

DEVELOPMENT MANAGEMENT COMMITTEE 22 MAY 2023

Case No: 22/02058/FUL

Proposal: Redevelopment and Change of Use of Site from Boarding Kennels (sui generis) to Residential (C3) Comprising the Erection of 5 x Dwellinghouses, Provision of Modified Vehicular Access, Landscaping and Ancillary Development.

Location: Tilbrook Mill Kennels, High Street, Tilbrook, PE28 0JR

Applicant: C/O Agent (Blenheim Homes Ltd)

Grid Ref:

Date of Registration: 07.10.2022

Parish: Tilbrook

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) as the recommendation is contrary to the Parish Council's recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and surrounding area

- 1.1 The application site comprises a series of buildings formerly used as a dog boarding kennels . The existing buildings are concentrated in the front half of the site, with only one kennel block extending into the rear half, almost to the rear boundary of the site. The site is a broadly square shaped area of land and measures 0.43 hectares. It has a frontage width of approximately 52 metres and depth of 70 metres.
- 1.2 The site is situated to the west of the village of Tilbrook on land to the north of the B645 (High Street), on an approximate east/west alignment. The site is located at a distance of approximately 900m from the western extent of the village and approximately 3.5 km from Kimbolton. To the east of the site is Tilbrook Mill and ancillary outbuildings, to the north, west and south are fields within the latter of which is the large storage facility complex of Tilbrook Mill Farm Grain Stores.
- 1.3 The site does not lie within or adjacent to the Conservation Area. The nearest heritage asset is The White Horse Public House,

located at a distance of approximately 0.8km to the east. The site is located in Flood Zone 1 as identified in the Environment Agency Flood Risk Maps and in the 1 in 1000-year Flood Extent in the District Council's Strategic Flood Risk Assessment (2017).

- 1.4 The Site is formed from the majority of land and buildings associated with the former Tilbrook Mill Kennels complex – a large-scale dog & cat boarding business which until October 2020 operated from the 5 detached single storey buildings.
- 1.5 These buildings are single storey of assorted sizes, all exhibiting a functional form, appearance and architecture which sit adjacent to 2 large ancillary areas of grass, and a forecourt area adjacent to the access of the site. The buildings are relatively utilitarian structures constructed with breeze block with roof tiles.

Proposal

- 1.6 This application seeks full planning permission for the redevelopment and the change of use of the site from boarding kennels (sui generis) to residential (C3), comprising the erection of five dwellinghouses, the provision of a modified vehicular access, landscaping and ancillary development, following the demolition of the existing buildings on the site.
- 1.7 The dwellings would be open market housing to comprise (*1 x 3 bed, 3 x 4 bed, and 1 x 5 bed*). The proposed development would consist of the following mix of units.
 - Plot 1: 3 bed detached house (111m²)
 - Plot 2: 4 bed detached house (200m²)
 - Plot 3: 5 bed detached house (167m²)
 - Plot 4: 4 bed detached house (200m²)
 - Plot 5: 4 bed detached house (200m²)
- 1.8 It is proposed that the 5 kennel buildings would be removed and replaced with 5 detached dwellings, partly within the footprints of the existing structures. The 5 dwellings would result in approximately 103m² increase in floorspace which equates to a 13.3% increase when compared with the existing buildings. Furthermore, the proposal would result in 785m² increase in hardstanding located within the centre of the site. Each dwelling would have eaves and ridge heights of approximately 2.6m and 6.40m respectively.
- 1.9 The dwellinghouses would be laid out around a large central area of block paving/ hardstanding with parking for each of the dwellings accessed from the hardstanding area. A total of 18 parking spaces are proposed, of which two would be for visitors. New soft and hard landscaping is proposed within the courtyard areas and amenity areas to soften the appearance of the development. The access off the B645 / High Street is proposed to be modified to serve the development.

1.10 The application is accompanied by:

Design and Access Statement
Topographical Survey
Planning Statement
Transport Statement
Tree Survey
Ground Investigation Report
Ground Investigation Phase 1 Investigation Report
Ecology Report
Drainage Report
Bat Survey

1.11 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 11 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'.

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 The Planning Practice Guidance and the National Design Guide are also relevant and are 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: Smaller Settlements

- LP10: Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP22: Local Services and Community Facilities
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodlands, Hedges and Hedgerows
- 3.2 Supplementary Planning Documents/ Guidance
- Huntingdonshire Landscape and Townscape Assessment SPD (2022)
 - Huntingdonshire Design Guide SPD (2017)
 - Developer Contributions SPD (2011)
 - Cambridgeshire Flood and Water SPD (2017)
 - Huntingdonshire Tree Guidance Note 3
 - December 2020 Annual Monitoring Review regarding housing land supply

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

4. PLANNING HISTORY

- 4.1 9300611OUT – Erection of show & breeding kennels, boarding kennels and cattery. Permission granted on 09.08.1993.
- 9301505REM - Erection of Breeding Kennels, Boarding Kennels and Cattery (siting, design and means of access). Permission granted on 16.02.1994.
- 4.2 0100763FUL - Extension to form canine hydrotherapy unit. Permission granted on 19.06.2001.
- 4.3 0201782FUL – Erection of buildings to house dog boarding kennels and exercise pool. Permission granted on 07.10.2002.

5. CONSULTATIONS

- 5.1 Tilbrook Parish Council – Recommend approval as appropriate development.
- 5.2 CCC Archaeology – Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Conditions are recommended.

- 5.3 CCC Highways – Commented as follows: - Following a careful review of the documents provided to the Highway Authority as part of the above planning application it has been noted that the existing access is to be altered to provide a 7.2m wide access with 10m radii kerbs, which is acceptable. Also, the Transport Statement indicates that intervention will be provided to prevent surface water from the site discharging onto the highway.

Visibility splays of 2.4m x 215m are achievable and there is a sufficient area for refuse freighters and emergency vehicles to turn.

However, The LPA may wish to consider the sustainability of the development given it is situated on a National Speed Limit road and that there is no footway link to Tilbrook. The effect of the proposed development upon the Public Highway should be mitigated with conditions if the Planning Authority is minded approving this proposal.

- 5.4 HDC Urban Design – Objects to the proposed development on the following grounds summarised below:
- This section of the B645 has a national speed limit and there are no footpath/cycle provision that would connect the site to the services and facilities within Tilbrook. Urban Design consider the site is in an unsustainable location and would be solely reliant on private car ownership for access. The scheme is considered contrary to Local Plan Policy LP16 Sustainable Travel.
 - Quantum of development – Page 15 of the DAS indicates the proposals would result in an additional 785sqm hard standing and additional 679sqm building and hard standing but a 10% reduction in building footprint. LP33 states *'A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported'*. The Planning Statement (page 15) indicates the proposals would result in an 103sqm increase in floorspace which equates to a 13.3% increase. This increase is unlikely to be considered as 'modest'.
 - Plots 3 and 4 are situated towards the northern end of the site and there is concern the siting and orientation of these units parallel with the northern boundary. This will result in cramped arrangement with limited opportunities for structural landscaping along this edge. A wider belt of structural landscaping and tree planting is required along both the northern and western edges of the site to soften the appearance of the units and create a soft transition with the wider countryside. A reduction in the number of units, unit size or changes to the arrangement of parking

is considered necessary to setback development away from the northern boundary.

- The proposed units comprise a mixture of single storey Type A and C units (Plots 1 and 3), and 1.5 storey Type B and D units (Plots 2, 4 and 5). The units vary in length from approximately 14.4m and 17.5m to 20.9m but feature similar 8.8m wide gable depths. The depth of the units does not reflect the more traditional narrower gable depths of adjacent existing barns (Approximately 5.6m). Smaller footprint units are considered necessary to reflect the adjacent traditional barns.
- There is concern the arrangement of parking together with the vehicle turning area results in a significant area of dominant hardstanding in the centre of the development. The dominance of hard standing is further increased by the arrangement of access paths resulting in a lack of defensible threshold planting in front of the units contrary to the HDC Design Guide. In addition to this the submitted site plan indicates a refuse collection point within the centre of the site and refuse vehicle tracking plans have been provided within the submitted transport statement – the 11.347m length and 2.5m width refuse vehicle does not accord with the 11.5m and 3.5m width set out in the HDC Refuse Collection Checklist.
- Whilst the submitted site plan indicates storage sheds and refuse stores within rear gardens, plans and elevations of these stores have not been provided.
- The south facing side elevations of Plots 1 and 5 are entirely blank and fail to address the access or the road frontage.
- A refusal is recommended as the scheme is considered contrary to Local Plan Policy LP11, LP12 (parts a and b), LP16 and LP17 and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017.

6. REPRESENTATIONS

6.1 None received

7. ASSESSMENT

7.1 The key issues to consider in the determination of this application are:

- Principle of Development
- Design and Visual Amenity
- Residential amenity
- Highway Safety, Parking Provision and Access
- Biodiversity
- Flood Risk
- Other issues

Principle of Development

- 7.2 When determining if the principle of development is acceptable, the key policies of the Huntingdonshire Local Plan to 2036 (the Local Plan) to consider are as follows. LP2 which sets out the broad overarching strategy for the quantum and location of growth across the district. Generally, the level of and access to services that meet day to day needs should be commensurate with the scale of the development. Policy LP10 defines the type of development that would be acceptable in the countryside. Policy LP16 seeks to ensure the provision of sustainable transport in order to reduce the reliance on the private car. Policy LP33 provides an opportunity for the conversion or replacement outbuildings in the countryside, providing certain criteria are met. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, there are other material considerations to have regard for, and this is considered further below.

Development Strategy

- 7.3 In terms of In terms of Policy LP2, the main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
 - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
 - Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
 - Support a thriving rural economy;
 - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
 - Conserve and enhance the historic environment; and
 - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 7.4 Regarding the distribution of growth, Policy LP2 states that approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.
- 7.5 The site is detached from the built-up areas of the nearby Key Service Centre of Kimbolton which offers a moderate range of services and facilities. The site is also considered to be

significantly detached from the smaller settlement of Tilbrook with no safe access on foot and with limited access via public transport.

Transport Sustainability

- 7.6 The detachment to local services and restricted ability for future householders of these dwellings to access them via sustainable modes of transport leads to some conflict with the first objective of the Strategy for Development in Huntingdonshire under Policy LP2 of the Local Plan listed above as well as Policy LP16 which states, “*New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes*”.

Development in the countryside

- 7.7 It is noted that other policies of the Local Plan provide opportunities for some development in rural areas to allow the organic growth of the rural economy and convert/replace redundant and disused buildings. Because the site is located in the countryside, the proposal must be assessed against Policy LP10 of the Local Plan.
- 7.8 Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.9 With regard to part a. of Policy LP10, the site is previously developed land (also known as brownfield land) and would therefore, not result in the loss of any of the districts best and most versatile agricultural land.
- 7.10 In terms of part b. of Policy LP10, the layout of the proposed scheme would result in an additional 785m² hard standing and additional 679m² building and hard standing albeit a 10% reduction in building footprint. Furthermore, the proposals would result in an 103m² increase in floorspace which equates to a 13.3% increase. This increase is unlikely to be considered as

'modest' and as such doubtful as this would recognise the intrinsic character of the countryside. The proposal is therefore not supported as it is not considered to respect the character and appearance of the countryside and does not accord with part b of Policy LP10.

- 7.11 With regard to part c. of Policy LP10, it is not considered that the proposed development would give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others that could not be overcome with the use of conditions. A residential use may be more sympathetic use when compared with the previous use of the site due to the existing nearby property (Tilbrook Mill House) located to the immediate east of the site.
- 7.12 It is considered that the proposal fails to accord with part b of Policy LP10 when assessed on its own specific criteria. However, the policy clearly states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan. The main other policy of relevance to this proposal is LP33 and this forms the main justification from the Applicant as to why the application should be acceptable.

Rural buildings

- 7.13 Policy LP33 of the Local Plan states that "A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:
- a. the building is:
 - i. redundant or disused;
 - ii. of permanent and substantial construction;
 - iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
 - iv. structurally capable of being converted for the proposed use;
 - and
 - b. the proposal:
 - i. would lead to an enhancement of the immediate setting; and
 - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building."
- 7.14 A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported. The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby."

- 7.15 This local plan policy is supported by Paragraph 80 part c of the NPPF 2021 which states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting”.
- 7.16 With regard to part a. i. of Policy LP33, it is acknowledged that the existing buildings are not in use. The Applicant has indicated that following the closure of the dog and cat boarding business in October 2020, the buildings are now surplus to the business need and are redundant, which has led to a review of their future. The applicant has gone further and indicated that the absence of family members wishing to take on the premises and the desire to remain living in Tilbrook Mill, though not next to a commercial operation, have all resulted in the decision to peruse consent for the change of use of the site to a more appropriate and ‘neighbour-friendly’ form of development. Notwithstanding the above, it is not clear whether the applicant had considered any compatible or other business use of the buildings on the site.
- 7.17 In terms of the remaining criteria of part a. of Policy LP33, it is considered that the buildings are of permanent and substantial construction, not in a state of dereliction or disrepair that significant reconstruction would be required and are structurally capable of being converted for the proposed use. At the Officer’s visit to the site, it was observed that the site had been locked up with padlock at the gated entrance. The appearance of the site also indicated that there was no activities taking place on the site and as such the buildings are redundant.
- 7.18 With regard to the proposed design size, scale and layout of the site, it is considered that the development would not provide a clear and substantial enhancement of the site and immediate setting. The development would rather introduce an overly domesticated appearance to the site together with domestic paraphernalia, car parking, cycle sheds, bin storage, fences and hardstanding areas, which would adversely impact on the existing agricultural and rural landscape character of the location.

National Policy

- 7.19 Paragraph 79 of the NPPF 2021 is pertinent as material consideration, although, like with the development plan, the policies must be looked at in the context of the whole document. Paragraph 80 states that the development of isolated homes in the countryside should be avoided unless one or more of the closed lists of exceptional circumstances applies. This include:
- i) *Where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development, or:*

ii) *where re-use of redundant or disused buildings would lead to an immediate enhancement to the immediate setting.*

7.20 The site is located at a distance of approximately 900m from the village of Tilbrook and although there is a single residential dwelling adjacent to the immediate east, the site is considered to be isolated from the settlement.

7.21 There is no definition of isolated in the NPPF but the recent Court of Appeal decision *Braintree District Council v SSCLG* [2018] EWCA Civ 610' has held the term "isolation" simply connotes a dwelling that is physically separate or remote from a settlement because settlements are the preferred location for new housing development in rural areas. However, the judgment added that as settlement is also undefined in the NPPF, whether a proposed new dwelling is, or is not, "isolated" in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand (*Braintree* Paragraphs 29-31).

7.22 In this case the development is located in close proximity to a single dwelling to the east (Tilbrook Mill), so in that sense the buildings are not physically isolated from other development. Nonetheless, it is a single dwelling surrounded completely by agricultural landholdings, which is intrinsically rural and dependent entirely on the car to fulfil everyday functions. It is therefore considered that this single dwelling does not constitute a settlement and is isolated from an established community. Indeed, the site and its single neighbour are removed from the nearest settlement and community in Tilbrook and development therein by a distance of approximately 900m by road. The closest key service centre that would meet the site's every day needs is Kimbolton about 3.5km by road.

7.23 Whilst it is possible to argue that occupiers of this site might drive to a village shop in Tilbrook or drive their children to the primary school in Kimbolton for example, it is difficult to see how this proposed development would enhance or maintain the vitality of the sporadic rural community particularly when the key service centre of Kimbolton is as close by road. In that regard it is also considered that the proposal is contrary to the aims of Paragraph 79 as this proposal does not represent an opportunity for a village to grow and thrive or provide support for any local services.

7.24 Paragraph 92 is also relevant, which states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst other things include promoting social interaction, the use of clear and legible pedestrian routes, and layouts that encourage walking and cycling. Finally, Paragraphs 104 and 105 promote sustainable transport and locations for

development which are or can be made sustainable from a travel perspective.

- 7.25 Nonetheless, it remains to consider whether one of the exceptions in Paragraph 80's closed list (as detailed above) applies to justify 5 dwellings in this isolated location. The proposal does not relate to accommodation for a farm or forestry worker, so exception a) does not apply. The proposal does not relate to the conversion or retention of a heritage asset, so exception b) does not apply. The proposal would not re-use any buildings, so exception c) does not apply. The proposal does not involve the subdivision of an existing dwelling, so exception d) does not apply. Finally, the proposal is a generic rural housing scheme and cannot be said to be truly outstanding or innovative nor enhance its immediate setting, so exception e) does not apply.

Summary and conclusion

- 7.26 Overall, the site is detached from the nearest settlement and future residents would be reliant on the private car to access local facilities and services. This leads to conflict with Policies LP2 and LP16 and this weighs negatively in the planning balance as this would lead to residential development in an unsustainable location. The proposal would accord with part (a), of Policy LP10. This weighs positively in the planning balance however; in terms of Policy LP33 the proposal would not lead to a clear and substantial enhancement of the immediate setting. It is therefore considered that the principle of the proposal is not supported by the outlined local or national policies.
- 7.27 Notwithstanding the above, a consideration of all the relevant issues surrounding the development of this site is therefore required in order to undertake the balancing exercise.

Impact on the Character and Appearance of the Area

- 7.28 Policy LP11 of the Local Plan states "*A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Huntingdonshire Design Guide SPD (2017) and the Huntingdonshire Landscape and Townscape SPD (2017). A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.*"
- 7.29 Policy LP12 of the Local Plan states that "*New development and*

advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces.”

- 7.30 The above policies are reinforced by Paragraphs 124 (d) and (e) and Paragraph 130 (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.
- 7.31 From the above, the main issue for consideration is whether the demolition of the existing buildings and the replacement with 5 dwellings together with the associated works would respond positively to the context, integrate successfully with the surrounding built form and create well designed and sustainable development that are functional to meet the needs of present and future occupiers.
- 7.32 The proposal entails the replacement of 5 buildings formally used in connection with Tilbrook Mill Kennels, with 5 detached dwellings of single and 1 ½ storey form. The proposed units comprise a mixture of single storey Type A and C units (Plots 1 and 3), and 1.5 storey Type B and D units (Plots 2, 4 and 5). The units vary in length from approximately 14.4m and 17.5m to 20.9m but feature similar 8.8m wide gable depths. Plots 3 and 4 would be sited towards the northern end of the site, parallel with the northern boundary (Plot 3 is sited between 3.7m and 8.8m from the northern boundary, whilst plot 4 is sited between 3m and 7.3m from the northern boundary). The eaves and ridge heights of the dwellings would be approximately 2.6m and 6.40m respectively. This will exceed the ridge heights of the existing buildings by approximately 2.3m and as such make the dwellings more prominent in comparison with the existing buildings.
- 7.33 The residential curtilages of the dwellings have been designed to face onto the edges of the site with a central courtyard and car parking spaces allocated at the frontages close to the respective dwellings. The proposal largely follows the existing built form in terms of layout and would consist of a range of traditional external materials to ensure the development will harmonise with its countryside setting.
- 7.34 Notwithstanding the above, the proposed development would result in a built form extending further across the site and a wider and deeper expanse of hardstanding across it than is currently the case. The existing rear projecting kennel block on the site extends close to its rear boundary and the proposed rearmost dwellings would be sited around three metres from this boundary. While they would not be as close to the boundary as the existing kennel building, they would introduce a far greater amount of built form across the rear of the site than is currently the case, intruding into the surrounding countryside. While there

would be less building on the front half of the site than is currently the case, this would not offset the visual intrusion and harm to the countryside that would be caused by the development on the rear half of the site. It is also clear that the siting of Plots 3 and 4 would appear cramped adjacent to the northern edge of the site.

- 7.35 In terms of external appearance, the proposed development would use a mixture of traditional materials, including dark weatherboarding and clay roof tiles and as such provide greater interest, and reduce the apparent mass of the buildings (although the number and type of windows and door openings would result in a domesticated appearance to the site. However, the effect of appearance of the area need not be confined to the buildings themselves. In this instance, the size of the curtilages associated with all the five dwellings would be substantial. Also, the main amenity areas would also be located to the front, side and rear of the buildings and so will be much more prominent, compared to the current layout of the site. The widening of the existing access to 7.2m and the provision of 10m radii would impact on the character of the site. Also, the potential use of such large areas of land now proposed as gardens and car parking with the associated residential paraphernalia (washing lines; children's' play equipment; tables and chairs) and boundary fences and structures, would be noticeable and harmful in this rural location where there remains much evidence of the former and existing kennel use and agricultural character.
- 7.36 It is considered that the impact of these material changes within such large residential curtilages would appreciably reduce the character and appearance of the open countryside which is one of its most important attributes. This harm to the character and appearance of the open countryside adds weight against the development. It is considered the development would be significantly more harmful to the character and appearance of the surrounding countryside than the existing built form on the site.
- 7.37 Moreover, the residential scheme would introduce intrusive lighting into this part of the countryside. While the neighbouring building is residential, it does not extend as far back into the countryside as does the proposed development and it therefore has a limited impact in terms of lighting upon the intrinsically dark nature of the site and the surrounding countryside. The five proposed dwellings would significantly alter this. The proposal would therefore fail to recognise the intrinsic character and beauty of the countryside, contrary to Policy LP10 of the Local Plan.
- 7.38 Furthermore, the surfacing of the access road and the courtyard and parking area with block paving would also impact significantly on the character of the area. While this can be altered to minimise the impact on the rural appearance, the

length and expanse of the courtyard and the extent of the parking areas are such that these elements of the development would nevertheless have significant urbanising impact.

- 7.39 Whilst the location of the site which has its own enclave, remote from neighbouring properties and any built development must be taken into account, it is considered that the increase in scale and residential use of the site, including the overly domestic appearance of the site and resulting cluttering of the proposed development would impact on the existing rural feel of the site and the countryside location, which currently contributes positively to the character and appearance of the site and the locality. Furthermore, the necessary amenity areas and facilities as a result of the development including new formalised boundaries, additional hardstanding areas, car parking and domestic paraphernalia such as bins and cycling storage areas would cumulatively be harmful to the character and appearance of the area as a whole.
- 7.40 Policy LP33 of the HDC Local Plan states that: 'A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii of the policy are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.
- 7.41 Currently, the buildings present a very low-key albeit unattractive appearance when viewed from the public highway. Notwithstanding the above, it must be emphasised that these structures are akin to farm buildings within an agricultural setting and therefore are not considered out of place.
- 7.42 Furthermore, the proposals would transform the appearance of the site when viewed from the public realm, as well as from within the site, by providing significantly unsympathetic built form, in terms of its massing and scale. Also, the proposed scheme does not reflect the historic courtyard arrangement and broadly does not reflect the arrangement and orientation of the existing buildings on the site.
- 7.43 Overall, the proposal would not respond positively to its context within the surrounding built form and would not contribute positively to the area's character and identity. The proposed development would alter or change the character of the area due to the urbanisation of the site, projecting back into the countryside from the High Street frontage. The proposal is therefore contrary to Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2021) in this regard.

Impact on Residential Amenity

- 7.44 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. The NPPF, at paragraph 127 states that decisions should ensure that developments should create places with a high standard of amenity for existing and future users.
- 7.45 It is considered that whilst the proposed dwellings would be sited within close proximity of the dwelling of Tilbrook Mill they would be sufficient distance from the neighbours as such it will not result in overbearing or cause loss of light on the current level of amenity enjoyed by the adjacent occupiers to warrant the refusal of planning permission. Although Plot 5 would be sited at a distance of approximately 5.2m from the flank wall of the outdoor swimming pool building, it is considered that the amenities of the future occupants would not be significantly affected to warrant the refusal of planning permission.
- 7.46 The access drive is via the frontage or the south of the site and is currently the drive serving the former kennels, close to the access drive, which serves the residential dwelling to Tilbrook Mill. Whilst the former kennels have not been in active use for a while, the replacement with five dwellings would lead to increase in vehicular noise and disturbance to the neighbours from the comings and goings to and from the site. However, it is considered that noise and disturbance would not be significantly excessive to warrant the refusal of planning permission. Furthermore, the use of the driveway/ access to the site by the number of cars that would be involved with the site would also not have an adverse impact upon the amenity of the neighbouring and surrounding properties as the vehicles would be travelling at low speed and would not generate a significant or harmful level of noise.
- 7.47 It is considered that there are no concerns with regard to overbearing, overshadowing or overlooking as a result of the proposed development, for the reasons set out above.
- 7.48 Overall it is considered that the proposal would provide a high standard of amenity for future users and occupiers of the site and would retain and improve a high standard of amenity for users and occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

Highway Safety, Parking Provision and Access

- 7.49 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. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 7.50 Cambridgeshire County Council as the Local Highway Authority (LHA) has assessed the proposal and has not raised any objections to the scheme. The LHA notes that the existing access is to be altered to provide a 7.2m wide access with 10m radii kerbs, which is acceptable. Also, the Transport Statement indicates that intervention will be provided to prevent surface water from the site discharging onto the highway. Visibility splays of 2.4m x 215m are achievable and there is a sufficient area for refuse freighters and emergency vehicles to turn. The LHA has raised the sustainability of the development given it is situated on a National Speed Limit road and that there is no footway link to Tilbrook and that the LPA may wish to consider this further.
- 7.51 It is considered that the additional traffic could be accommodated on the High Street (B645) and would not result in any significant capacity problem. Likewise, the access and turning area could accommodate the additional traffic without significant risk of traffic having to reverse out onto the B645. The parking provision within the scheme (18 spaces including 2 spaces for visitor use) and turning and manoeuvring space are considered adequate subject to conditions.
- 7.52 Given the scale and use of the proposed development and the consultation comments received by the County Council Highways Team; Officers are satisfied the proposal is acceptable with regards to highway safety and parking provision. The application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

Biodiversity

- 7.53 Policy LP30 of the Local Plan requires development proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. The policy also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. Paragraph 174 part D of the NPPF (2021) states that planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing

coherent ecological networks that are more resilient to current and future pressures.

- 7.54 The existing buildings on site are set within an area of well-maintained grassland and gravel car park. A Preliminary Ecological Appraisal (PEA) has been submitted and identifies no significant ecological constraints within the site or that the site has the potential to support. The PEA the site is far distanced from the closest statutory designated site. Accordingly, the Assessment concludes, the proposal would not impact negatively on any designated site. The PEA further notes that whilst a single building (B1) is being used as a day roost by individual bats and accordingly a European Protected Species License application to Natural England will be required to permit the demolition of building B1, the site overall has low ecological value.
- 7.55 Details of biodiversity enhancement measures have been provided. This states that the majority of the existing boundary vegetation will be retained, protected and enhanced as part of the scheme. The Biodiversity Improvement Plan details the following proposals:
- Reasonable Avoidance Measures Method Statement when clearing, felling and undertaking demolition, construction work, to avoid harm to protected and notable wildlife and including wildlife-friendly lighting proposals.
 - The provision of bird nesting and bat roosting boxes on the site.
 - The provision of hedgehog-friendly fencing to garden boundaries.
 - The provision of insect boxes; and
 - Wildlife-friendly landscape infrastructure and planting.
- 7.56 Subject to the imposition of condition to avoid net loss the proposed development is considered to accord with Policy LP30 of the Local Plan to 2036 and paragraph 174 d) of the NPPF (2021).

Trees and Landscaping

- 7.57 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.58 The application is accompanied by a Tree Survey, which confirms the particularly sparse level of landscaping present on site, and that the development will retain the better examples of the same on the site.

- 7.59 The site sits at on flat land relative to the B465. It is therefore imperative that adequate landscaping is provided to soften the appearance of the development including views to and out of the site. The site layout plan shows the provision of hard and soft landscaping for the site. Soft landscaping is proposed around the perimeter of the site, whilst hard landscaping is proposed to the central courtyard area, fronting the dwellings.
- 7.60 The Urban Design Officer has assessed the landscaping proposals and indicated that the courtyard forms a large expanse of hard standing for vehicle turning and car parking, whilst it is accepted this arrangement is characteristic of more traditional farmstead / courtyard proposals the proposed scheme is more contemporary in appearance. Furthermore, the proposal at a deeper depth of the plot would result in cramped arrangement with limited opportunities for structural landscaping along the northern edge. A wider belt of structural landscaping and tree planting is required along both the northern and western edges of the site to soften the appearance of the units and create a soft transition with the wider countryside. A reduction in the number of units, unit size or changes to the arrangement of parking is considered necessary to setback development away from the northern boundary.
- 7.61 Overall, it is considered that the proposal would lead to a cramped development with limited opportunities for structural landscaping on the site to soften the appearance of the development and to integrate successfully within the context of the site contrary to the objectives of policy LP11 of the HDC Local Plan to 2036.

Flood Risk and Drainage

- 7.62 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)).
- 7.63 The site is located within Flood Zone 1; therefore, the sequential test is not necessary. The proposed site area does not exceed 1 hectare therefore a site-specific flood risk assessment is also not required. Notwithstanding the above, the application is accompanied by a drainage strategy of the site. The report states that the existing formalised drainage system within the site will be replaced to minimise the risk of flooding. At present, the existing development discharges unattenuated to the roadside ditch. The proposed means of disposal is to discharge the flow after attenuation to the existing roadside ditch. The design includes the provision of porous pavements for the roadway and part of the vehicle manoeuvring areas. The porous areas will be

constructed with attenuation crates forming the subbase. The roof and hardstanding areas will drain to the porous pavements to provide attenuation.

- 7.64 Overall , the drainage provision is considered acceptable and could be conditioned if planning permission is forthcoming.

Archaeology

- 7.65 The application site is not located within a designated conservation area or within the setting of any nearby listed building(s) however, the site lies in an area of archaeological potential. Policy LP34 of the HDC Local Plan to 2036 and paragraph 194 of the NPPF sets out that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, a suitable assessment or evaluation thereof should be undertaken by the applicant. That is a specific application of the general onus being on the applicant to substantiate their proposal (Section 62(3) of the Town and Country Planning Act 1990 as amended). Policy LP34 clarifies how heritage interest, or significance, may derive from archaeological interest. It must be noted that archaeology is rarely neatly confined to a specific area.
- 7.66 The County Archaeologist has assessed the application and indicated that the site lies in an area of archaeological potential, within the grounds of medieval ridge and furrow cultivation and adjacent to a 19th century corn mill to the north. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.
- 7.67 It is therefore recommended that a condition requiring a programme of archaeological work, commencing with the evaluation of the application area, which has been secured in accordance with a Written Scheme of Investigation (WSI) to be submitted to and approved by the LPA in writing prior to the commencement of the development.
- 7.68 Overall, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and paragraph 194 of the NPPF (2021), subject to the imposition of condition requiring a WSI to be submitted to and approved by the LPA in writing prior to the commencement of the development.

Accessible and Adaptable Homes

- 7.69 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.
- 7.70 The applicant/ Agent has confirmed in the accompanying Design and Access Statement that the proposed development has been designed in accordance with and will be built in accordance with the M4(2) standards.
- 7.71 A condition will 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.

Water Efficiency

- 7.72 Policy LP12 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.
- 7.73 The applicant/ Agent has confirmed in the accompanying Design and Access Statement that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards.
- 7.74 A condition will 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.

Other Issues

Community Infrastructure Levy (CIL):

- 7.75 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.

Unilateral Undertaking for Wheeled Bins:

- 7.76 A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a Unilateral Undertaking Agreement for the provision of wheeled bins, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.
- 7.77 There are no other material planning considerations which have a significant bearing on the determination of this application.

Planning Balance and Conclusions

7.78 Section 38(6) PCPA 2004 states that “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. As identified in the report, the proposed development is contrary to the development plan, being residential development, in the open countryside outside of the built-up area of the Small Settlement Area, which is not well related to it either. The proposed development scheme also does not accord with the specific opportunities for development in the countryside provided for by other policies of the Local Plan. The development plan is up to date and carries substantial weight. The NPPF advises that in such circumstances, a development which conflicts with it should not usually be granted. This demonstrates the primacy of the development plan in the planned system and the need for significant weight to be accorded to up to date development plans.

Economic, environmental, social dimensions

7.79 Officers recognise that the proposed development would provide material benefits and other economic benefits including job creation through construction and CIL contributions. The development will also lead the provision of five additional market housing however, this is given only moderate weight as Huntingdonshire District Council can demonstrate a five-year housing land supply. The development will also bring associated support to the local economy, which are standard development benefits and given limited weight.

7.80 The proposed scheme would impact adversely on the character, appearance and intrinsic quality of the countryside. The application site is in the countryside in an unsustainable location. The site is isolated and there are no reasonable but limited means of accessing the services and facilities within the nearby settlements without relying on the private car. As such, the proposal is considered to be in conflict with Policies LP2 and LP16 of the Huntingdonshire's Local Plan to 2036 which seeks development proposals to be located in a sustainable location. The proposal is also contrary to the provisions of the National Planning Policy Framework 2021, particularly paragraphs 79 and 80 which seek to concentrate additional housing within settlements and avoid new isolated dwellings in the countryside, and paragraphs 92, 104 and 105, which aim to promote safe, accessible and healthy communities.

7.81 Carefully weighing up all of the material considerations it is concluded that the clear conflict with the development plan

policies are not outweighed by the benefits of the development. There are no overriding material considerations that indicate that permission should be granted in this instance.

7.82 Therefore, it is recommended that the application be refused.

8. RECOMMENDATION - REFUSE for the following reasons:

- 8.1 The proposed development is in an unsustainable location and is considered to be in conflict with Policies LP2 and LP16 of the Huntingdonshire's Local Plan to 2036 which seeks development proposals to be located in a sustainable location. The proposal is also contrary to the provisions of the National Planning Policy Framework 2021, particularly paragraphs 79 and 80 which seek to concentrate additional housing within settlements and avoid new isolated dwellings in the countryside, and paragraphs 92, 104 and 105, which aim to promote safe, accessible and healthy communities.
- 8.2 The proposed development would be located in the open countryside and does not accord with any of the specific opportunities for development provided for by policies of the Huntingdonshire Local Plan to 2036. The proposed development would be out of context with the surrounding area and would fail to recognise the intrinsic character and beauty of the countryside through residential intensification within an open agricultural landscape. The proposal therefore conflicts with the Strategy for Development in Huntingdonshire detailing the distribution of growth within small settlements and the countryside through the current Local Plan period to 2036 and is contrary to the Development Plan. In this instance, there are no objectives of the National Planning Policy Framework 2021 or other material considerations which indicate planning permission should be granted. The proposal is therefore contrary to Policies LP2, LP9, LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and paragraphs 130 and 174 of the National Planning Policy Framework 2021.
- 8.3 The proposed development by virtue of its size, design, scale and layout would introduce an overly domesticated appearance to the site together with domestic paraphernalia, car parking, cycle sheds, bin storage, fences and hardstanding areas, which would adversely impact on the existing agricultural and rural landscape character of the location. The proposal is therefore contrary to Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire's Local Plan to 2036 and the aims of paragraph 174(b) of the National Planning Policy Framework 2021.
- 8.4 The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a Unilateral Undertaking Agreement for the provision of wheeled bins,

contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

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CONTACT OFFICER: Richard Sakyi

Senior Development Management Officer

Enquiries: Richard.Sakyi@Huntingdonshire.gov.uk

From: [Lionel Thatcher](#)
To: [Control, Development \(Planning\)](#)
Subject: Planning Response
Date: 11 November 2022 10:08:36

Hi

My Council considered the following application and their views are as stated:

22/02058 Tilbrook Mill Kennels - change of use from boarding kennels,
redevelopment of site with 5 dwellings and ancillaries

Recommend approval as appropriate development.

Regards

Lionel Thatcher
Clerk to the Council

Development Management Committee



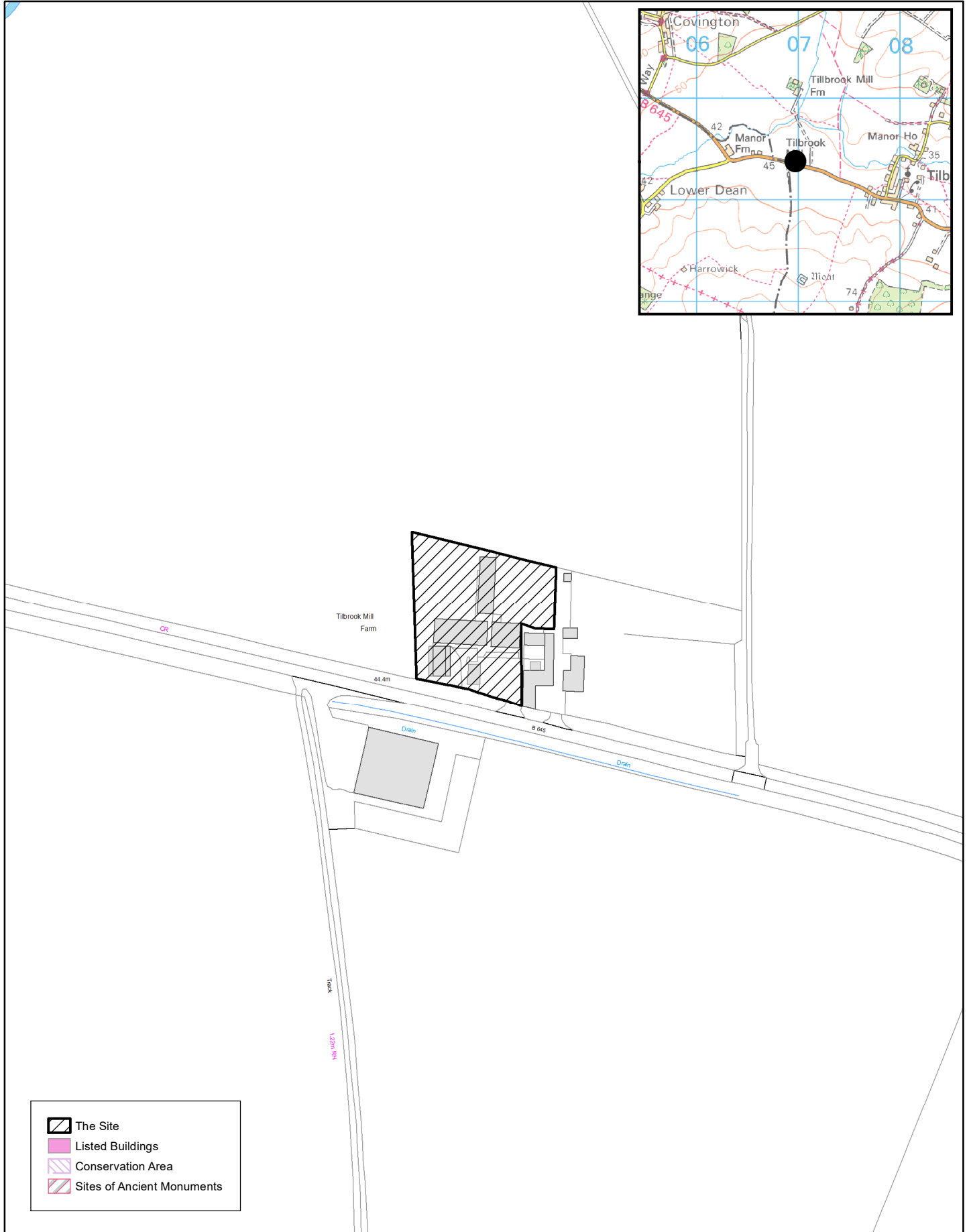
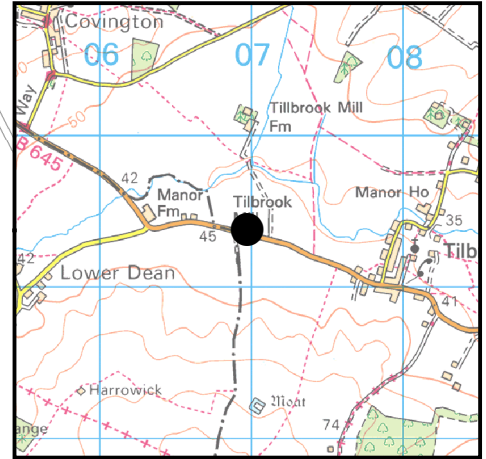
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Application Ref:22/02058/FUL

Date Created: 10/05/2023

Location: Tilbrook

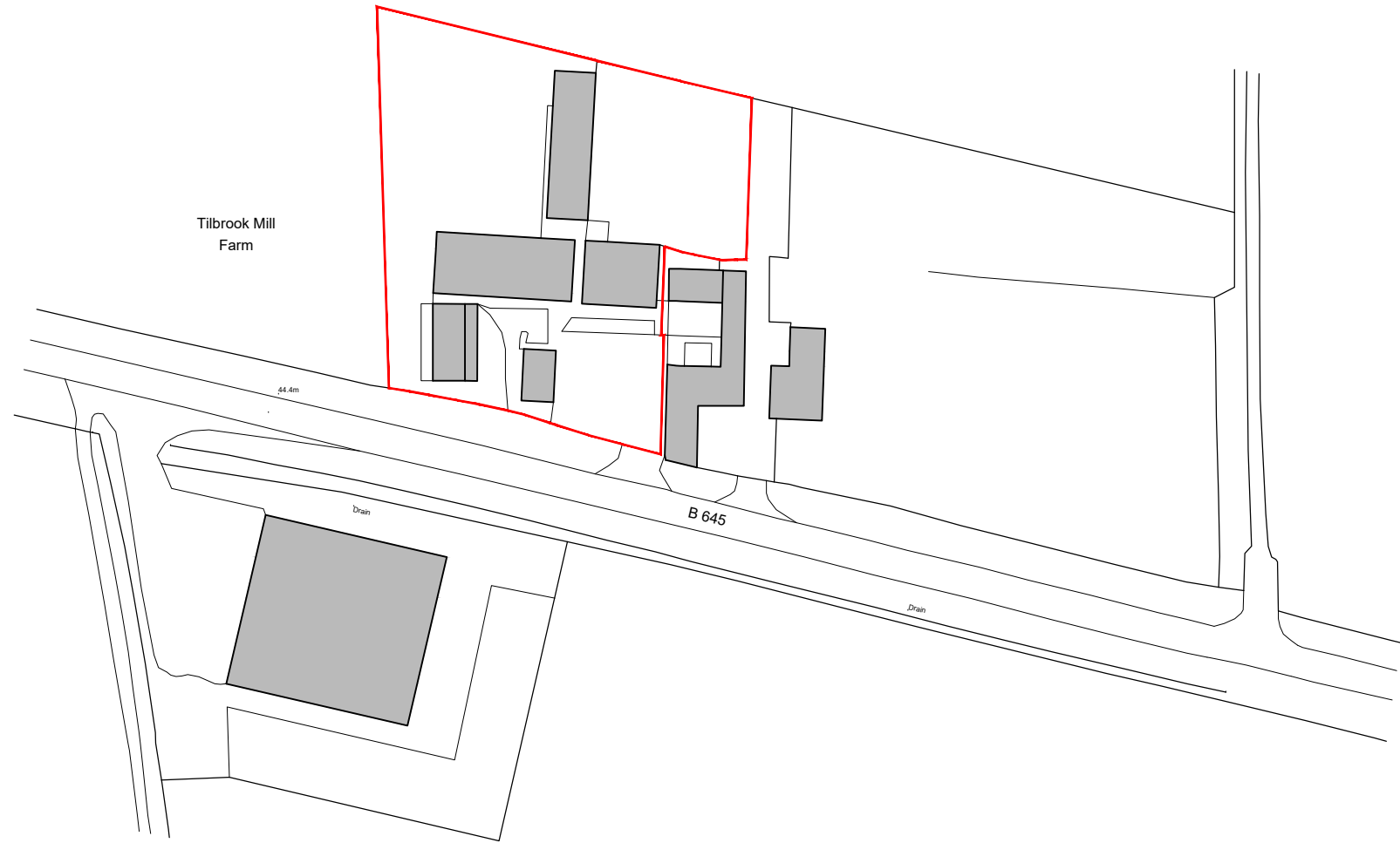
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-  The Site
-  Listed Buildings
-  Conservation Area
-  Sites of Ancient Monuments

Notes:
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Rev	Date	Details	Drawn	Checked
01	08.09.2022	Issued for information	SK	AA

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 London - 0203 745 8018
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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

Site Address:
**Tilbrook Mill Kennels
 Tilbrook
 PE28 0LH**

Drawing Number: **1466** SAP XX XX DR A 00000 SO
 Revision: **01**

Drawing Title: **Site Location Plan**
 Volume: **V1**

Project Lead: **JS**
 Stage: **3**
 Project Phase: **Planning**

Scale: **1:1250**
 Paper: **A3**
 10m | 20m | 30m | 40m | 50m

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Notes:
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KEY

[Red Box]	House Type A 3 Bed House 5 Person 111 sqm Private
[Blue Box]	House Type B 4 Bed House 7 Person 200 sqm Private
[Green Box]	House Type C 5 Bed House 8 Person 167 sqm Private
[Purple Box]	House Type D 4 Bed House 7 Person 200 sqm Private

Site Area 4,265m² (1.05 A - 0.43 ha)
 Development 22A, 191, 197 & 198A, 199
 Density 111.6 u/ha
 Total 5 Units

- Proposed Development Boundary
- Demolition
- Post and Rail
- 1.8m Close Boarded Fence
- Low Level Hedge
- High Level Hedge
- New trees
- Shed (Providing cycle store)
- House Type A: 3 cycle spaces
- House Type B: 4 cycle spaces
- House Types C: 5 cycle spaces
- Permeable paving
- Reinforced grass for bin collection areas
- Bin store to each unit providing space for:
 - 1no. 140L Grey Residual Domestic Bin
 - 1no. 240L Blue Dry Recycling Bin
 - 1no. 240L Green Green Waste and Food Waste Bin
- Handstanding provided for additional 240L Grey Residual Domestic Bin if requested by householder.
- Bin collection areas provide space for 1no. 140L plus 1no. 240L bin per household.

Areas and Volumes

Site Area Excluding Highway Land: 4,265m²
 Green Area: 2,029m²
 Shared Surface and Parking Area: 1,070m²
 Paved Area: 377m²
 Total Hard Landscaping Area: 1,447m²

Unit No.	GIA	Footprint	Volume
1	110m ²	127m ²	574.4m ³
2	200.1m ²	158m ²	711.2m ³
3	165.6m ²	188m ²	848.1m ³
4	200.1m ²	158m ²	711.2m ³
5	200.1m ²	158m ²	711.2m ³
Total	875.9m²	789m²	3556.1m³



No.	Date	Details	Drawn	Checked
01	22.09.2022	Issued for information	PCD	AA
02	14.10.2022	Issued for information	PCD	AA
03	09.09.2022	Issued for information	PCD	AA
04	09.09.2022	Issued for information	TK	AA
05	20.08.2022	Issued for information	PCD	AA

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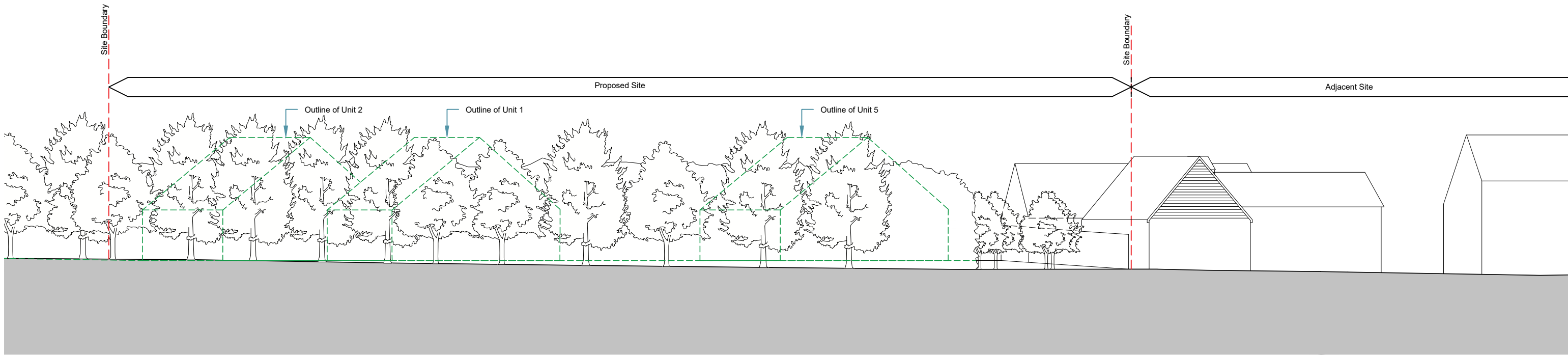
Northampton - 01933 698 001 London - 0203 745 8018
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Project Name: Tibbrook Mill Kennels
 Site Address: Tibbrook Mill Kennels, Tibbrook, PE23 5LH

Drawing Number: 1456 SAP XX XX DR A, 10100 SIO 05
 Drawing Title: Proposed Site Plan

Project Lead: JS	Stage: 3	Project Phase: Planning
Scale: 1:200	Paper: A1	Sheet: 01 of 01

Notes:
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Proposed Street Elevation

Rev	Date	Details	Drawn	Checked
02	09.09.2022	Extent of elevation extended	PCD	AA
01	07.09.2022	Issued for comment	SK	AA

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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

Site Address:
Tilbrook Mill Kennels
Tilbrook
PE28 0LH

Drawing Number: 1466 SAP XX XX DR A 30100 SO Revision: 02

Drawing Title: Proposed Street Elevation Volume: XX

Project Lead: JS Stage: 3 Project Phase: Planning

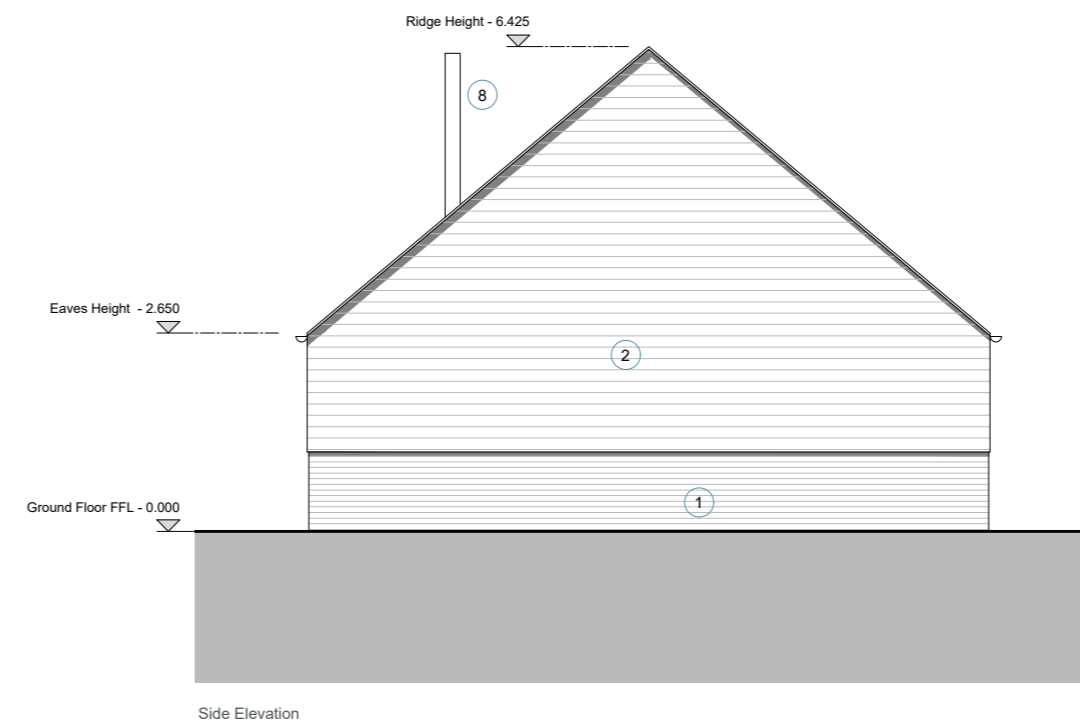
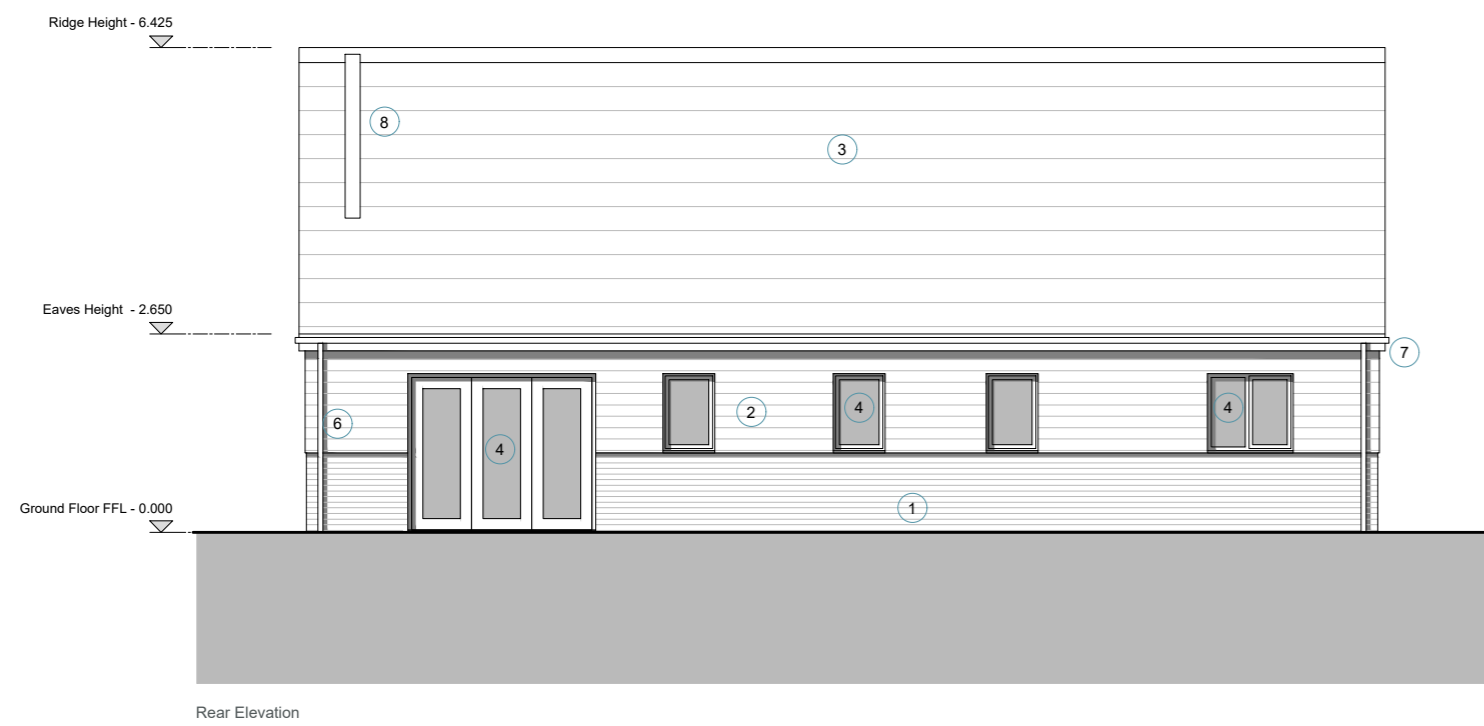
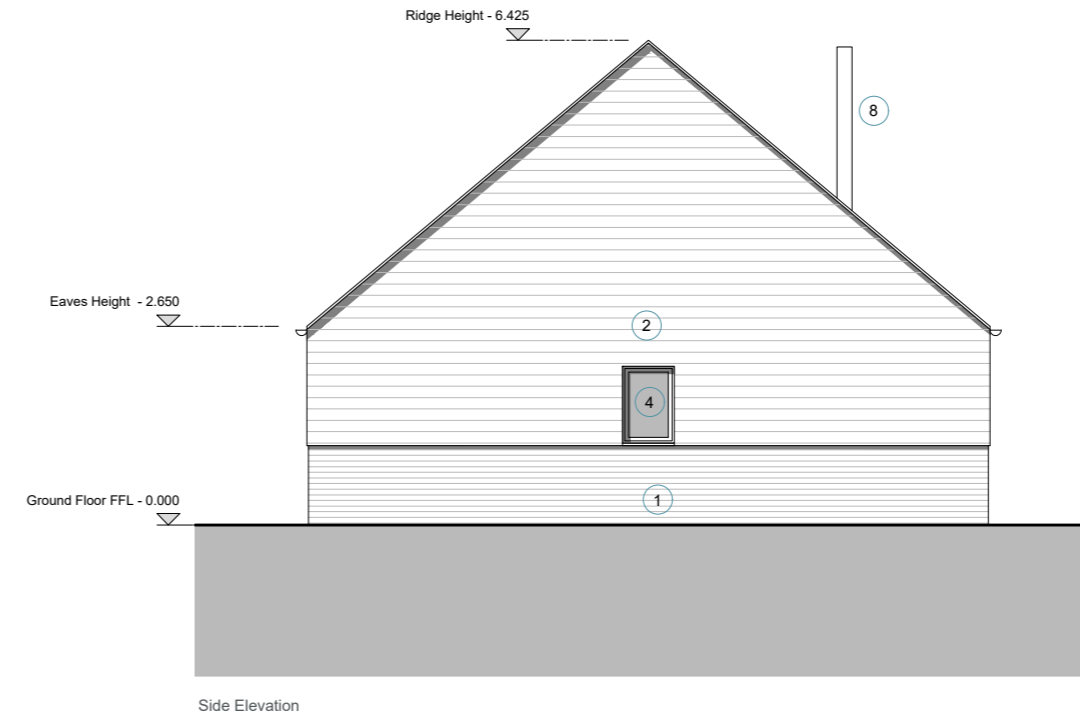
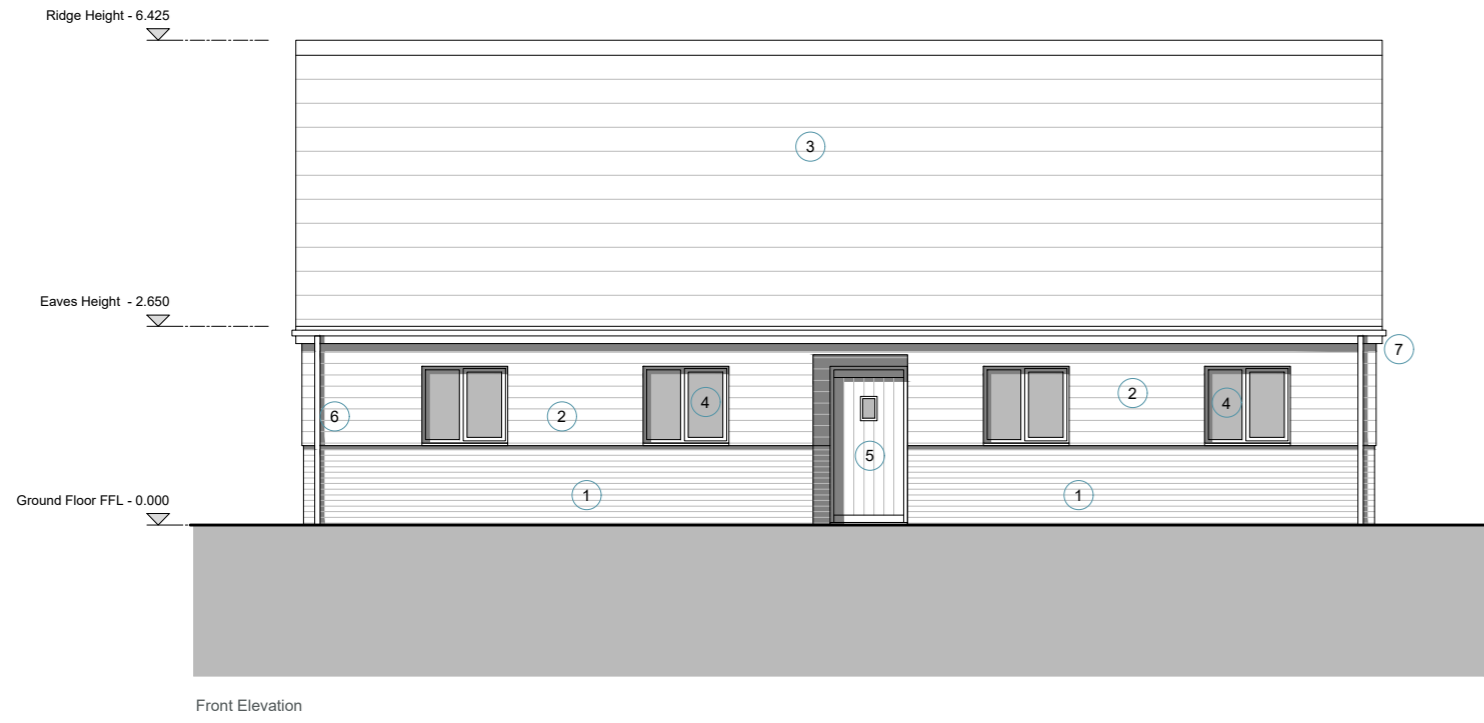
Scale: 1:200 Paper: A3 2m | 4m | 6m | 8m

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Material Key

1. Red Brick
2. Black Timber Boarding
3. Brown/ Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue



Rev	Date	Details	Drawn	Checked
03	23.09.2022	Material key amended	PCD	AA
02	22.09.2022	Chimney flues added and window positions amended	PCD	AA
01	14.09.2022	Issue for comments	PCD	AA

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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

Site Address:
**Tilbrook Mill Kennels
Tilbrook
PE28 0LH**

Drawing Number: 1466 SAP V1 XX DR A 31100 SO 03 Revision: 03

Drawing Title: Type A Proposed Elevations 3 Bed | 5 Person Volume: V1

Project Lead: JS Stage: 3 Project Phase: Planning

Scale: 1:100 Paper: A2 1m 2m 3m 4m

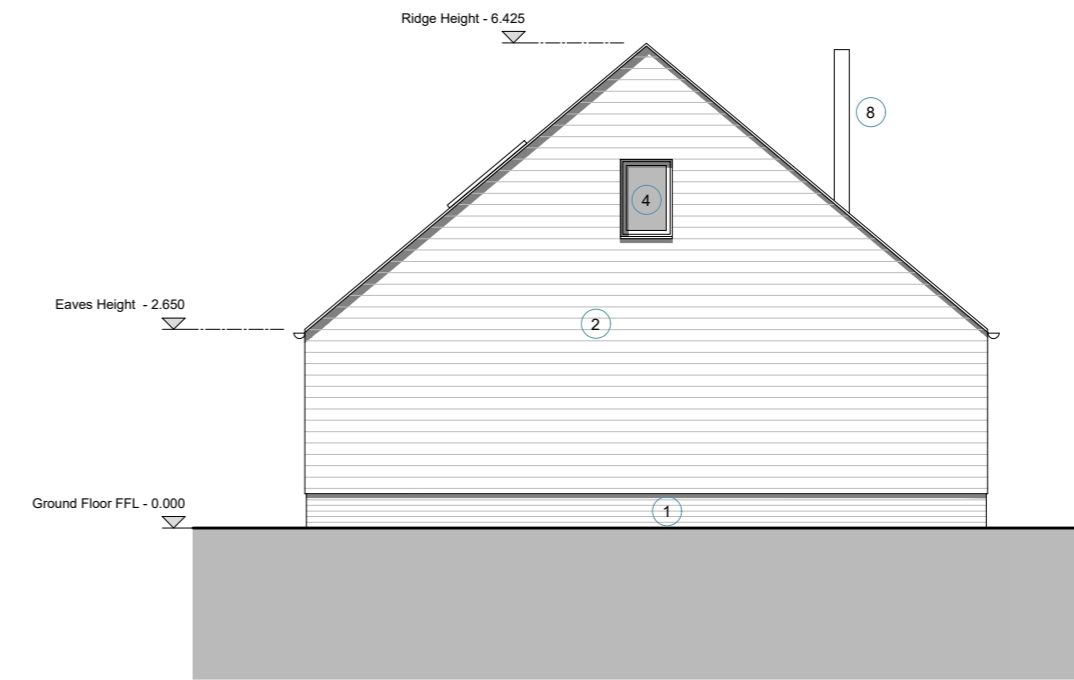
Notes:
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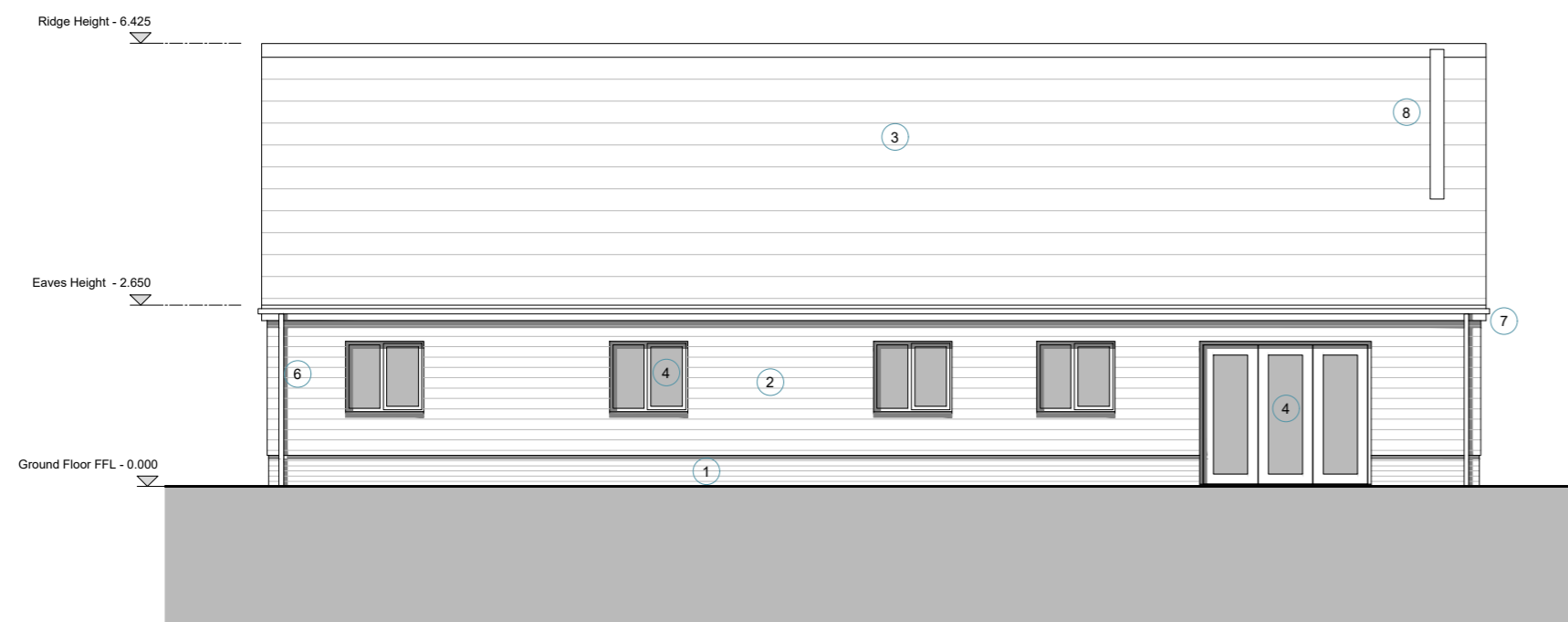
1. Red Brick
2. Black Timber Boarding
3. Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue
9. Conservation Rooflight



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Rev	Date	Details	Drawn	Checked
05	23.09.2022	Material key amended	PCD	AA
04	22.09.2022	Chimney flues added and window positions amended	PCD	AA
03	14.09.2022	Shadows and rooflights added	PCD	AA
02	09.09.2022	Issued for comment	PCD	AA
01	05.09.2022	Initial sketch options issued for comment	PCD	AA

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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

Site Address:
Tilbrook Mill Kennels
Tilbrook
PE28 0LH

Drawing Number: 1466 SAP V2 XX DR A 31101 SO 05 Revision:
Type B Volume:
Proposed Elevations V2
4 Bed | 7 Person

Project Lead: JS Stage: 3 Project Phase: Planning

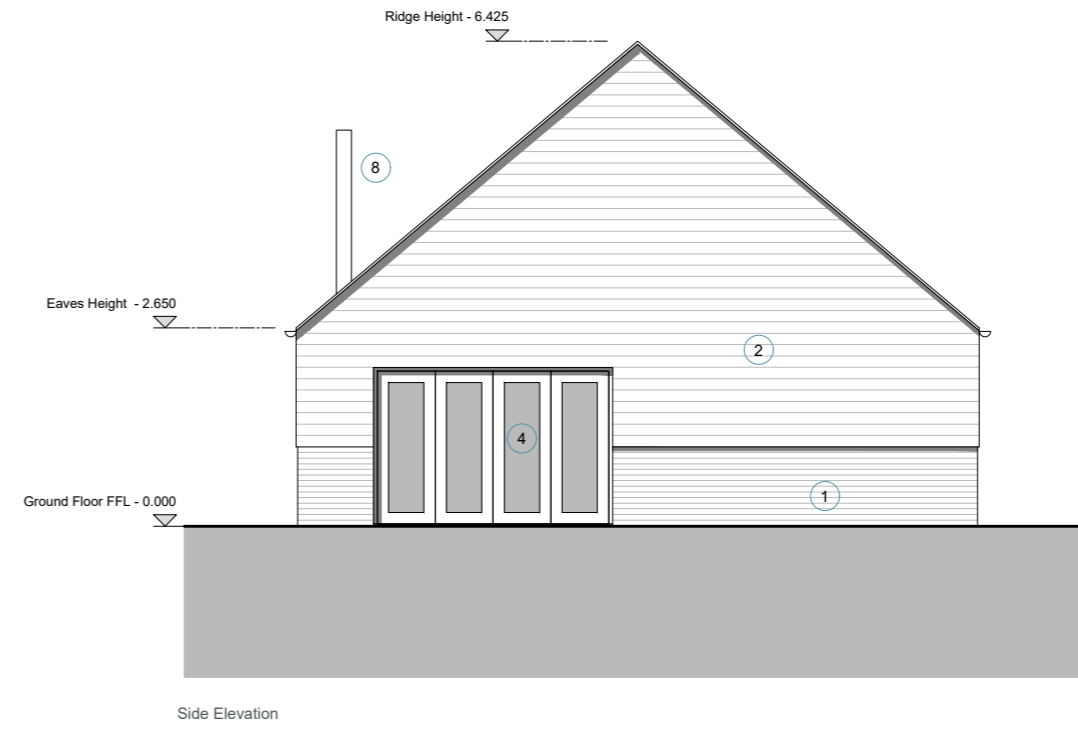
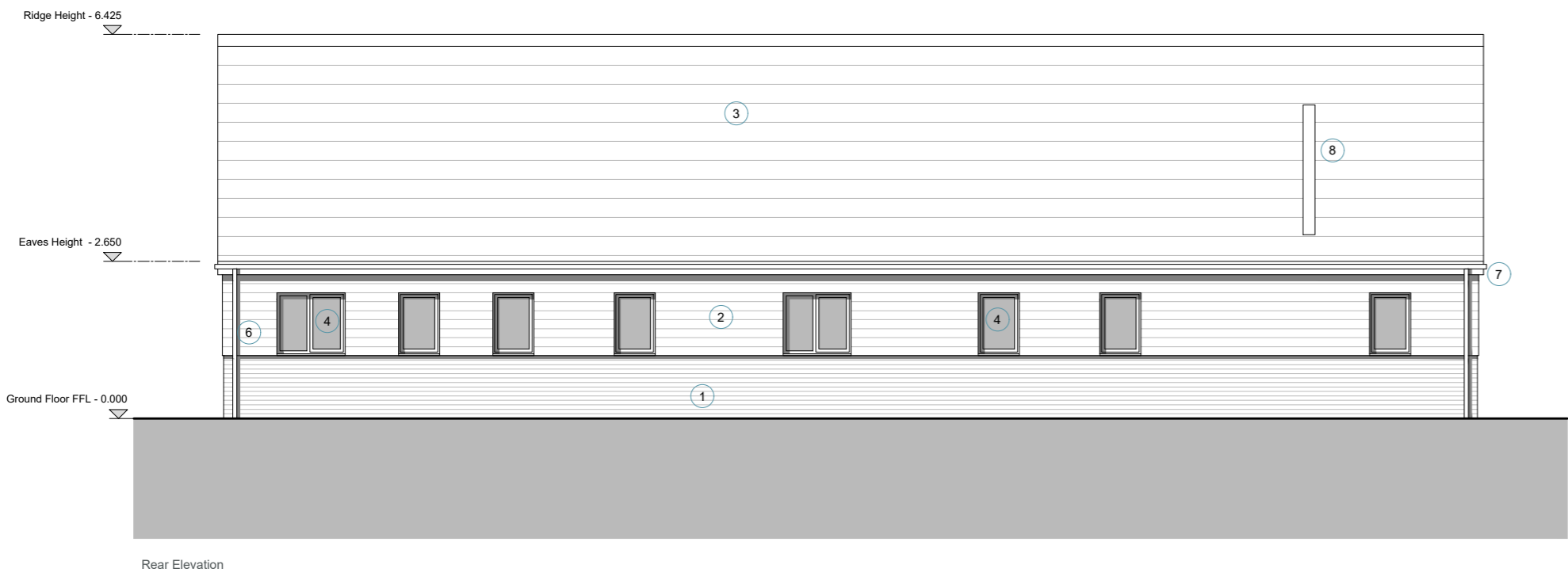
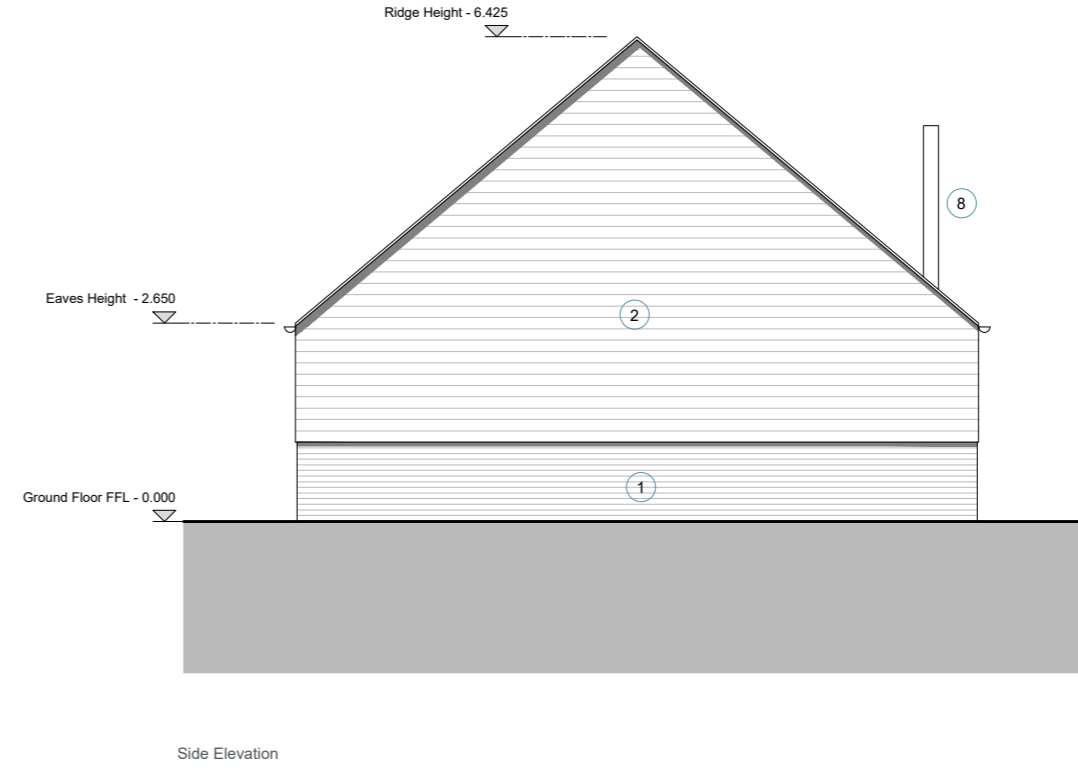
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Material Key

- 1. Red Brick
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- 7. Woodgrain Fascia Board
- 8. Log Burner Chimney Flue



Rev	Date	Details	Drawn	Checked
03	23.09.2022	Material key amended	PCD	AA
02	22.09.2022	Chimney flues added and window positions amended	PCD	AA
01	14.09.2022	Issued for comment	PCD	AA

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Client:
 Blenheim Homes

Project Name:
 Tilbrook Mill Kennels

Site Address:
 Tilbrook Mill Kennels
 Tilbrook
 PE28 0LH

Drawing Number: 1466 SAP V3 XX DR A 31102 SO 03 Revision: 03

Drawing Title: Type C Proposed Elevations 5 Bed | 8 Person Volume: V3

Project Lead: JS Stage: 3 Project Phase: Planning

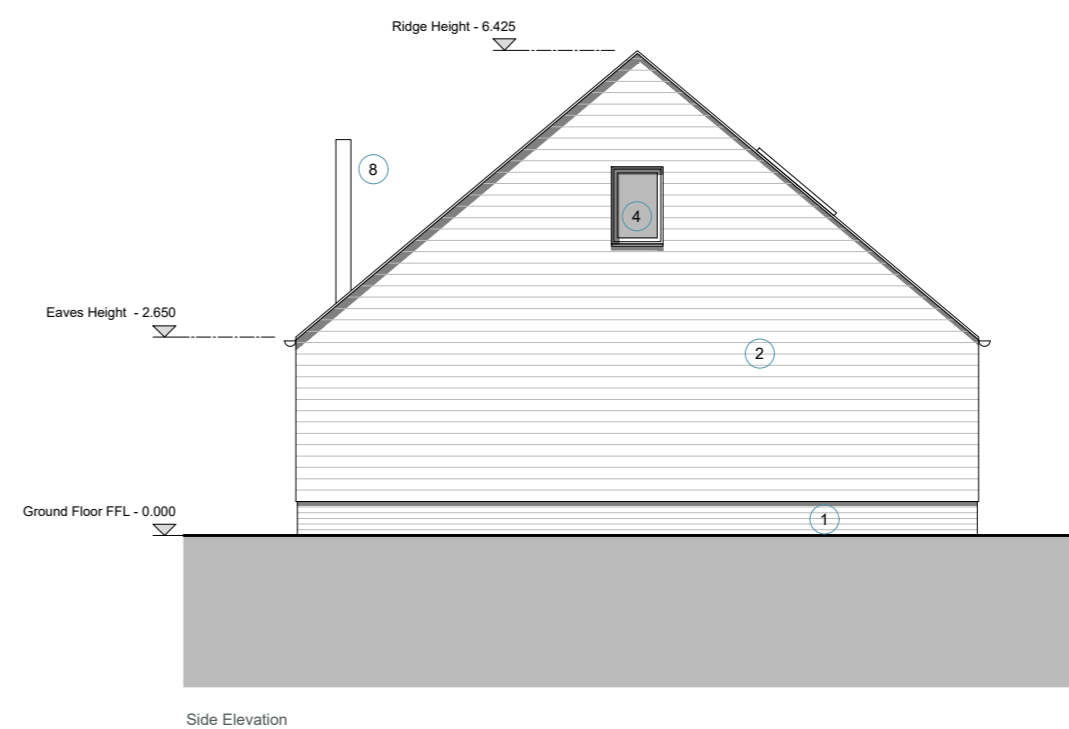
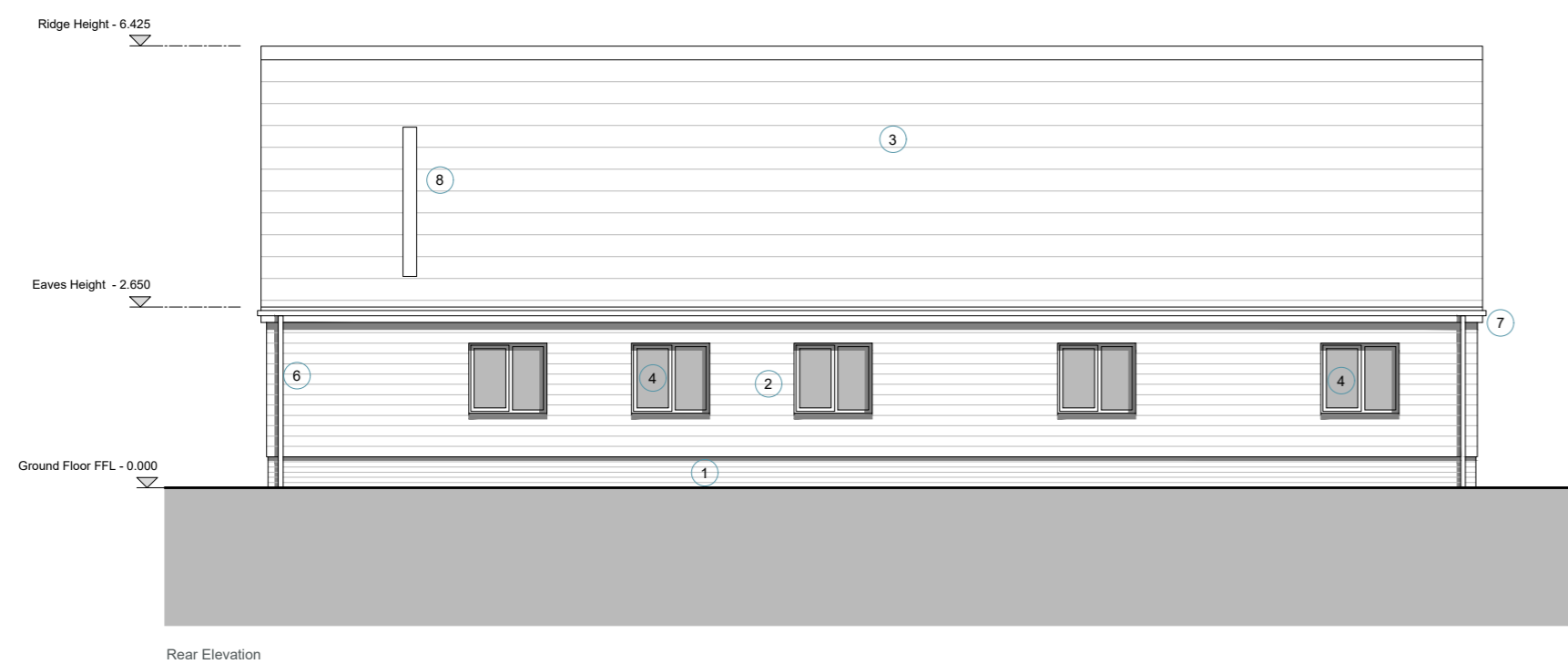
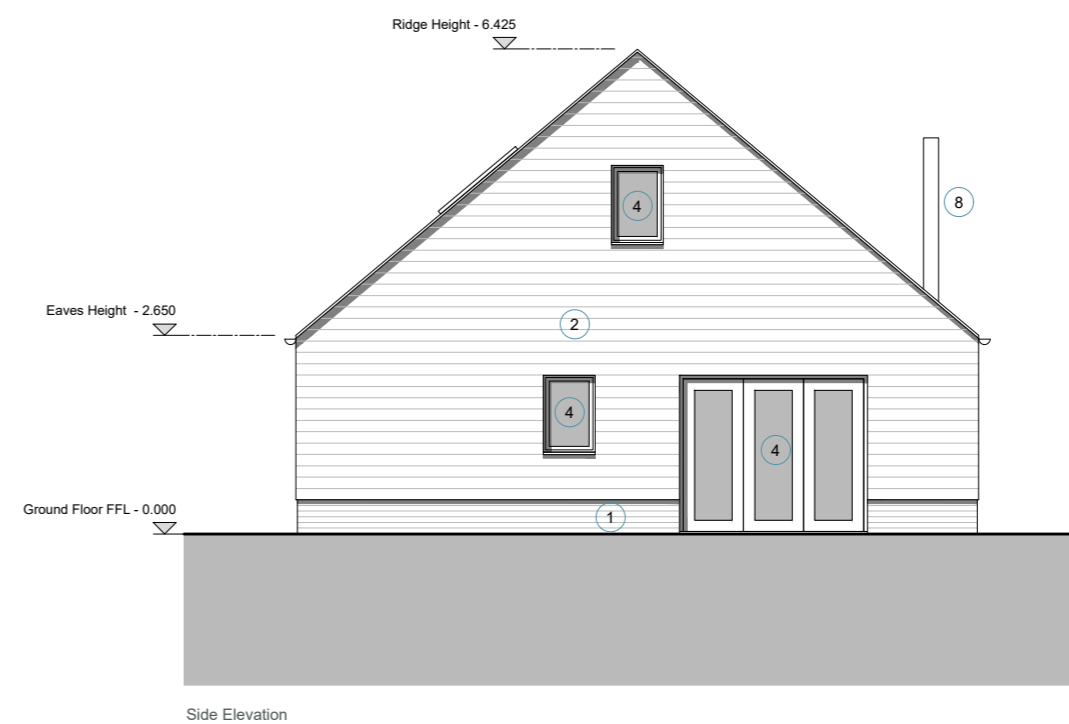
Scale: 1:100 Paper: A2 1m 2m 3m 4m

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Notes:
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Material Key

1. Red Brick
2. Black Timber Boarding
3. Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue
9. Conservation Rooflight



Rev	Date	Details	Drawn	Checked
03	23.09.2022	Material key amended	PCD	AA
02	22.09.2022	Chimney flues added and window positions amended	PCD	AA
01	14.09.2022	Issued for comment	PCD	AA

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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

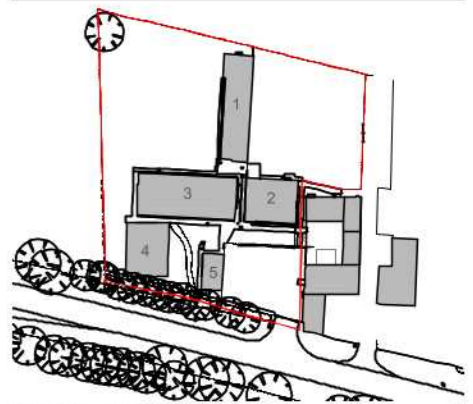
Site Address:
**Tilbrook Mill Kennels
Tilbrook
PE28 0LH**

Drawing Number: 1466	SAP V4 XX DR A 31103 SO 03	Revision: 03
Drawing Title: Type D Proposed Elevations 4 Bed 7 Person	Volume: V4	

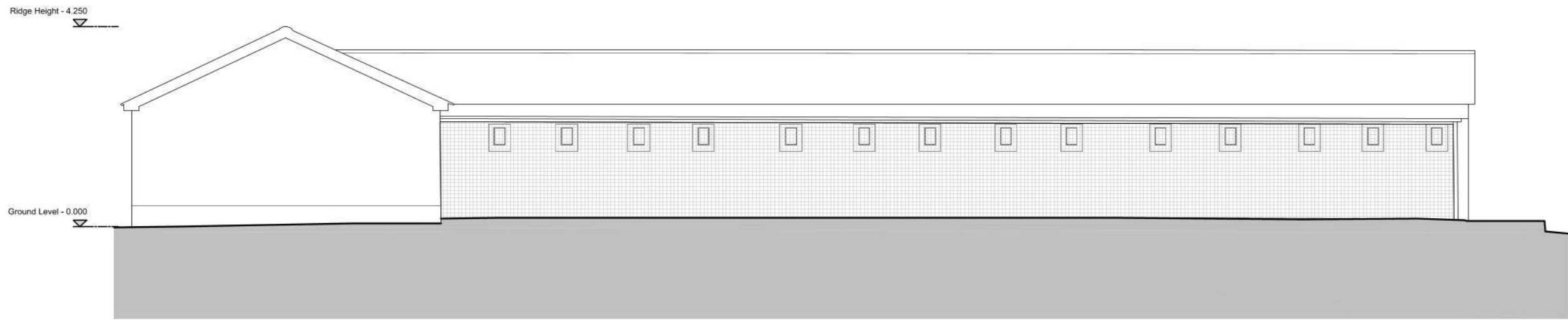
Project Lead: JS	Stage: 3	Project Phase: Planning
Scale: 1:100	Paper: A2	1m 2m 3m 4m

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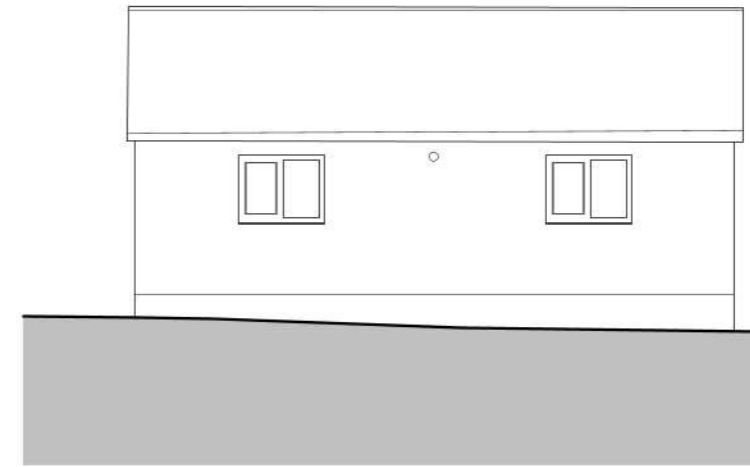
Notes:
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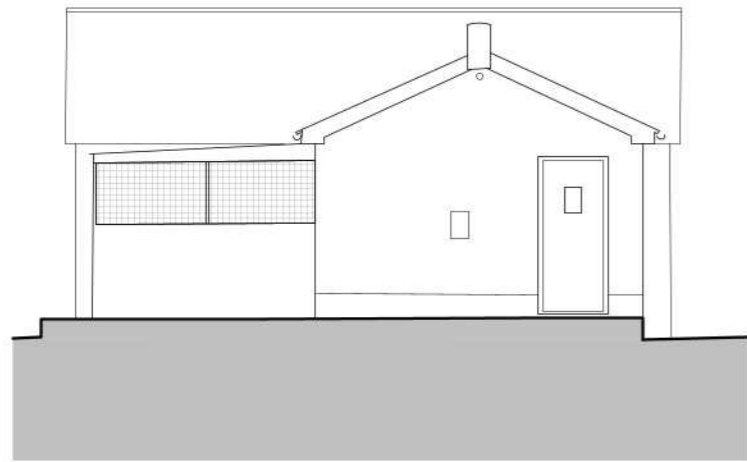
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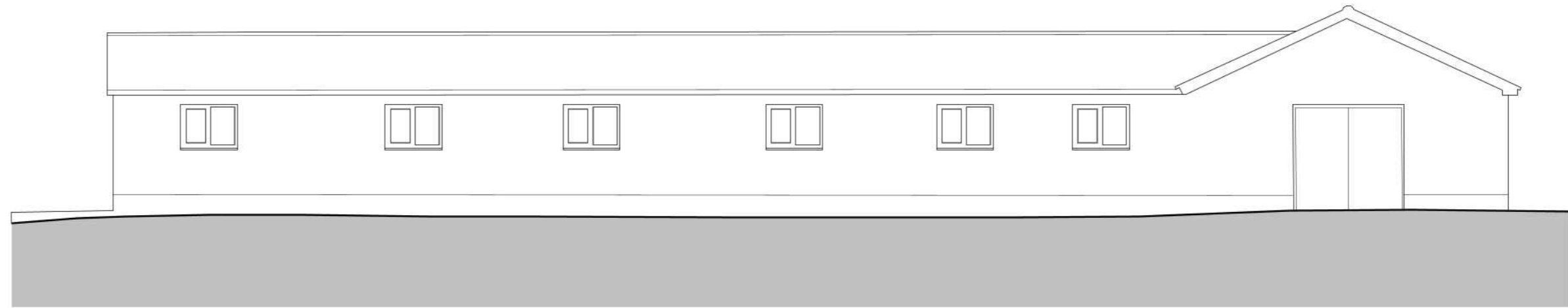
Kennel 1 West Elevation



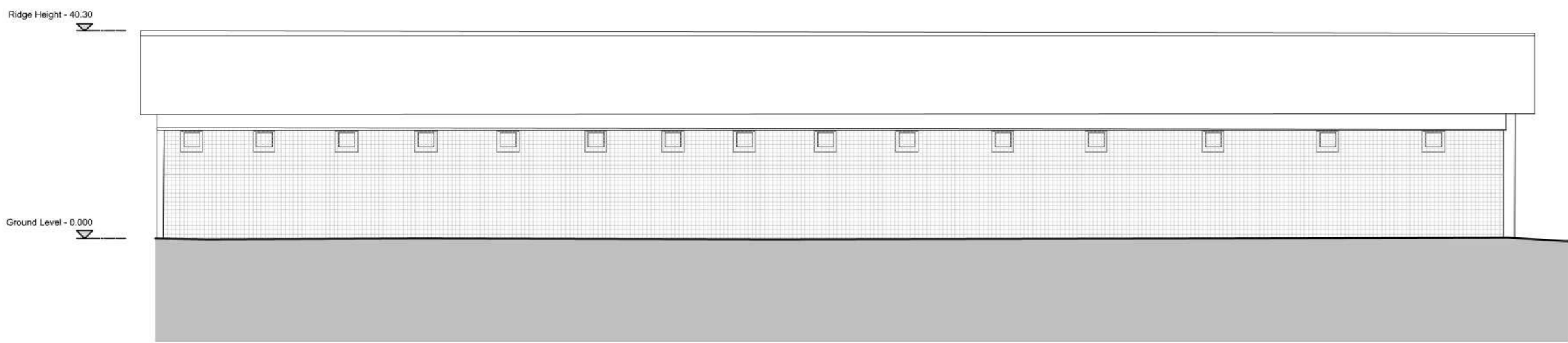
Kennel 1 North Elevation



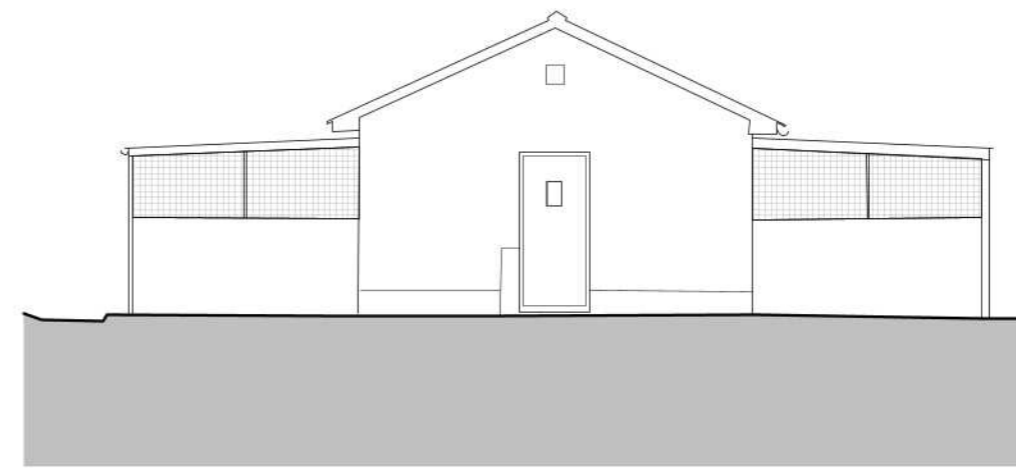
Kennel 1 South Elevation



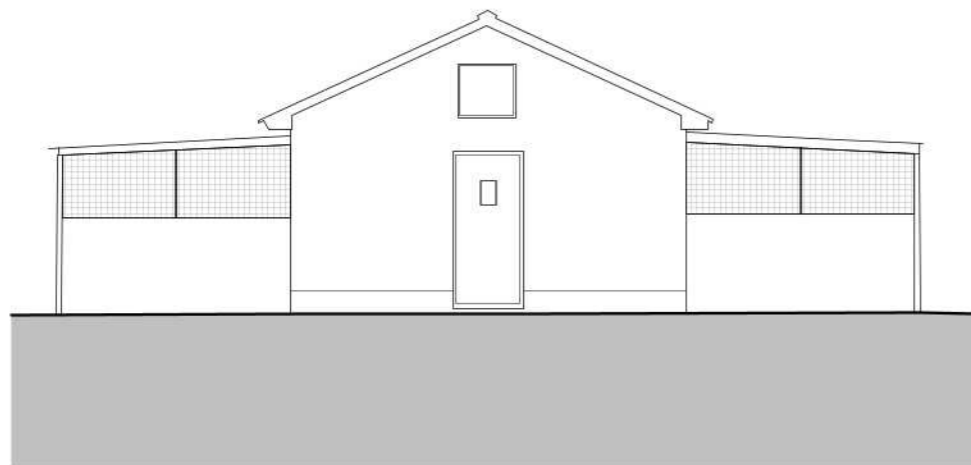
Kennel 1 East Elevation



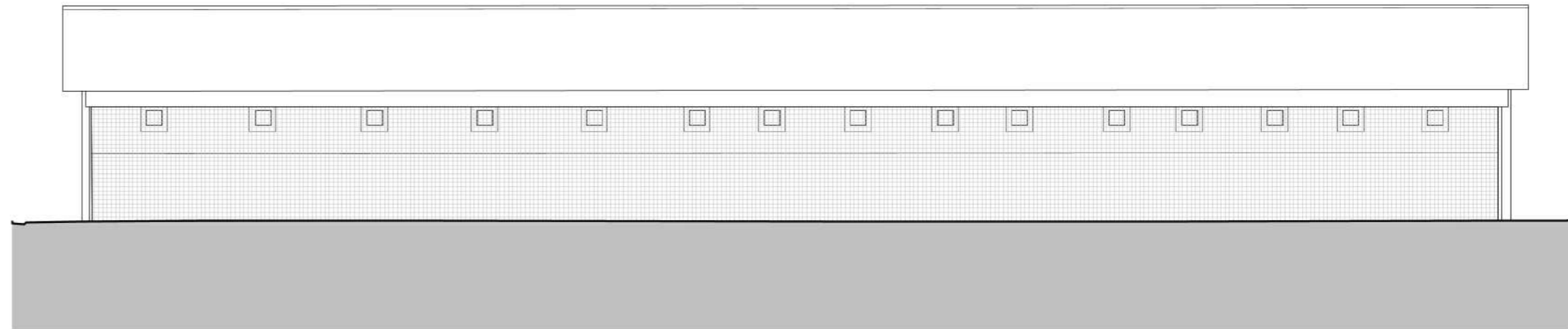
Kennel 3 South Elevation



Kennel 3 West Elevation



Kennel 3 East Elevation



Kennel 3 North Elevation

02	07.10.2022	Overall ridge dimensions added	PCD	AA
01	16.09.2022	Issued for information	PCD	AA
Rev	Date	Details	Drawn	Checked

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Client:
 Blenheim Homes

Project Name:
 Tibbrook Mill Kennels

Site Address:
 Tibbrook Mill Kennels
 Tibbrook

Drawing Number:
 1466_SAP_XX_XX_DR_A_00310_SO_02

Drawing Title:
 Existing Elevations
 Kennel 1 and 3

Project Lead:
 JS

Stage:
 3

Project Phase:
 Planning

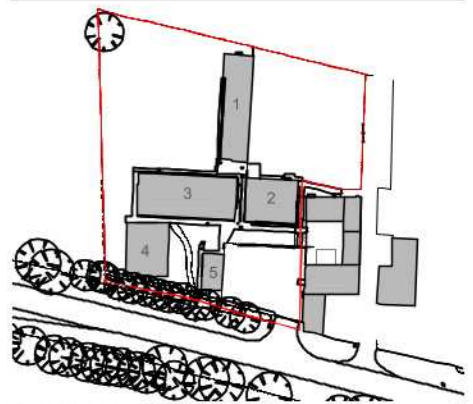
Scale:
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Paper:
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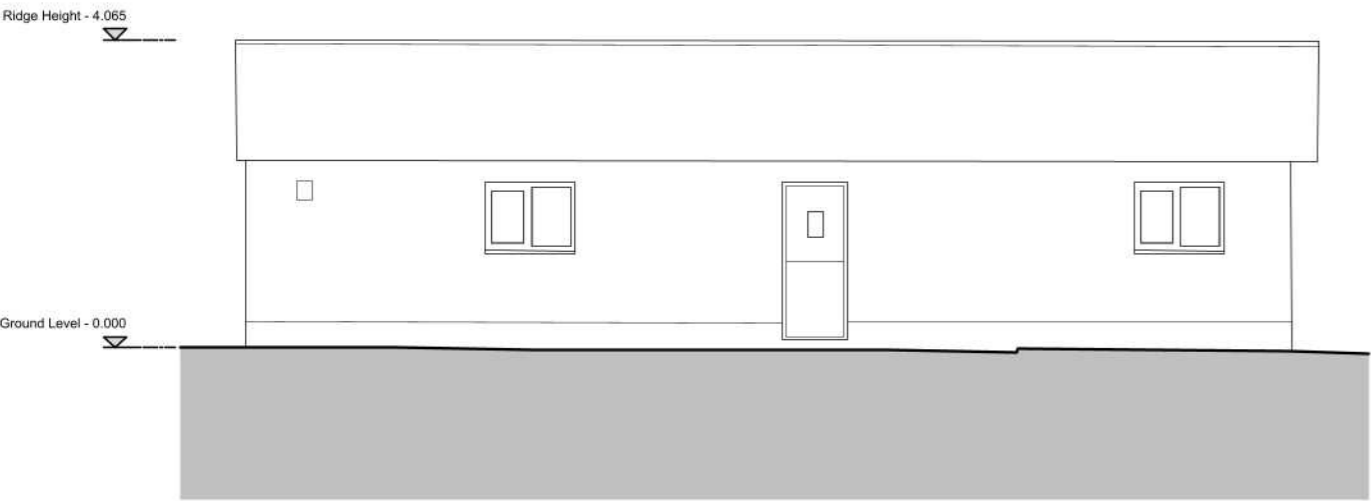
1m 2m 3m 4m

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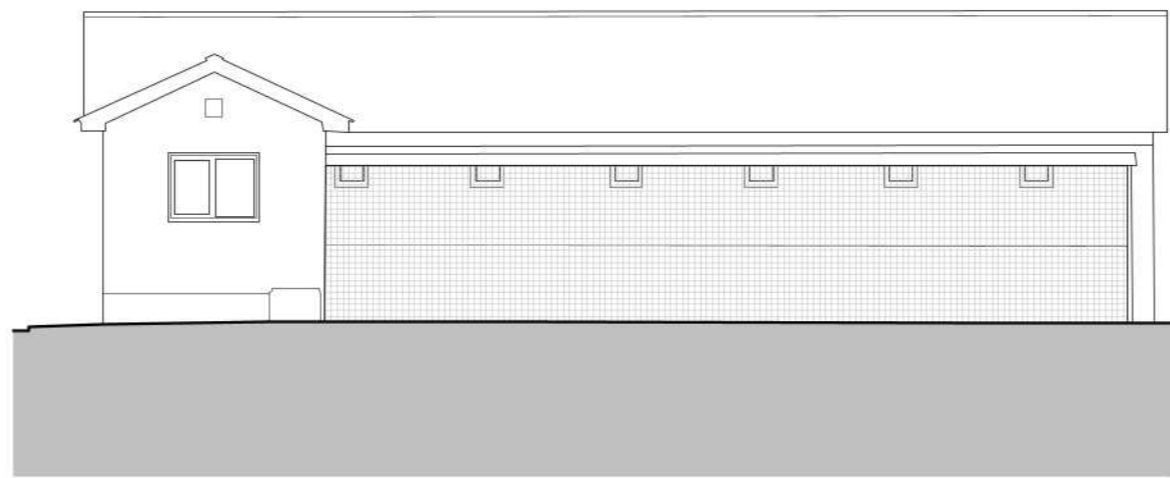
Notes:
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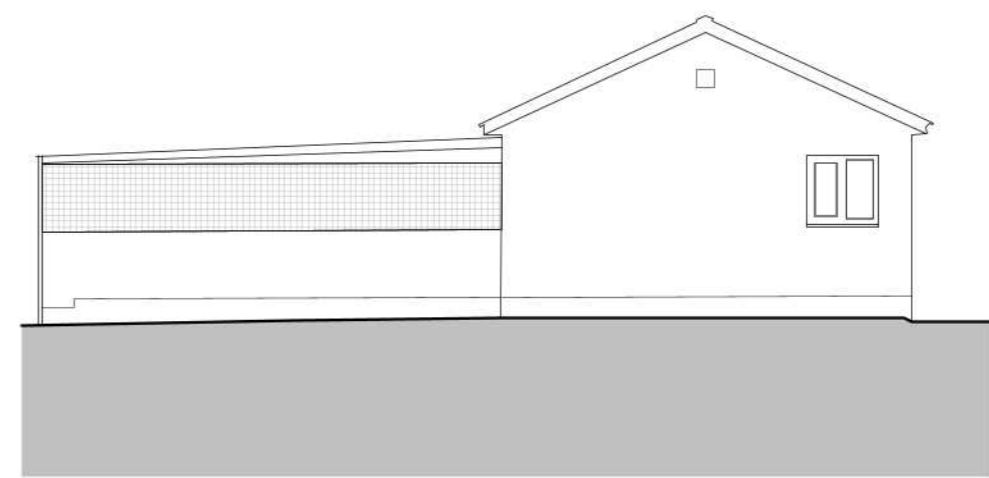
Existing Site Plan - 1:2000



Kennel 2 North Elevation



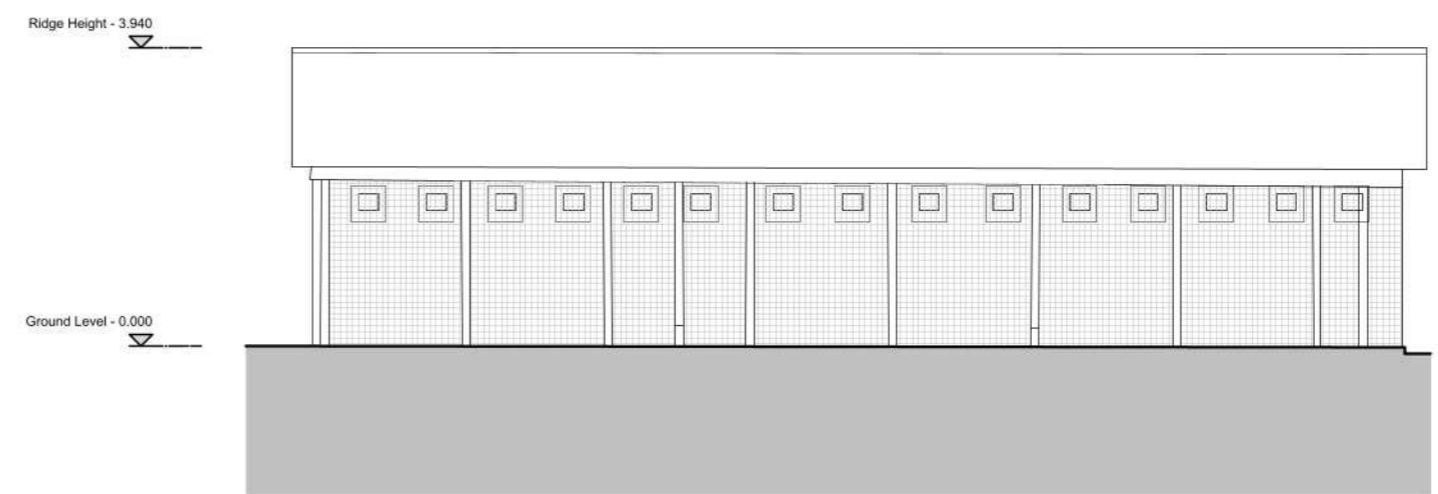
Kennel 2 South Elevation



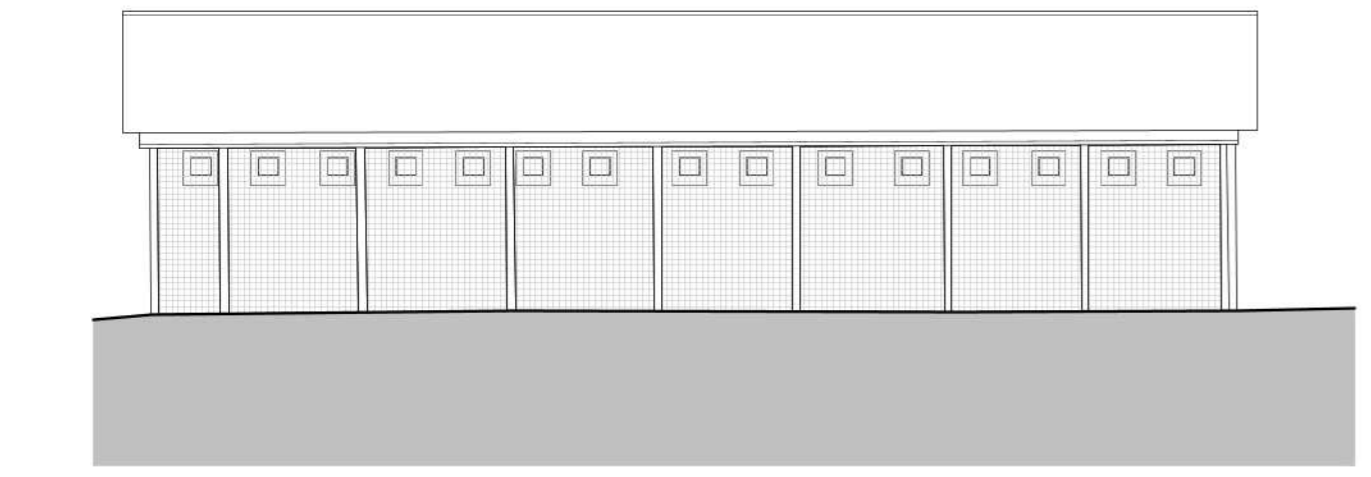
Kennel 2 East Elevation



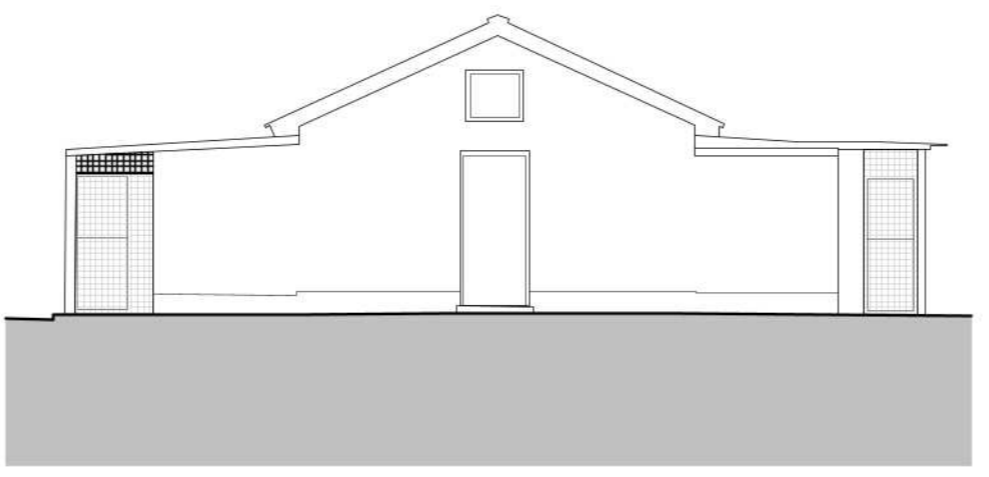
Kennel 2 West Elevation



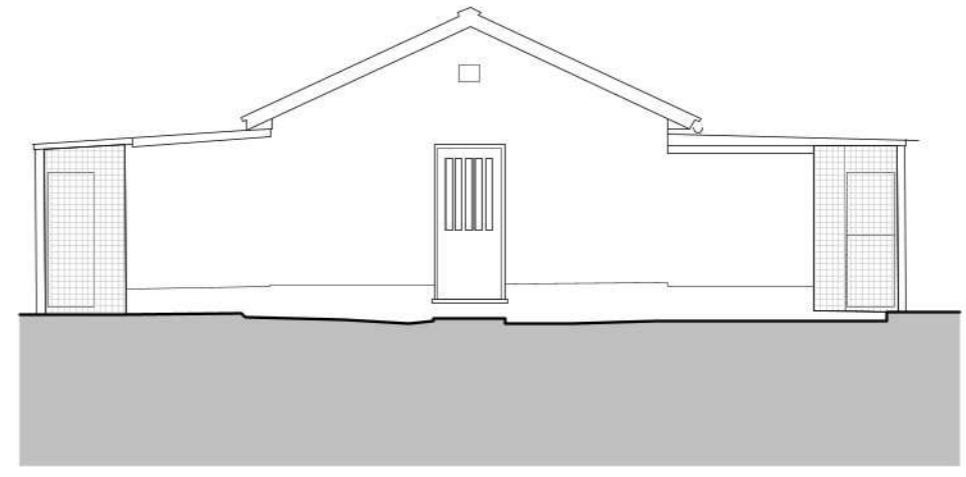
Kennel 4 West Elevation



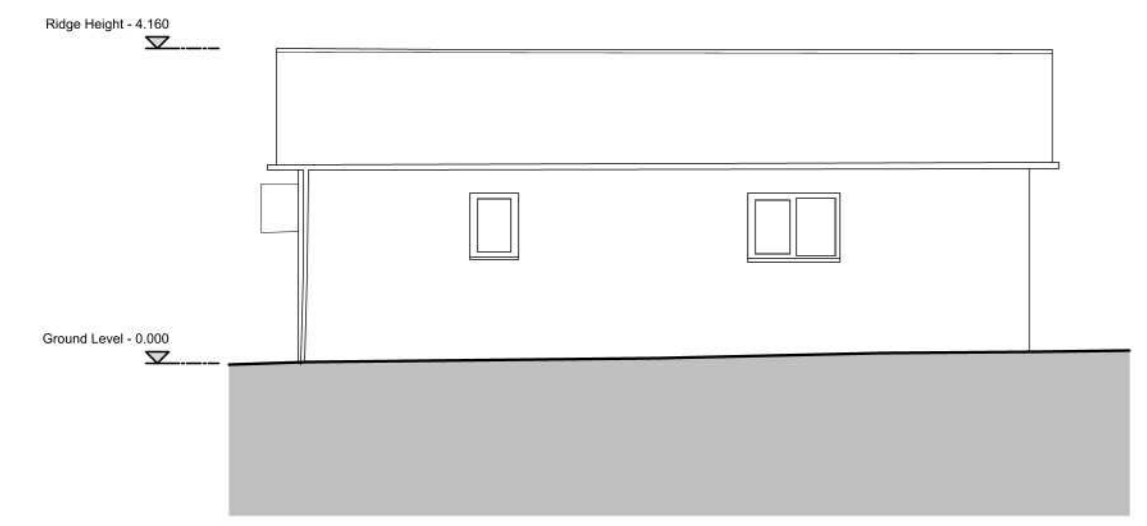
Kennel 4 East Elevation



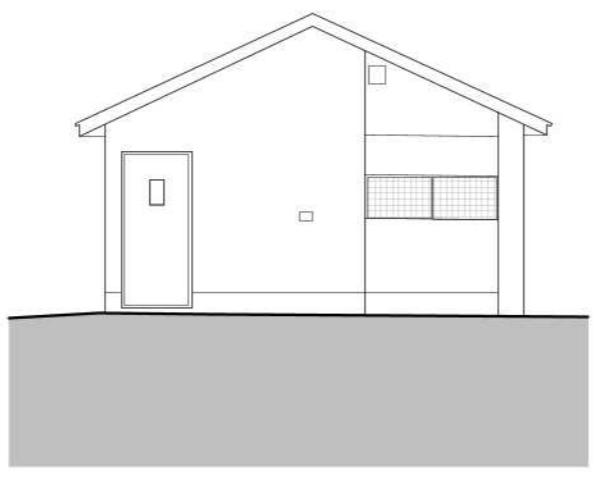
Kennel 4 North Elevation



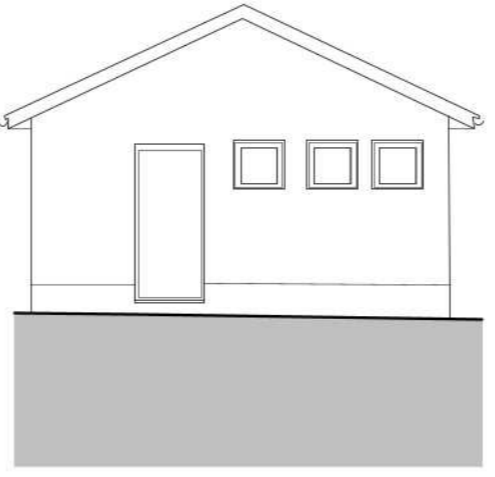
Kennel 4 South Elevation



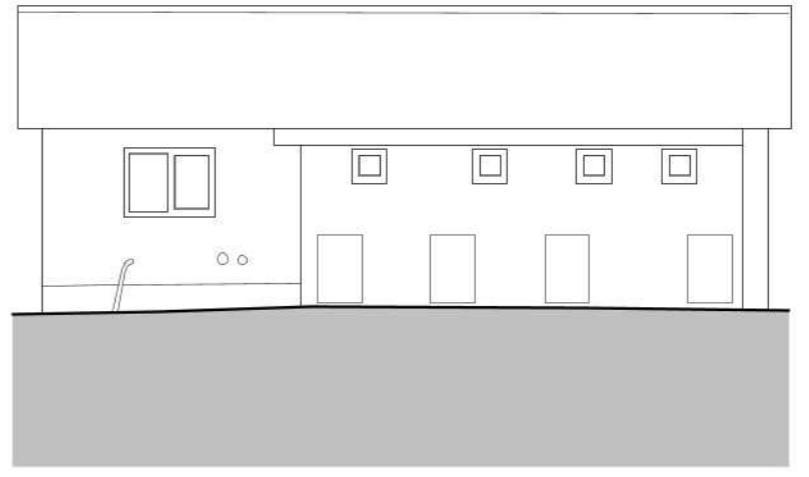
Kennel 5 East Elevation



Kennel 5 North Elevation



Kennel 5 South Elevation



Kennel 5 West Elevation

02	07/10/2022	Overall ridge dimensions added	PCD	AA
01	16/09/2022	Issued for information	PCD	AA
Rev	Date	Details	Drawn	Checked

SCROXTON & PARTNERS

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 London - 0203 745 8018
 london@scroxtonpartners.co.uk
 Client: Blenheim Homes
 Project Name: Tilbrook Mill Kennels
 Site Address: Tilbrook Mill Kennels, Tilbrook

Drawing Number:	1466_SAP_XX_XX_DR_A_00311_SO_02	Revision:	02
Drawing Title:	Existing Elevations Kennel 2, 4 and 5	Volume:	XX
Project Lead:	JS	Stage:	3
Project Phase:	Planning		

Scale:	1:100	Paper:	A2	1m	2m	3m	4m
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Rev	Date	Details	Drawn	Checked
04	07.10.2022	Overall dimensions added	PCD	AA
03	22.09.2022	Log burner added to Living Room and window positions amended	PCD	AA
02	14.05.2022	Bathroom layout and entrance amended	SK	AA
01	26.08.2022	Issued for comment	PCD	AA

SCROXTON & PARTNERS

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Client:
 Blenheim Homes

Project Name:
 Tilbrook Mill Kennels

Site Address:
 Tilbrook Mill Kennels
 Tilbrook

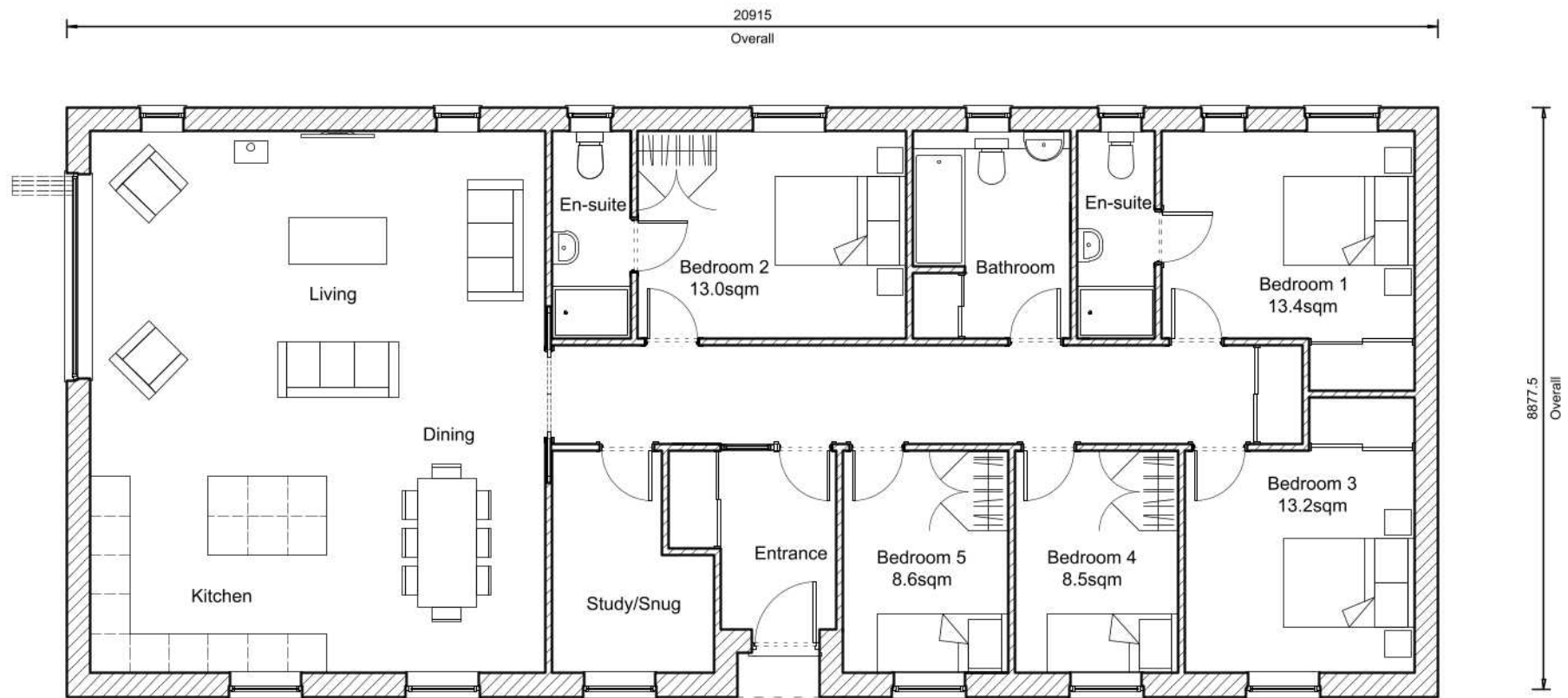
Drawing Number: 1466 SAP V1 00 DR A 10110 SO 04 Revision: 04

Drawing Title: Type A Proposed Ground Floor Plan 3 Bed | 5 Person Volume: V1

Project Lead: JS Stage: 3 Project Phase: Planning

Scale: 1:100 Paper: A3 1m 2m 3m 4m

Notes:
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Rev	Date	Details	Drawn	Checked
04	07.10.2022	Overall dimensions added	PCD	AA
03	22.09.2022	Log burner added to Living Room and window positions amended	PCD	AA
02	14.05.2022	Bathroom layout and entrance amended	SK	AA
01	26.08.2022	Issued for comment	PCD	AA

SCROXTON & PARTNERS

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Client:
 Blenheim Homes

Project Name:
 Tilbrook Mill Kennels

Site Address:
 Tilbrook Mill Kennels
 Tilbrook

Drawing Number: 1466 SAP V3 00 DR A 10130 SO Revision: 04

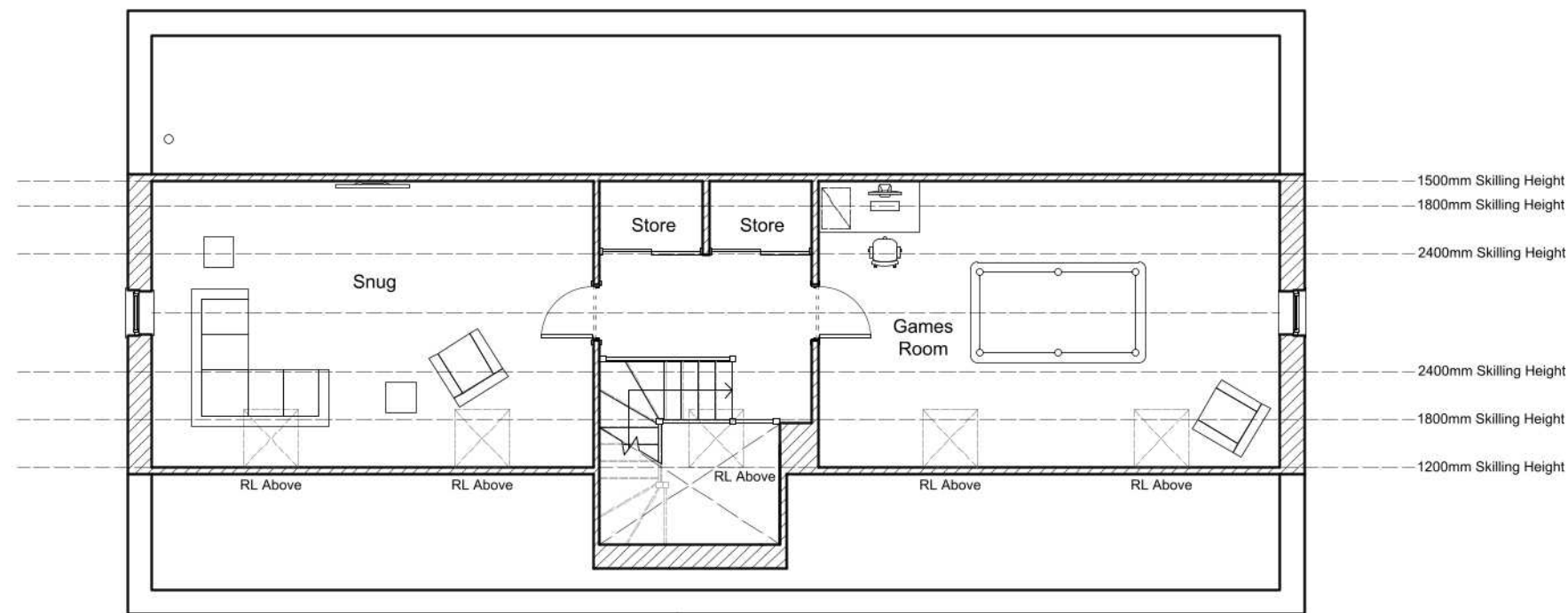
Drawing Title: Type C Proposed Ground Floor Plan 5 Bed | 8 Person Volume: V3

Project Lead: JS Stage: 3 Project Phase: Planning

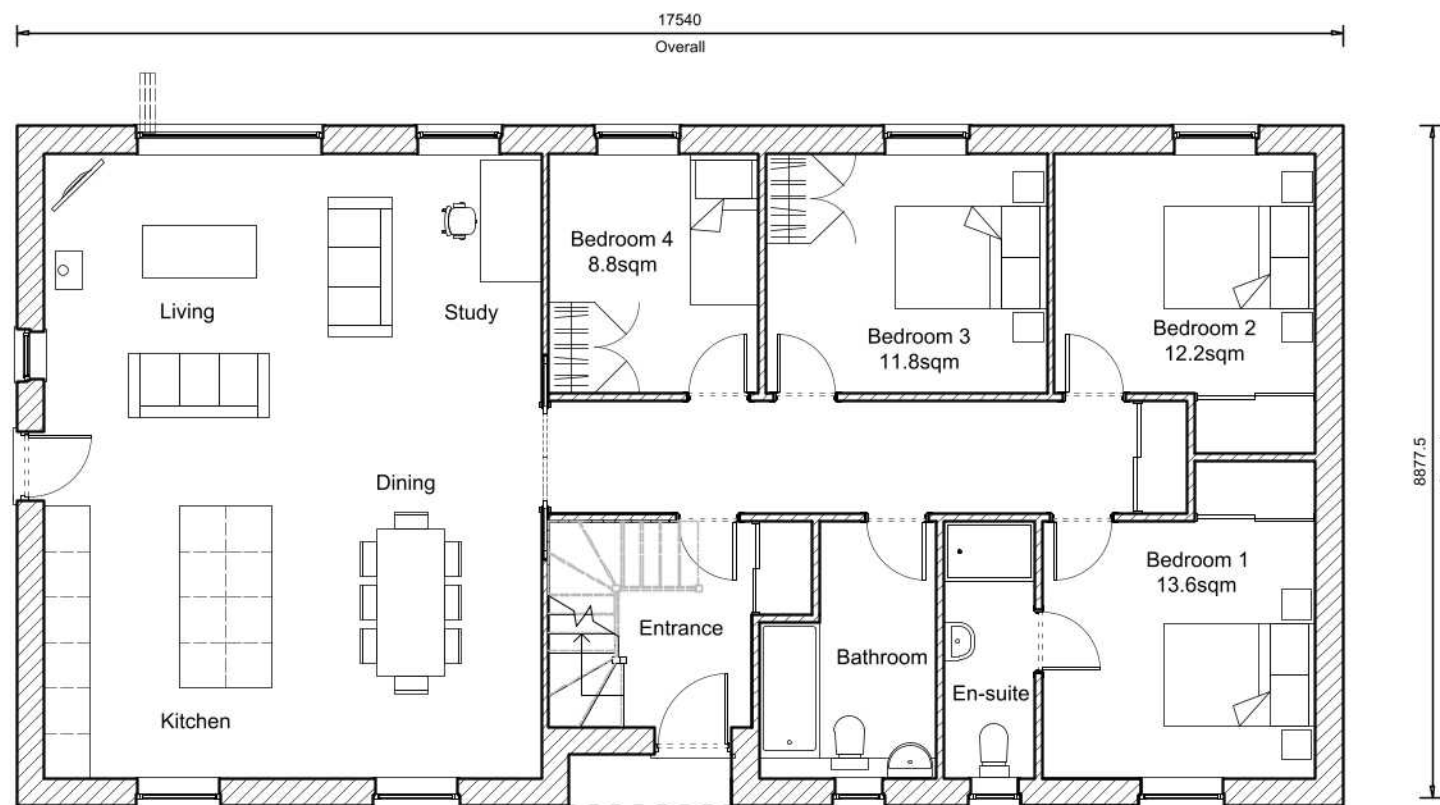
Scale: 1:100 Paper: A3 1m | 2m | 3m | 4m

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First Floor Plan



Ground Floor Plan

Rev	Date	Details	Drawn	Checked
06	07.10.2022	Overall dimensions added	PCD	AA
05	22.09.2022	Log burner added to Living Room and window positions amended	PCD	AA
04	14.09.2022	First floor plan added.	PCD	AA
03	09.09.2022	Alternate locations removed.	PCD	AA
02	05.09.2022	Bathroom layout amended and stairs added	PCD	AA
01	26.08.2022	Issued for comment	PCD	AA

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Client:
 Blenheim Homes

Project Name:
 Tilbrook Mill Kennels

Site Address:
 Tilbrook Mill Kennels
 Tilbrook

Drawing Number:
 1466 SAP V2 XX DR A 10120 SO 06

Drawing Title:
 Type B
 Proposed Ground and First Floor Plan
 4 Bed | 7 Person

Project Lead:
 JS

Scale:
 1:100

Paper:
 A3

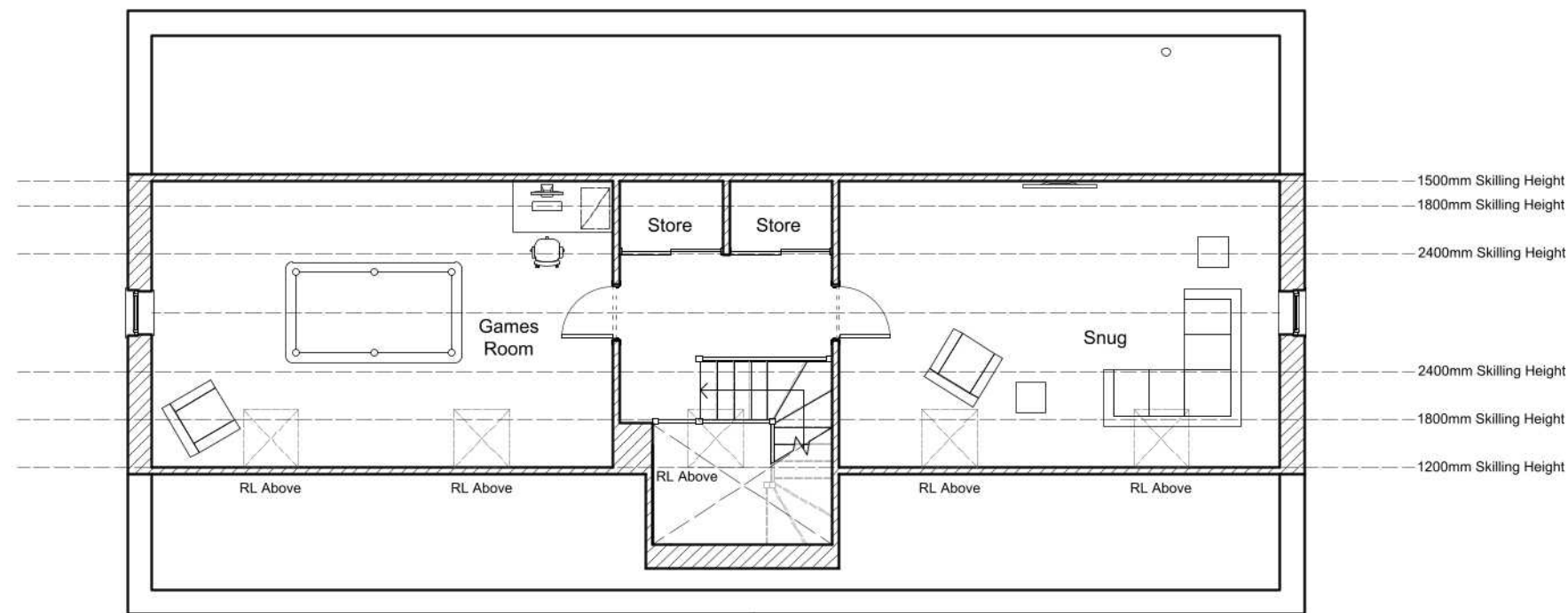
Volume:
 V2

Project Phase:
 Planning

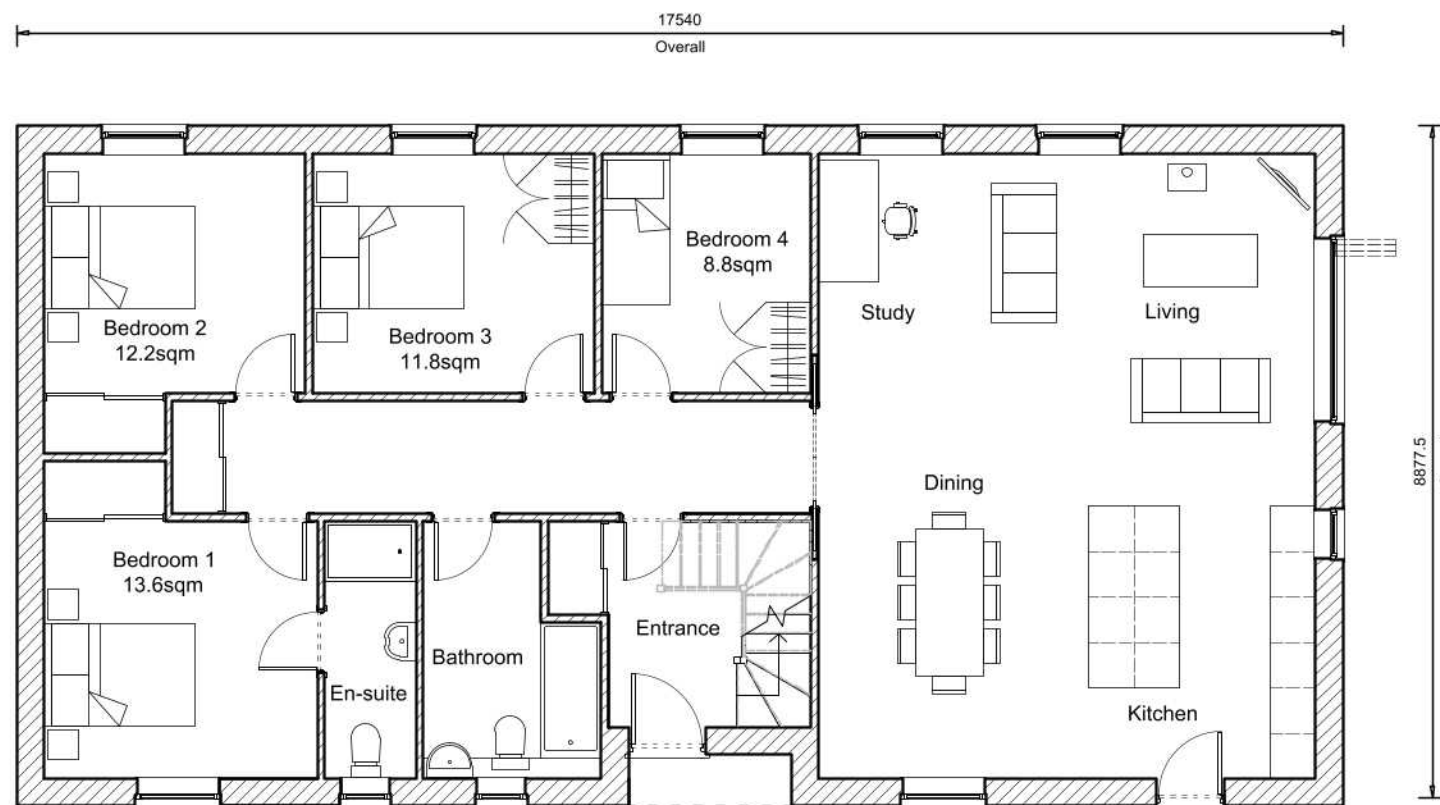
1m 2m 3m 4m

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First Floor Plan



Ground Floor Plan

Rev	Date	Details	Drawn	Checked
03	07.10.2022	Overall dimensions added	PCD	AA
02	22.09.2022	Log burner added to Living Room and window positions amended	PCD	AA
01	14.09.2022	Issued for comment	PCD	AA

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Client:
 Blenheim Homes

Project Name:
 Tilbrook Mill Kennels

Site Address:
 Tilbrook Mill Kennels
 Tilbrook

Drawing Number: 1466 SAP V4 XX DR A 10140 SO
 Revision: 02

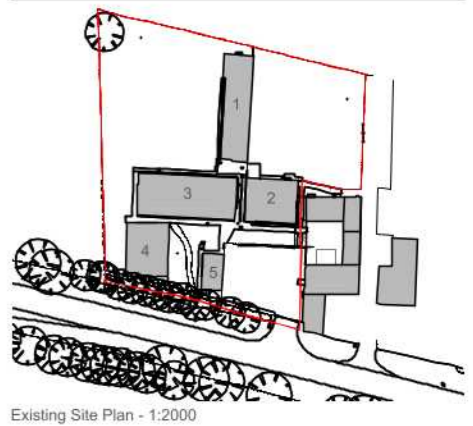
Drawing Title: Type D Proposed Ground and First Floor Plan
 Volume: V4
 4 Bed | 7 Person

Project Lead: JS
 Stage: 3
 Project Phase: Planning

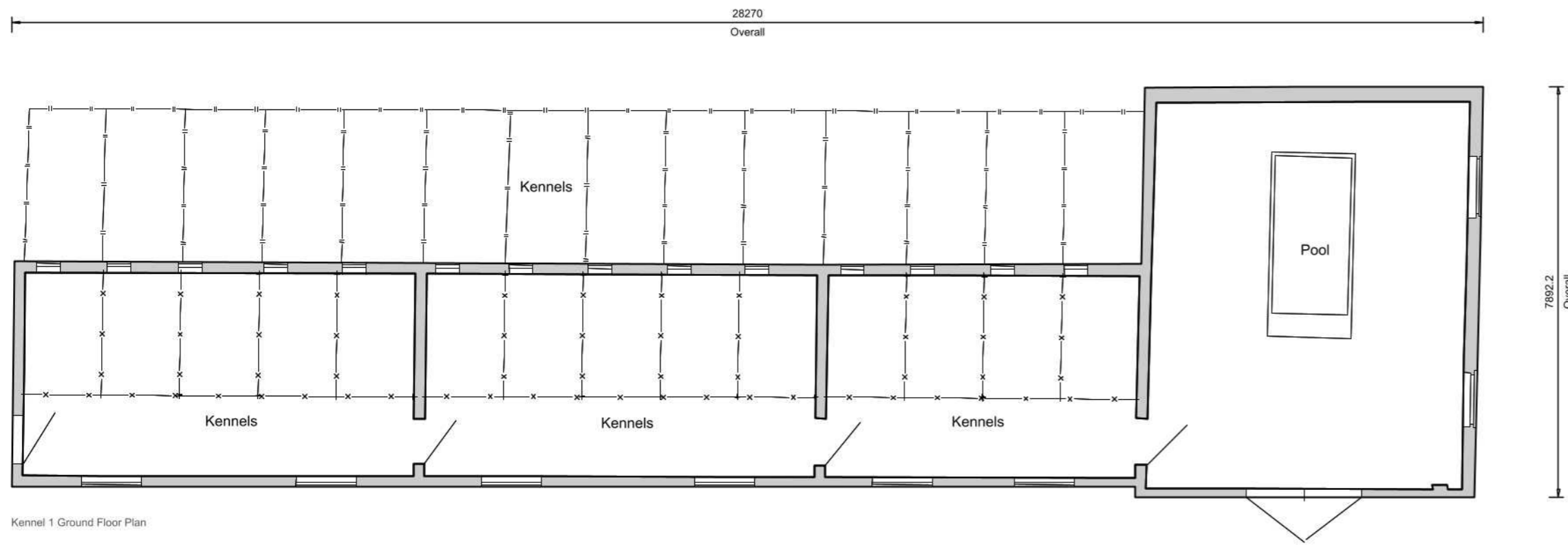
Scale: 1:100
 Paper: A3
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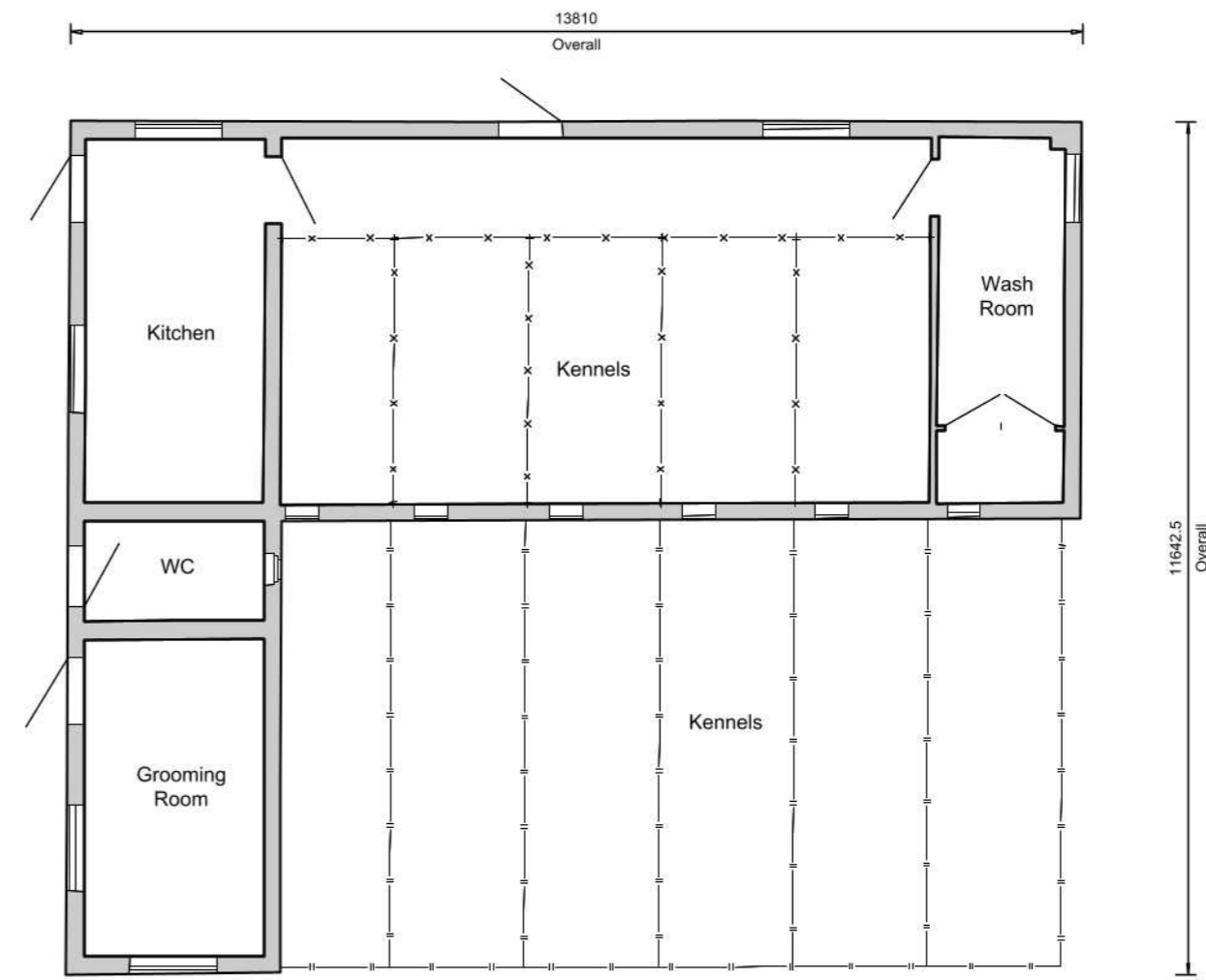
Notes:
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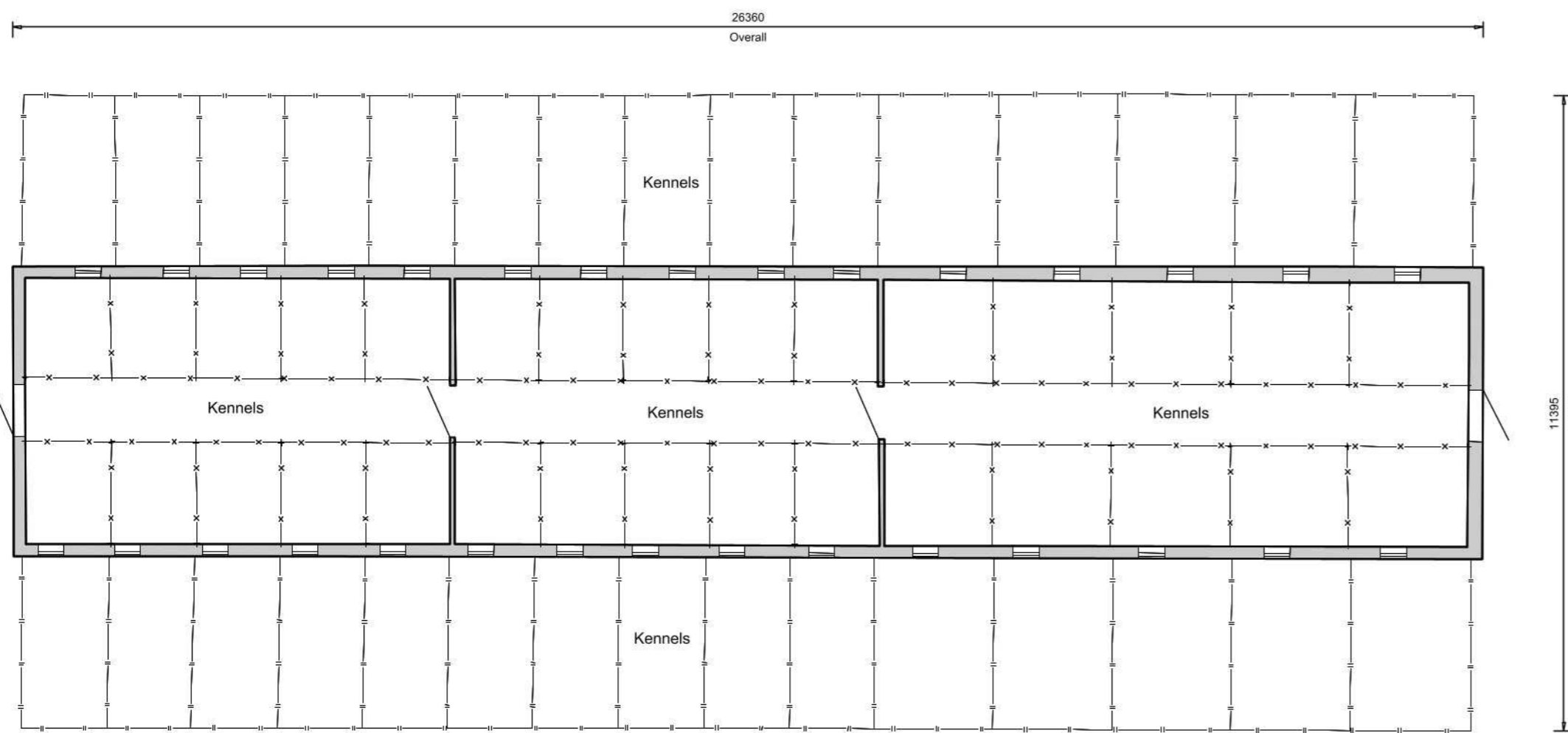
Existing Site Plan - 1:2000



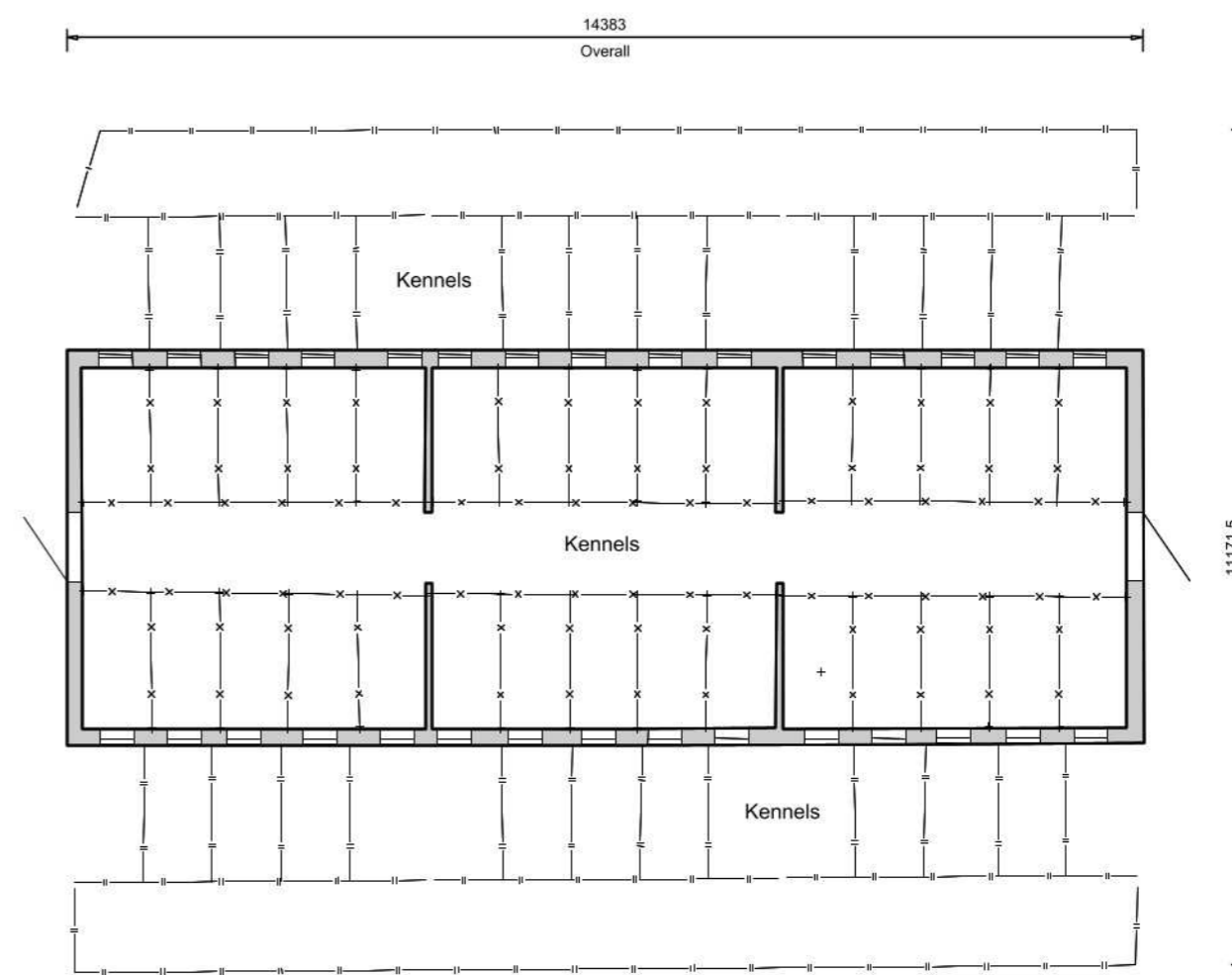
Kennel 1 Ground Floor Plan



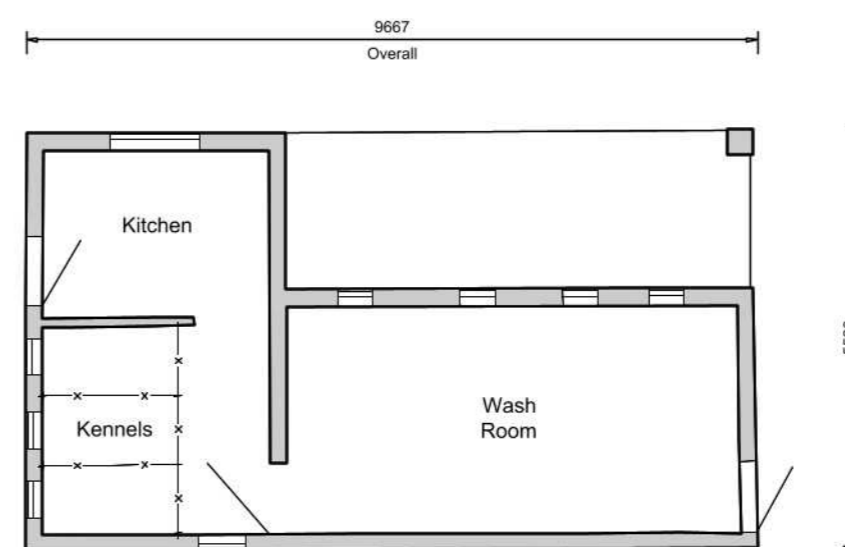
Kennel 2 Ground Floor Plan



Kennel 3 Ground Floor Plan



Kennel 4 Ground Floor Plan



Kennel 5 Ground Floor Plan

Rev	Date	Details	Drawn	Checked
02	07.10.2022	Overall dimensions added	PCD	AA
01	16.09.2022	Issued for information	PCD	AA

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Client:
Blenheim Homes

Project Name:
Tilbrook Mill Kennels

Site Address:
Tilbrook Mill Kennels
Tilbrook

Drawing Number:
1466_SAP_XX_XX_DR_A_00110_SO_02

Drawing Title:
Existing Floor Plans

Project Lead:
JS

Stage:
3

Project Phase:
Planning

Scale:
1:100

Paper:
A2

1m 2m 3m 4m

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