

# DEVELOPMENT MANAGEMENT COMMITTEE 21<sup>st</sup> NOVEMBER 2022

**Case No:** 22/01309/FUL

**Proposal:** Erection of two x two-bedroom homes and associated works

**Location:** 2 Queens Court Eaton Socon St Neots PE19 8BZ

**Applicant:** AJB Homes & Utilities Ltd

**Grid Ref:** 516816 259445

**Date of Registration:** 08.07.2022

**Parish:** St Neots

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## RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) as the officer recommendation of refusal is contrary to the Parish Council recommendation of approval.

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is on the northern side of Queens Court, a primarily residential area in Eaton Socon, St. Neots. The area is generally comprised of two storey dwellings of similar age, style and materials, although there is a row of shops to the south west.
- 1.2 The application relates to the side garden of No.2, Queens Court, an end-of-terrace dwelling sited to the junction where Queens Court meets Queens Gardens. The host dwelling is typical of the area, constructed in red brick with a tiled roof and its ridgeline parallel to Queens Court. A separate single storey garage and shed is sited to the eastern side, beyond which lies an open strip of grassed land currently used partially as a drive with an access from Queens Gardens. Low hedging currently forms the boundary of this strip of garden land.
- 1.3 This application seeks permission to demolish the existing separate single storey garage and shed to the east of the dwelling and erect two, two-bedroom homes. These dwellings would be built upon the existing strip of open land to the east, with one dwelling having its front door facing Queens Court and the other dwelling having its principal elevation facing on to Queens Gardens.

- 1.4 The dwellings would be semi-detached with pitched roofs and a gable feature to the front and rear elevation. The application states that the materials used would be appropriate to the host dwelling and surrounding area, although no specific details regarding materials have been submitted as part of the application.
- 1.5 The application proposes to utilise the garden immediately to the front of No.2 as parking for the existing dwelling and the existing vehicular access from Queens Gardens for one of the new dwellings as well as a new vehicular access further to the north for the second proposed dwelling.
- 1.6 During the life of the application amended plans were received which included the new access to the north of the site from Queens Gardens and the replacement of a blind window with an actual window on the principal elevation of Plot 1. Subsequently, full re-consultation took place.
- 1.7 The site lies within Flood Zone 1 on the Environment Agency Maps for Flooding and on the Council's Strategic Flood Risk Assessment maps and there are no designated heritage assets in the vicinity.
- 1.8 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
  - delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment

For full details visit the government website [National Guidance](#)

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP5: Flood Risk
- LP4: Contributing to Infrastructure Delivery
- LP6: Waste-Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity

### 3.2 Supplementary Planning Documents

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

### 3.3 St Neots Neighbourhood Plan

- Policy A3 (Design)
- Policy PT1 (Sustainable Travel)
- Policy PT2 Vehicle Parking Standards for Residential Development

Local For full details visit the government website [Local policies](#)

## 4. PLANNING HISTORY

4.1 None relevant.

## 5. CONSULTATIONS

5.1 St Neots Town Council – No objection. Comments: Makes efficient use of its site. In keeping with locality.

5.2 Cambridgeshire County Highways – **Comments due by 15.11.22**

5.3 HDC Urban Design Team – Objection. Summary Comments:

The proposals for 2 dwellings represent over development of the site and would be contrary to the established building line. The scheme would fail to accord with Local Plan Policies LP11, LP12 (parts a, b, c, l and m) and the place making principles set out in Chapter 3 of the HDC Design Guide SPD 2017.

## **6. REPRESENTATIONS**

6.1 No third-party comments received.

## **7. ASSESSMENT**

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2019). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)
- Bury Village Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)

7.4 The main issues to consider in the determination of this application are:

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety and Parking Provision
- Biodiversity
- Flood Risk
- Accessible and Adaptable Homes
- Water Efficiency
- Other Matters

## **The Principle of Development**

- 7.5 The proposal is for the erection of two dwellings in an established residential area within the built-up area of Eaton Socon.
- 7.6 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines Eaton Socon as a settlement within the St. Neots Spatial Planning Area (SPA). Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils the following requirements and is in accordance with other policies. For residential development the policy is set out as below:

*A proposal for housing development (Class C3) or for a residential institution use (Class C2) will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.*

- 7.8 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations as set out below.

## **Design and Visual Amenity**

- 7.9 Policies LP11 and LP12 of the Huntingdonshire Local Plan state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.10 Specifically, LP12 requires development proposals to:
- a. contribute positively to the area's character and identity;*
  - b. successfully integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape; Streets and spaces shaped by buildings;*
  - c. create attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas;*
  - l. ensure that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;*
  - m. successfully integrate the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised.*

- 7.11 The Huntingdonshire Design Guide 2017 (DDG) sections 3.3 (Place Making and Hierarchy of Movement) and 3.7 (Building Form) are particularly relevant to the application proposals. Page 65 of the DDG states that *'New buildings should respect the established building line'*. Furthermore, page 127 of the DDG (Part 3.7 Building Form) states that *'In principle buildings should respect a common building line determined by the required setback and character for that street or space.'*
- 7.12 Additionally, Policy A3 of the St Neots Neighbourhood Plan states that: *All development must be designed to a high quality that reinforces local distinctiveness. Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.*
- 7.13 The proposed dwellings are arranged so that one dwelling (Plot 1, the furthest east) forms a dual aspect corner turning unit fronting Queens Gardens and Queens Court, with the entrance to Plot 1 fronting Queens Gardens and the roof line arranged perpendicular to the adjacent Nos. 2-8 Queens Court. The second dwelling (Plot 2) is arranged to reflect the orientation and arrangement of the adjacent terrace on Queens Court.
- 7.14 Given that the site is located on the junction of Queens Court and Queens Gardens and is readily viewable from the public realm, most notably from the approach from the south, it is considered the site occupies a prominent position within the Queens Garden and Queens Court street scene. The site is characterised by an open appearance created by the setback arrangement of terrace houses Nos. 4-8 Queens Gardens and this open aspect is also replicated opposite by Nos. 20-22 Queens Gardens to the west which is open in nature. Subsequently it is acknowledged that the proposed development for two dwellings would occupy and therefore result in the loss of the open aspect within the street scene.
- 7.15 The proposed pair of semi-detached units would extend development closer eastwards to the back edge of pavement along Queens Gardens and would result in development approximately 7.4m forward of the established building line on Queens Gardens, created by the front elevations of Nos. 15 and 17 and the side gables of Nos. 19 and 33 to the north. The siting of Plot 1 would fail to reflect this established building line and would result in exposing the rear elevation and rear garden boundary within the wider street scene. The proposal is therefore contrary to the Huntingdonshire Design Guide in terms of appropriate building setback and by virtue discords with Policy LP12 parts a), b) and c).

- 7.16 The arrangement of parking for Plot 1, located to the rear of this dwelling reduces the depth of the garden to 5.4 metres. This forms an uncharacteristically small and cramped amenity space compared to existing adjacent dwellings on both Queens Court and Queens Gardens. This would be contrary to part l of Policy LP12 of the Local Plan.
- 7.17 Furthermore, the single parking space to the side of Plot 1 dominates the frontage of this unit and limits opportunities for threshold planting. This would be contrary to part m of Policy LP12 of the Local Plan.
- 7.18 In regard to Plot 2, the proposed frontage arrangement of parking for Plot 2 and the existing dwelling (No. 2 Queens Court), comprises two car spaces each (4 in total). Whilst this is reflective of the parking arrangements of Nos. 4 and 6 adjacent to the west, the proposal would result in a loss of front garden and vegetation leading to a car dominated street scene with an uninterrupted row of 8 parking spaces. No soft landscaping proposals have been put forward to break up the continuous parking spaces between No. 2 and the proposal, or to soften the appearance of the proposed parking arrangements. Given that the existing dropped kerb on Queens Court serves only the existing drive to No. 2, soft landscaping may not be achievable as it would serve as the access point for parking provision to No.2 Queens Court. It is therefore considered that the frontage of Plot 2 and No.2 Queens court would cumulate in a frontage over-dominated by car parking provision, thereby conflicting with parts c and m of Policy LP12 of the Local Plan.
- 7.19 Existing dwellings within the street scene all feature chimneys which visually separates and defines the individual units and articulates the long roof lines of the terraces. Additionally, No. 2, the existing host dwelling adjacent to the site as well as the majority of dwellings in the immediate vicinity feature bay windows and simple projecting porch canopies at ground floor level. The proposed dwellings omit both these established features which are typical of existing dwellings in Queens Court and Queens Gardens and would therefore be out of character with the general street scene and fail to accord with Local Plan Policy LP12 (parts a, b, c, l and m).
- 7.20 The introduction of a 1.8 metre close boarded fence on the eastern elevation fronting Queens Gardens would also fail to respect the character of the street, given that no other dwelling in the locality features a front boundary at this height, other than hedging. This element of the proposal would also fail to meet the criteria set out in LP12 of the Local Plan.
- 7.21 Although no specific materials are provided within the application, the materials can be conditioned prior to

commencement of works on any approval, so as to ensure the building sits harmoniously with surrounding properties.

- 7.22 Overall, the scale, shape, massing and siting of the proposed development is considered to fail to assimilate with the general form and layout of its surroundings and does not contribute positively to the area's character. The proposal has not been guided by the established building line or boundary treatments and causes an unacceptable degree of prominence. The proposed private amenity areas do not reflect the scale and proportion of gardens in the locality. The proposal omits design features (chimneys and bay windows) which are common in the immediate street scene and therefore conflicts with the prevailing appearance of the public realm. The proposal would also introduce a car-dominated frontage on Queens Court which reduces the pleasant open aspect of this part of the street. As such the proposal is contrary to Policies LP 7, LP 11 and LP 12 of the Local Plan, Policy A3 of the St Neots Neighbourhood Plan and paragraphs 130 a – d, 1 and 131 of the NPPF.

### **Residential Amenity**

- 7.23 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.24 The design, orientation and positioning of the properties are such that the proposed development is not considered to result in a significant detrimental impact upon the residential amenities of the neighbouring properties through overbearing impact, loss of privacy or loss of light.
- 7.25 While it is acknowledged that the rear / side first floor window elevation would face north towards No.15 Queens Gardens, these windows would either face onto the side brick wall of No.15 or would provide views of the front garden / drive area which are acceptable.
- 7.26 Similarly, the siting of the proposal would have no significant detriment to the occupiers of the dwelling to the east, No. 2 Queens Court, by virtue of its rear/side eastern wall being at a similar building line to the rear of No.2 with no additional windows directly overlooking this neighbour.
- 7.27 Furthermore, no part of the proposals intersect the 45 degree guidance criteria set out within The Huntingdonshire Design Guide 2017 section 3.7 (Building Form) to cause any significant concerns regarding loss of light, sense of enclosure or loss of privacy.



- 7.28 No objections have been received from neighbouring occupiers regarding overlooking, overbearing, loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust. No concerns relating to residential amenity impacts were observed during a site visit.
- 7.29 Given the adjacent context, location, size, and design, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

### **Highway Safety and Parking Provision**

- 7.30 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.31 The application proposes two car spaces to the front of Plot 2 on Queens Court utilising an existing dropped kerb, a car space using an existing access from Queens Gardens and a new access to the north-western area on the site to accommodate one car space with a new access from Queens Gardens.
- 7.32 The Huntingdonshire Local Plan does not have a policy specifically identifying the number of parking spaces that should be provided for new dwellings and each site is considered separately. It is considered that the provision of three parking spaces for the development is sufficient in this instance.
- 7.33 At the time of writing, no comments have been received from the Cambridgeshire County Highways officer. Members will be updated with regard to comments from CC Highways in the Late Representations report.
- 7.34 Subject to conditions the proposed development is considered to potentially accord with Policy LP17 of the Local Plan and the NPPF (2021) in this regard.

### **Biodiversity**

- 7.35 Paragraph 174 of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan states that development proposals should demonstrate that all potential adverse impacts on biodiversity have been investigated. Any proposal that is likely to have an impact, directly or indirectly on biodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal (PEA).

LP30 also states that all proposals must also demonstrate a net gain in biodiversity where possible.

7.36 No PEA has been submitted with the application. It is acknowledged that the site is either covered by an existing garage, shed or grassland as well as two concrete strips to serve as a drive. The Planning Design and Access Statement at paragraph 1.6 makes some reference to a dedicated examination of the site was made to confirm the absence of bats or any other protected species and no reference is made to any mitigation. However, in this case, given the nature of the site and its surroundings relating to a side garden in an established residential area, it is considered that the site provides little value in terms of biodiversity, and it is considered that conditions could be set to secure biodiversity gain.

7.37 The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan.

### **Flood Risk**

7.38 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).

7.39 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). This results in a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF.

7.40 The proposed development is therefore considered to accord with Policy LP5 of the Local Plan to 2036 and the NPPF (2021) in this regard.

### **Accessible and Adaptable Homes**

7.41 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development. Officers note the concerns raised by the Parish Council regarding disabled persons access but given this confirmation the proposal is considered to meet all necessary requirements of Policy LP25.

## Water Efficiency

- 7.42 Policy LP12 of the Local Plan requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. A condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

## Other Issues

- 7.43 Policies LP14, LP16 and LP17 of the Local Plan and the Huntingdonshire Design Guide section 3.5 (Parking and Servicing) set out provision for bin and cycle provision. LP16 states *A proposal will therefore be required to ensure (e) adequate and accessible waste storage is provided, avoiding adverse impacts*, while LP16 states that *A proposal will therefore be required to ensure (a) opportunities are maximised for the use of sustainable travel modes*.
- 7.44 In terms of cycle provision, Policy LP17 states *A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable*. Cycle provision is also reinforced in page 96 of the DDG which says: *To encourage cycle use, it will be necessary to provide secured covered cycle parking provision within all new developments in Huntingdonshire*.
- 7.45 No details relating to bin storage or provision of secure cycle storage at the rate of one cycle per bedroom have been submitted as part of this application although the Design and Access Statement mentions the proposals would benefit from cycle access and parking / storage to encourage alternative means of transport for shorter journeys. Neither bin or cycle storage has been demonstrated on the proposed plans.
- 7.46 While the development fails to accord with Policy LP16 of the Local Plan and the Huntingdonshire Design Guide as it has not been demonstrated the development makes provision for either bin storage or secure cycle storage, it is considered that the provision of cycle and bin storage can be secured by condition.

### Development Obligations:

- 7.47 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicant and dated 28<sup>th</sup> June 2022 has been received. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Community Infrastructure Levy (CIL):

- 7.48 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.
- 7.49 There are no other material planning considerations which have a significant bearing on the determination of this application.

**8. RECOMMENDATION - REFUSE for the following reason:**

1. The scale, shape, details, massing and siting of the proposed development is considered to fail to assimilate with the general form and layout of its surroundings and does not contribute positively to the area's character. The proposal has not been guided by the established building line or boundary treatments and causes an unacceptable degree of prominence. The proposed private amenity areas do not reflect the scale and proportion of gardens in the locality. The proposal omits design features (chimneys and bay windows) which are common in the immediate street scene and therefore conflicts with the prevailing appearance of the public realm. The proposal would also introduce a car-dominated frontage on Queens Court which reduces the pleasant open aspect of this part of the street. As such the proposal is contrary to Policies LP 7, LP 11 and LP 12 of Huntingdonshire's Local Plan to 2036, the Huntingdon District Design Guide sections 3.3 (Place Making and Hierarchy of Movement) and 3.7 (Building Form), Policy A3 of the St Neots Neighbourhood Plan and paragraphs 130 a – d, 1 and 131 of the NPPF.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

**CONTACT OFFICER:**

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# Development Management Committee



Scale = 1:1,250

Application Ref: 22/01309/FUL

Date Created: 08/11/2022

Location: St Neots

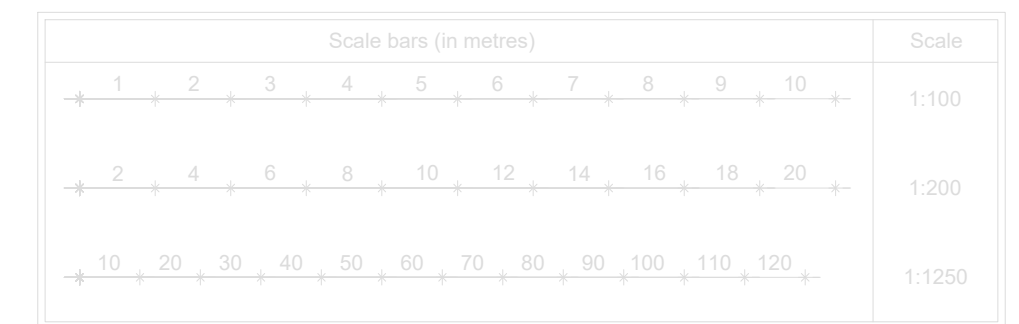
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**SCHEDULE OF PLANNING APPLICATIONS – 04 October 2022**

No.	Reference	Development	SNTC Decision	Notes
S4	<b>22/02025/HHFUL</b>	<b>Mr Lawrence</b> <b>45 Manor Grove St Neots PE19 1PP</b> Replacement of flat roof with pitched roof to front porch and side elevation.	<b>Approve</b>	Improves the property. Makes efficient use of its site.
S5	<b>22/01309/FUL</b>	<b>AJB Homes &amp; Utilities Ltd</b> <b>2 Queens Court Eaton Socon St Neots</b> Erection of two x two-bedroom homes and associated works	<b>Approve</b>  Cllr Slade abstained	Makes efficient use of its site. In keeping with locality.
S6	<b>22/01594/OUT</b>	<b>James Caffrey - Bloor Homes</b> <b>Land At Riversfield Great North Road Little Paxton</b> Development of up to 31 dwellings. All matters reserved	<b>Approve</b>  Cllrs Pitt, Laycock and Kumar abstained	Makes efficient use of its site. Within a sustainable location.
S7	<b>22/01910/TREE</b>	<b>Maciej Adamczyk</b> <b>Cambridge County Council</b> <b>Street Record Footpath Between St Marys Church and Peppercorn Lane Eaton Socon</b> Proposal: T1 is the ash tree to crown lift to 3.5m above ground level this is under a tpo and the reasons for the works are to ensure the public footpath is clear and flowing and does not have obstructions. T2 is the Ash tree to crown reduce to give 2-3m clearance to the neighbouring property the Ash tree is not currently touching the property but does overhang the neighbouring property boundary line and it is prudent to prevent the tree from touching the property. I believe the home owners may of also raised the issue with the council. G1 is a hedge at the end of stratford place and has been allowed to grow out of control so reducing it down is prudent especially as it will allow pedestrins to see over the hedge in to stratford place for when they walk between the to. G2 is a section of Hedge and	<b>Approve</b>  Cllr Laycock abstained	Committee members request that when the tree works are carried out that the paths are cleared back to their original width.





Front Elevation



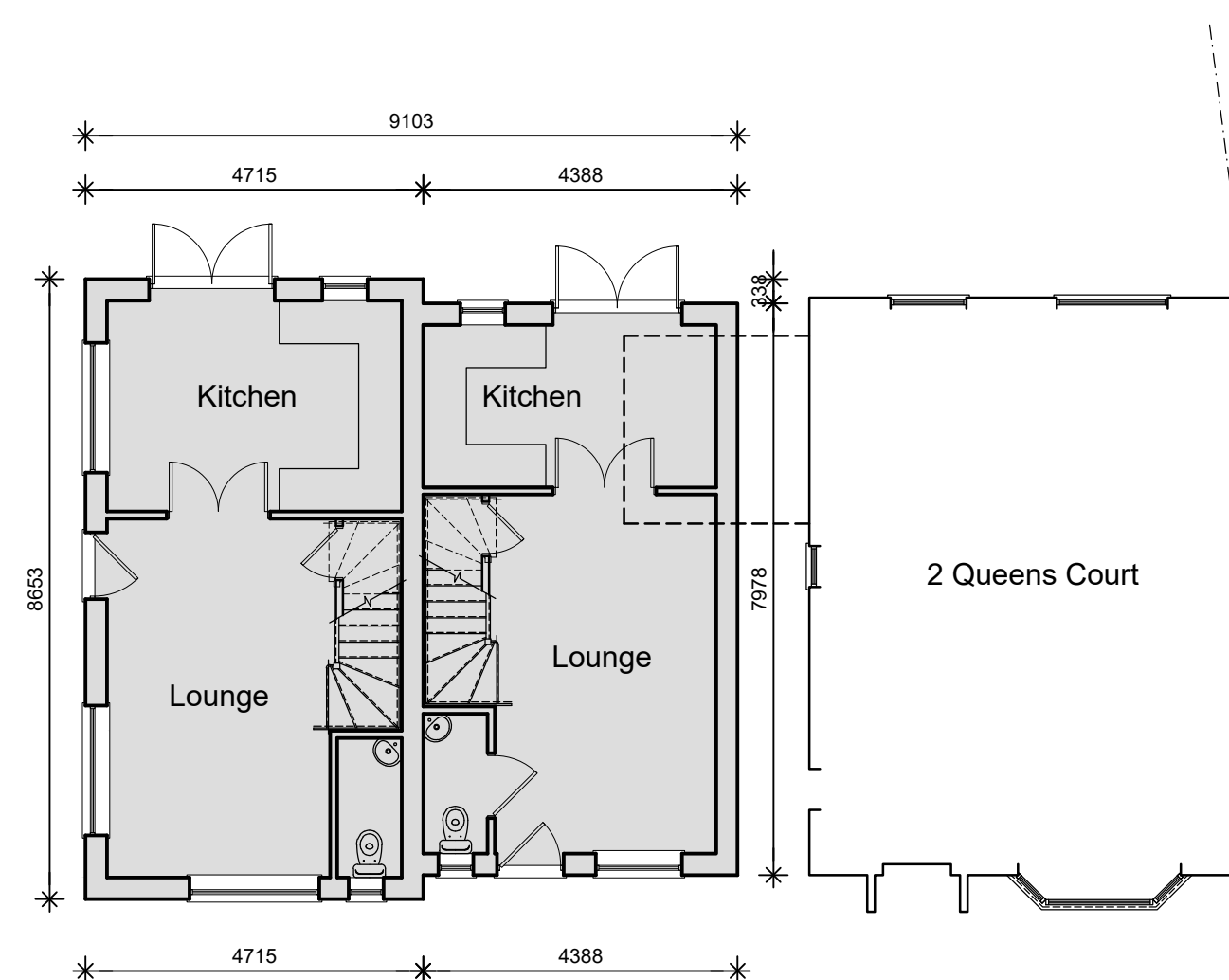
Side Elevation

Rear Elevation

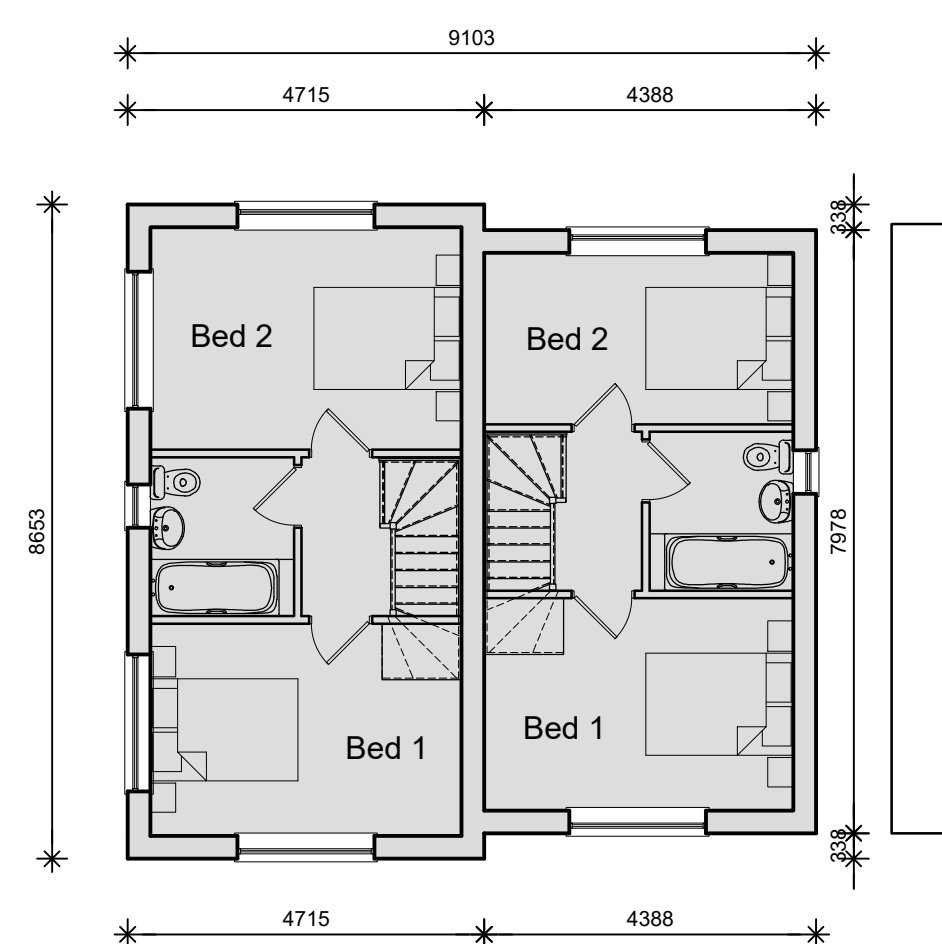
Side Elevation



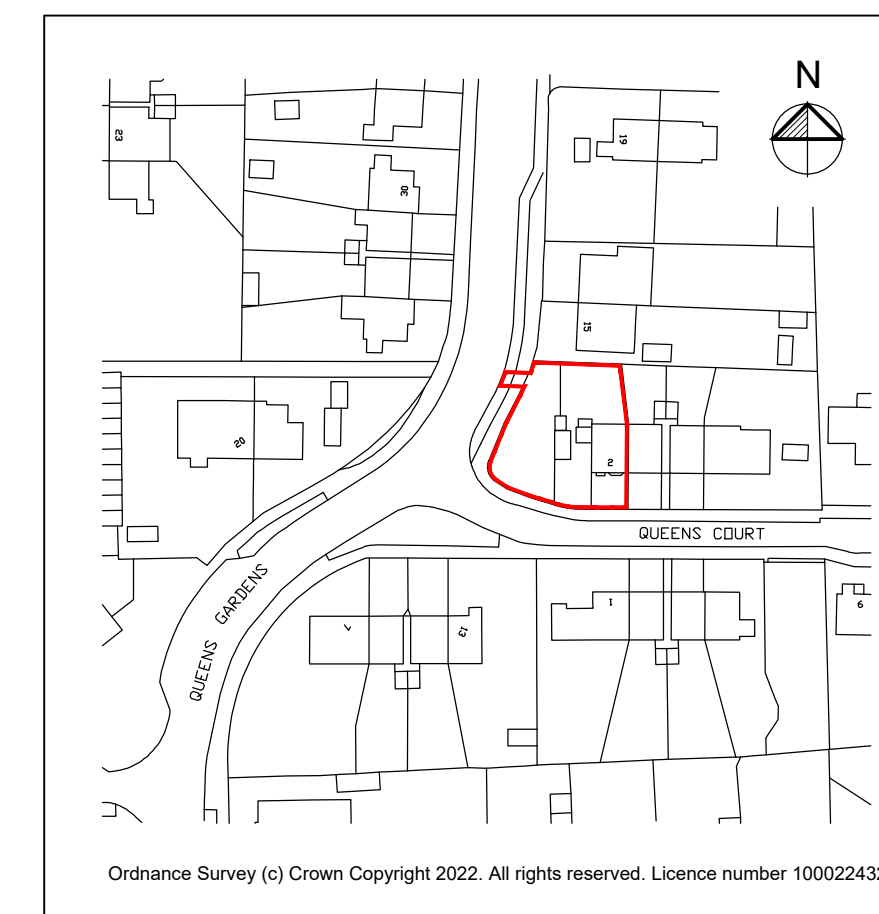
Site Layout 1:200



Ground Floor Plan



First Floor Plan



Location Plan 1:1250

Rev B - 21.9.22 - JG - Redline amended to include new highway access  
 Rev A - 12.9.22 - JG - Additional window added to Bedroom 1 of left hand unit



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Project:  
 Development adjacent to  
 2 Queens Court, Eaton Socon,  
 St Neots, Cambs. PE19 8BZ.

Drawing:  
 Plans and Elevations

Drawn by:  
 JG

Scale:  
 1:100;1:200;1:1250

Date:  
 27.5.22

This drawing should not be scaled other than for planning purposes. All dimensions to be checked on site.

Drawing no:  
 JLG864/01

Revision  
 B