

Case No: 15/00876/FUL (FULL PLANNING APPLICATION)

Proposal: CONSTRUCTION OF AN ADDITIONAL STOREY AND GROUND FLOOR EXTENSION TO EXISTING BUNGALOW TO CREATE 2 NO. TWO BEDROOM FLATS PLUS CONSTRUCTION OF NEW TWO BEDROOM BUNGALOW

Location: 45 OUSE ROAD ST IVES PE27 3FT

Applicant: MR IAN QUEST

Grid Ref: 531530 273185

Date of Registration: 01.07.2015

Parish: ST IVES

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application relates to an existing bungalow and land to the north which is currently open space between the site and Marley Way. The area is predominantly residential in character, the dwellings in the locality, and on the southern side of Marley Road are in staggered formation with the road.
- 1.2 The application seeks permission to build over the existing bungalow to provide a two storey element and for the erection of a new bungalow to the north of this building, into the open green space which fronts Marley Road.
- 1.3 The new two storey element will provide for No. 2 two bedroom flats. The new bungalow would also have two bedrooms. Open space would be provided to the front, and the rear gardens to serve the ground floor flat and the bungalow would be enclosed by fenced boundary treatments. Notwithstanding the plans submitted there shall be no garden to the first floor flat. The applicant will be submitting an amended plan prior to the panel meeting Provision has been made for secured cycle parking in the enclosed rear gardens. Bin storage would be located to the side of the proposed new bungalow.
- 1.4 The site is not within the designated conservation area for St Ives and it is not located on land that is liable to flooding.
- 1.5 The application has been accompanied by a tree survey and a design and access. The details submitted confirm that two trees will be removed to facilitate the development.

- 1.6 Following negotiations with the planning agent during the life of the application, the garden to the upper flat will be omitted from the scheme and left as open space. In addition the two upper floors windows to serve the flat will be reduced in width. The amended plans indicating these changes will be presented to members prior to the committee meeting on the 16th February 2016.

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. Of particular reference to this proposal are paragraph 17 which set out the core planning principles, section 6 relating to the delivery of high quality homes and section 7 requiring good design.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

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"
 - En18: "Protection of countryside features"
 - En25: "General Design Criteria"
- 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 LP 1: "Strategy and principles for development"
 - Policy LP 2: "Contributing to Infrastructure Delivery"
 - Policy LP8: 'Development in Spatial Planning Areas'
 - Policy LP 13: "Quality of Design"
 - Policy LP 15: "Ensuring a High Standard of Amenity"
 - Policy LP 18: "Parking Provision"
 - Policy LP24: "Housing mix"
 - Policy LP29: "Trees, woodland and related features"
- 3.5 Other relevant documents or material considerations: -
- Huntingdonshire Design Guide (2007) - Parts 2 and 4
 - Developer Contributions DPD (2011)

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

Further information on the role of planning policies in deciding planning applications can also be found at the following website:

<http://www.communities.gov.uk> Follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

4. PLANNING HISTORY

15/70028/PENQ – Enquiry to development the site

5. CONSULTATIONS

- 5.1 **St Ives Town Council** recommends REFUSAL as "an additional dwelling would impact upon the mature trees, the site is not within the town centre, lack of parking"

Officer response

The comments from St Ives Town Council have been fully considered. Officers have considered to issues raised in the main body of the report.

6. REPRESENTATIONS

- 6.1 8 properties were consulted about the application 6 letters of objection have been received. The following issues have been raised
- * -On street parking an issue due to existing residents not using their garages and car ports
 - Lack of available parking
 - Application inaccurate as:
 - * Parking for the existing bungalow exists in the garage block
 - * Application states there are no trees at the site
 - * Site cannot be seen from the public rights of way
 - * Accuracies in the orientations of the site and proposal on plans
 - Cramped form of development
 - Loss of privacy

Officer response

The comments received from the local community in relation to the proposed development have been fully considered in the main body of the report.

7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- The principle of development,
 - The impacts upon the character and appearance of the surrounding area
 - The impacts upon highway safety.
 - The impact upon the established trees
 - The impacts upon neighbour amenity

Principle of Development

- 7.2 The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF aims to deliver a high quality built environment and focus development in sustainable locations, with access to a choice of transport modes.
- 7.3 Policy CS3 of the Core Strategy identifies St Ives as a 'Market Town' where development schemes of all scales may be appropriate in the built-up area. Emerging Local Plan policy LP8 looks to support housing proposals where they are appropriately located within the built-up area of an identified SPA settlement, however other Local Plan policies seek to resist the subdivision of sites where this will cause harm to the locality.
- 7.4 The proposal, in principle, is considered to comply with NPPF and therefore policy CS3 of the Core Strategy can be afforded weight as it is an adopted policy that is consistent with the NPPF as it aims to concentrate development in the larger sustainable settlements that offer the best levels of services and facilities; and policies LP1 and LP9 of the Draft Local Plan to 2036 supports sustainable development proposals and this is consistent with the core principles of the NPPF. However limited weight can only be given to these emerging policies as they may be subject to change.
- 7.5 The site is considered to be within the built-up area of St Ives when having regard to the criteria of adopted policy CS3 and therefore there is in-principle support for residential development of the site; however the policy consideration of whether the site is appropriately located within the built-up area as sought by planning policy follows in the report below.

Character and Appearance of the surrounding area

- 7.6 Paragraph 17 of the NPPF which states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" is particularly relevant to the determination of this proposal. Paragraph 60 states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements. It is, however, proper to seek to promote or reinforce local distinctiveness." Paragraph 131 requires local planning authorities in determining planning applications to take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.7 The site is located in a residential area where the dwellings when viewed from Marley Road are staggered in formation against the green spaces that front the Marley Road. The application proposes to break into part of this open space adjacent to the road, to create a new bungalow. The existing bungalow would continue the existing two story terrace, and the plot size would be consistent with other residential development in the locality.

- 7.8 The proposal is considered to be well designed to continue the rhythm and grain of developments that exist. As such the proposal is considered to respond appropriately to the local character of the existing built forms in this part of St Ives.
- 7.9 The proposal is considered to comply with the NPPF, policies H32, H33, and En25 of the Local Plan 1995; HL5 of the Local Plan Alteration 2002; CS1 of the Core Strategy 2009 are all broadly consistent with the NPPF as they support dwellings in Conservation Areas where the scale, form, materials and design will be sympathetic to the locality; and where they achieve an efficient use of land and respect the local pattern of streets and spaces; and LP1 and LP13 of the Draft Local Plan to 2036 follow a similar vein and are also considered to be broadly consistent with the NPPF. However the policies within the emerging local plan may be subject to change and this considerably limits the weight that can be attributed to this policy.

Residential Amenity

- 7.10 The development proposed has two elements to consider in terms of impacts upon the existing residential properties. The first is the building over the existing bungalow to create a two storey property and the other is the proposed new bungalow.
- 7.11 The existing bungalow (No. 45) is located approx. 13 metres from the common boundary with the properties to the North West. The development proposal is to build over the bungalow to create an independent flat. The two windows proposed to be installed in the rear elevation would serve a bedroom and a kitchen/diner/living room. The building is orientated to the south east of the neighbouring properties. It is acknowledged that some additional overlooking into the back part of the rear garden may occur from the additional windows that would be installed, however the views in terms of direct window to window overlooking and any private spaces within the garden of No 34 Cam Close will be oblique due to the orientation of the existing building and its relationship with No 34 Cam Close.
- 7.12 The proposed new bungalow would be single storey. Standard 2 metre boundary fencing proposed along the rear boundary of the new bungalow will ensure the privacy levels currently enjoyed by No. 34 Cam Close will be maintained.
- 7.13 As stated above No. 45 Ouse Road sits to the south west of the residential properties most likely to be affected by the development in in Cam Close. It is acknowledged that some natural light may be lost in the rear garden of No 34 Cam Close in the early mornings, however due to the orientation of No. 45 Ouse Road within the street scene and the existing separation distances the harm is not considered to such to refuse the application, as the building will not cause undue over shadowing or will it become over dominant in nature.
- 7.14 The subdivision of the site may result in additional movements and disturbance, however this is a residential area and it is not considered that this will adversely affect residential amenity of the neighbours.

- 7.15 The proposed new bungalow would be single storey, therefore amenity issues linked to overshadowing and over bearing impacts are considered to harm the neighbouring residential properties.
- 7.16 Whilst the comments received from the local community have been fully considered, overall, the proposal will not have a significant impact on neighbour amenities to justify a refusal.
- 7.17 The application is considered to comply with policies H31 of the Local Plan 1995 and LP15 of the Draft Local Plan to 2036. Whilst both policies are broadly consistent with the NPPF paragraph 17 that requires a good standard of amenity of all existing and future occupants of land and buildings, policy H31 would be afforded great weight as it is an adopted policy and LP15 is an emerging policy.

Highway Safety & parking:

- 7.18 Policy LP18 – parking provision considers levels of highway safety, the needs of potential users of a development site and the amenity of nearby occupiers. It should be noted that whilst there are not set parking standards within the text of the policy, it does recommend the levels of car parking should be assessed against Cambridgeshire Design Guide 2007. The Design Guide makes reference Market Towns as being mainly Urban/Suburban areas where ideally 1.5 parking spaces would be provided for 2-3 bedroom properties. However the document also suggests that providing there are no highway safety issues appropriate on street parking may be acceptable. Policy LP17 – sustainable travel promotes development which maximise the use of other forms of travel modes.
- 7.19 The site will be accessed in the same way as the existing situation, directly from Ouse Road, which is an unclassified road. There is one parking space provided for the existing bungalow in the garage block to the rear of the site. This garage would serve the proposed bungalow. There is no parking provision to serve the two new flats. Reference has been made by residents and St Ives Town Council that car parking is already an issue Ouse Road. It is acknowledged that parking congestion in residential areas mostly occurs in the evening and at weekends. However the parking survey carried out on the 7th January 2016 indicates that sufficient on street parking is available during the evening.
- 7.20 The revised details submitted with the application on the 26th January 2016 confirm enclosed and secure cycle parking provision in the garden areas, which hope to encourage the use of more sustainable travel modes. It should also be noted here that the Town Centre is located 1 mile from the site, where the bus station provides good links to all of the surrounding market towns, and the guided bus link to Cambridge. The details contained in the revised DAS received on the 26th January 2016 also confirm the guided bus route runs close to the site offers a service to Cambridge from 6am until midnight.
- 7.21 There are no objections to the proposal on highway grounds. The proposal complies with policies LP17 and LP18. These policies are consistent with the NPPF paragraph 32 that requires safe and suitable access to the site for all people, however as these are emerging policies they can only be afforded limited weight.

Trees:

- 7.22 The site is located close to existing established trees and hedgerow which, whilst not being protected by a Tree Preservation Order (TPO) they contribute to the character of the area.
- 7.23 The details received on the 10th November 2015 confirm the extent of tree removal at the site to facilitate the proposed development. It has been confirmed that the 4.5 leylandi hedge that fronts the Marley Road will remain, as will the low level planting that exists to the front of 45 Ouse Road. The loss of the Eucalyptus and the willow are not considered to harm the visual appearance of the site from Marley Road or any other of views of the site from the residential areas.
- 7.24 There is no objection to the loss of the two trees as the retention of the high leylandi hedge ensures the character of the green edge from Marley Road is retained.
- 7.25 The application therefore meets the aims of Policy En18 of the Local Plan 1995, and Policy LP29 of the Local Plan – 2036.

Other Matters**Refuse Bins:**

- 7.26 Wheeled bins are usually provided for dwellings and a Unilateral Undertaking is used to secure the contribution required to provide these bins in accordance with the Developer Contributions SPD 2011 and CS10 of the Adopted Huntingdonshire Core Strategy 2009 and LP2 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).
- 7.27 The applicant has been reminded of the need to provide this agreement and the Agent has confirmed that one will be submitted. The agreement has however not been received at the time of writing the report. Members will be updated on this prior to, or at the Development Management Panel meeting.

Conclusion

- 7.28 The proposed development is considered to be compliant with the relevant national and local policy as it:
- * Is an appropriate form of development within the built-up area of St Ives;
 - * Would not have a harmful impact upon the character and appearance of the area;
 - * Would not have a detrimental impact upon the amenity of neighbours;
 - * Would not adversely affect highway safety.
 - * Would not impact upon the existing trees to be retained
- 7.29 Therefore, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions and the prior completion of a wheeled bin unilateral undertaking.

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

1. Time limit
2. Approved plans
3. Material samples
4. In accordance with tree survey
5. Submission of position and type of boundary fencing
6. Cycle parking and bin storage to be provided prior to occupation
7. PD removal
8. Upper floor windows to be approved
9. Garden to upper flat to be omitted from the scheme

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 **Linda Walker Development Management Officer 01480 388411**

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 22 July 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1500717 02.07.2015	Royal Bank of Scotland Mr M Thompson J M Architects 64 Queen Street Edinburgh EH2 RNA	Replacement of 1 no external ATM. A new non-illuminated fascia sign to replace existing. New non-illuminated projecting sign to replace existing 2 The Pavement St Ives	Listed Building Consent	Recommend Approval -Previous comments have been taken into account. The Committee welcomes that its concerns have been listened to.
1500722 02.07.2015	Royal Bank of Scotland Mr M Thompson J M Architects 64 Queen Street Edinburgh EH2 RNA	Replacement of 1 no external ATM. A new non-illuminated fascia sign to replace existing. New non-illuminated projecting sign to replace existing 2 The Pavement St Ives	Full	Recommend Approval -Previous comments have been taken into account. The Committee welcomes that its concerns have been listened to.
1500876 02.07.2015	Mr I Quest Mr C Butcher Delta Architects 1 Batemans Row London EC2A 3HH	Construction of an additional storey and ground floor extension to existing bungalow to create 2 No two bedroom flats plus construction of new two bedroom bungalow 48 Ouse Road St Ives	Full	Recommend Refusal -Impact on existing mature trees and clarification on parking spaces needs to be confirmed. - HDC policy is that out of town developments should allocate one parking space per property
1500897 02.07.2015	Miss J Mejer Mr S Deakin Silver Birches The Thorpe Hemaingford Grey PE28 9DA	Proposed two storey extension to front/side of dwelling joining the existing garage to the dwelling 10 Cambridge Drive St Ives	Full	Recommend Approval Subject to tidying up of the porch profile

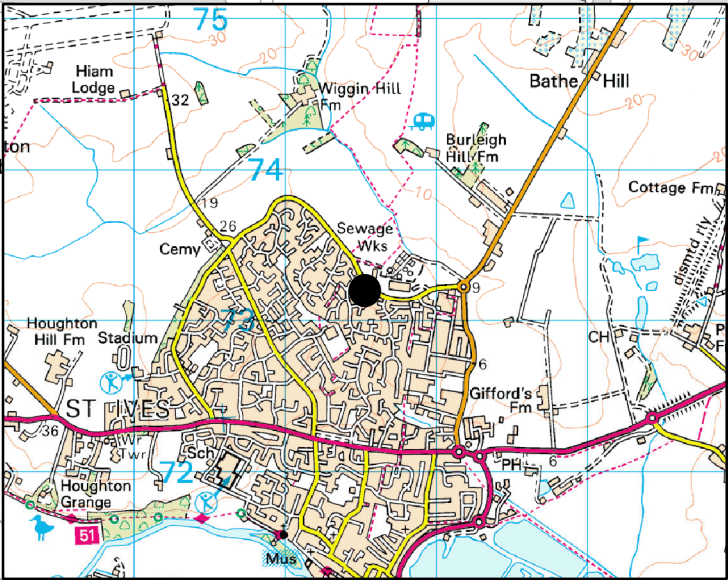
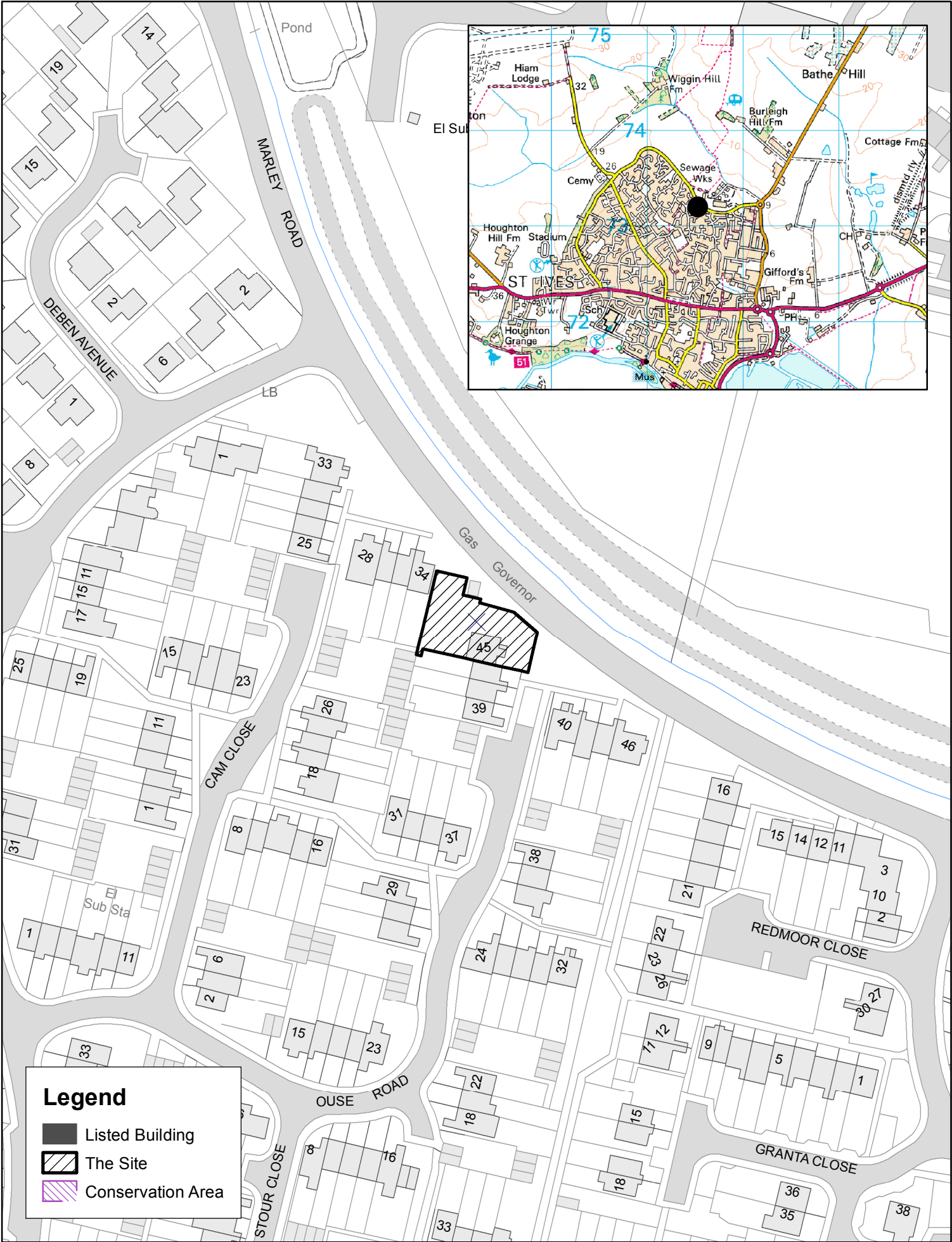
Development Management Panel



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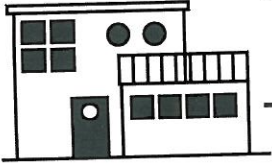
Application Ref: 15/00876/FUL
Location: St Ives

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Ordnance Survey HDC 100022322



Legend

- Listed Building
- The Site
- Conservation Area



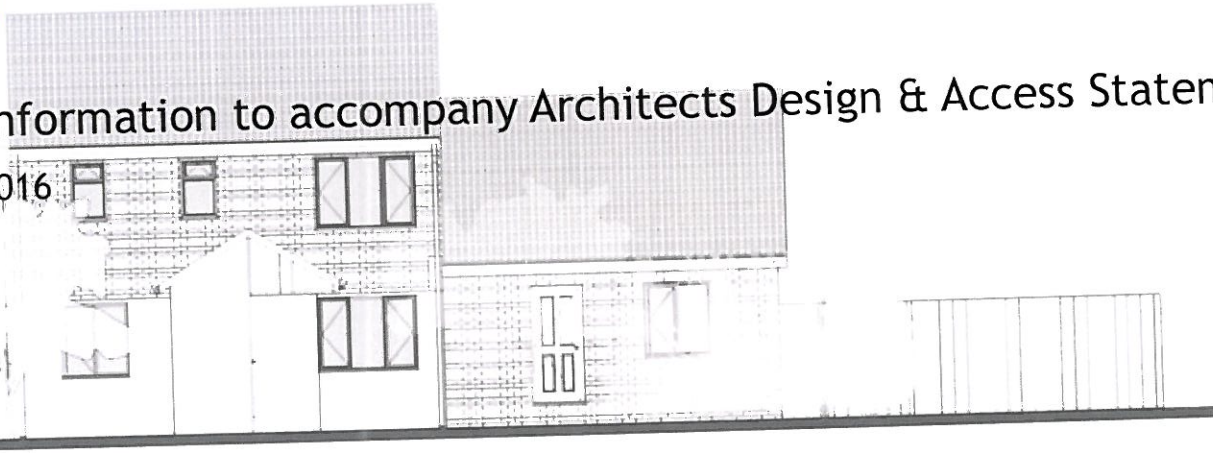
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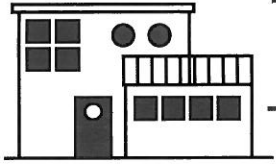
45 Ouse Road,
St Ives,
Cambridgeshire
PE27 3FT

Additional Information to accompany Architects Design & Access Statement (Dated May 15)

21st January 2016

Rory Cullen





Contents

Section 1 - Introduction

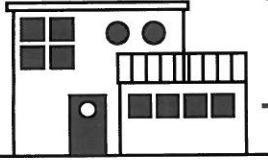
Section 2 - Proposal

Section 3 - Access

Section 4 - Parking Survey

Section 5 - Photographs





1 - Introduction

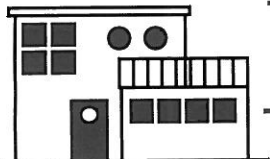
Introduction

This document has been written on behalf of the current owner of 45 Ouse Road in response to a number of points raised by the owners of neighbouring properties, the local Town Council, and the District Council Planning Officer assigned to the application.

The purpose of this document is to provide additional, more detailed information, to enhance and expand upon the information contained within the original Architects Design and Access Statement, which it is hoped, will enable the planners to make a more informed and considered decision, whilst also allaying any fears that other local residents may have.

The points raised during the public consultation that we have attempted to address in this document are:

- A lack of car parking for the proposal.
- The negative effect that two new dwellings, with up to 4 extra vehicles, will have on the parking situation in Ouse Road and Cam Close.
- A loss of privacy and overlooking due to the first floor roof terrace.
- No provision for refuse storage or bin collection.



2 - Proposal

Proposal

The proposal is to redevelop the existing 2 bedroomed bungalow, by building directly above it, to create two 2 bedroomed flats, and for the erection of an additional, semi detached 2 bedroomed bungalow within the north section of the existing plot.

Both buildings have been designed to ensure that the ridge heights are no higher than that of the existing terrace or the existing property.

The 5 metre high row of Leylandii which occupies the North and East boundaries at the front of the property is to be retained, which should 'hide' the new proposed bungalow from the surrounding area. This, coupled with the fact that the proposed development is set back from the existing terrace, should ensure that visual impact is minimised, and that the proposed development fits seamlessly into the surrounding area.

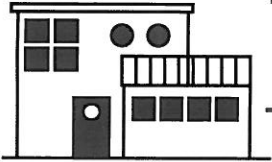
The existing garage will transfer to the new bungalow, and provisions have been made to ensure that each dwelling has its own self contained rear garden with secure bicycle storage, and a secure waste and recycling area has also been provided.

After taking onboard the comments of local residents and the Planning Officer, we have replaced the terrace from the First Floor flat with a single pitched roof and reduced the full height window to ensure that none of the neighbouring properties are overlooked.

Both properties will be constructed with materials which will, visually, provide as close a match to that of the existing building, and surrounding properties as is possible.

Proposed Site Plan





3 - Access

The site will be accessed directly from Ouse Road, in the exact same way that has always been the case for the existing property.

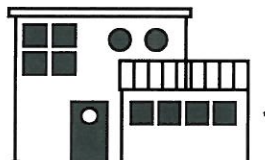
There is a single garage to the rear of the existing property, accessible by motor vehicle through Cam Close. There is currently a gated access from the garage to the rear garden of the existing bungalow.

The existing garage will be reallocated to the newly proposed bungalow, and a shared path along the west boundary of the plot will ensure that each property benefits from dual access to their gardens from the front and rear.

It is noted that concerns have been raised by local residents and the Town Council over increased vehicles and the perceived negative effect that they may have in the area, mainly due to parking and the ability or inability of the street to be able to accommodate such an increase.

Consideration has been given to these concerns, and we understand the fears of the local residents, but we do not agree that the addition of the new dwellings will have a negative impact on the parking situation in Ouse Road for the following reasons:

- Each property in Ouse Road has its own garage and allocated parking space situated directly in front of the garage. It is reasonable to say that if the garages were used for parking, and the spaces in front of them were also utilised, that each household would benefit from two parking spaces, which would considerably lighten the load on the street and reduce the amount of cars parked.
- There are a number of lay-bys, and plenty of room for on road parking in Ouse Road and Cam Close that could be used for any new vehicles to the area to park in. One of the specific reasons that rear garden access has been given to each of the proposed properties is to make Cam Close easily accessible on foot.
- Each of the proposed properties will be provided with its own secure, external bicycle storage shed.
- The Guided Bus which links Cambridge, St Ives, Huntingdon and Peterborough is routed to directly pass by the existing property via Marley Road.
- It is not unreasonable to speculate that some or all of the prospective occupiers of the new development may not own cars and may commute to work via either of the modes of transport shown above or other means.



4 - Parking Survey

With the concerns raised by local residents and the Town Council over on street parking, we conducted a survey to see what the parking conditions were actually like on a normal midweek evening.

It is our belief that the allocated parking in Ouse Road and Cam Close is not being fully utilised. This is referenced in the Public comments section of the application by Mr Martin Ambler in his comment dated 02 August 2015:

“There is a lot of on-street parking along the whole length of Ouse Road. People do not seem to make use of their garages which are sited in enclosed garage courts.”

The findings of our survey did indeed confirm that many of the allocated parking spaces were not being utilised.

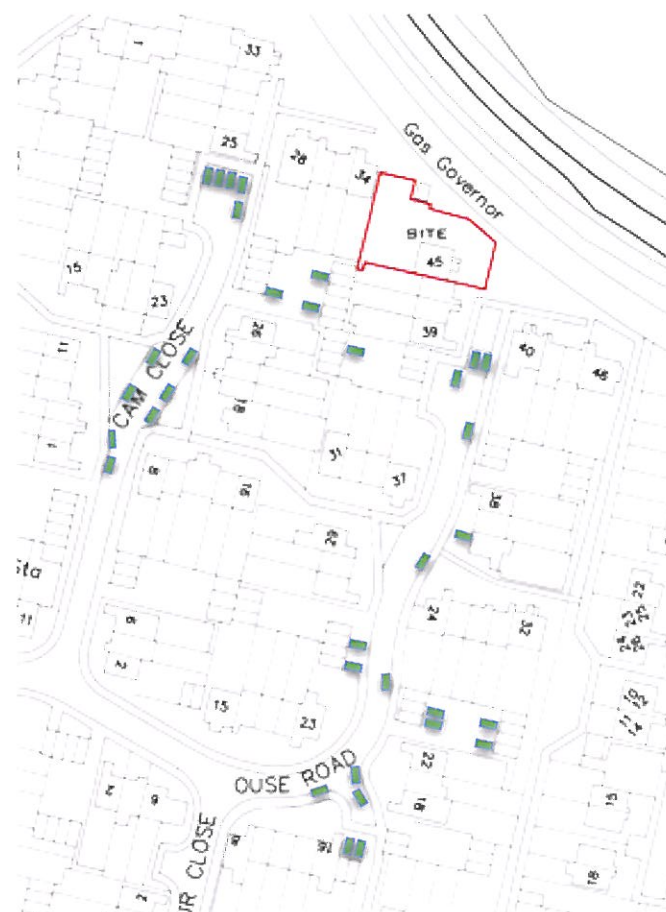
Out of 53 garages, only 12 had vehicles parked in front of them and there were 21 vehicles parked on the road, nine in Ouse Road, and twelve in Cam Close, with a single car parked on a driveway converted from a garden.

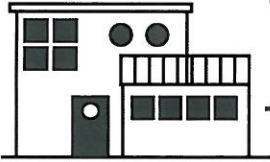
All surveyed vehicles are shown opposite as green blocks.

Whilst it is fair to say that we had no way of knowing if cars were parked inside of the garages, to have 4/5 of the spaces not filled, and plenty of space for on street parking available, indicates that the situation of parking may not be quite as bad as is suggested in the public comments.

The survey was completed at 18:30 on Thursday 7th January 2016.

Photographs are on a separate document.



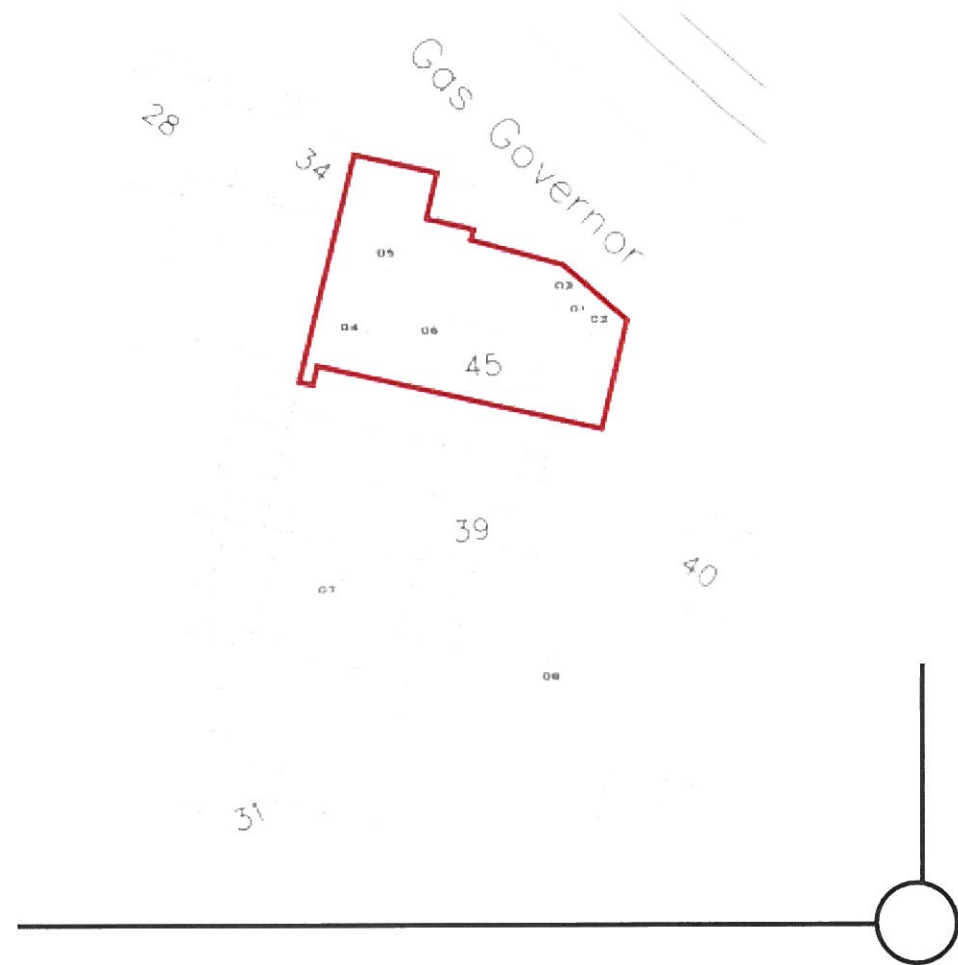


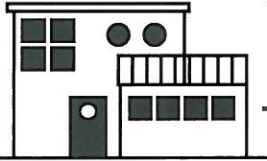
5 - Photographs

It is recognised that the 'Site Photos' document which was supplied by the Architect as part of the original application contained some errors.

For the avoidance of doubt, the photos have been retaken and are shown on the next following pages numbered 01 - 08.

The numbers on the diagram opposite correspond with each of the new photos and show the direction to which each picture has been taken.

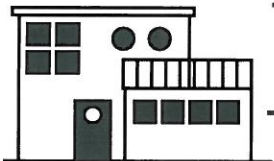




01 Front of existing house looking west



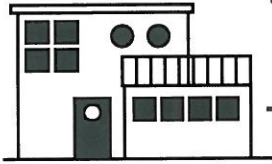
02 Existing house to the right, 39 - 43 Ouse Road centre/left



03 Side of existing house looking south



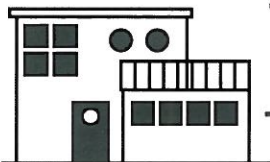
04 Rear of existing house looking east



05 Rear of existing house looking south east with 39 - 43 Ouse Road adjacent



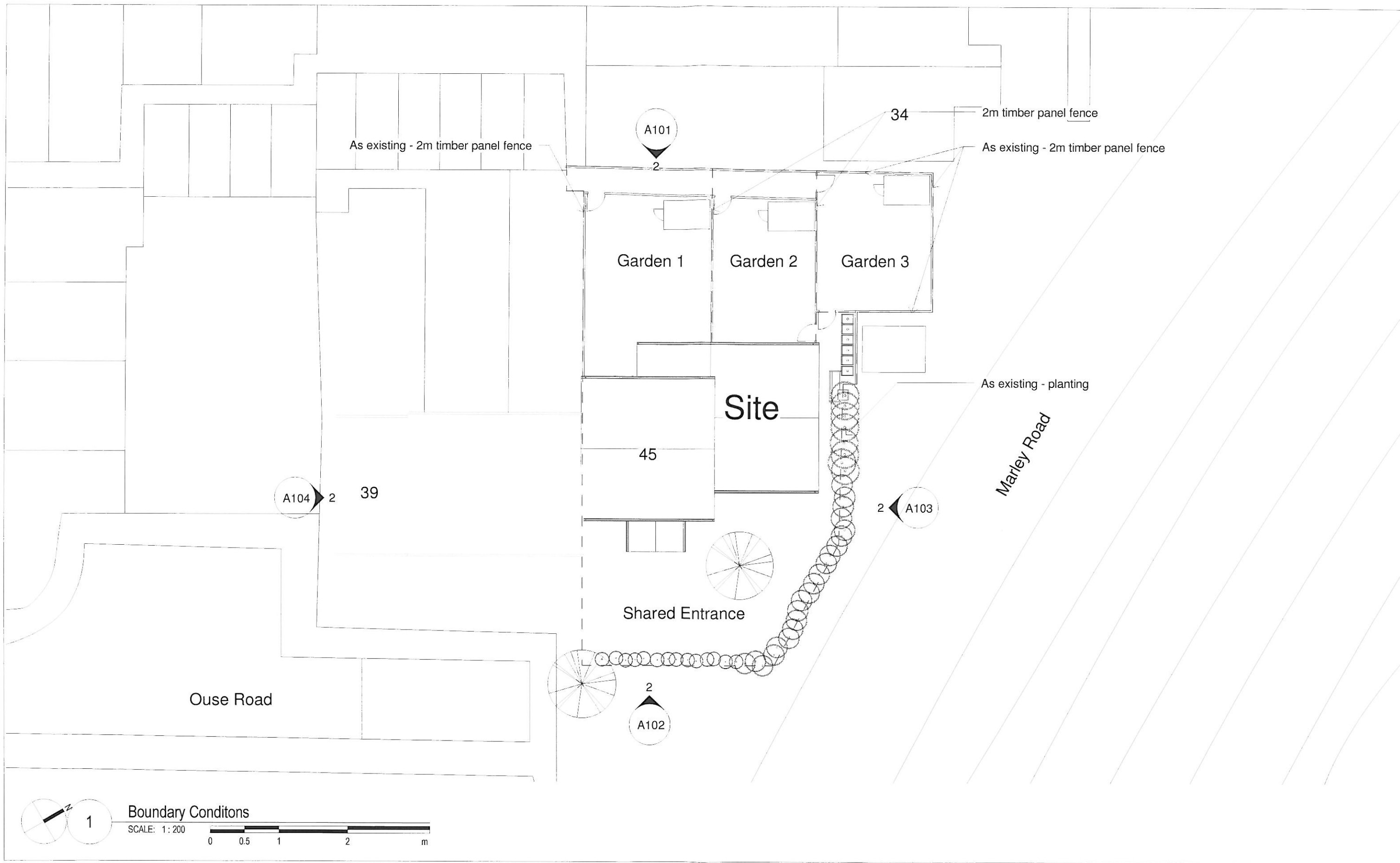
06 Rear garden looking north west



07 Rear of 39-43 Ouse Road looking north from south of garage courtyard



08 Front of 39-43 Ouse road from hammerhead looking north



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Rev	Reason for issue	Date	Iss
A	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments added. Balcony removed. Fencing updated.	11.05.16	MJ
B	Recycling area added. Cycle storage added. Understorey storage added.	21.01.16	MJ
C	Planning Officer Comments. Ground floor area reduced. Alterations to maximize living area.	22.01.16	MJ

Key Plan

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@ MarkJuchauDesign@gmail.com
65 Culliton Road, North End,
Portsmouth, Hampshire, PO2 6N1

Project:
45 Ouse Road
Project Address:
45 Ouse Road, Stives, PO22 3ET
Drawing Title:
Boundary Conditions
Status:
FOR PLANNING
Scale:
1:200
Drawing No:
MJD001-A-A111

Paper:
A3
Revision:
PC



1

Existing Elevation - South

SCALE: 1:100



2

Proposed Elevation - South

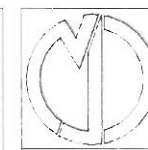
SCALE: 1:100



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Rev	Reason for issue	Date	Iss
A	Initial Release	14.11.15	MS
B	Boundary Conditions added. Proposed and existing wall actioned. Balcony removed. Facia and guttering updated.	11.01.16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	21.01.16	MJ
D	Planning Officer Comments. Ground floor area required. Alterations to maximise living area.	27.01.16	MJ

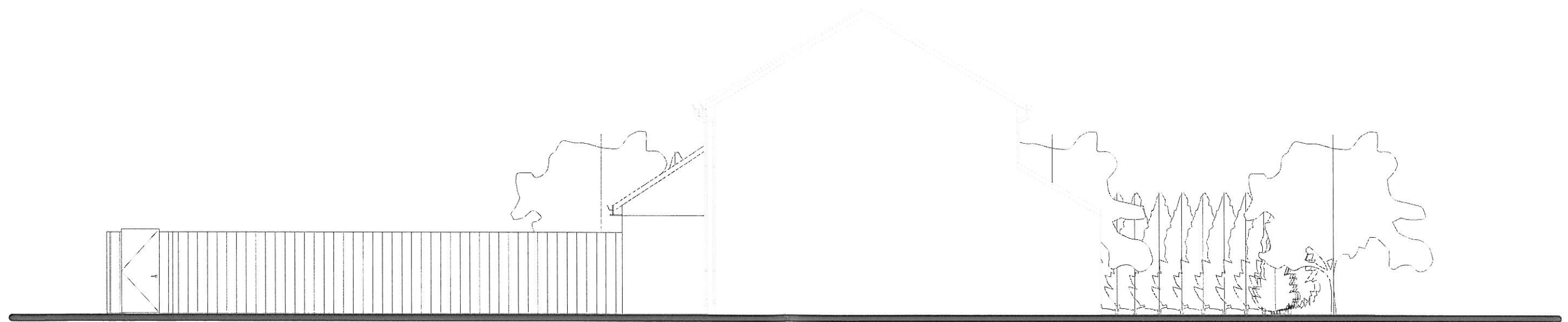
Key Plan



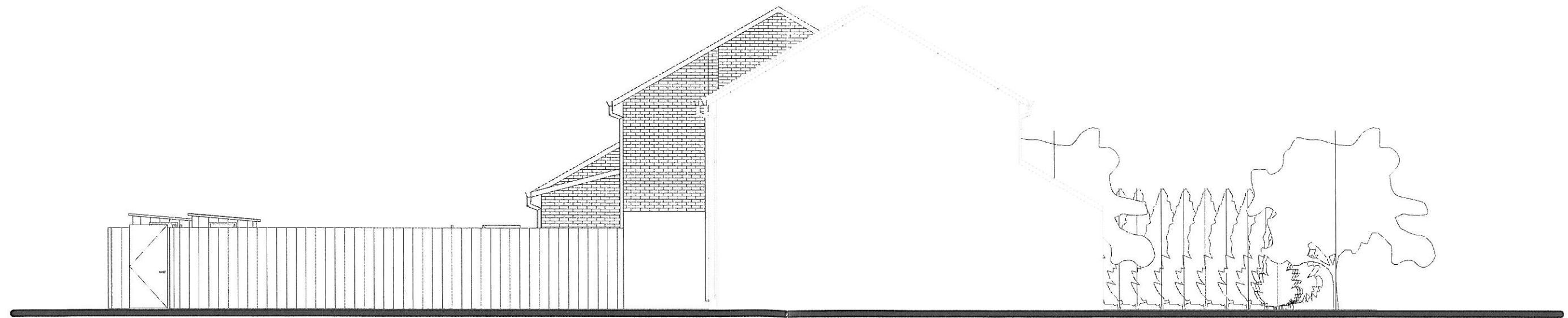
+44 (0) 17 8067 6965
@ Mark.Juchau.Design@gmail.com
65 Grafton Road, North End
Pembroke, Hampshire, PO2 0NP

Project
45 Ouse Road
Project Address
45 Ouse Road, St Helens, PE22 3FT
Drawing Title
Planning Elevation - South
Status
FOR PLANNING
Scale
1:100
Drawing No
MJD001-A-A102

Paper
A3
Rev. Ver
PD



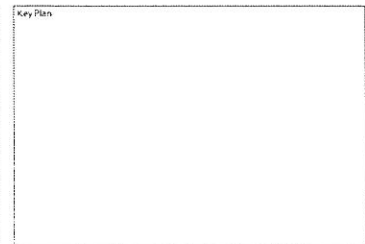
1 Existing Elevation - West
SCALE: 1 : 100
0 1 2 3 4 5 m



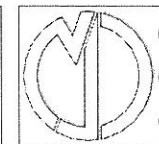
2 Proposed Elevation - West
SCALE: 1 : 100
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Rev.	Revision/Issue	Date	By
A	Initial Release	26-11-25	MJ
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned. Balcony removed. Ficus and guttering updated.	31-01-26	MJ
C	Recycling area added. Cycle Storage added. Understorey storage added.	22-01-26	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to minimise living area.	27-01-26	MJ



Consultant

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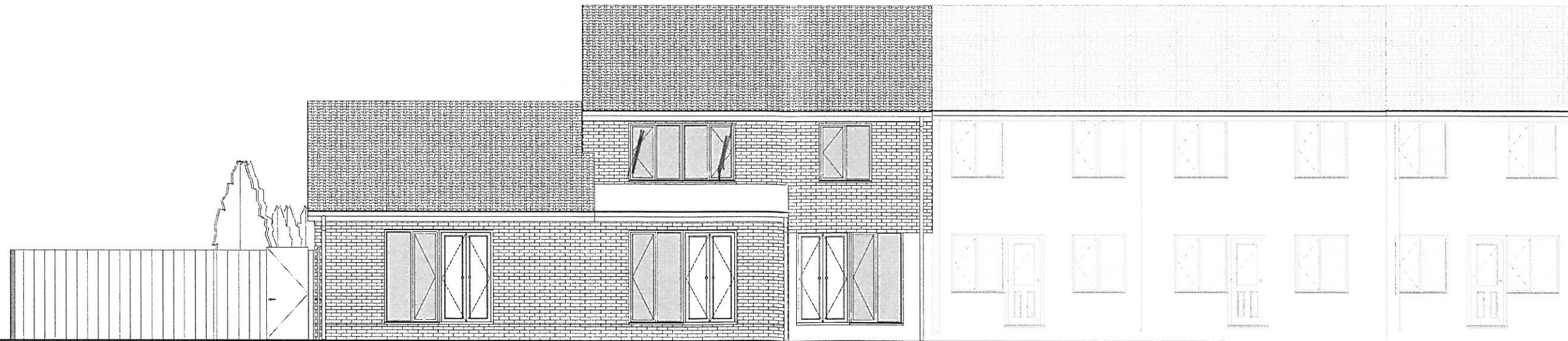
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Project Address	45 Ouse Road, St Ives, PE27 3JT
Drawing Title	Planning Elevation - West
Status	FOR PLANNING
Scale	1 : 100
Drawing No	MJD001-A-A104
Page	A3
Revision	PD



1

Existing Elevation - North

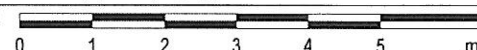
SCALE: 1:100



2

Proposed Elevation - North

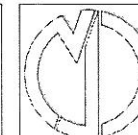
SCALE: 1:100



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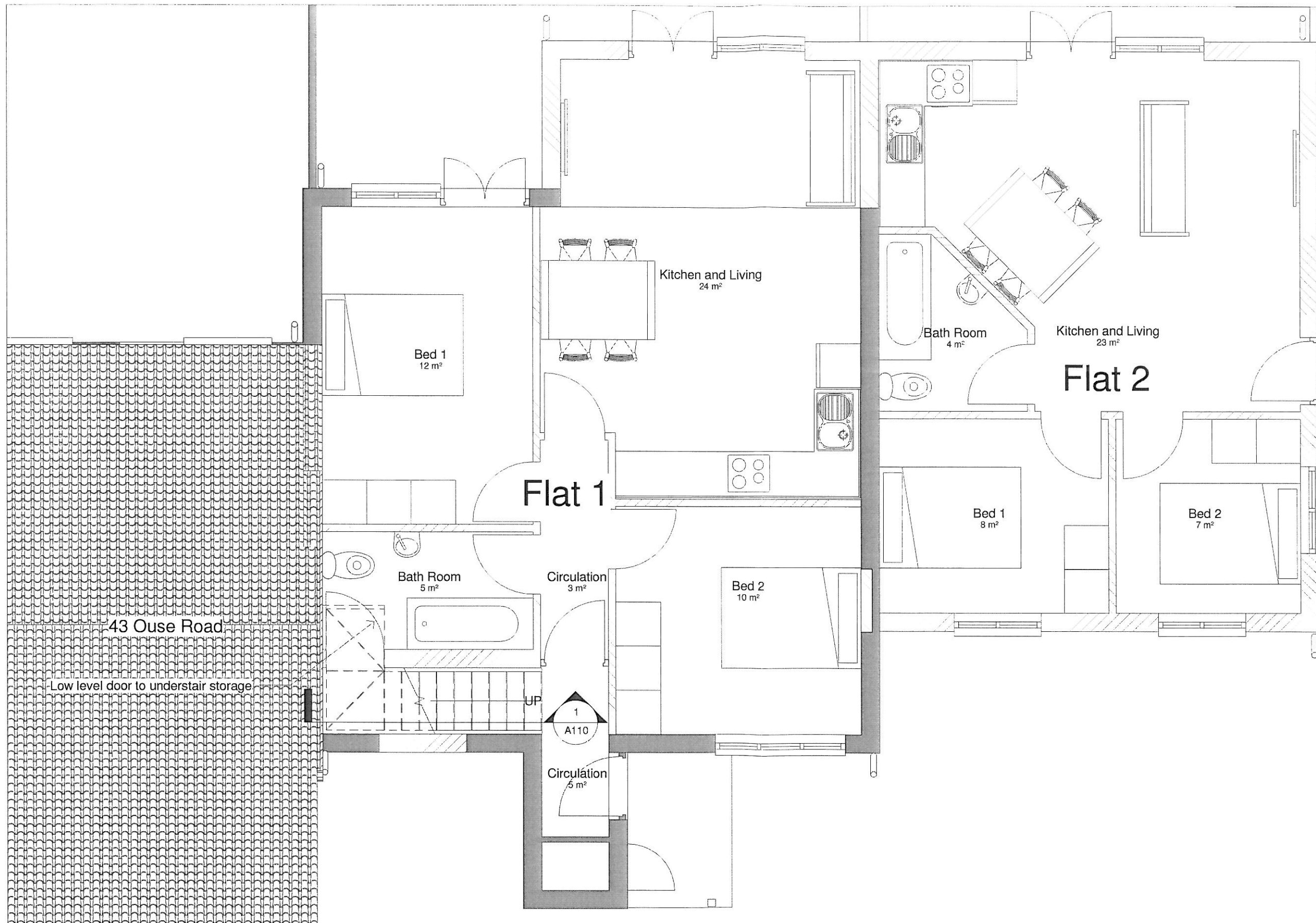
Rev.	Reason for Issue	Date	Iss.
A	Initial Release	26.11.15	MJ
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned. Balcony removed. Fence and guttering updated.	11.01.16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	21.01.16	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to masonry work done.	27.01.16	MJ

Key Plan



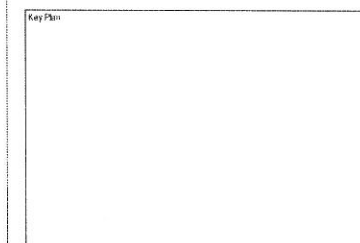
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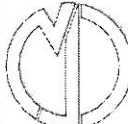
Project	45 Ouse Road
Project A33 ref.	45 Ouse Road, St Ives, PE27 3ET
Drawing Title	Planning Elevations - North
Status	FOR PLANNING
Scale	1:100
Drawing No	MJD001-A-A101
Revision	PD



Units: mtr
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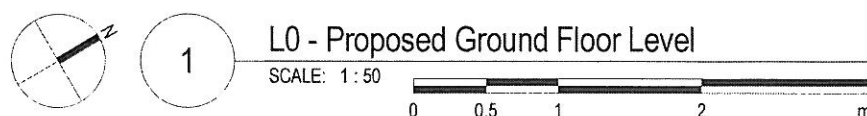
D	Planning Officer Comments: Ground floor area reduced. Attention to minimize living area.	27-01-18	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	27-01-18	MJ
B	Boundary Conditions added. Proposed 3rd bedroom wall drafting style updated. Planning officer comments addressed. Balcony removed. Facia and guttering added.	11-01-18	MJ
A	Initial Release.	24-11-15	MJ
Rev	Reason for Issue	Date	Iss

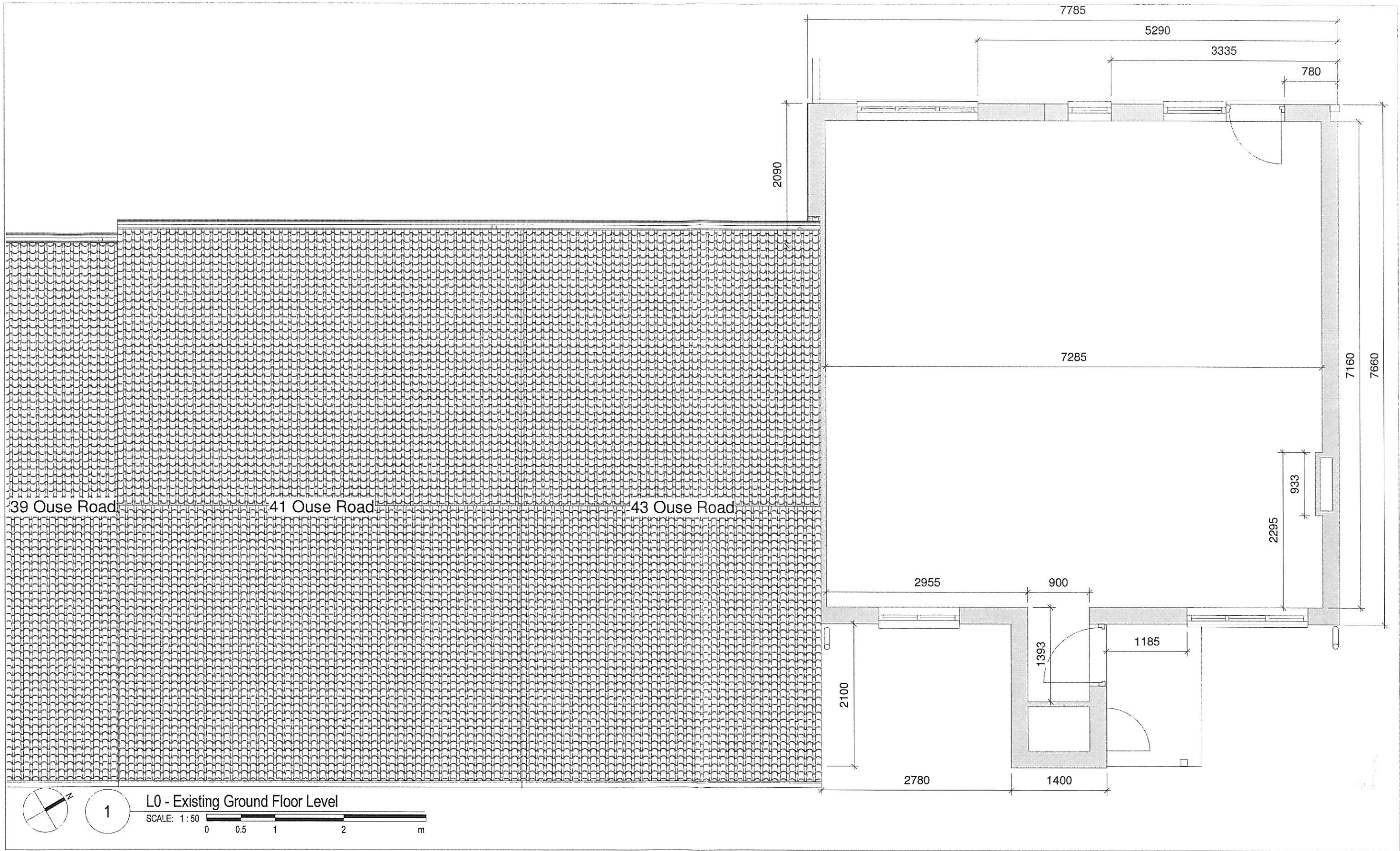


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Consultant:

Project	45 Ouse Road
Project Address	45 Ouse Road, St. Marys, PO27 3JT
Drawing Title	Proposed Ground Floor Plan
Status	FOR PLANNING
Scale	1 : 50
Sheet	A3
Drawing No.	MJD001-A-A108
Revision	PD

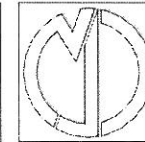




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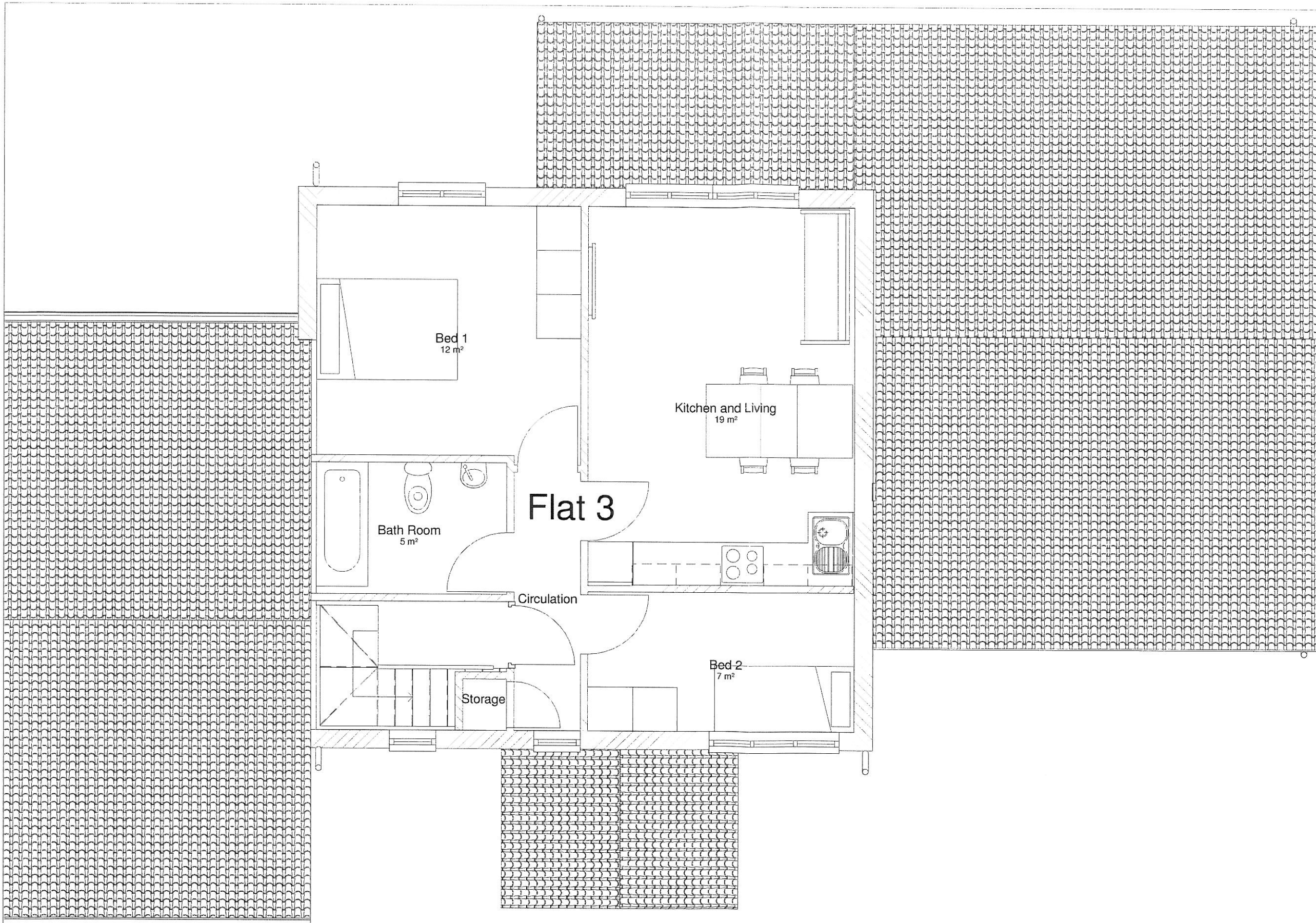
Rev	Reason for Issue	Date	Iss
A	Initial Release	26.11.15	MI
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned. Balcony removed. Fencing and guttering updated.	01.01.16	MI

Key Plan



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Project 45 Ouse Road Project A33-01 45 Ouse Road, St Neots, PE27 3FT	Page A3
Drawing Title Floor Plan - Existing	Revisions PB
Status FOR INFORMATION	
Scale 1:50	
Drawing No. MJD001-A-A100	



1

L1 - Proposed 1st Flr Level

SCALE: 1 : 50



D	Planning Officer Comments: Ground floor area reduced. Advertisements to be removed from living area.	27-01-15	MJ
C	Recycling area added. Cycle Storage added. Understorey storage added.	27-01-15	MJ
B	Boundary Conditions added. Proposed and existing wall-matching style updated. Planning officer comments addressed. Balcony removed. Facade and guttering updated.	11-01-15	MJ
A	Initial Scheme	24-11-15	MJ
Rev	Reason for Issue	Date	Rev

Key Plan

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Consultant

Project	45 Ouse Road
Project Address	45 Ouse Road, Street, PO2 0NP
Drawing Title	Proposed First Floor Plan
Status	FOR PLANNING
Scale	1 : 50
Drawing No	MJD001-A-109
Page	A3
Revision	PD