undertake this without conflict, however the only method by which bins associated with plots 1 and 2 could be brought for collection would be along the access driveway. The previously identified concerns regarding the enclosure of the driveway with fencing also results in potential harm to safety between pedestrians and vehicles accessing the dwellings along the driveway in general, and particularly when manoeuvring bins for collection.

- 10.32. The plans do not identify any specific collection point for bin collection, and the likelihood therefore is that bins would be left for collection on the footpath adjoining Brewery Close. The lack of an identified collection point increases the likelihood that bins will be left for collection at the nearest point to the property to which they relate, which would result in them immediately flanking the access into the site. This would result in them obstructing the view from vehicles looking to enter or leave the site and would also be harmful to the safety of the vehicular access. This could be controlled however through the use of an appropriately worded planning condition requiring the provision of an agreed, formal bin collection point prior to the occupation of the development.
- 10.33. Several of the comments received from members of the public relate to remediation works promised by the applicant to the existing carriageway on Brewery Close, and the Design and Access Statement makes reference to road improvement works to resolve a surface water flooding issue. It is noted that the plans do not identify where this issue exists, nor the specific works proposed to resolve the matter. Notwithstanding either of these points, there is no mechanism within the scope of the planning application to require works to be undertaken to resolve an existing issue such as this as part of a planning permission, and therefore this cannot be considered as a benefit of the scheme.

11. CONCLUSIONS

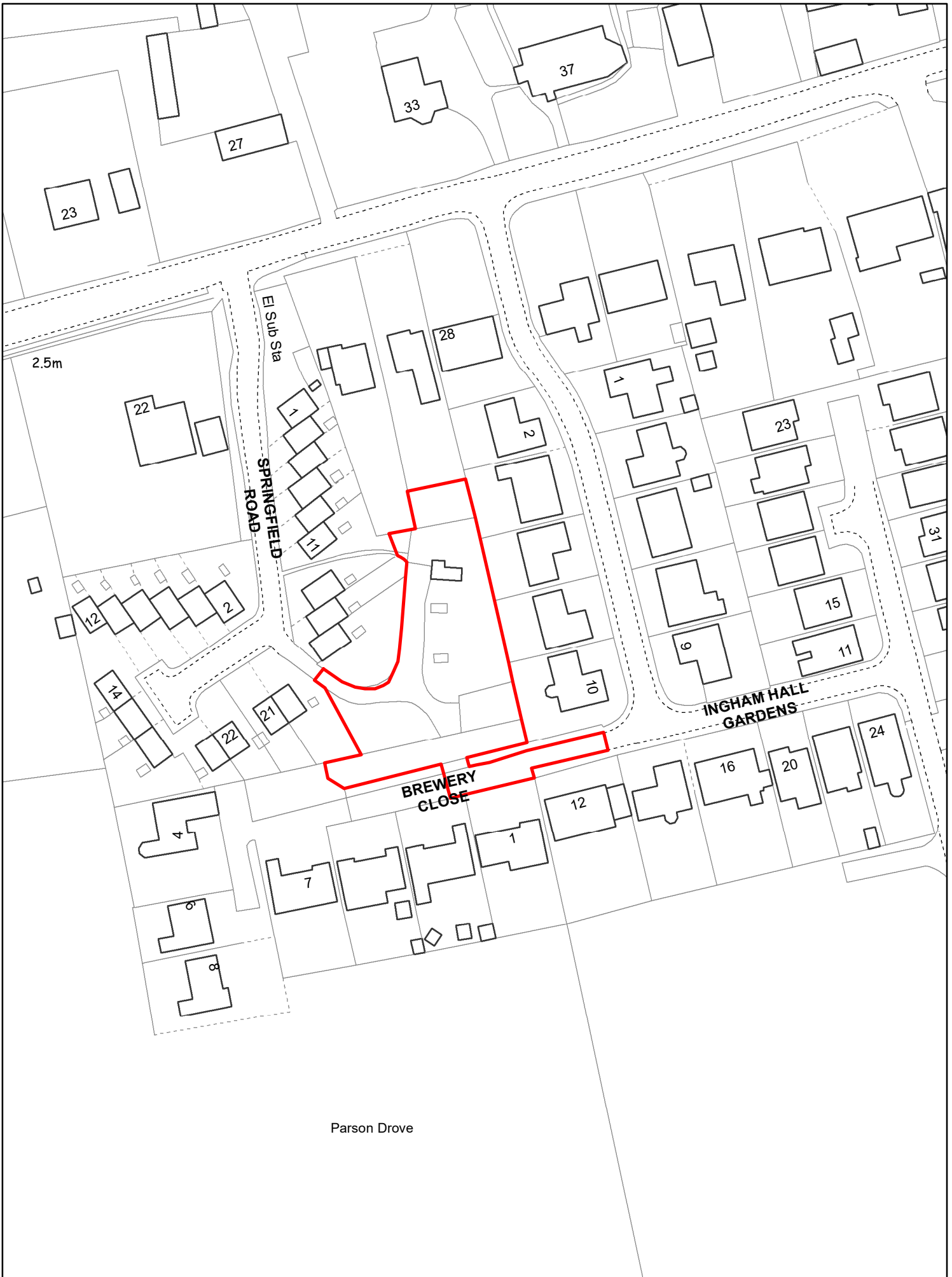
- 11.1. The application proposes residential development on an infill site within Parson Drove, where the principle of such development is acceptable. The number of dwellings proposed is such that the Parson Drove Neighbourhood Plan also supports the principle of development.
- 11.2. The proposed development was the subject of pre-application advice from the Local Planning Authority and the applicant was informed that although the principle of development was supported, the specific details of the scheme raised several issues that would prevent a recommendation to grant permission. Limited changes have been made to the application as a result of the pre-application advice, and the applicant has indicated they do not wish to make further changes to the scheme prior to its determination.
- 11.3. Whilst the principle of development on this site is acceptable, the specific details of the proposal result in a scheme, through the design, layout and scale, which would constitute the overdevelopment of the site and which would create a poor quality living environment for future occupiers, adversely impacting on the amenity of neighbouring residents and which would appear out of keeping with the surrounding area. This would be contrary to the relevant planning policies and the recommendation is therefore to refuse planning permission

12. RECOMMENDATION

REFUSE, for the following reasons.

1. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users. The development by virtue of its design, layout and scale would represent the overdevelopment of the site creating a substandard living environment for future occupiers as well as adversely impacting upon the amenity of neighbouring residents through overbearing and visual dominance. The scheme would therefore be contrary to the requirements of policies LP2 and LP16 of the Fenland Local Plan (2014) and would also conflict with the aims and objectives of the NPPF and the National Design Guide.

2. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. The development by virtue of its scale and design would result in excessive, prominent and incongruous features within the Brewery close street scene at odds with the prevailing character and appearance of the area. This would be contrary to the requirements of Policy LP16 of the Fenland Local Plan (2014) and would also conflict with the aims and objectives of the NPPF and the National Design Guide.



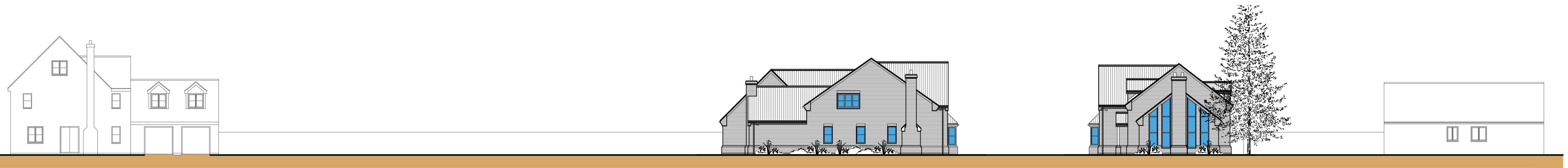
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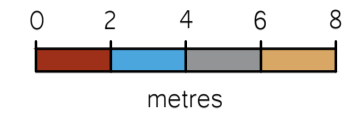
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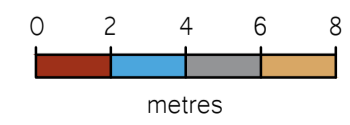
Street Scene

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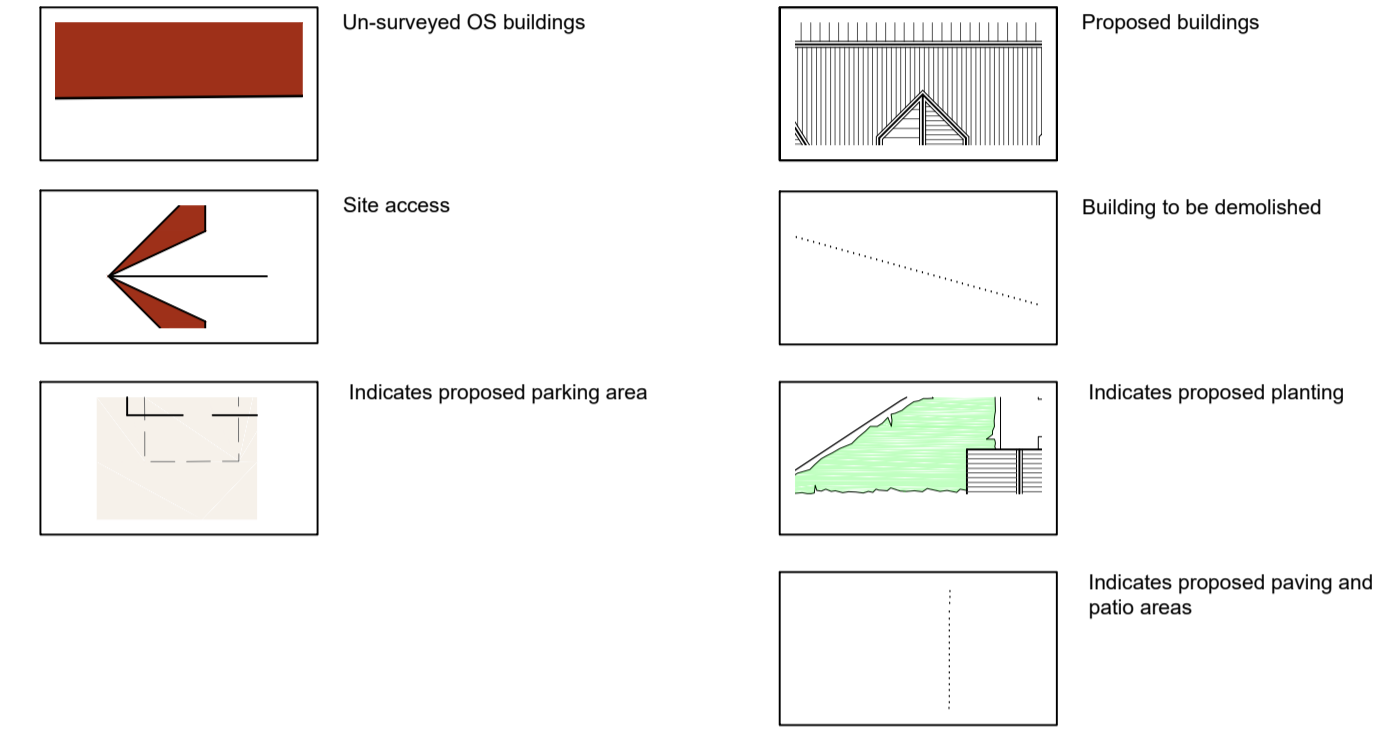


Site Plan

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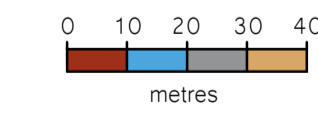


SITE PLAN KEY



Location Plan

Scale: 1:1250



- 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

A	Mar 2020	Porch amended following client comments
B	Apr 2020	Amendments following client comments on 30/03/2020
C	June 2020	Amendments following client comments
D	July 2020	Revised for Planning
E	July 2020	Temporary caravan location added
F	Aug 2020	Red line amended

Status
FOR APPROVAL

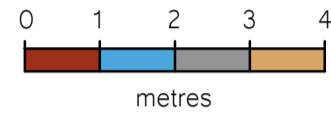
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Job Title Proposed Residential Development Brewery Gardens Person Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Date February 2020	Scale Various Sheet Size A1
Drawing Title Planning Drawing Site Plan & Location Plan	Job No. SE-1281 Dwg No. PP1000	Drawn by SHe Revision F

Plot 1



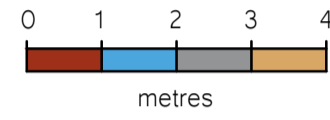
Front Elevation (W)



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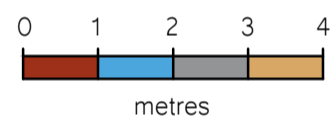
Side Elevation (S)



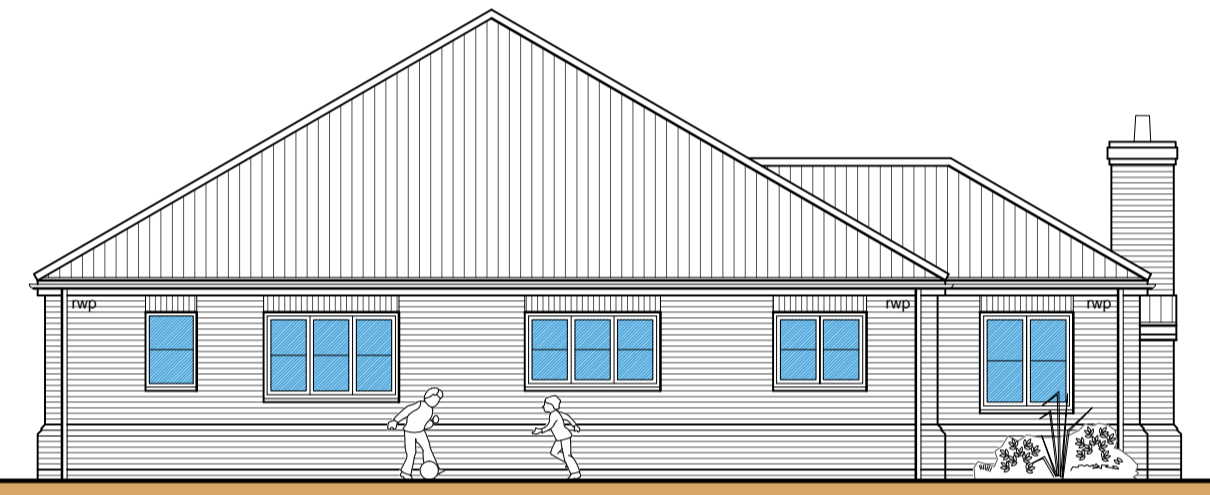
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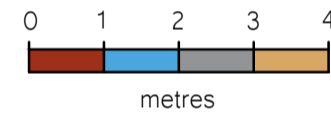
Rear Elevation (E)



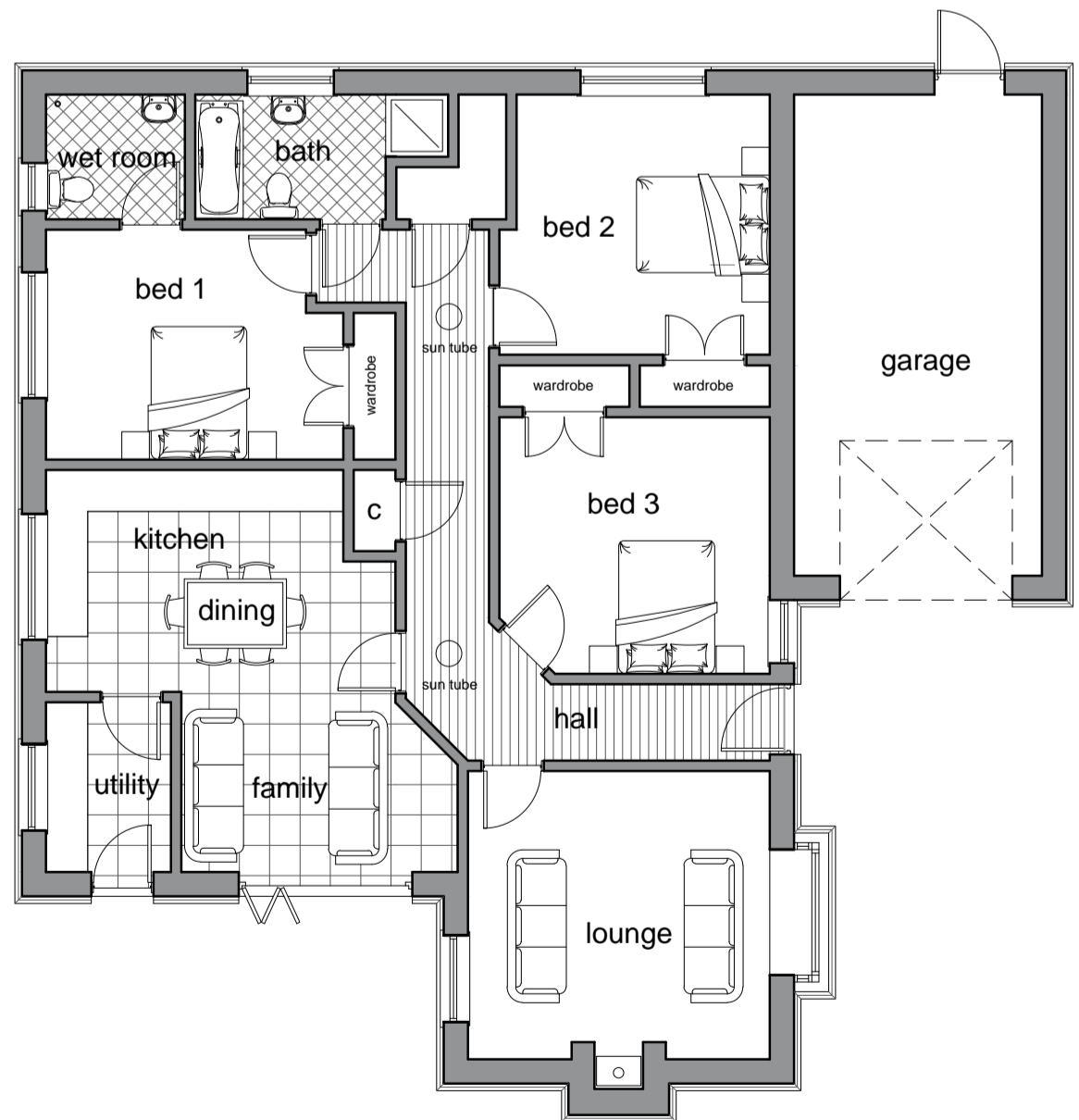
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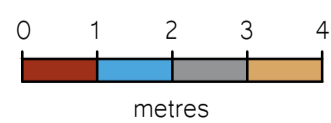
Side Elevation (N)



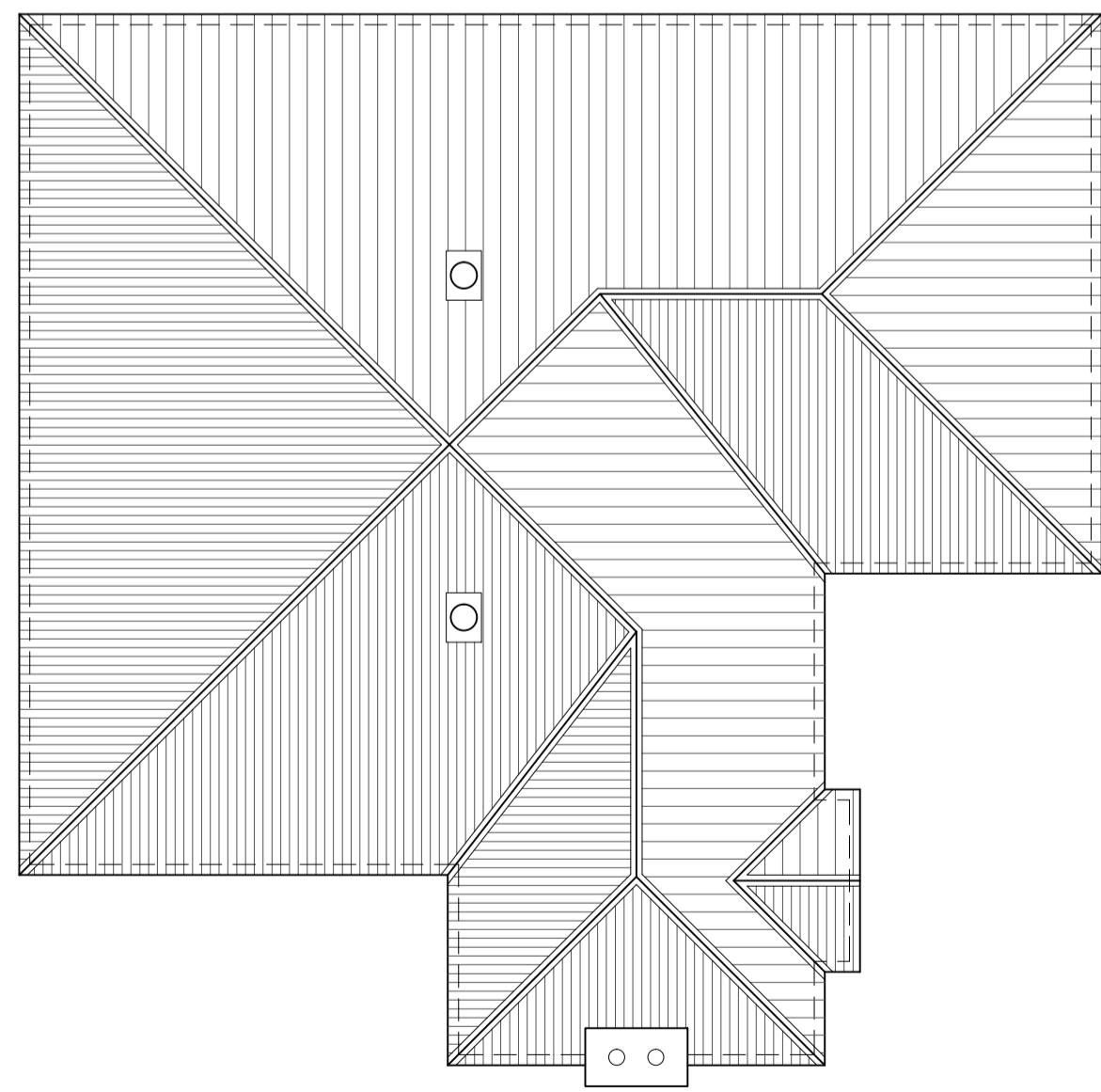
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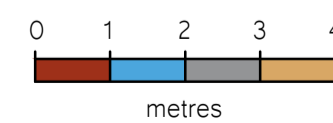
Floor Plan



Scale: 1:100



Roof Plan

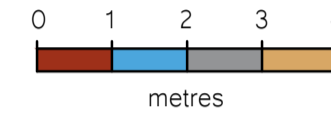


Scale: 1:100

Plot 2



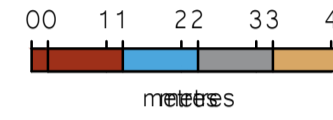
Front Elevation (W)



Scale: 1:100



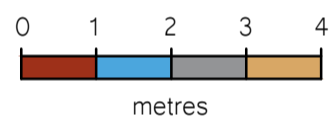
Side Elevation (S)



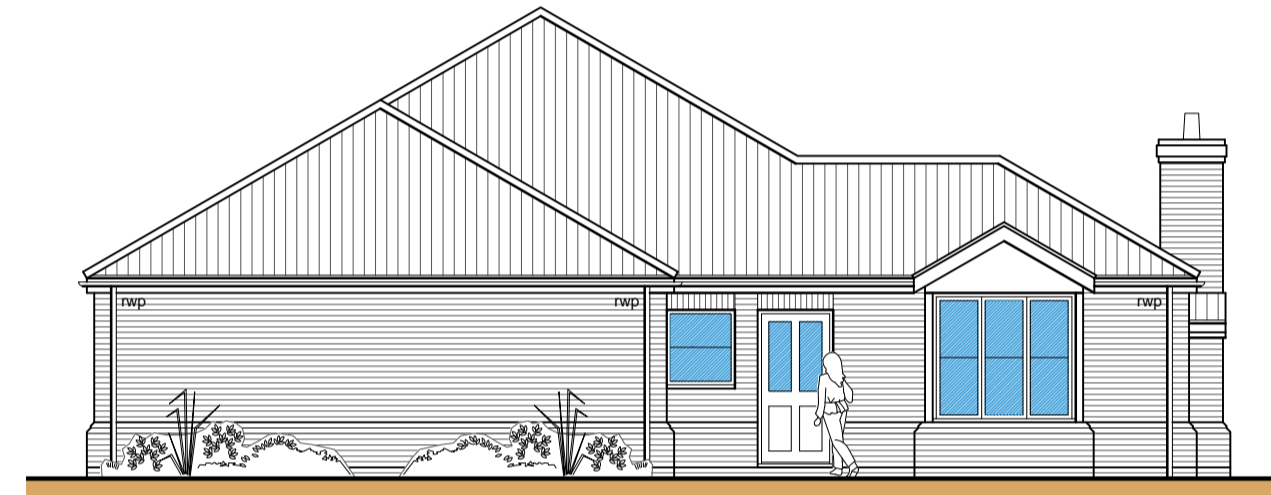
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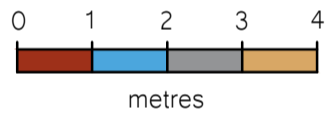
Rear Elevation (E)



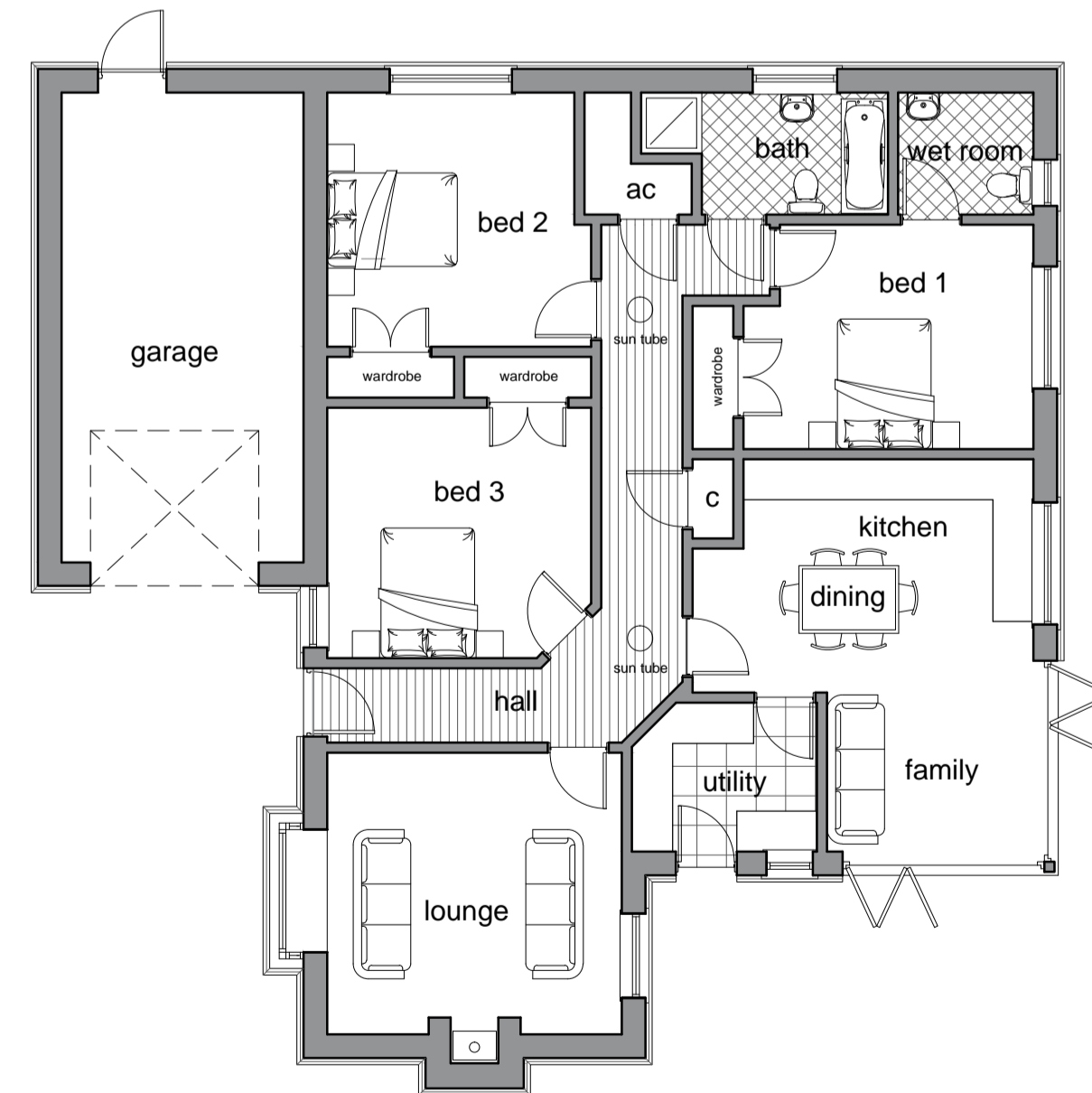
Scale: 1:100



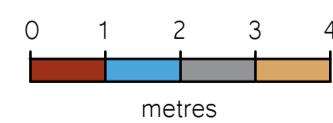
Side Elevation (N)



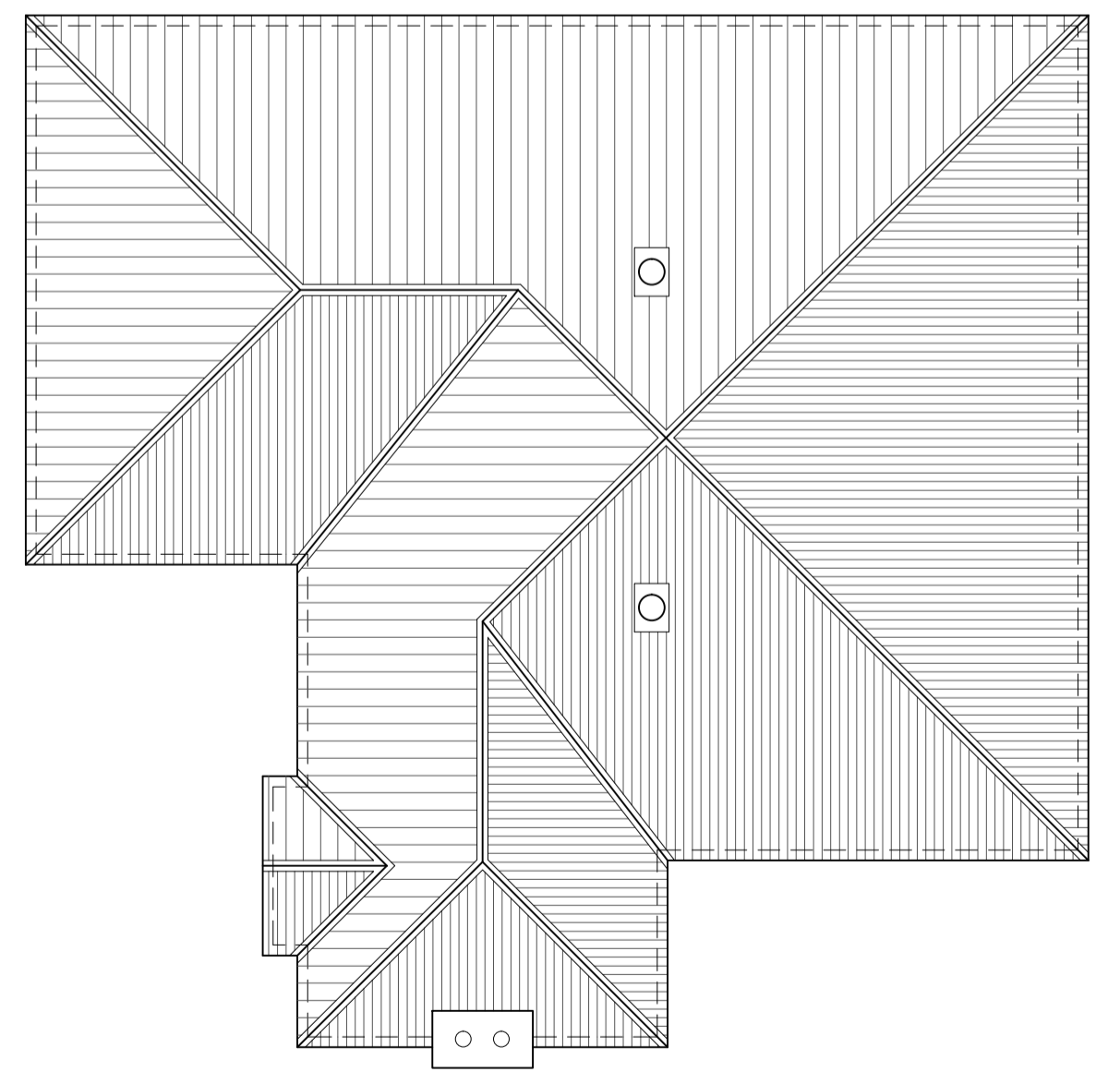
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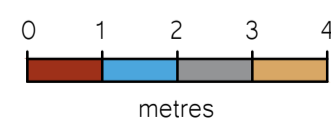
Floor Plan



Scale: 1:100



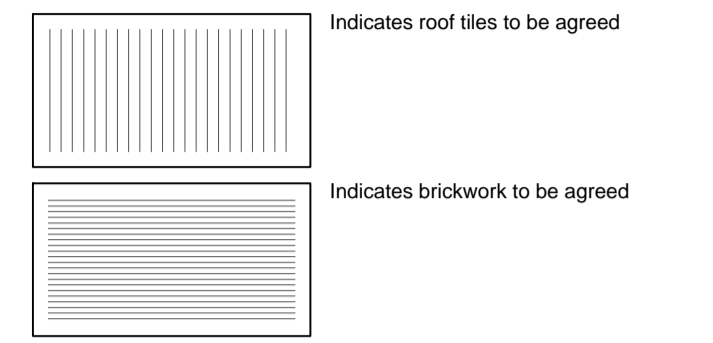
Roof Plan



Scale: 1:100

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ELEVATION KEY



Windows and doors - White UPVC Casement
Rainwater goods - black half round gutters and black round downpipes

Revisions	
A	Mar 2020 Porch amended following client comments
B	June 2020 Amendments following client comments

Status
FOR APPROVAL

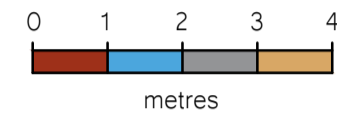
SWANN EDWARDS
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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Residential Development Brewery Gardens Parson Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Date February 2020	Scale 1:100 Sheet Size A1
Drawing Title Planning Drawing Plots 1 & 2 Floor Plans and Elevations	Job No. SE-1281 Dwg No. PP1100	Drawn by SHe Revision B

Plot 3



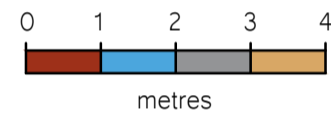
Front Elevation (W)



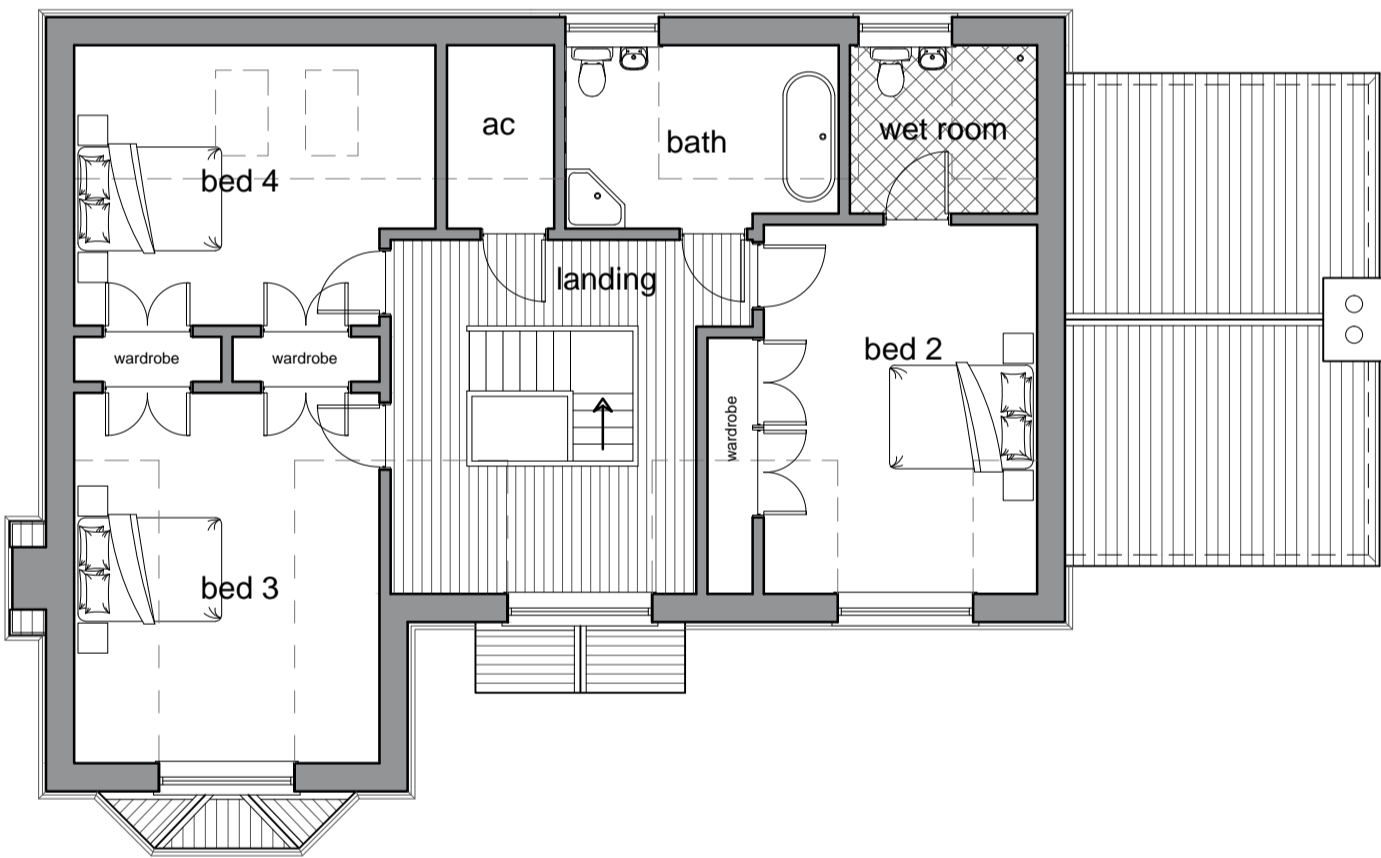
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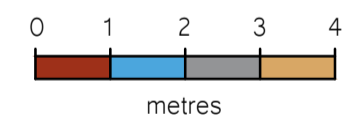
Rear Elevation (E)



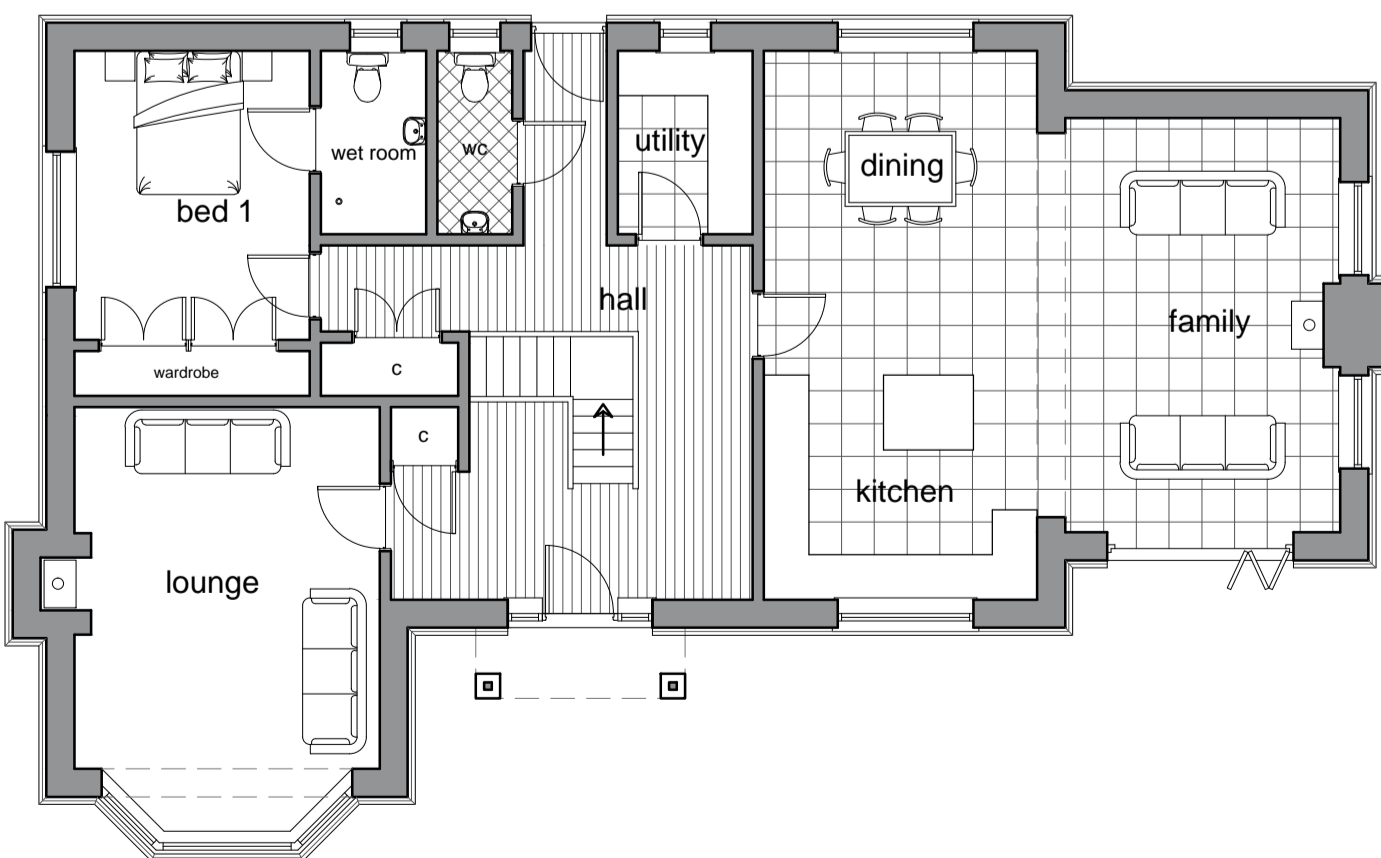
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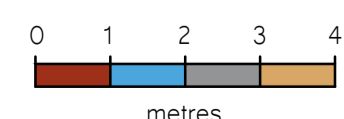
First Floor Plan



Scale: 1:100



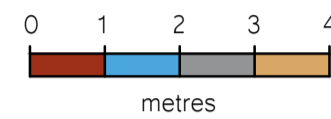
Ground Floor Plan



Scale: 1:100



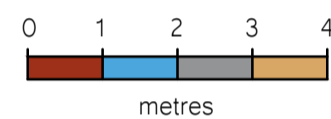
Side Elevation (S)



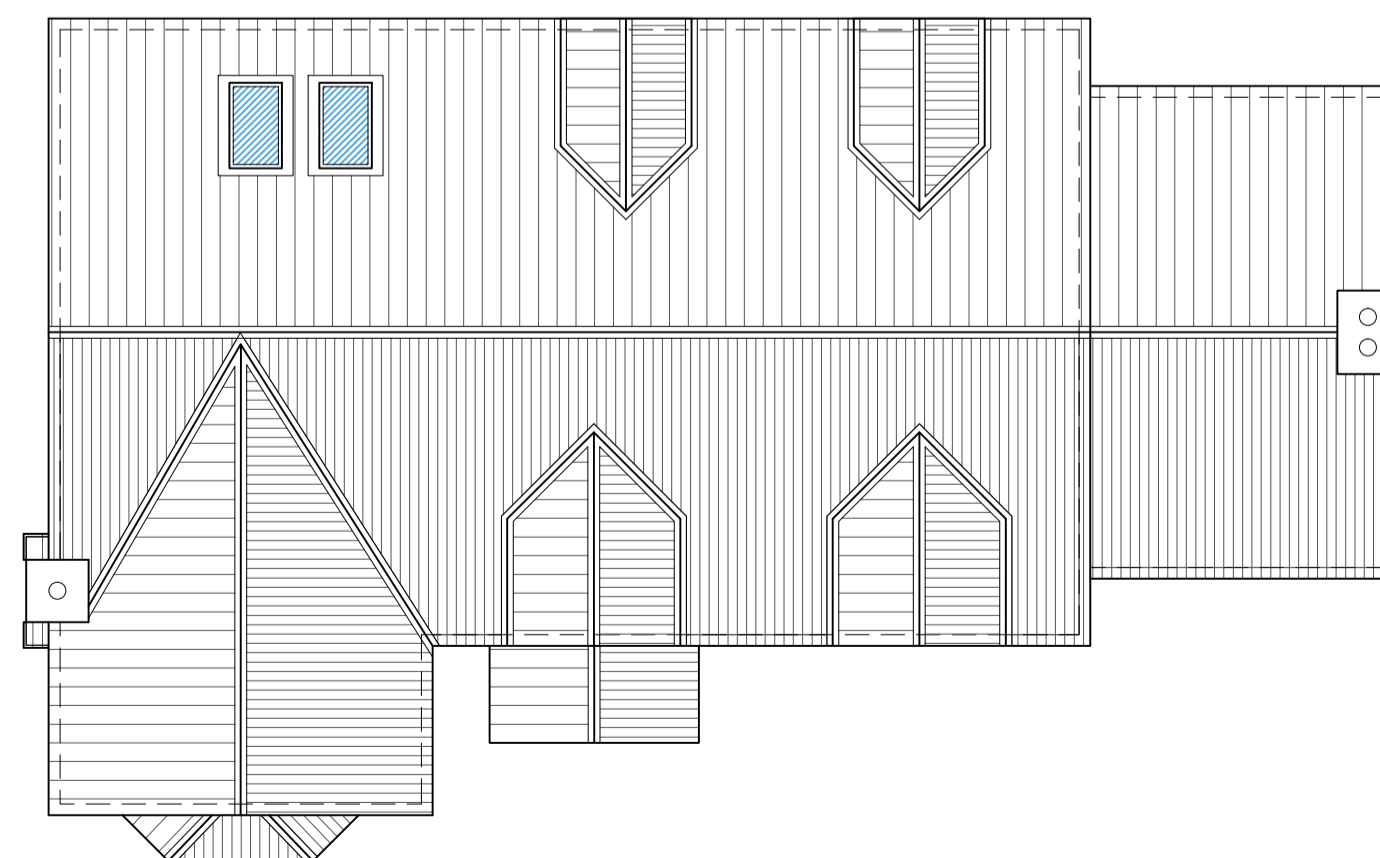
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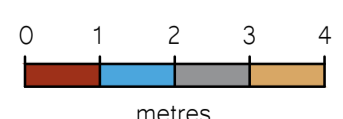
Side Elevation (N)



Scale: 1:100



Roof Plan

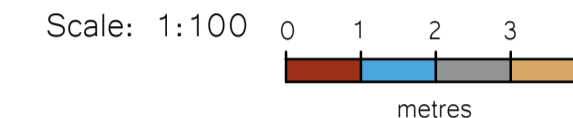


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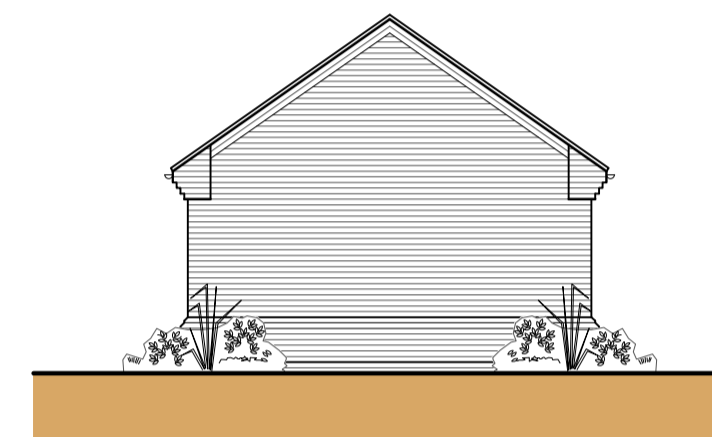
Plot 3 Garage



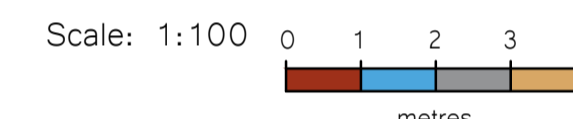
Front Elevation (W)



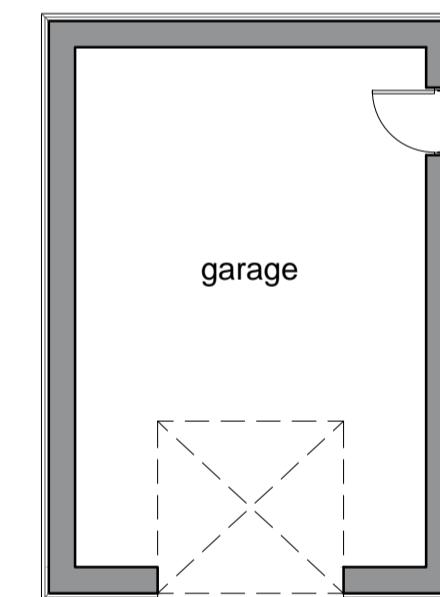
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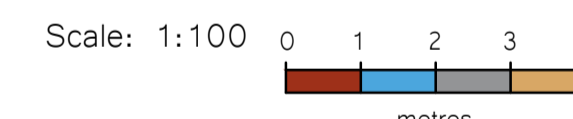
Rear Elevation (E)



Scale: 1:100



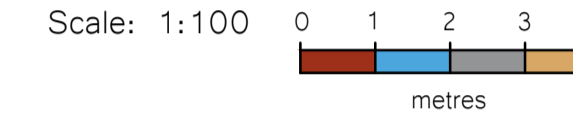
Floor Plan



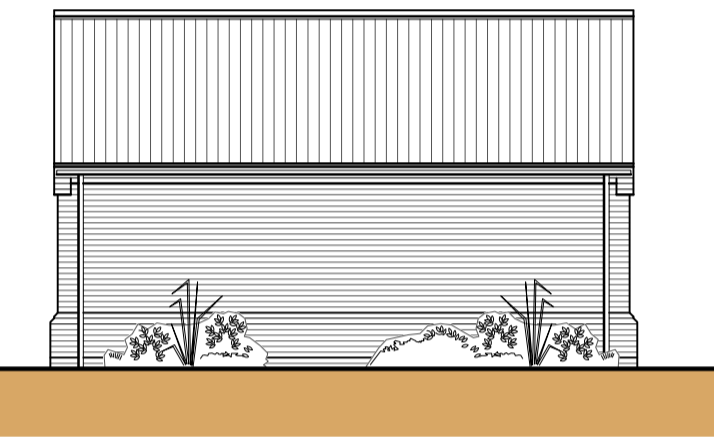
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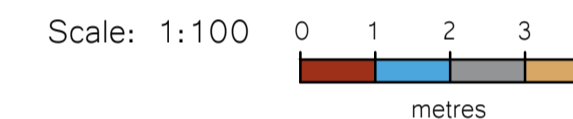
Side Elevation (S)



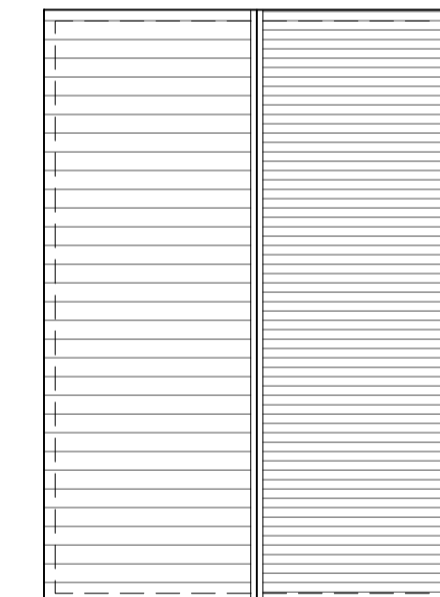
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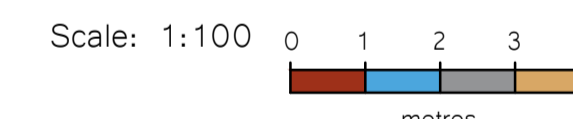
Side Elevation (N)



Scale: 1:100



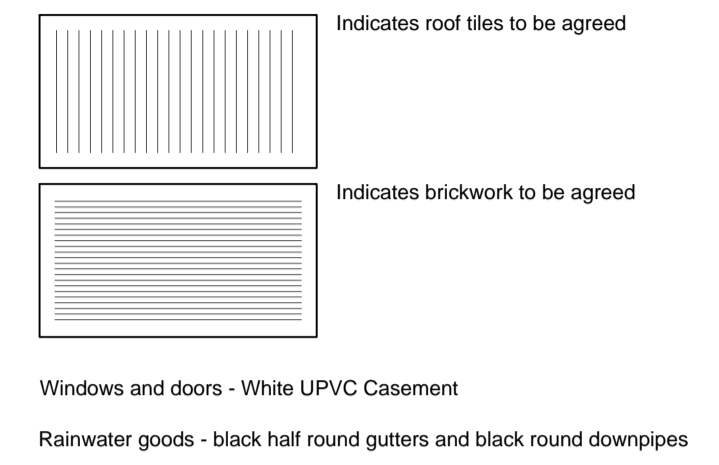
Roof Plan



Scale: 1:100

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ELEVATION KEY



Revisions

A	Mar 2020	Porch amended following client comments
B	Apr 2020	Amendments following client comments on 30/03/2020
C	June 2020	Amendments following client comments
D	July 2020	Dormer removed

Status

FOR APPROVAL

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Proposed Residential Development Brewery Gardens Parson Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Job Title Date February 2020	Scale 1:100 Sheet Size A1
Drawing Title Plot 3 & Plot 3 Garage Floor Plans and Elevations	Job No. SE-1281 Dwg No. PP1101	Drawn by SHe Revision D

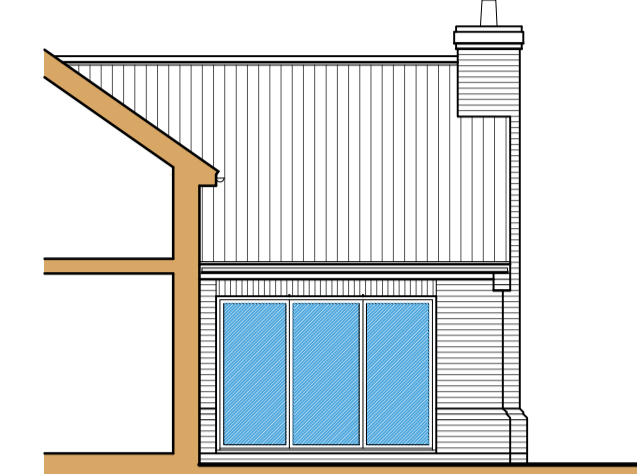
Plot 4



Front Elevation (E)
Scale: 1:100



Side Elevation (N)
Scale: 1:100



Elevation A-A
Scale: 1:100



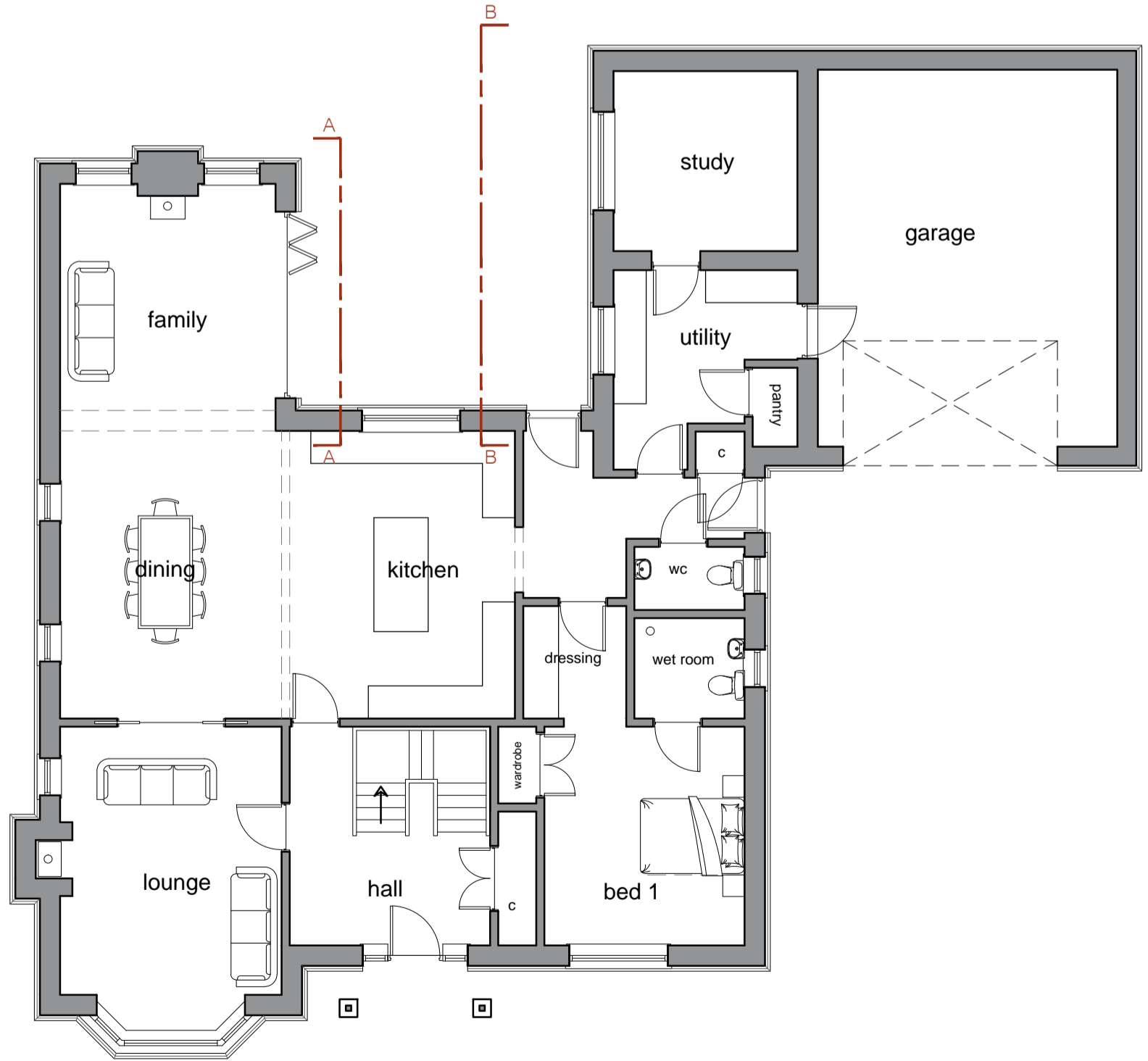
Rear Elevation (W)
Scale: 1:100



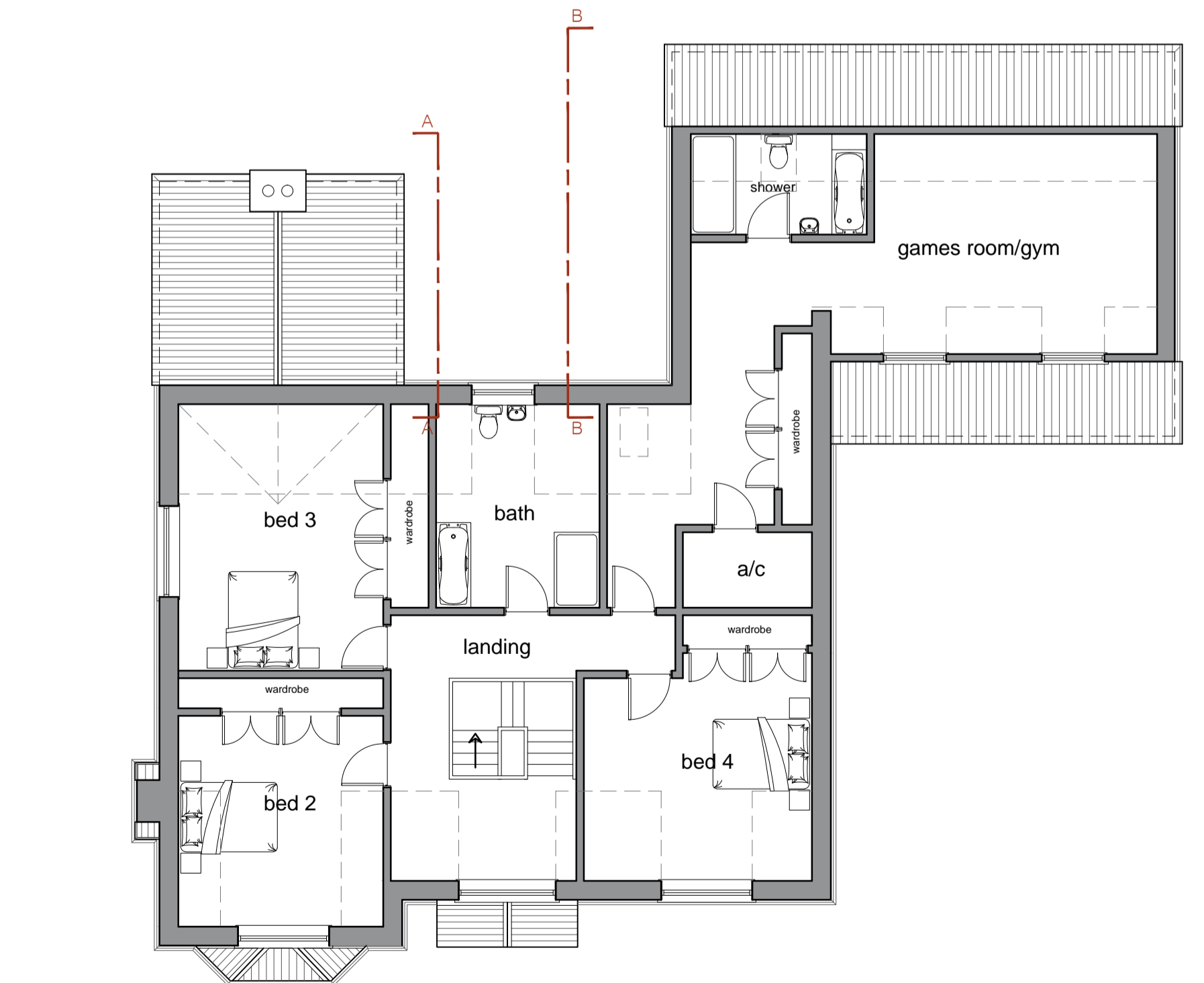
Side Elevation (S)
Scale: 1:100



Elevation B-B
Scale: 1:100



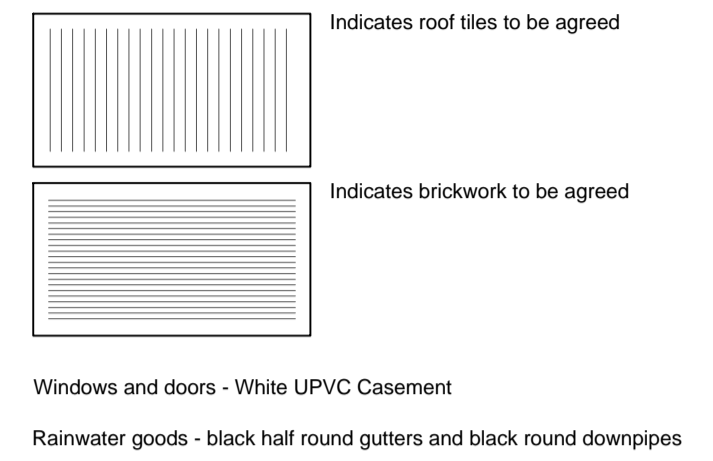
Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100

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ELEVATION KEY



Revisions

A	Mar 2020	Porch amended following client comments
B	Apr 2020	Amendments following client comments on 30/03/2020
C	June 2020	Amendments following client comments

Status
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Proposed Residential Development Brewery Gardens Parson Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Job Title Date February 2020	Scale Sheet Size 1:100 A1
Drawing Title Planning Drawing Plot 4 Floor Plans and Elevations	Job No. SE-1281 Dwg No. PP1102	Drawn by Revision SHe C