DEVELOPMENT MANAGEMENT COMMITTEE 17th APRIL 2023

- Case No: 22/00617/FUL (FULL PLANNING APPLICATION)
- Proposal: ERECTION OF 4 BED DWELLING
- Location: LAND REAR OF RIVERVIEW INN, HIGH STREET, EARITH
- Applicant: MR SIZER
- Grid Ref: 538612 274885
- Date of Registration: 06.06.2022
- Parish: EARITH

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of approval is contrary to Earith Parish Council's recommendation of refusal.

- 1. DESCRIPTION OF SITE AND APPLICATION
- 1.1 The application site comprises a rectangular parcel of land accessed off Chapel Road and sited to the rear of 37 High Street. The site is currently used as a car park associated with 37 High Street, formerly a pub/guest house, now a house in multiple occupation (HMO) pursuant to planning approval 17/01445/FUL.
- 1.2 The application site is located within the Earith Conservation Area and the closest Listed Building is 27 High Street (Grade II) to the south east. The site falls within Flood Zone 1 (low flood risk area) but is identified in Huntingdonshire's Strategic Flood Risk Assessment (2017) as susceptible to groundwater flooding.
- 1.3 The application seeks planning permission for a two storey 4-bed dwelling with associated access, parking and amenity space on the existing HMO car park area which would involve the demolition of a flat roofed outbuilding.
- 1.4 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 (20 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.
- 2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in exercise of planning functions. Paragraph (1) sets out that 'with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 2.4 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - 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
 - LP34: Heritage Assets and their Settings

- 3.2 Supplementary Planning Guidance (SPD)
 - Huntingdonshire Design Guide SPD (2017)
 - Developer Contributions SPD (2011)
 - Huntingdonshire Townscape and Landscape SPD (2022)
 - Cambridgeshire Flood and Water SPD (2017)
 - Annual Monitoring Review regarding housing land supply (2022)

Local For full details visit the government website Local policies

4. PLANNING HISTORY

4.1 17/01445/FUL – Change of use from dwellinghouse and guest house to house of multiple occupancy (7 rooms) and one apartment – Granted 09.11.2017

5. CONSULTATIONS

- 5.1 Earith Parish Council Recommend refusal as the development design and build are too large for the site. There will be very little garden space and additional parking on or near to a very important junction to the school that is already overrun by parked cars. The site also borders a footpath and will make this area dark. Chapel Road is also a one-way street and this development will bring extra traffic down a very small street.
- 5. HDC Conservation Team No objection. the development does not cause harm to the character and appearance of the conservation area.
- 5. HDC Urban Design Team No objection.
- 5. HDC Environmental Protection Team No objection.
- 5. CCC Highways No objection subject to recommended conditions.
- CCC Highways Right of Way Team Public Footpath No. 18, Earith runs adjacent to the eastern site boundary to the site. No objection subject to recommended informatives.

6. **REPRESENTATIONS**

6.1 No representations received at time of determination.

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 (2021). 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 & 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)
 - Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
 - Great Gransden Neighbourhood Plan 2021–2036 (2023)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
 - Principle of development
 - Design and Visual Amenity and Impact on Conservation Area
 - Residential amenity

- Highway safety
- Biodiversity
- Flood Risk/Drainage
- Housing Mix accessible and adaptable homes
- Water Efficiency
- Other matters

Principle of development

- 7.6 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objective of this policy is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan providing further flexibility in the housing supply.
- 7.7 The application site is located within the built-up area of Earith which is defined as small settlement by Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that a proposal located within a built up area will be supported where the amount and location of development proposed is sustainable in relation to the level of service and infrastructure provision, opportunities for users to access everyday services by sustainable modes of travel and the effect on the character of the immediate locality and the settlement as a whole.
- 7.8 The application site is within walking distance to services and facilities including a convenience store and post office, public house, village hall, primary school and playground. In terms of availability of sustainable transport options, there are two bus stops within a 5 minute walk of the application site which run a regular bus service to Ramsey and St Ives. The application site is therefore considered to be in a sustainable location given the availability of sustainable transport opportunities and therefore future occupants would not be solely reliant on private vehicles to access services and facilities.
- 7.9 With regard to part c. of Policy LP9, a full assessment of the impacts of the proposed dwelling upon the character of the area will be set out within the 'Design and Visual Amenity' section of the report below.

7.10 The principle of one dwelling in the built-up area of Earith is supported and would be in accordance with Policies LP2 and LP9 of Huntingdonshire's Local Plan to 2036, subject to other material planning considerations outlined below.

Design, Visual Amenity and Impact on the Conservation Area

- 7.11 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 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.
- 7.12 The dwellings facing onto Chapel Road in the immediate vicinity of the site are varied in design and appearance. The majority of dwellings are detached and set back from Chapel Road with front gardens and/or driveways. There is a mix of both two storey and single storey dwellings with simple pitched roofs and a varied palette of materials including red and buff brick, render and cladding with brown roof tiles.
- 7.13 The proposed dwelling would be sited centrally in the rectangular plot and set in over 1 metre from the side boundaries. It would be set back approximately 6 metres from the front of the site with an open frontage and driveway. The set back from the front boundary would respect the front building line of the adjacent two storey dwelling (28 Chapel Road). It is not considered that the proposed plot size or siting of the dwelling would appear out of keeping with the established grain of development and the dwelling could be comfortably accommodated on the site with sufficient external amenity space.
- 7.14 The proposed dwelling would have a simple pitched roof design with projecting front gable feature and small central canopy over the front door. This would be a similar design as the adjacent dwelling No 28 Chapel Road. The proposed external materials have been stated on the proposed plans (JPT/SZR/0122/002 Rev A). A red/brown brick blend is proposed for the walls with brown concrete profile roof tiles and anthracite grey aluminium windows. It is considered that the proposed dwelling would be of an appropriate design and materials to respect the character and appearance of the street scene. Furthermore, the Conservation Team have raised no objection and do not consider that the proposed development would harm the character and appearance of the conservation area.

7.15 Overall, it is considered that the site can accommodate the proposed 4 bed detached dwelling and there would be no detrimental visual impact on the character and appearance of the street scene. A condition requiring submission of site levels and landscaping details will be attached to any consent to ensure that a high-quality finish is achieved. The proposal accords with Policies LP9, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and is consistent with the design principles as set out in the Huntingdonshire Design Guide SPD (2017).

Residential amenity

- 7.16 Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of a proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.17 The neighbouring property to the west is No 28 Chapel Road. This property has a single storey side extension in close proximity to the party boundary with 2 ground floor side facing windows and 5 rooflights as well as a first floor side facing window on the original side elevation. The proposed dwelling would be sited to the east of No 28 and therefore any loss of sunlight to these windows would be limited to the morning. The rooflights on the single storey side extension of No 28 appear to serve both habitable and non-habitable room, however given the angle of the rooflights and that the proposed dwelling would be set in 1.36 metres from the party boundary, it is not considered that there would be a harmful overbearing impact or loss of outlook to the detriment of the occupants of this neighbouring property. It is however considered that details of boundary treatment should be secured by a hard landscaping condition to ensure that adequate screening is proposed between the application site and No 28.
- 7.18 The rear elevation of the proposed dwelling would face towards the rear elevation of the host property No 37 High Street. There are no windows serving habitable rooms at first floor level on the rear elevation, however there are several windows on the east/side elevation which serve bedrooms. The rear elevation of the proposed dwelling would be set back approximately 9.5 metres from the proposed rear boundary and two first floor windows are proposed which would serve bedrooms. Given that the habitable windows on No 37 face directly towards the east, it is not considered that the rear elevation windows on the new

dwelling would offer direct views into habitable windows on No 37. As such, it is not considered that there would be a detrimental impact in terms of loss of privacy, overlooking or similar. Furthermore, the proposed dwelling would be to north of this property and therefore there would be no material impact in terms of loss of light or overshadowing.

- 7.19 The building to the east of the application site is The Apple Tree Surgery which is not currently in use. There is a footpath separating the sites and it is not considered there would be any amenity impacts to users of the building.
- 7.20 Overall, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway safety

- 7.21 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles.
- 7.22 The existing access would be widened to create an open frontage with space for three parked cars on the proposed driveway, two would serve the proposed dwelling and the other would serve the existing 'annexe' associated with No 37. The Parish Council have raised concerns that the proposal would result in additional parking on or near to an important junction to the school. Officers consider that the replacement of the existing car park with a dwelling would reduce potential traffic movements on Chapel Road, given that the existing car park could accommodate several cars associated with the HMO. The Highway Authority have raised no objection to the proposed access and parking arrangements and it is not considered that there would be an intensification of parking in this location as part of this proposal.
- 7.23 It is acknowledged that the proposal would result in the loss of an existing car park area associated with No 37 which is a HMO. However, there is a further parking area located to the south of shown site the High Street as on the location (JPT/SZR/0122/002 Rev A). This has historically been used as a car park associated with No 37 and its former uses, including as a guest house and pub. The site location plan indicates that there is space for 8 parked cars which would meets the needs of

a 7 room HMO (as approved under 17/01445/FUL). It is recommended that a condition be imposed which specifies that the land to the south of the High Street is kept as car parking only for the occupants of No 37 High Street to ensure that adequate car park provision is retained.

- 7.24 Policy LP17 of the Local Plan to 2036 and the Huntingdonshire Design Guide (2017) seek the provision of secure and covered cycle parking on the basis of 1 space per bedroom. The proposed block plan (JPT/SZR/0122/001 Rev A) shows a cycle shed in the garden of the proposed dwelling and a separate cycle shed to serve the existing HMO. Full details of the proposed cycle storage sheds should be secured by condition.
- 7.25 There is a public footpath (No 18) adjacent to the eastern site boundary of the application site. The Definitive Map Team at Cambridgeshire County Council have raised no objection to the proposed development. It is not considered that there would be any material impact on safety for users of this footpath.
- 7.26 Overall, the proposed development is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework 2021 in this regard.

Biodiversity

- 7.27 Paragraph 174 d) of the NPPF 2021 states that planning decisions should minimise impacts on and provide net gains for biodiversity. Furthermore, Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.28 The application site is currently a car parking area comprising hard standing and therefore is considered to have low ecological value. A Biodiversity Checklist has been submitted in support of the application which does not identify that there are any ecological constraints on site. It is considered that any net loss in biodiversity could be mitigated through appropriate biodiversity enhancements which could be secured by way of condition. Officers are therefore satisfied that the proposed development would accord with Policy LP30 of the Local Plan and the NPPF 2021.

Flood Risk/Drainage

7.29 The site is located in a Flood Zone 1 which is considered appropriate for all forms of development. Huntingdonshire's Strategic Flood Risk Assessment (2017) identifies the site as susceptible to groundwater flooding. The application form indicates that surface water will be disposed of via soakaway. Further details of surface water and foul water drainage should be secured by condition to minimise the risk of flooding due to surface water run-off and to prevent issues arising from the flooding of foul water. The proposal would therefore comply with Policies LP6, LP12 and LP15 of the Local Plan.

Housing Mix – accessible and adaptable homes

7.30 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. The proposed plans indicate that the proposed development would be M4(2) compliant, and a condition is recommended to ensure that the development is built in accordance with these standards and maintained for the lifetime of the development.

Water Efficiency

7.31 Policy LP12(j) of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. The proposed plans indicate that the proposed development would be compliant and a condition is recommended to ensure that the development is built in accordance with these standards and maintained for the lifetime of the development

Other matters

- 7.32 Community Infrastructure Levy (CIL): 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.
- 7.33 Developer Contributions:

Development Obligations – Part H of the Developer Contributions Supplementary Planning Document (2011) requires a payment towards refuse bins for new residential development. A completed Unilateral Undertaking dated 27th January 2023 has been submitted to the Local Planning Authority. The proposal therefore meets the requirements of the Developer Contributions SPD (2011) and Policy LP4 of the Local Plan to 2036.

Conclusion

7.34 As set out within this report, the proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle;

*Is of an appropriate size, scale, siting and design;

*Would not have a harmful impact on the character or appearance of the Earith Conservation Area;

*Would not have a significantly detrimental impact upon the amenity of neighbours;

*Would not be detrimental to highway safety in the locality;

*Would not result in an increased risk of flooding in the locality; *Is acceptable with regards to the impact on biodiversity;

*There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.35 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. **RECOMMENDATION – APPROVAL** subject to conditions to include the following:

- Time limit
- Approved plans
- Materials as stated on application form/plans
- Hard and soft landscaping details
- Site levels
- Details of biodiversity enhancements
- Details of surface water drainage
- Details of foul water drainage
- Retention of car park for No 37 High Street
- Details of temporary facilities during construction
- Scheme for access drainage
- Removal of PD rights for gates
- Access constructed to CCC specification
- Parking laid out prior to occupation

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CONTACT OFFICER:

Enquiries about this report to Lucy Pateman Senior Development Management Officer <u>lucy.pateman@huntingdonshire.gov.uk</u>

From:	Parish Clerk <earithparishclerk@outlook.com></earithparishclerk@outlook.com>
Sent:	08 July 2022 07:54
То:	Lucy Pateman
Cc:	DevelopmentControl
Subject:	RE: Planning Permission Consultation - Land Rear Of Riverview Inn High Street Earith (ref 22/00617/FUL)

Dear Lucy,

Many thanks for granting an extension for comments. Further to the Parish Council meeting held last night the Council voted to recommend rejection of this application as the development design and build are too large for the site. There will be very little garden space and additional parking on or near to a very important junction to the school that is already overrun by parked cars. The site also borders a footpath and will make this area dark. Chapel Road is also a one-way street and this development will bring extra traffic down a very small street.

The Council would like you to take these comments into consideration when you make your decision.

Regards Mandy Pink Parish Clerk and RFO 07717 207533 01487 843983

Please note that I work part time so there may be a delay in responding to both email and telephone calls.

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From: Lucy Pateman <<u>Lucy.Pateman@huntingdonshire.gov.uk</u>>
Sent: 14 June 2022 13:50
To: Parish Clerk <<u>Earithparishclerk@outlook.com</u>>
Subject: RE: Planning Permission Consultation - Land Rear Of Riverview In

Subject: RE: Planning Permission Consultation - Land Rear Of Riverview Inn High Street Earith (ref 22/00617/FUL)

Dear Mandy,

I can confirm an extension to Friday 8th July is agreed.

Kind regards

Lucy Pateman Senior Development Management Officer 07720641903

Huntingdonshire District Council

Development Services, Pathfinder House, St. Mary's Street, Huntingdon, PE29 3TN

Please be advised that the comments contained within this Email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.

From: Parish Clerk <<u>Earithparishclerk@outlook.com</u>> Sent: 10 June 2022 12:22 To: DMAdmin <<u>Development.ManagementAdmin@huntingdonshire.gov.uk</u>> Cc: Lucy Pateman <<u>Lucy.Pateman@huntingdonshire.gov.uk</u>> Subject: RE: Planning Permission Consultation - Land Rear Of Riverview Inn High Street Earith (ref

Dear Lucy,

22/00617/FUL)

Thank you for sending me this application. Earith PC do not meet again now until the 7th July so can I

please request an extension for comments until Friday 8th?

I look forward to hearing from you soon.

Regards Mandy Pink Parish Clerk and RFO 07717 207533 01487 843983

Please note that I work part time so there may be a delay in responding to both email and telephone calls.

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From: <u>Dmadmin@huntingdonshire.gov.uk</u> <<u>Dmadmin@huntingdonshire.gov.uk</u>> Sent: 09 June 2022 11:50

To: earithparishclerk@outlook.com

Subject: RE: Planning Permission Consultation - Land Rear Of Riverview Inn High Street Earith (ref 22/00617/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Erection of 4 bed dwelling

Site Address: Land Rear Of Riverview Inn High Street Earith

Reference: 22/00617/FUL

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Development Management Huntingdonshire District Council

T: 01480 388388 E: <u>dmadmin@huntingdonshire.gov.uk</u>

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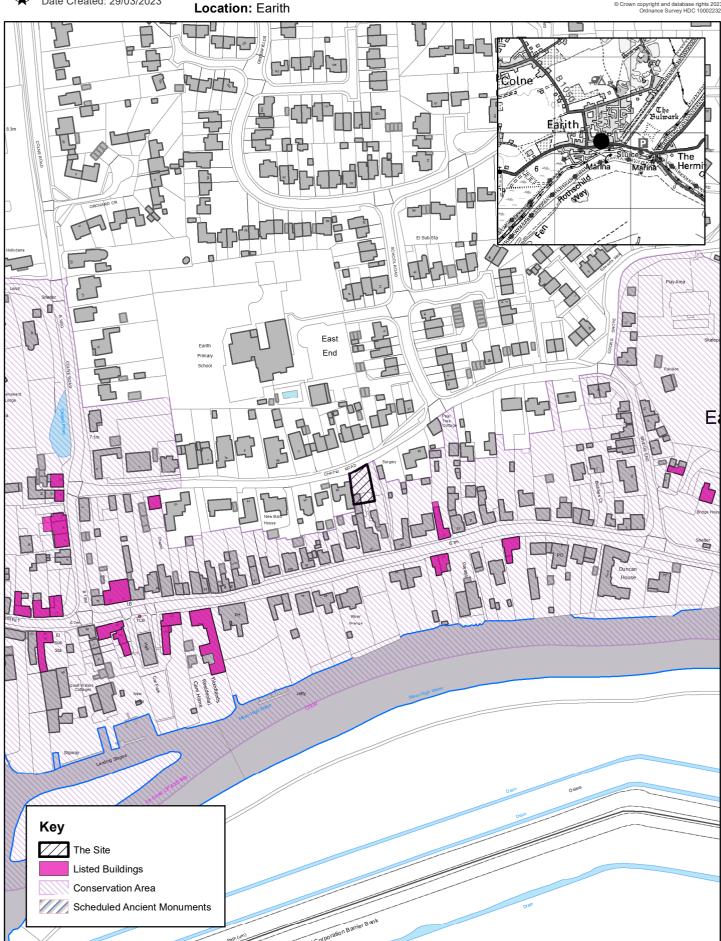
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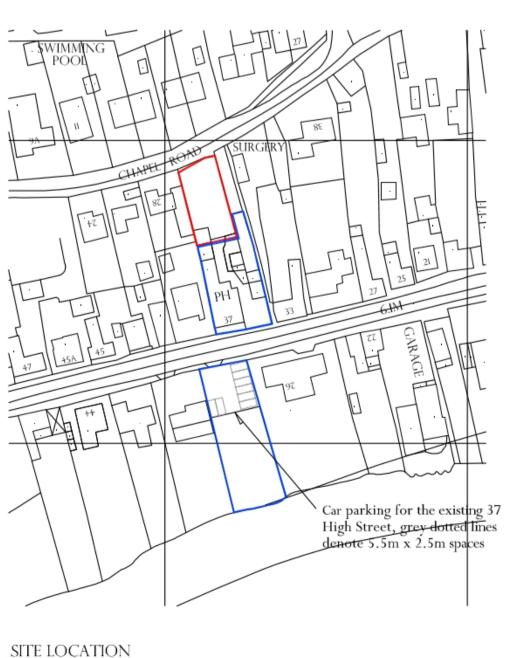
Development Management Committee

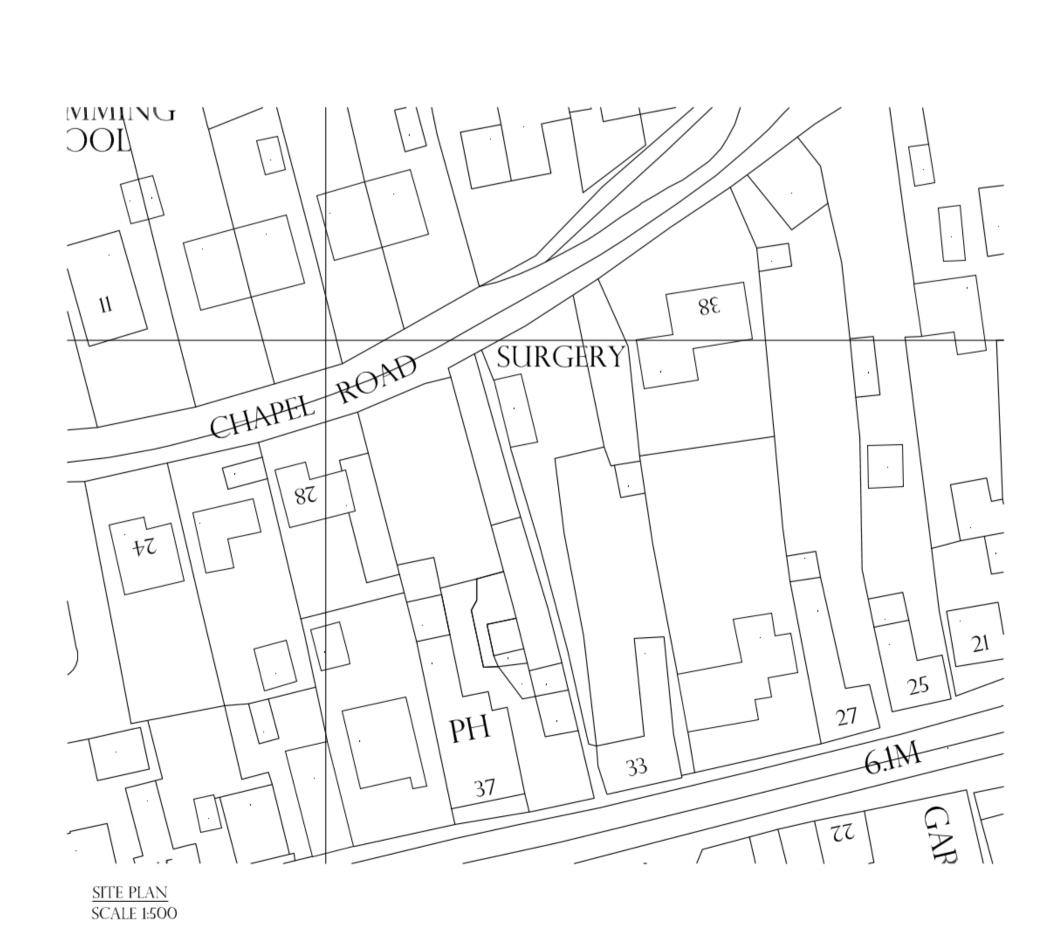


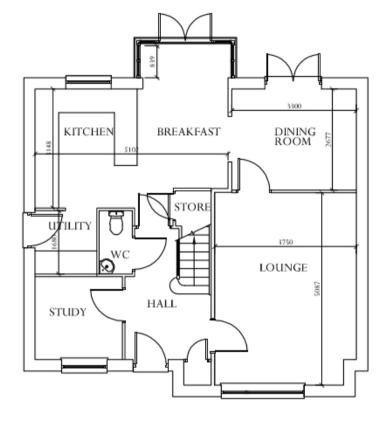
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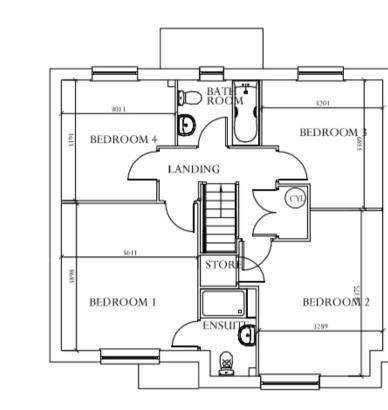






PROPOSED GROUND FLOOR PLAN

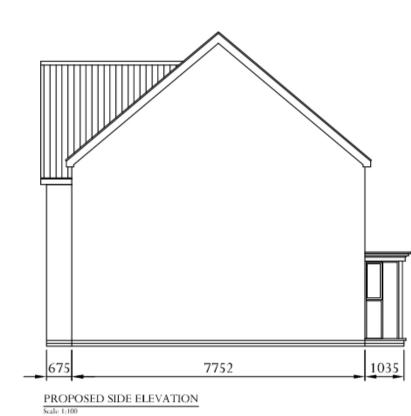
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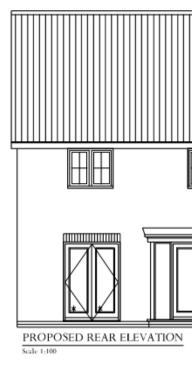


PROPOSED FIRST FLOOR PLAN

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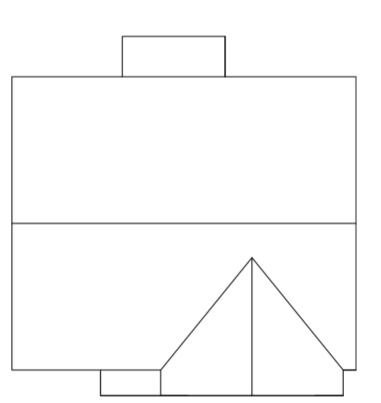




SITE LOCATION SCALE 1:1250







PROPOSED ROOF PLAN Scale 1:100

NOTES -

Part M4 (2)

This proposed residential dwelling shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development. This is to ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of the Local Plan to 2036.

Water Efficiency

This proposed residential dwelling approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. Such provision shall be maintained for the lifetime of the development.

This is to ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of the Local Plan to 2036.

Principal Entrance

Provide a level threshold at the principle entrance of the dwelling to accord with Part M. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorstops and to include flush threshold approached with max. 1:12 gradient to 1200x1200 level platform adjacent to door.

External steps and handrails to comply with Approved Document 'M

In- building physical infrastructure

In accordance with Part R, R1 must be adhered too - Building work must be carried out so as to ensure that the building is equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks. (30mbps)

Floor area

The gross internal floor area is 128 sq.m., which exceeds the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or successor document.

Materials -

Roof tiles - Brown, concrete, profiled tiles Bricks - Weinerberger Athena blend Fascia & Soffits - Black upvc Windows - Anthracite grey aluminium double glazed units Gutter and down pipes - black UPVC (half round) Tarmac driveway

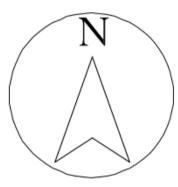
Footpaths and patio - Marshalls, standard 600m x 600mm slabs, Buff, edged with Charcoal block paviours

detailing by JPT design

WWW.JPTDESIGN.CO.UK

NOTES :

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.

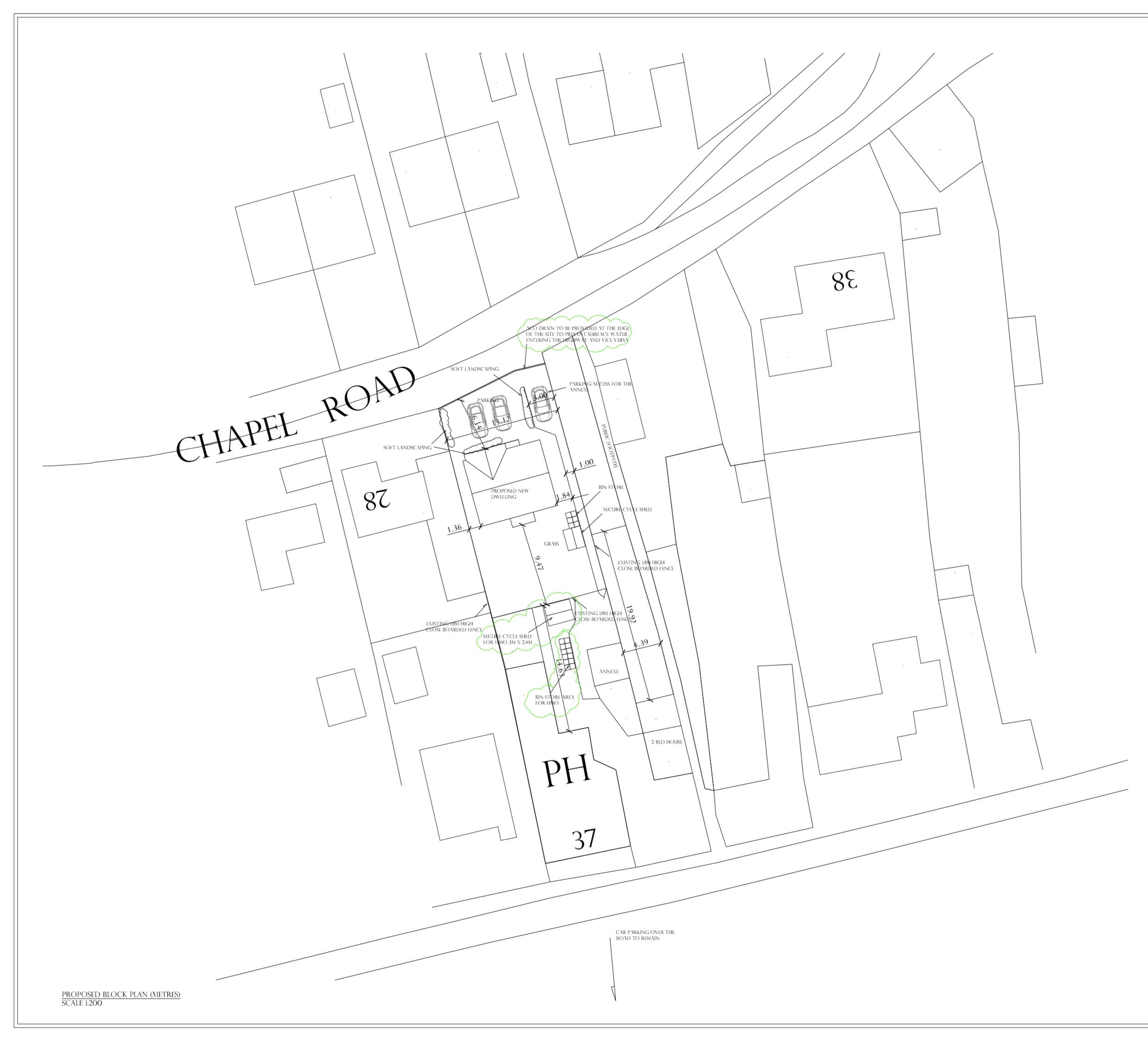


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JPT DESIGN
RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING
THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE CB23 6AX
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Drawing Title - PROPOSED SITE PLANS, ELEVATIONS AND FLOOR PLANS
Client - MR SIZER
Address - Land at RIVERVIEW, EARITH
Scale - AS SHOWN @ A1 Date - JAN 22
Dwg. No JPT/SZR/0122/002 Rev. A







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NOTES :

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.



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SCALE RULER 1:100 1:20 12001:1250 0 10M 20 30 40 50 60 70 80 90 1:2500 0 20M 40 60 80 100 120 140 160 180 JPT DESIGN RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE CB23 6AX WWW.JPTDESIGN.CO.UK Drawing Title -PROPOSED BLOCK PLAN Client - MR SIZER Address - Land at RIVERVIEW, EARITH Scale - AS SHOWN @ A1 Date - JAN 22 Dwg. No. - JPT/SZR/0122/001 Rev. A

















