

Case No: 15/01691/S73 (RENEWAL OF CONSENT/VARY CONDITIONS)

Proposal: VARIATION OF CONDITION 2 OF APPLICATION NO 15/00317/FUL TO SUBSTITUTE DRAWING 13/27/1REVC FOR 13/27/1 REVD

Location: LAND NORTH OF 25 AND 27 FEN STREET PE7 3RJ

Applicant: GLS DEVELOPMENTS LTD

Grid Ref: 516448 289408

Date of Registration: 21.09.2015

Parish: STILTON

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located close to the eastern edge of the village of Stilton and relates to garden land of No. 25 Fen Street. The site is not designated Conservation Area and is situated within flood zone 1 as identified by the Environment Agency maps. There are no notable trees within the site but there is an existing hedge along the eastern site boundary. There is also a line of conifer hedging to the west of the site within the curtilage of number 21a Fen Street.
- 1.2 Planning permission was approved by members of the development management panel in September 2015 (planning ref: 15/00317/FUL) to clear the site of the existing garage and store, and to demolish an existing extension to the side of number 25 Fen Street such to enable the erection of a detached four bedroom bungalow. The approved bungalow measures approximately 12.8 metres by 7.2 metres with an eaves height of 2.5 metres and a ridge height of 7.1 metres. The approved bungalow includes a first floor and would be served by a double garage measuring 5.5 metres by 5.5 metres with an eaves height to match that of the approved dwelling. The approved dwellinghouse would be served by an access from Fen Street.
- 1.3 Condition two of planning permission 15/00317/FUL requires the development to be carried out in accordance with the approved plans listed in the table to the decision notice.
- 1.4 This application seeks permission for the variation of condition 2 of application number 15/00317/FUL to substitute drawing 13/27/1REVC for 13/27/1 REVD. Drawing 13/27/1 REVD proposes a 0.2 metre reduction to the width of the access in order to provide adequate

visibility splays to either side of the access over land within the ownership of the applicant. The reduction to the width of the access would also enable the retention of the existing extension to the side of number 25 Fen Street. The application does not propose any amendments to the approved dwelling or garage.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Planning Practice Guidance is also relevant.

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
 - H35: "Tandem development"
 - En11: "Archaeology"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"
 - En20: "Landscaping Schemes for New Development"
 - En25: "General Design Criteria"
 - T18: "Access requirements for new development"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The Settlement Hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP1: "Strategy and principles for development"
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"

- Policy LP10: "Development in Small Settlements"
- Policy LP13: "Quality of Design"
- Policy LP15: "Ensuring a High Standard of Amenity"
- Policy LP17: "Sustainable Travel"
- Policy LP18: "Parking Provision"
- Policy LP31: "Heritage Assets and their Settings"

- 3.5 Supplementary Planning Documents/Guidance:
- Huntingdonshire Design Guide (2007) - Parts 2 and 5
 - Huntingdonshire Local Development Framework - Developer Contributions (2011) - with regard to contributions to wheeled bins provision.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. **PLANNING HISTORY**

- 4.1 1401808FUL, Erection of two detached bungalows, permission REFUSED, 26.01.2015. Subsequent appeal dismissed.
- 4.2 15/00317/FUL, Erection of a detached bungalow, permission GRANTED, 03.09.2015.

5. **CONSULTATIONS**

- 5.1 **Stilton Parish Council** recommends REFUSAL - The Parish Councils concerns about back land development still stand and there are also grave concerns about road safety. Increasing the width of the drive will allow access for larger vehicles which in turn will be entering and exiting the property directly opposite the villages Almshouses. Access for emergency vehicles is already restricted and more vehicles mean more obstructions (COPY ATTACHED).

Officer response - there is an extant permission for the development of this site and the current application seeks alterations to increase pedestrian to vehicle visibility.

- 5.2 **Cambridgeshire County Council Archaeology** – the application does not affect our previous advice - NO OBJECTIONS - subject to scheme of archaeological investigation.

Officer response – a planning condition is recommended to secure the scheme of investigation

- 5.3 **HDC Transportation Team** - NO OBJECTIONS

- 5.4 **CCC Highways** – The drawings have not been amended in accordance with the consultation response for the original application or include alteration to satisfy your conditions 5 and 6 of the approval decision. The drawing therefore should be amended to indicate those requirements.

Officer response – Confirm that the drawings have not been amended in accordance with the County Highways Comments – as with the previous application conditions are again recommended to address County Highways issues. Condition 5 of planning permission 15/00317/FUL requires the provision of 2m x 2m visibility splays

along the site frontage. Condition 6 of planning permission 15/00317/FUL requires the submission of details relating to the width and layout of the private drive to serve the dwellinghouse.

6. REPRESENTATIONS

- 6.1 Seven neighbouring properties were consulted. No third party representations received.

7. ASSESSMENT

- 7.1 The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals. It advises where these modifications are fundamental or substantial, a new planning application under section 73 of the Town and Country Planning Act 1990 will need to be submitted. Where less substantial changes are proposed a non-material amendment application can be submitted or a minor material amendment where there is a relevant condition that can be varied. There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 7.2 The principle of the development has been considered and established through the granting of planning permission 15/00317/FUL. In the considering of application 15/00317/FUL consideration was had for the impacts upon: the character and appearance of the area, heritage assets, neighbour amenity and highway safety.
- 7.3 This S73 application has been submitted to amend the width of the access to serve the approved dwellinghouse in order to provide adequate visibility splays to either side of the access. In turn, the reduction to the width of the access would enable the retention of the existing extension to the side of number 25 Fen Street, Stilton. Therefore, the relevant issues to consider in the determination of this application are: the impact upon the character and appearance of the area, the impact upon the heritage assets, the impact upon neighbour amenity and the impact upon highway safety.

Impact upon the character and appearance of the area:

- 7.4 Whilst there is a presumption in favour of sustainable development the National Planning Policy Framework defines sustainability as having three strands - social, economic and environmental. One of the NPPF's core principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 53 of the NPPF also states that LPAs should consider setting policies to resist inappropriate development of residential gardens where for example, development would harm the local area.
- 7.5 The saved policies in the Local Plan 1995, which are part of the development plan can, notwithstanding their age, be accorded due

weight according to their degree of consistency with the NPPF. Policy H32 of the Local Plan 1995 states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy En25 of the Local Plan 1995 indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings.

- 7.6 No amendments to the design of the approved dwellinghouse or garage are proposed; purely a reduction to the width of the access. It is considered that the reduction to the width of the access is minor and would, in tandem with the retention of the extension to the side of number 25 Fen Street, reduce direct views of the approved dwelling from along Fen Street. It is therefore considered that the proposal to reduce the width of the access would not have a significant detrimental impact upon visual amenity or the wider street scene.

Neighbour Amenity:

- 7.7 Policy H35 of the Local Plan sets out that proposals for 'tandem development' (development which results in a dwelling being located in a backland position behind a frontage dwelling, often on a plot that has restricted highway frontage) will normally be resisted. The supporting text advises that "such forms of development often have amenity disbenefits for the frontage dwelling and create inappropriate and inconvenient location problems for private open space and car parking". The policy intends that proposals will be resisted if they result in the classic harm from tandem development. It is accepted that, whilst a saved policy of the Local Plan, policy H35 does effectively restrict this form of development regardless of site specific circumstances and is therefore inconsistent with the presumption in favour of sustainable development as set out in the NPPF. However, other local policies relating to new dwellings and site subdivision require the impacts of residential development upon the character and form of development in the area to be considered when assessing the merits of an application. This is considered to be in accordance with the stance of the NPPF and can therefore be afforded full weight when considering paragraph 215 of the NPPF.
- 7.8 In the determination of application 15/00317/FUL, it was concluded that the proposed development would not have a significant detrimental impact upon the residential amenities of neighbouring properties such to warrant refusal of the application. In reaching this conclusion, it was considered that the width of the access corridor serving the dwelling and the relationship with neighbouring properties was adequate such that the classic disbenefits of tandem development would not result in this case. Consequently, there would be no significant harm in terms of policy H35.
- 7.9 This application seeks to reduce the width of the access serving the approved dwellinghouse. A reduction to the width of the access would not result in any increase in impact upon the amenities of neighbouring properties. Whilst the retention of the extension to the side of number 25 Fen Street would result in accommodation at this property being situated closer to the access, the resultant impact would be upon a property within the same ownership; a relationship that the owners are clearly content with. Resultantly, the proposal is considered acceptable in this regard.

Highway Safety & Parking Provision:

- 7.10 In considering application 15/00317/FUL the HDC Transportation Officer advised that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access and that the width of the private drive could be reduced to 3 metres. Whilst the plans submitted as part of the application did not demonstrate this, it was concluded that with a relocation of the access within the site boundary it would be possible to achieve an adequate paired access with No.25, making adequate provision for vehicle to pedestrian visibility.
- 7.11 The proposed substitution of drawings would reduce the width of the access by 0.2 metres to 3.8 metres. In a similar fashion to the previous application (15/00317/FUL) the HDC Highways Officer has outlined that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access. Similar to the previous application, it is considered that with the relocation of the access within the site boundary, it would be possible to achieve a paired access with No.25 making adequate provision for pedestrian visibility. This could be secured by condition.
- 7.12 The amount of car parking being accommodated at the site has not changed from the approved application 15/00317/FUL.
- 7.13 Resultantly, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.
- 7.14 The comments of the CCC Highways Officer are noted however the initial response received referred to a lack of parking provision. The level of parking provision proposed was considered acceptable in the granting of planning permission 15/00317/FUL and this view remains unaltered. The attaching of conditions similar to those adhered to planning permission 15/00317/FUL could secure necessary visibility splays; in the interests of pedestrian and highway safety and this application only seeks to alter condition two and not to submit information secured by condition.

Heritage Assets:

- 7.15 Cambridgeshire County Council records indicate that the site lies in an area of high archaeological potential as the site lies within the probable Medieval street pattern of Stilton. In a similar vein to permission 15/00317/FUL, the County Council raises no objections to the development of this site but it is requested that the site should be subject to a programme of archaeological investigation. This is considered necessary and the investigation could be secured by condition to ensure any archaeological interest of the area is preserved either by record or in situ. Therefore no officer objections are raised regarding the impacts upon heritage assets.

Other matters:

- 7.16 Refuse Bins - all new residential developments in Huntingdonshire are required to make financial contributions to allow for the provision

of appropriate coloured waste storage containers (wheeled bins), as outlined in the Developer Contributions Supplementary Planning Document 2011. A completed Unilateral Undertaking dated 6th November 2015 has been received in compliance with the Developer Contributions SPD 2011.

- 7.17 In accordance with the PPG (Paragraph: 031 Reference ID: 21a-031-20140306), all conditions imposed will be repeated; however, conditions that have already been discharged will refer to the details already agreed.
- 7.18 The provision of Section 73(5) of the Town & Country Planning Act 1990 requires that no grant of permission shall extend the time in which development may be commenced. Development must therefore commence within a three year period from the granting of planning permission 15/00317/FUL. This can be secured by condition.

Conclusion:

- 7.19 The proposed changes are considered relatively minor in relation to the overall scale of the development and will not fundamentally change the character of the development as approved. It is therefore recommended that in this instance planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time Limit
- In accordance with plans submitted
- Access dimensions and pedestrian visibility splays
- Levels
- Materials
- Retain boundary treatments
- Archaeological work
- Refuse storage
- Remove permitted development rights

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

CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Assistant Development Management Officer 01480 388407**

Huntingdonshire DC Public Access

From: Mary Croll <stiltonpc@yahoo.co.uk>
Sent: 02 November 2015 16:25
To: DevelopmentControl; Nuttall, Laura (Planning)
Subject: Application No. 15/01691/S73 25 & 27 Fen Street. Stilton

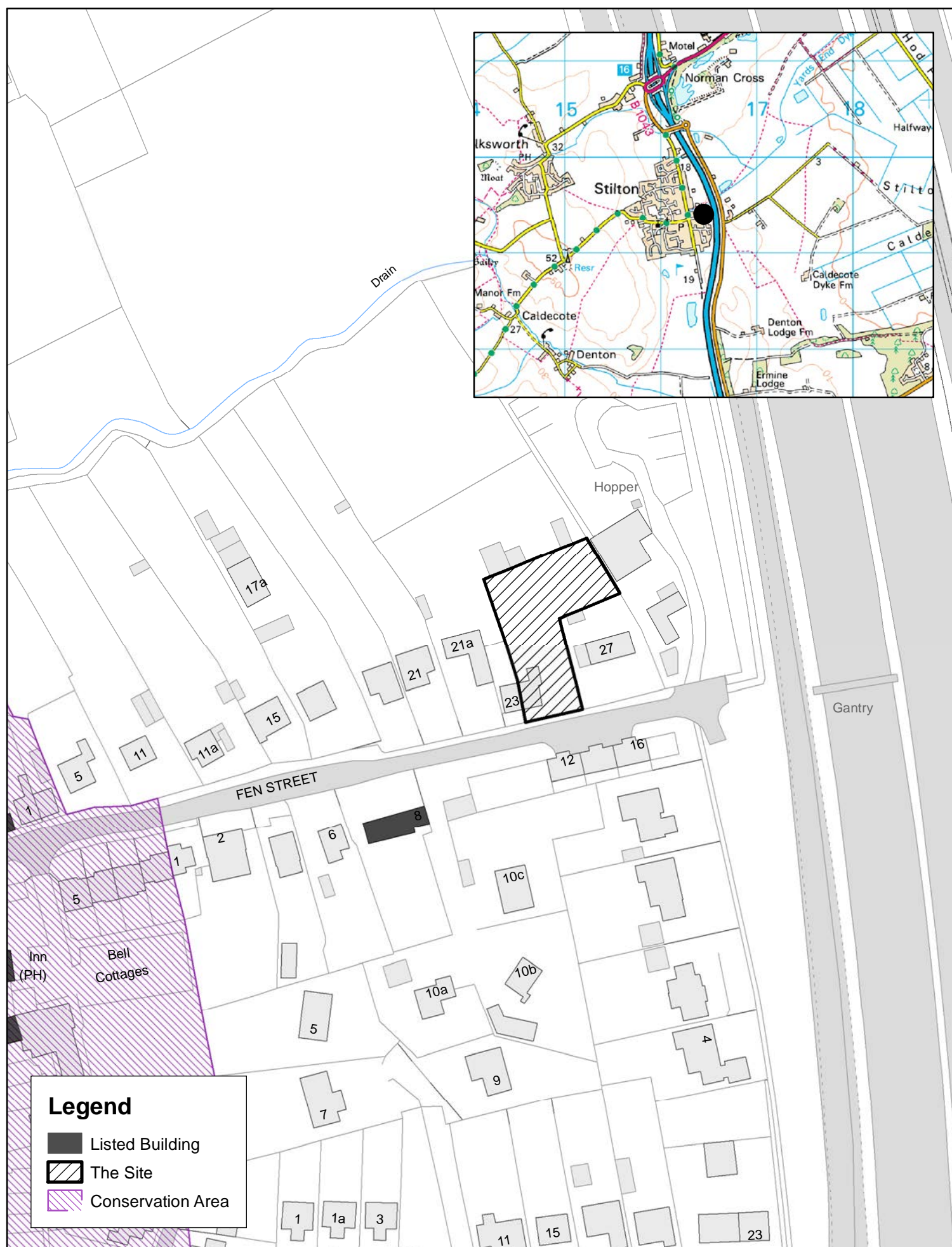
The above application has been refused by Stilton Parish Council.

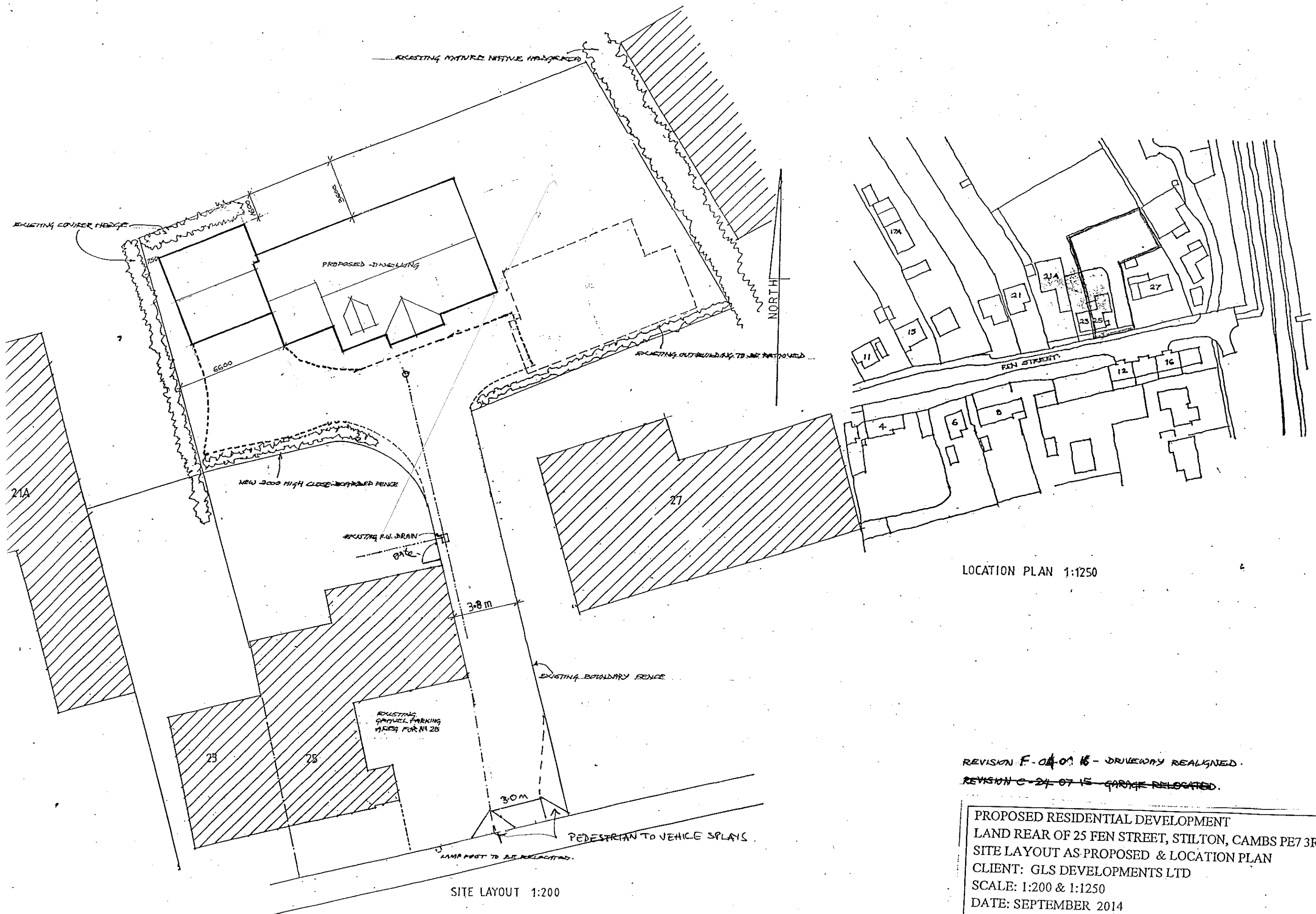
The Parish Councils concerns about back land development still stand and there are also grave concerns about road safety. Increasing the width of the drive will allow access for larger vehicles which in turn will be entering and exiting the property directly opposite the villages Almshouses. Access for emergency vehicles is already restricted and more vehicles mean more obstructions.

Mary Croll,
Clerk to Stilton Parish Council.

Date Created: 05/01/2016

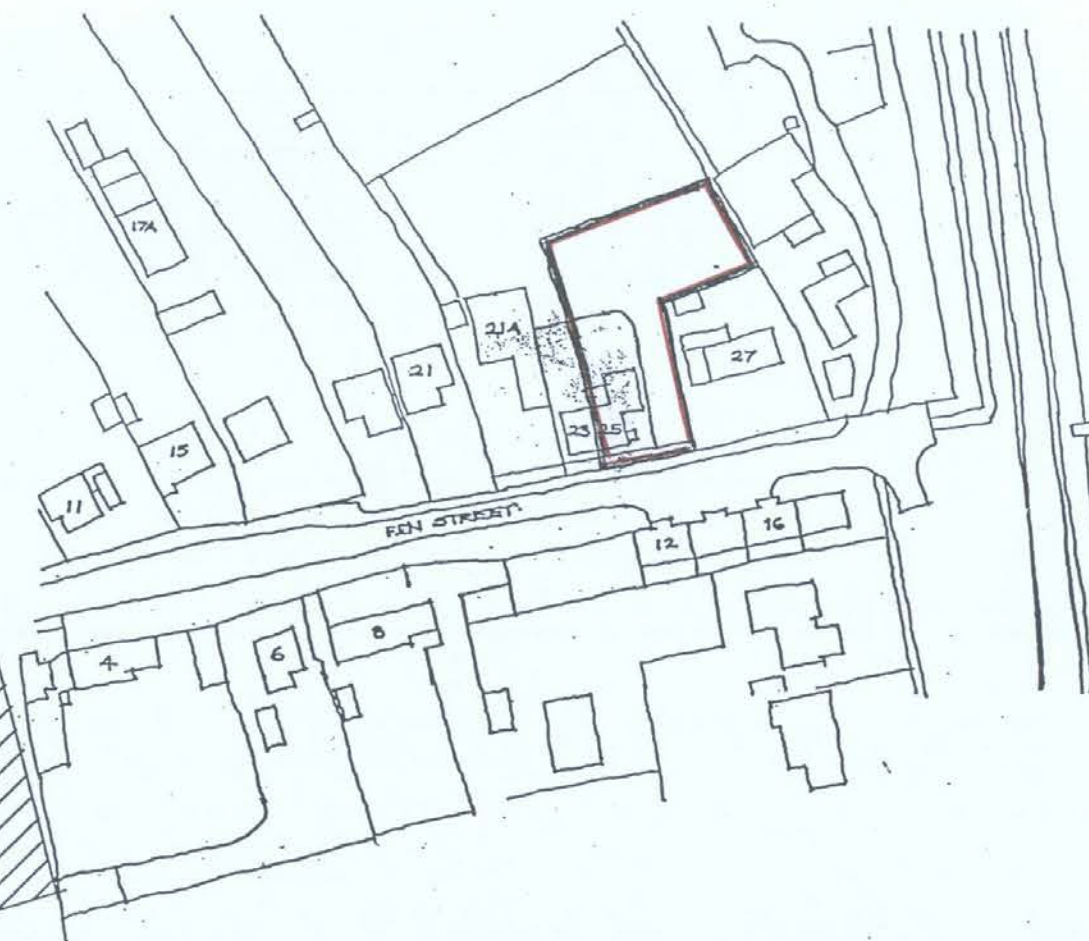
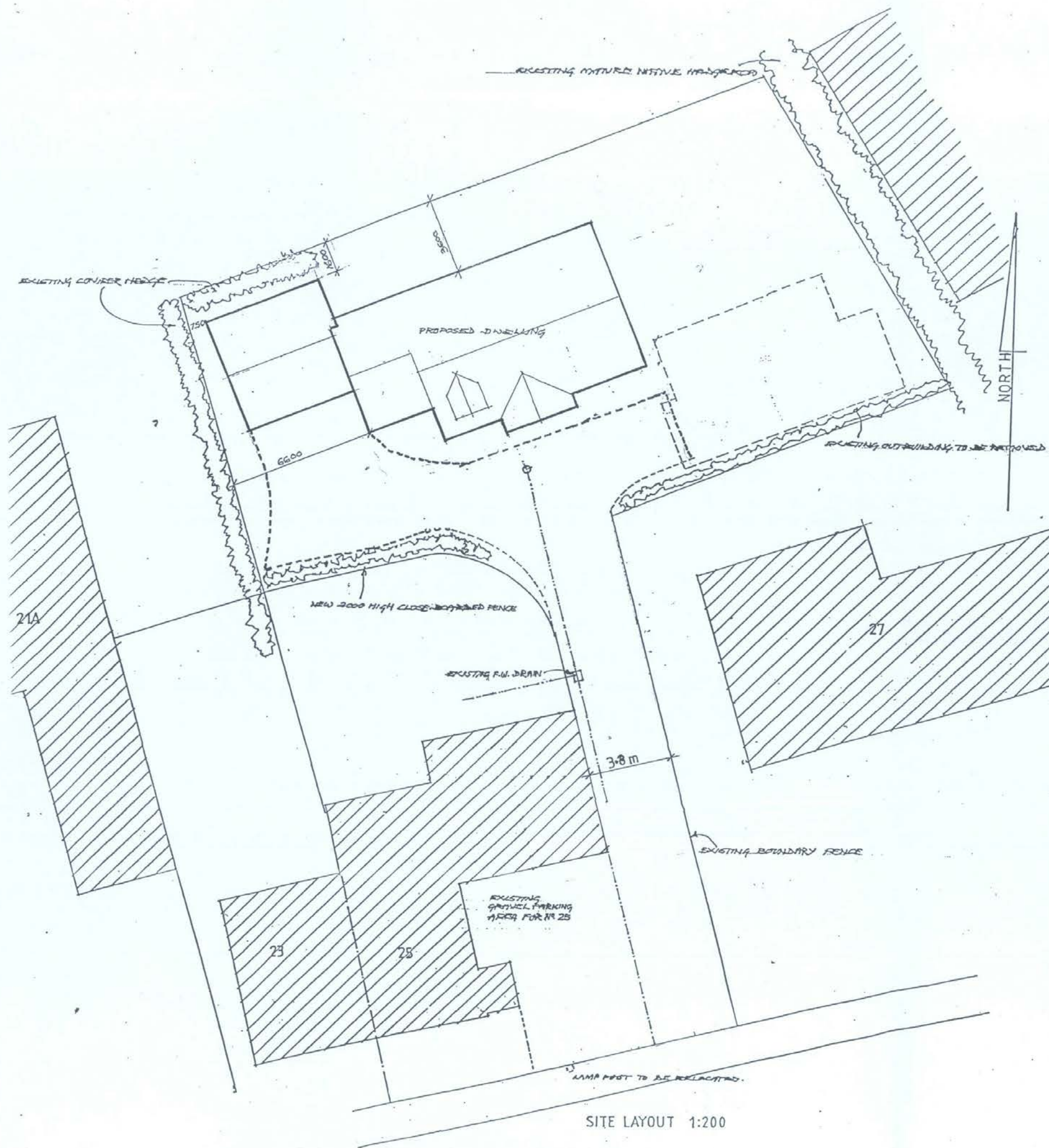
Location:Stilton





REVISION F-04-07-16 - DRIVEWAY REALIGNED.
 REVISION C-24-07-15 - GARAGE RELOCATED.

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/REV 3000 EF



LOCATION PLAN 1:1250

REVISION D - 02 09 15 - DRIVEWAY REALIGNED.

REVISION C - 24 07 15 - GARAGE RELOCATED.

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/ REV 3/4 D

GREEN PAPERS FOLLOW

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr David Mead
Partners In Planning and Architecture Ltd
10 Manor Mews
Bridge Street
St Ives
Cambridgeshire
PE27 5UW
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Erection of a detached bungalow

Site address: Land North Of 25 And 27 Fen Street Stilton

in accordance with your application received on 3rd March 2015 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location and Site Plan	13/27/1/REV C		27.07.2015
Elevations	13/27/2 REV C		27.07.2015
Floor Plan/s	13/27/4 REV C		27.07.2015
Floor Plan/s	13/27/5 REV C		27.07.2015
Section	13/27/6 REV B		27.07.2015
Roof Plan	13/27/7 REV C		27.07.2015

Subject to the following condition/s.

1. Condition.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.



Andy Moffat
Head Of Development

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Date 3rd September 2015



1. Reason.

To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

2. Reason.

For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

3. Condition.

Details of the type, colour and texture of all materials to be used for the external surfaces of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.

3. Reason.

In the interests of visual amenity and to ensure a satisfactory external appearance and grouping of materials in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

4. Condition.

No development shall commence until details of the proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

4. Reason.

The site falls within a predominantly residential area, with neighbouring properties being situated within close proximity of the development. No details regarding existing and proposed levels within the site have been submitted. Further information is therefore required prior to the commencement of the development, in order to ensure a satisfactory relationship with neighbouring properties and in the interests visual amenity in accordance with policies En25 and H31 of Huntingdonshire Local Plan 1995 and policy HL5 of the Huntingdonshire Local Plan Alteration 2002.

5. Condition.



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Date 3rd September 2015



Prior to the occupation of the dwelling hereby approved, visibility splays of 2m x 2m along the site frontage shall be provided on both sides of the proposed access at its junction with Fen Street and shall be maintained thereafter in perpetuity.

5. Reason.

In the interests of highway safety.

6. Condition.

No development shall take place until details of the width and layout of the private drive to serve the dwelling hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

6. Reason.

The plans submitted demonstrate a layout that would not achieve adequate vehicle to pedestrian visibility splays to both sides of the vehicular access. The relocation of the access within the site boundary and a reduction to the width of the access would enable adequate provision for vehicle to pedestrian visibility to be achieved to both sides of the access; in the interests of pedestrian and highway safety in accordance with policy T18 of the Huntingdonshire Local Plan 1995.

7. Condition.

The existing boundary treatments around the perimeter of the site shall be retained for the duration of the development hereby permitted, unless any variations are otherwise first approved in writing by the Local Planning Authority and then carried out in accordance with the approved details.

7. Reason.

In the interests of residential amenity in accordance with policy H31 of the Huntingdonshire Local Plan 1995.

8. Condition.

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

8. Reason.



Andy Moffat
Head Of Development

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Date 3rd September 2015



The application site is in an area of high archaeological potential. The site lies within the probable Medieval street pattern of Stilton. Fen Street runs from the 13th Century church of St Mary Magdalene (Historic Environment Record reference MCB2207) towards Stilton Fen, crossing the Roman road, Ermine Street (MCB15034), in the centre of the village. Archaeological investigations to the immediate south revealed evidence of Medieval and Post-Medieval occupation (MCB14635) and traces of ridge and furrow (medieval strip cultivation) survive in the surrounding fields (MCB11790, MCB12469). Further information is therefore required to safeguard archaeological interests in accordance with Policy En12 of the Huntingdonshire Local Plan, 1995.

9. Condition.

The development hereby permitted shall not be occupied until details of the arrangements for refuse storage have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until the approved storage facilities are available for use and thereafter these facilities shall be retained for the duration of the development.

9. Reason.

In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

10. Condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that order with or without modification), no development within Classes A, B and C of Part 1 to the Second Schedule of the Order shall be carried out.

10. Reason.

In the interests of residential amenity.

11. Note to applicant.

This permission is accompanied by a unilateral undertaking dated submitted pursuant to section 106 of the Town and Country Planning Act 1990, relating to a wheeled bin contribution arising from this development.

12. Note to applicant.

Note to applicant regarding Community Infrastructure Levy Charge.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after the 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply

Amoffat.

Andy Moffat
Head Of Development

Date 3rd September 2015

to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

13. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.

14. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.



Andy Moffat
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Date 3rd September 2015



NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



Andy Moffat
Head Of Development

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Date 3rd September 2015



General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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Head Of Development

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Date 3rd September 2015



Case No: 15/00317/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A DETACHED BUNGALOW

Location: LAND NORTH OF 25 AND 27 FEN STREET

Applicant:

Grid Ref: 516448 289408

Date of Registration: 03.03.2015

Parish: STILTON

RECOMMENDATION - APPROVAL

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located close to the eastern edge of the village of Stilton and relates to garden land of No. 25 Fen Street. The site is not designated Conservation Area and is situated within flood zone 1 as identified by the Environment Agency maps. There are no notable trees within the site but there is an existing hedge along the eastern site boundary. There is also a line of conifer hedging to the west of the site within the curtilage of number 21a Fen Street.
- 1.2 The application seeks planning permission to clear the site of the existing garage and store, and to demolish an existing extension to the side of number 25 Fen Street such to enable the erection of a detached four bedroom bungalow. The proposed bungalow would have a first floor which is shown on the plans submitted as well as an attached double garage. The proposed dwellinghouse would be served by the existing access from Fen Street, currently utilised by number 25 Fen Street. The width of the access would be increased through the demolition of a portion of the existing single storey structure forming number 25 Fen Street.
- 1.3 The proposed dwellinghouse would measure approximately 12.8 metres by 7.2 metres with an eaves height of 2.5 metres and a ridge height of 7.1 metres. An attached double garage is proposed to the western side of the dwellinghouse. The proposed garage would measure 5.5 metres by 5.5 metres and would have an eaves height to match that of the proposed dwelling. The attached garage would have a lower ridgeline than the host dwelling, at 6.17 metres in height. The main body of the proposed dwelling would be situated approx. 5.8 metres north of the site boundary to number 27 Fen Street and 10.3 metres from the rear elevation of this neighbouring property. The proposed dwelling would be located approx. 5.2 metres

north-east of the site boundary to number 25 Fen Street and 13 metres north of the rear elevation of number 25 Fen Street.

- 1.4 During the determination of this application revised plans were submitted, demonstrating an amendment to the siting of the proposed parking area and garage. The Parish Council and neighbouring properties were re-consulted following the submission of amended plans. It is acknowledged that Stilton Parish Council will not meet in August. However, given the nature of the Parish Council's comment objecting to the application, it is not considered that the amendment to the garage shown on the revised plans submitted would address their concerns.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Planning Practice Guidance is also relevant.

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
 - H35: "Tandem development"
 - En11: "Archaeology"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"
 - En20: "Landscaping Schemes for New Development"
 - En25: "General Design Criteria"
 - T18: "Access requirements for new development"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The Settlement Hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"

- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP1: "Strategy and principles for development"
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"
 - Policy LP10: "Development in Small Settlements"
 - Policy LP13: "Quality of Design"
 - Policy LP15: "Ensuring a High Standard of Amenity"
 - Policy LP17: "Sustainable Travel"
 - Policy LP18: "Parking Provision"
 - Policy LP31: "Heritage Assets and their Settings"
- 3.5 Supplementary Planning Documents/Guidance:
Huntingdonshire Design Guide (2007) - Parts 2 and 5
Huntingdonshire Local Development Framework - Developer Contributions (2011) - with regard to contributions to wheeled bins provision.

4. PLANNING HISTORY

- 4.1 1401808FUL, Erection of two detached bungalows, permission REFUSED, 26.01.2015.

This application was refused for 2 reasons:

1) "The proposal would result in a cramped form of backland development which would not be consistent with the prevailing pattern of development in the area and would be harmful to the spacious character of the locality" contrary to the NPPF and policies H32, HL5, CS1, LP10 and LP13.

2) Failure to submit a completed Unilateral Undertaking for Wheeled Bin contributions contrary to the provisions of the Developer Contributions Supplementary Planning Document 2011 and policy CS10 of the Adopted Huntingdonshire Core Strategy 2009.

The applicant has appealed this decision and the application is currently being considered by the Planning Inspectorate.

5. CONSULTATIONS

- 5.1 **Stilton Parish Council recommends REFUSAL** - The area proposed for development is acknowledged by the applicant to be garden land and as such any development would be a contradiction of HDC's own policy No. 35 in respect of 'tandem' development. (COPY ATTACHED)
- 5.2 Cambridgeshire County Council Archaeology - NO OBJECTIONS - subject to scheme of archaeological investigation.
- 5.3 HDC Transportation Team - NO OBJECTIONS - subject to a couple of minor amendments relating to pedestrian visibility.

6. REPRESENTATIONS

- 6.1 Seven neighbouring properties were consulted. TWO letters of OBJECTION have been received which raise the following summarised concerns:

- The proposed driveway providing access would run next to the ground floor bedroom of No. 27 and disrupt sleep
- Loss of privacy to garden
- Loss of light
- Loss of quiet and tranquil surroundings
- Create additional traffic along a congested street with limited access for emergency vehicles
- Large development for a small garden
- Overlooking
- Tandem "back land" development contrary to HDC policy
- Place pressure on services

7. SUMMARY OF ISSUES

7.1 The main issues to consider with this site are the:

- Principle of the Development
- Character and Appearance of the Area
- Heritage Assets
- Neighbour Amenity
- Highway Safety & Parking Provision

Principle of Development:

7.2 Paragraph 49 of the NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'.

7.3 Paragraph 50 of the NPPF states 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing'.

7.4 Paragraph 65 of the NPPF states 'local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape'.

7.5 In order to assess the proposed development against the policies in the development plan, paragraph 215 of Annex 1 of the NPPF requires LPA's to give due weight to the relevant policies in existing plans according to their degree of consistency with the NPPF.

7.6 Policy CS3 of the Core Strategy identifies Stilton as a 'Smaller Settlement' where residential infilling (up to three dwellings) will be appropriate within the built-up area. This development plan is consistent with the NPPF as it concentrates development in the larger sustainable settlements that offer the best levels of services and facilities.

7.7 Emerging Local Plan policy LP10 states that proposals within the built-up area of a Small Settlement will be considered on individual sustainability merits taking into account a range of factors.

7.8 The site is considered to be within the built-up area of Stilton where residential development is acceptable in principle and residential development of the scale proposed complies with the adopted settlement policy CS3 of the Core Strategy. The proposal would also

comply with each of the criteria of emerging policy LP 10. Consequently, no objections are raised with regards to the principle of such a development in the locality, subject to other matters being satisfactorily resolved.

Character and Appearance of the Area:

- 7.9 Whilst there is a presumption in favour of sustainable development the National Planning Policy Framework defines sustainability as having three strands - social, economic and environmental. One of the NPPF's core principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 53 of the NPPF also states that LPAs should consider setting policies to resist inappropriate development of residential gardens where for example, development would harm the local area.
- 7.10 The saved policies in the Local Plan 1995, which are part of the development plan can, notwithstanding their age, be accorded due weight according to their degree of consistency with the NPPF. Policy H32 of the Local Plan 1995 states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy En25 of the Local Plan 1995 indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings.
- 7.11 Due to the location of the proposed dwelling, the proposed development would conflict with Policy H35 of the Huntingdonshire Local Plan, Part One 1995 (the Local Plan), which resists proposals for 'tandem' or 'backland' development (i.e. development located behind a frontage dwelling). This policy, along with its supporting text, essentially imposes a presumption against this form of development regardless of the specific circumstances of the case, including any potential merits and is, therefore, inconsistent with the NPPF. The weight that can be afforded to this policy in relation to 'tandem' or 'backland' development is therefore extremely limited. The NPPF carries a presumption in favour of sustainable development. Where relevant policies of the development plan are out-of-date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or where specific policies of the Framework indicate development should be restricted.
- 7.12 The current proposal seeks planning permission for a single dwellinghouse, rather than two dwellings as proposed under planning permission 1401808FUL.
- 7.13 Properties within the vicinity of the site vary in design, scale and age, with bungalows found to the opposite side of Fen Street and the properties to either side of the site being two storeys in height. As such, the design and scale of the dwelling proposed would not appear out of place in context but would sit harmoniously alongside the existing properties within the vicinity. Other residential properties along Fen Street take a similar arrangement to the current proposal and do not have a direct frontage onto the Fen Street, such as number 17a. Therefore, whilst the proposal would constitute a form of

backland development, it is considered that a single dwellinghouse of the scale proposed could be accommodated within the site such to accord with the prevailing pattern of development in the area and respecting the spacious character of the surrounding area. The resultant curtilage following the subdivision would be of a size and form which is sympathetic to the locality as sought by Local Plan Policy H32. The proposal is therefore considered to accord with development plan policies H32 of the Local Plan, HL5 of the Local Plan Alterations and CS1 of the Core Strategy, and emerging policies LP10 and LP13 of the Draft Local Plan to 2036 (2013).

Neighbour Amenity:

- 7.14 Policy H35 of the Local Plan sets out that proposals for 'tandem development' (development which results in a dwelling being located in a backland position behind a frontage dwelling, often on a plot that has restricted highway frontage) will normally be resisted. The supporting text advises that "such forms of development often have amenity disbenefits for the frontage dwelling and create inappropriate and inconvenient location problems for private open space and car parking". The policy intends that proposals will be resisted if they result in the classic harm from tandem development. It is accepted that, whilst a saved policy of the Local Plan, policy H35 does effectively restrict this form of development regardless of site specific circumstances and is therefore inconsistent with the presumption in favour of sustainable development as set out in the NPPF. However, other local policies relating to new dwellings and site subdivision require the impacts of residential development upon the character and form of development in the area to be considered when assessing the merits of an application. This is considered to be in accordance with the stance of the NPPF and can therefore be afforded full weight when considering paragraph 215 of the NPPF.
- 7.15 It is considered that the width of the access corridor serving the proposed dwelling and the relationship with neighbouring properties is adequate such that the classic disbenefits of tandem development would not result in this case. There would therefore be no significant harm in terms of policy H35. There is a window within the western side elevation of No.27 which is alongside the existing and proposed driveway. The neighbour representation received has confirms that this window serves a room which is occupied as a ground floor bedroom. The existing situation of the driveway serving a garage to the rear of the site is noted. The single additional dwelling would create additional movements from visitors and deliveries. However, in light of the existing access arrangements and 1.8 metre high approx. close board fencing along the boundary to No.27 Fen Street, it is not considered that the additional movements to the side of No.27 would have a significant detrimental impact upon the amenity of No.27 Fen Street such as to substantiate refusal of this application.
- 7.16 The proposed dwelling would have an eaves height of 2.5 metres and a ridge height of 7.1 metres. The main body of the proposed dwelling would be situated approx. 5.8 metres north of the site boundary to number 27 Fen Street and 10.3 metres from the rear elevation of this neighbouring property. The proposed dwelling would be located approx. 5.2 metres north-east of the site boundary to number 25 Fen Street and 13 metres north of the rear elevation of number 25 Fen

Street. The attached garage serving the proposed dwelling would sit approx. 0.75 metres from the site boundary to number 21a Fen Street and approximately 7.8 metres east of this neighbouring dwellinghouse. The proposed dwellinghouse and garage would sit over 20 metres to the north-east of the rear elevation of number 23 Fen Street.

- 7.17 Given the separation distances to the boundaries and neighbouring dwellings, it is not considered that the proposed development would have a significant detrimental impact upon the residential amenities of neighbouring properties through overbearing impact. Furthermore, due to the separation distances involved and the siting of the proposed dwelling to the north or north-east of the neighbouring residential properties, it is not considered that the proposal would have significant detrimental impact upon the amenities of neighbouring properties through loss of sunlight or daylight. It is also acknowledged that the existing conifer hedge within the curtilage of number 21a Fen Street would provide a level of screening of the proposal.
- 7.18 The proposed dwellinghouse would host two velux windows and a dormer window to the front elevation. Due to the high level nature of the velux windows it is considered that these windows would not lead to undue overlooking. The proposed dormer window is aligned with the driveway, directing views towards Fen Street. Whilst the proposed dormer window would afford some views towards neighbouring properties, due to the positioning of the front gable of the dwellinghouse, direct views towards number 27 Fen Street would be prevented. The site is within the same ownership as number 25a Fen Street. Therefore, whilst the proposed dormer window would enable views towards this neighbouring property and this resultant relationship may not be the most desirable, the impact of the proposed development would be upon a property within the same ownership; a relationship that the owners are clearly content with. The proposed window to the first floor, western side elevation of the dwellinghouse would afford views towards the former Coal Yard and as such would not lead to undue overlooking, such to have a significant detrimental impact upon the residential amenities of neighbouring properties.
- 7.19 The more intense use of the site resulting from the proposed development would have some impact upon the amenities of the immediate neighbouring properties through greater noise, disturbance, vehicle generation and human activity. However, it is not considered that these would reach a level such to have a significant detrimental impact upon the amenities of neighbouring properties and justify refusal of the application.
- 7.20 Overall, it is therefore considered that the proposed development would not have a significant detrimental impact upon the residential amenities of the neighbouring properties such to warrant refusal of this application.

Highway Safety & Parking Provision:

- 7.21 In relation to the previous application for planning permission for two dwellings (ref: 1401808FUL), the HDC Transportation Officer advised

that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access and that the width of the private drive should also be slightly increased from 4m to 4.1m. Whilst the plans submitted as part of this application did not demonstrate this, it was concluded that with a relocation of the access within the site boundary it would be possible to achieve an adequate paired access with No.25, making provision for pedestrian visibility on the eastern side.

- 7.22 In relation to this application, the HDC Transportation Officer has once again advised that there should be 2m x 2m vehicle to pedestrian visibility splays provided on both sides of the vehicular access. Furthermore, the Transport Officer has advised that as the proposal is for a single dwelling, the width of the access could be reduced to 3 metres. In a similar vein to the previous application, it is considered that with a relocation of the access within the site boundary, it would be possible to achieve a paired access with No.25 making adequate provision for pedestrian visibility. This could be secured by condition.
- 7.23 Provision for the parking of at least two vehicles would be provided to serve the proposed dwelling. An area for hardstanding would also be provided to enable the manoeuvring of vehicles within the site, such that they could join the highway in a forward moving gear. It is therefore considered that adequate parking provision would be provided.
- 7.24 Subject to the relocation of the access, such to achieve 2m x 2m vehicle to pedestrian visibility splays, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.

Heritage Assets:

- 7.25 Cambridgeshire County Council records indicate that the site lies in an area of high archaeological potential as the site lies within the probable Medieval street pattern of Stilton. No objections are raised to the development of this site but it is requested that the site should be subject to a programme of archaeological investigation. This is considered necessary and the investigation could be secured by condition to ensure any archaeological interest of the area is preserved either by record or in situ. Therefore no officer objections are raised regarding the impacts upon heritage assets.

Other Matters:

- 7.26 Further points outlined within the representations received -
- Loss of quiet and tranquil surroundings
It is considered that the relationship resulting between the proposed dwellinghouse and the existing neighbouring properties would not be uncharacteristic within a built-up area. It is therefore not considered that the noise levels resulting from the proposal would be significantly detrimental to the amenities of neighbouring properties. In addition, it is not considered that the noised levels resulting from the construction of the dwellinghouse would be overly detrimental such to warrant refusal of this application.

- Create additional traffic along a congested street with limited access for emergency vehicles

The number of trips likely to be generated as a result of an additional single dwellinghouse along Fen Street is unlikely to lead to significantly increase traffic flows along Fen Street. In addition, the Highways Officer has raised no objection to the proposal.

- Place pressure on services

The site falls within the built-up area of Stilton where services are readily available. This development will be CIL liable in accordance with the Council's adopted charging schedule; as this application site is for a minor development, CIL payments will cover footpath and access, health, community facilities, libraries and lifelong learning, and education in accordance with the Developer Contributions SPD (2011).

- 7.27 Refuse Bins - all new residential developments in Huntingdonshire are required to make financial contributions to allow for the provision of appropriate coloured waste storage containers (wheeled bins), as outlined in the Developer Contributions Supplementary Planning Document 2011. This is to be secured by a unilateral undertaking (UU); whilst a letter was sent out requesting the UU, this has not been received to date. The agent for the application has however confirmed that they will be submitting a completed unilateral undertaking. An update will be given to Members on this prior to the meeting of the Development Management Panel.

Conclusion:

- 7.28 The proposed development is considered to be compliant with relevant national and local planning policy as:

- * The principle of the proposal is acceptable.
- * The proposed new dwelling has been designed appropriately and would sit harmoniously alongside the existing built form along Fen Street.
- * The design, scale and siting of the proposal is not considered to have a significant detrimental impact upon the amenity of the neighbouring dwellings.
- * Subject to the relocation of the access, such to achieve 2m x 2m vehicle to pedestrian visibility splays, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.
- * The proposal is acceptable with regards to the impact upon heritage assets.

- 7.29 The proposal is therefore in accordance with the National Planning Policy Framework 2012, policies H31, H32, H35, En11, En12, En13, En25 and T18 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alterations (2002), policies CS1 and CS3 of the Adopted Core Strategy 2009, policies LP1, LP6, LP10, LP13, LP15, LP17, LP18 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide (2007).

8. **RECOMMENDATION - APPROVE** subject to conditions to include the following:

- Time Limit (3yrs)
- In accordance with plans submitted
- Access dimensions and pedestrian visibility splays
- Levels
- Materials
- Retain boundary treatments
- Archaeological work
- Refuse storage
- Remove permitted development rights

CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Assistant Development Management Officer 01480 388407**

To: Owen, Dallas (Planning Serv.)[Dallas.Owen@huntingdonshire.gov.uk];
Flag Status: 0x00000000
Subject: Planning Application No. 15/00317/FUL erection of detached bungalow land north of 25 & 27 Fen Street, Stilton
From: Mary Croll
Sent: Wed 5/6/2015 12:26:36 AM
To: "dallas.owen@huntingdonshire.gov.uk" <dallas.owen@huntingdonshire.gov.uk>
Message-ID: <799338739.1342846.1430871996018.JavaMail.yahoo@mail.yahoo.com>
Subject: Planning Application No. 15/00317/FUL erection of detached bungalow land north of 25 & 27 Fen Street, Stilton
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X-MS-Exchange-Organization-AuthAs: Anonymous
X-EXCLAIMER-MD-CONFIG: c8bc902d-8758-4d43-93f8-e1be0c6bf8e2

Refused.

This application appears to be a resubmission of the previous application No. 1401808FUL (case officer Laura Nuttall) which was also refused by Stilton Parish Council.

The area proposed for development is acknowledged by the applicant to be garden land and as such any development would be a contradiction of HDC's own Policy No 35 in respect of "Tandem Development.

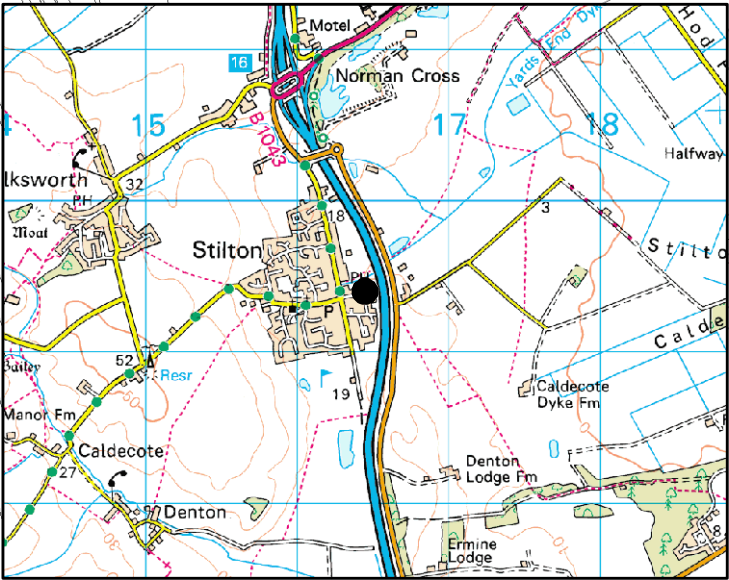
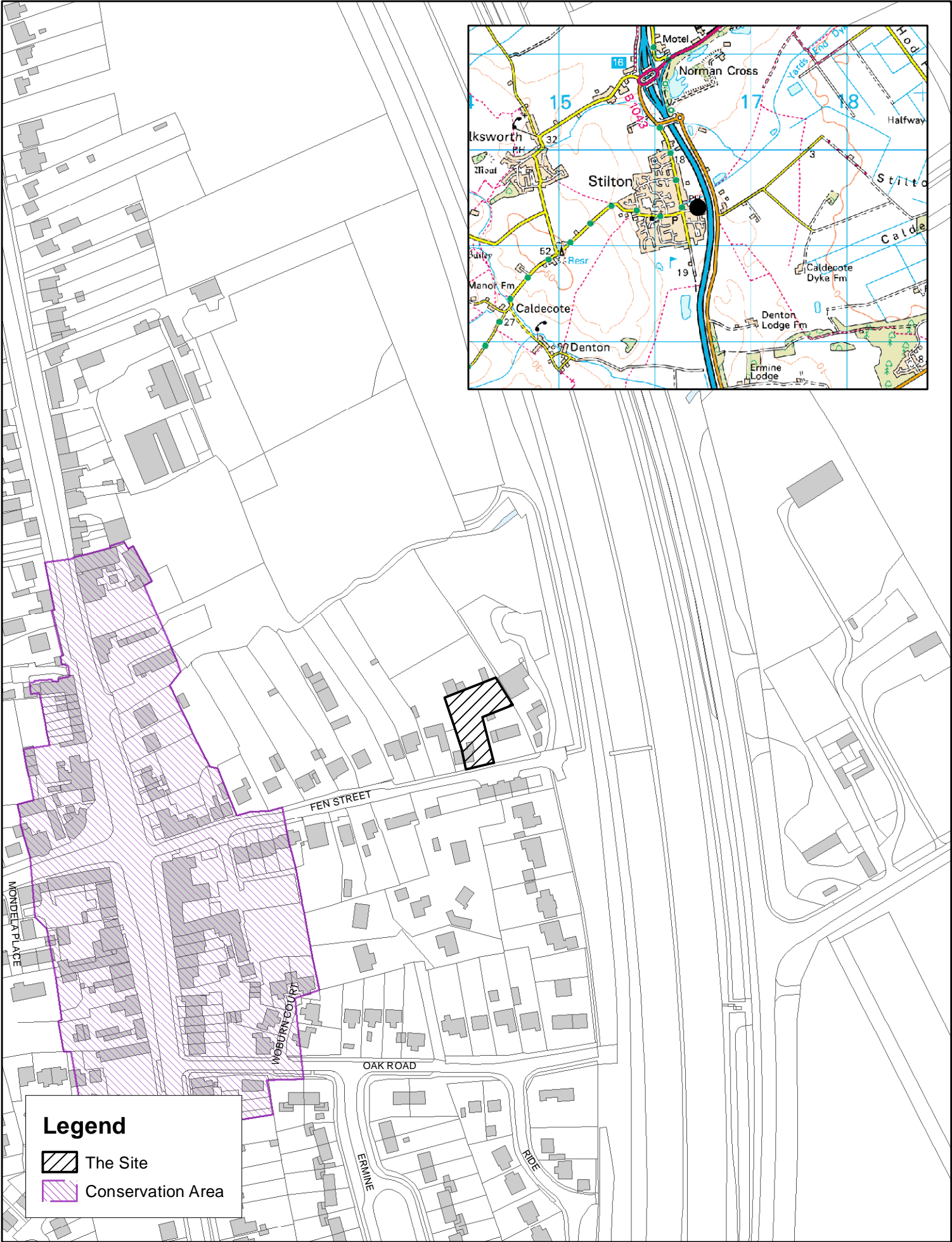
Mary Croll,
Clerk to Stilton Parish Council.

Development Management Panel



Scale =1:2,500
Date Created: 29/07/2015

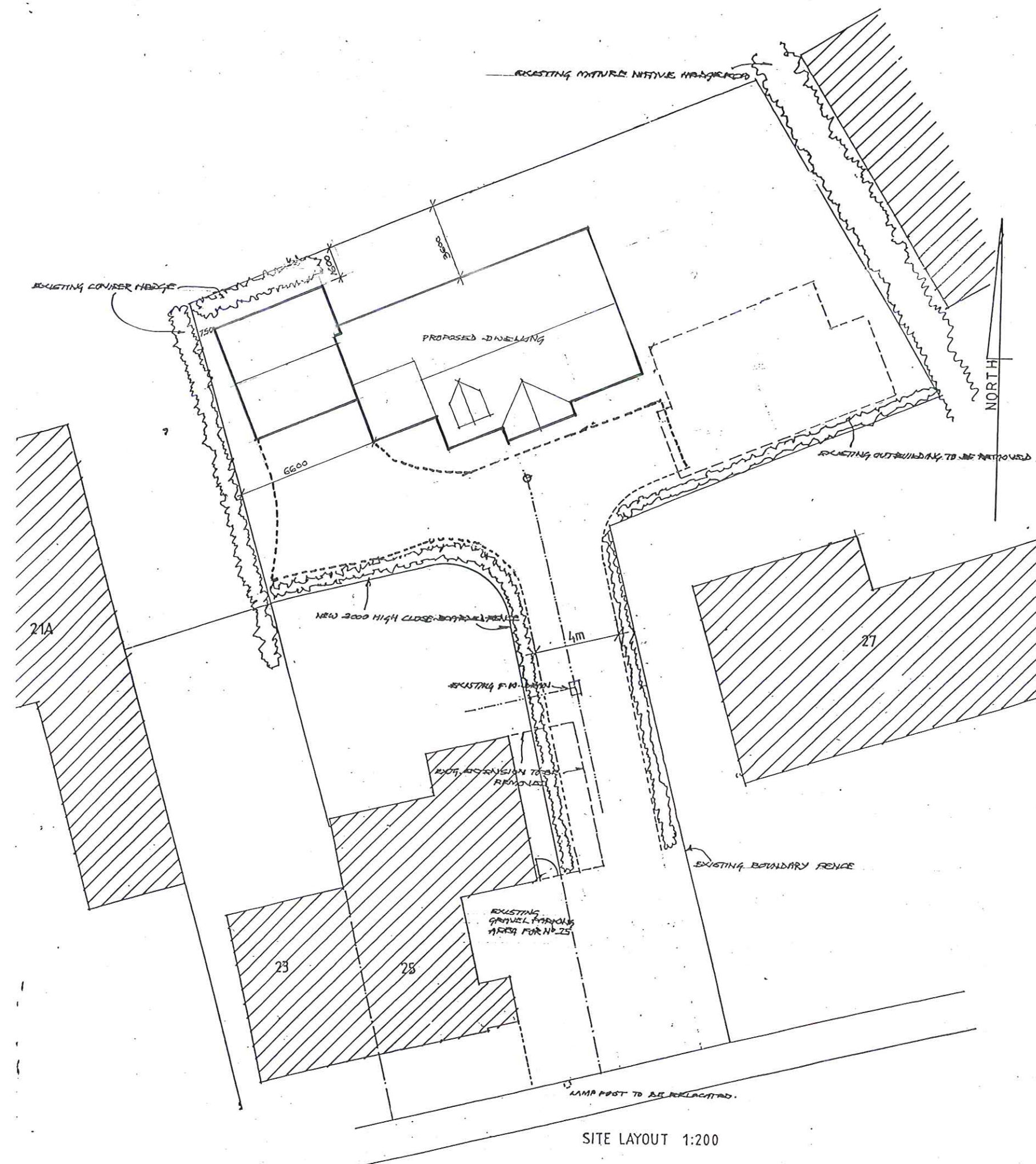
Application Ref: 15/00317/FUL
Location: Stilton



Legend

 The Site

 Conservation Area



REVISION C-24 07 15 - GARAGE RELOCATED.

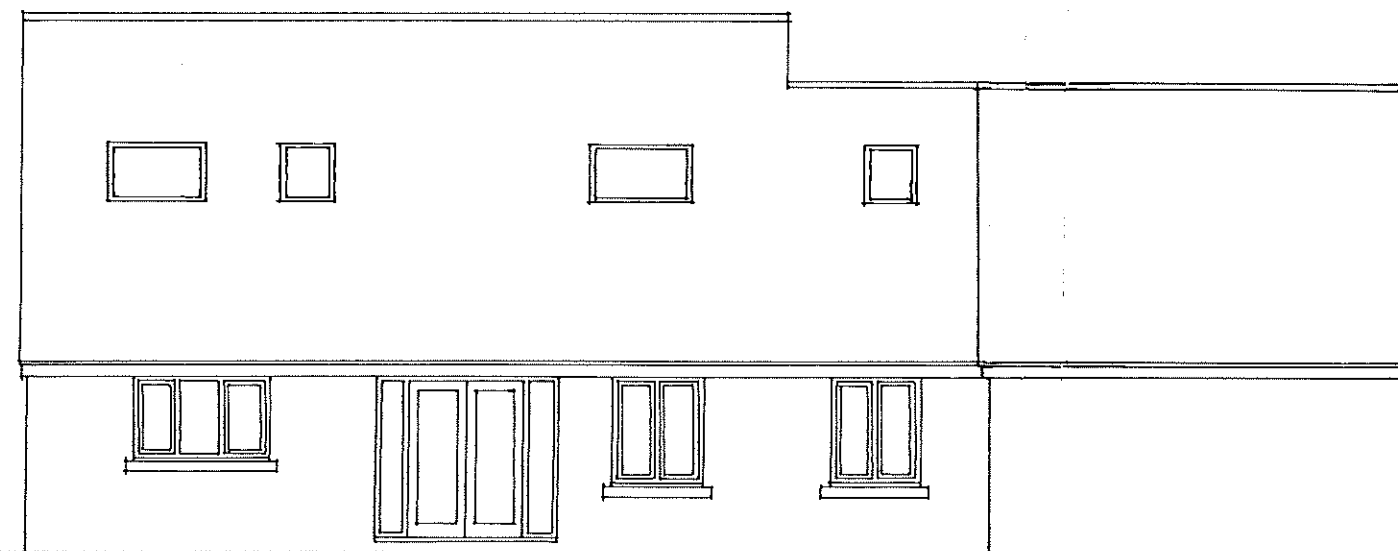
PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/ Rev BC
 NW LTD, P.O. BOX 580, HUNTERTON



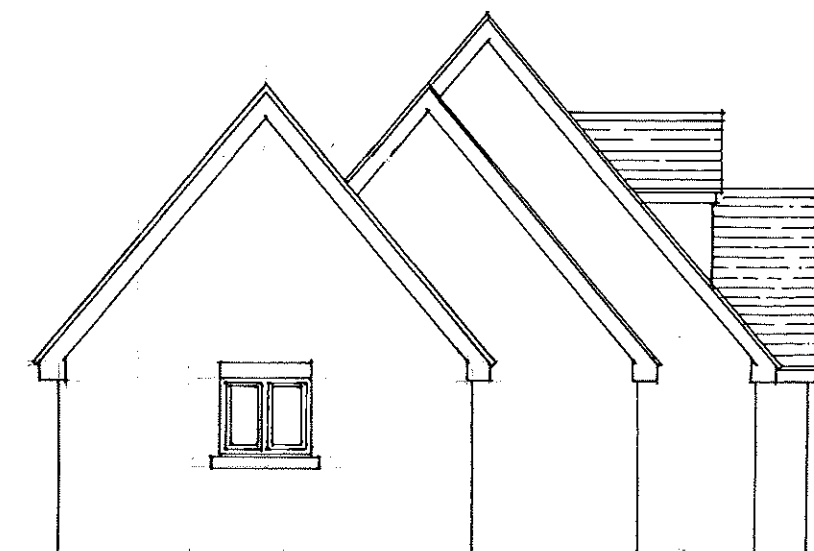
FRONT ELEVATION



SIDE ELEVATION



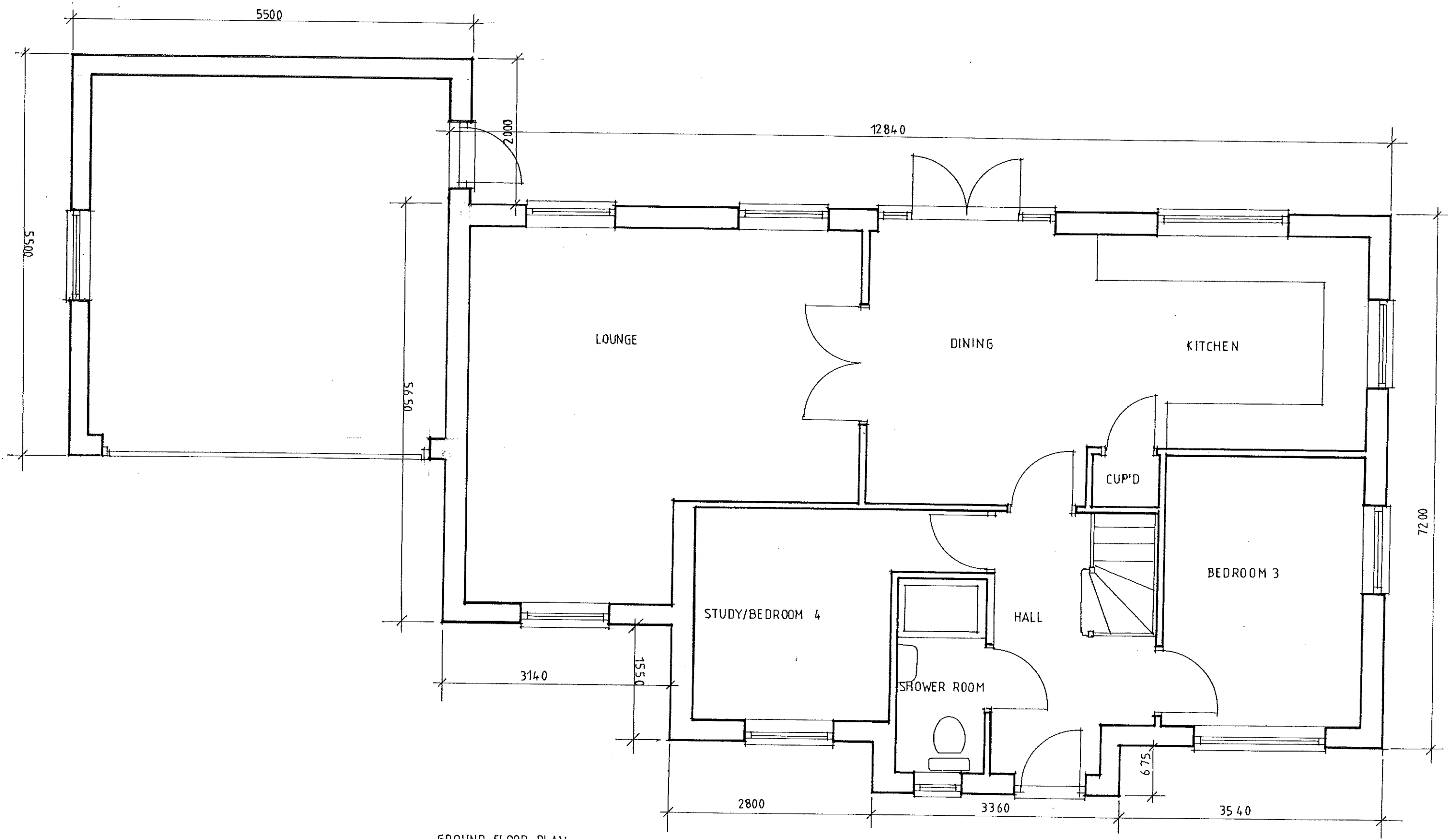
REAR ELEVATION



SIDE ELEVATION

REVISION C-24 07 15 - DETACHED GARAGE REMOVED FROM
SITE LAYOUT & ADDED TO WEST SIDE OF DWELLING.

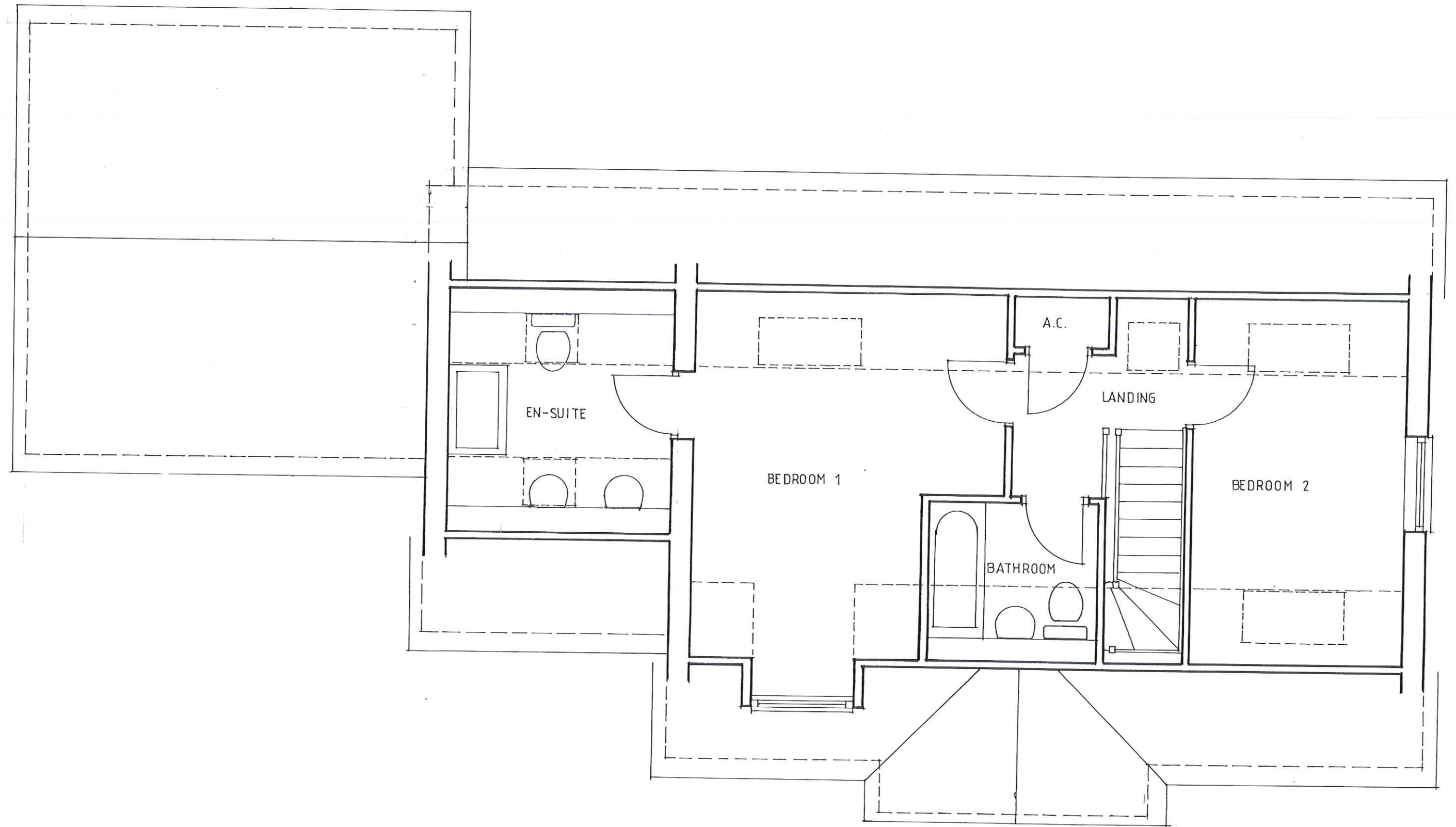
PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
PROPOSED FRONT, SIDE & REAR ELEVATIONS
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:100
DATE: FEBRUARY 2015
NO. 13/27/2 REV C 24.7.15
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



GROUND FLOOR PLAN

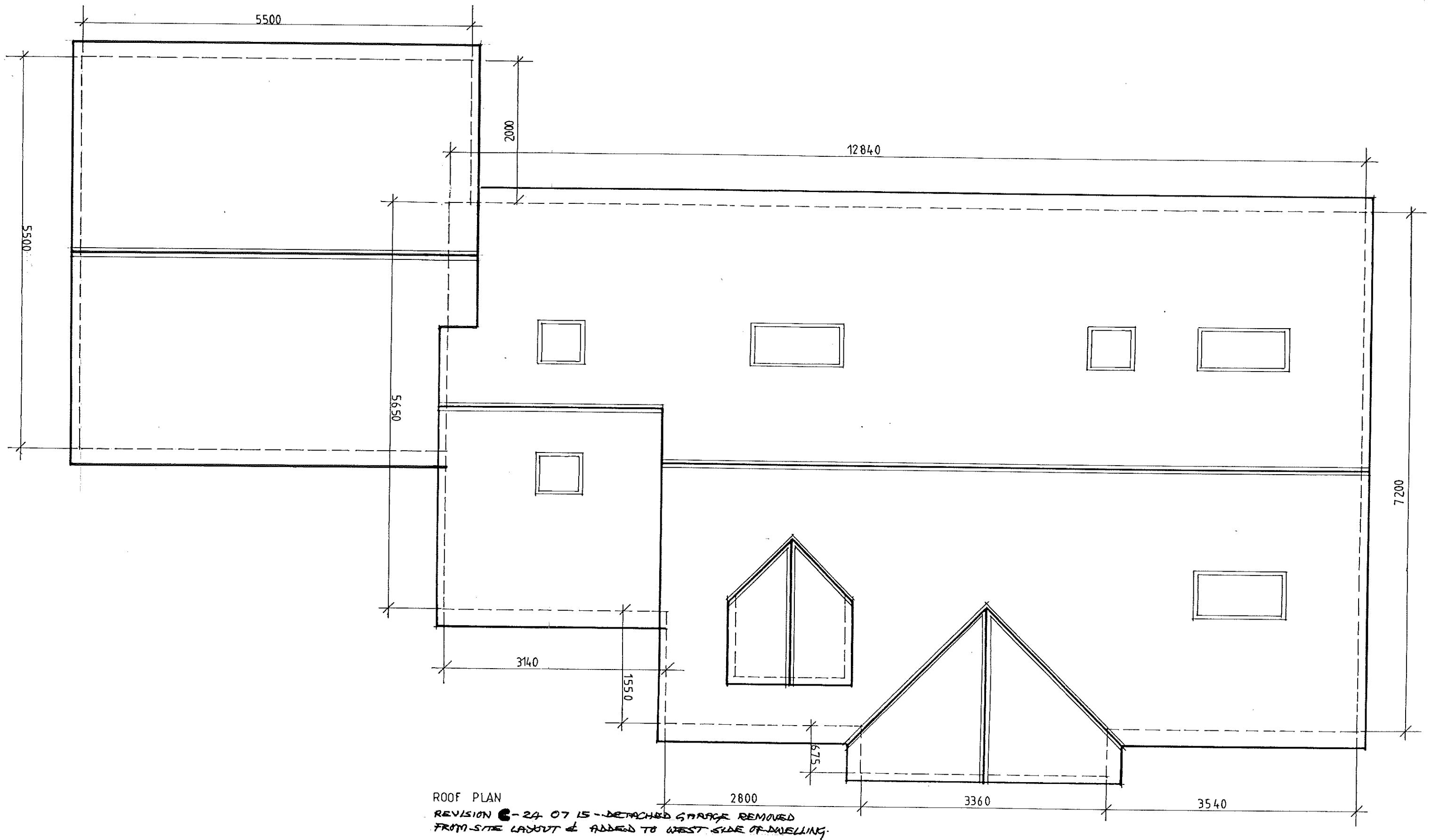
REVISION C - 24 07 15 - DETACHED GARAGE
OMITTED FROM SITE LAYOUT & ADDED TO WEST
SIDE OF DWELLING.

PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
PROPOSED GROUND FLOOR PLAN
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: FEBRUARY 2015
NO. 13/27/4 REV C 24.7.15
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

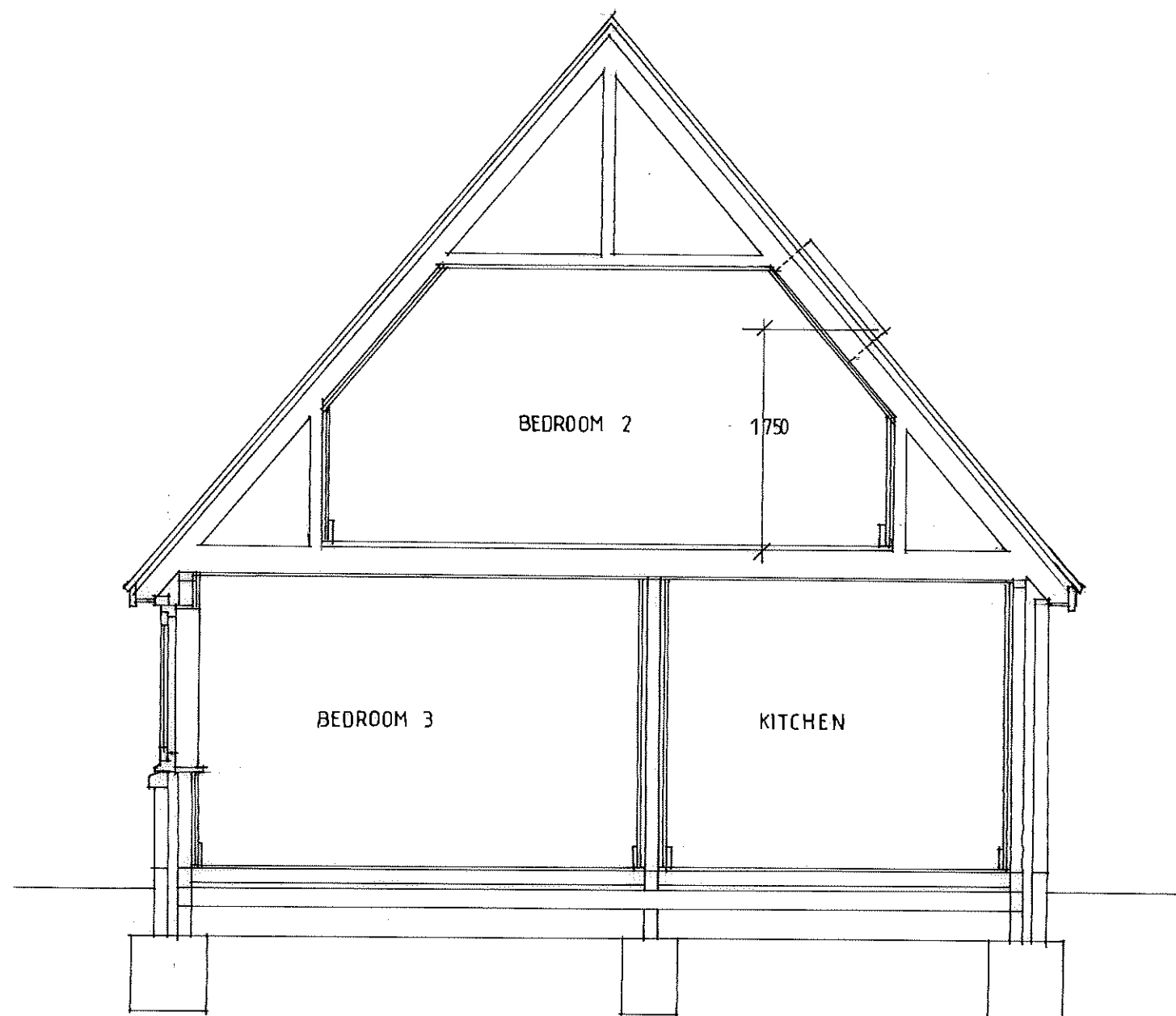


FIRST FLOOR PLAN
 REVISION C - 24.07 IS --DETACHED GARAGE
 OMITTED FROM SITE LAYOUT & ADDED TO WEST
 SIDE OF BUILDING.

PROPOSED RESIDENTIAL DEVELOPMENT
 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 PROPOSED FIRST FLOOR PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: FEBRUARY 2015
 NO. 13/27/5 REV C 24.7.15
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
PROPOSED ROOF PLAN
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: FEBRUARY 2015
NO. 13/27/7 REV C 24.7.15
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



TYPICAL SECTION

PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
TYPICAL SECTION
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: FEBRUARY 2015
NO. 13/27/6 REV B
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB