
F/YR25/0046/F

Applicant: Mr Curtis Woods

**Agent : Mr Rory Canham
Peter Humphrey Associates Ltd**

Land North Of Four Winds, Sandbank, Wisbech St Mary, Cambridgeshire

Erect 1 x self-build/custom build dwelling including formation of a new access

Officer recommendation: REFUSE

Reason for committee: Number of representation contrary to officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 18 March 2025

EOT in Place: Yes

EOT Expiry: 07/04/25

Application Fee: £578

Risk Statement:

This application must be determined by 07/04/25 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- | |
|--|
| <p>1.1 This application seeks full planning permission for the erection of 1 x self-build/custom build dwelling including the formation of a new access.</p> <p>1.2 The site has previously been put forward for development as part of an outline application for up to 4x dwellings. The application was refused by the Local Planning Authority and the appeal dismissed by the Planning Inspectorate.</p> <p>1.3 Whilst Wisbech St Mary is a Growth Village as identified within Policy LP3, the application site would extend the existing linear feature of the developed footprint of the settlement into an area of agricultural grassland. This area of grassland at the site is mirrored by agricultural land opposite, which forms a natural demarcation between the developed built form of Wisbech St Mary and the surrounding countryside beyond. Development encroaching into this land would harm the character and appearance of the area. As such, the proposal would be contrary to the requirements of Policy LP12.</p> <p>1.4 The site is located within Flood Zone 3. Policy LP14 of the Fenland Local Plan 2014 and paragraph 175 of the National Planning Policy Framework state that all development should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk of flooding will only be permitted following the successful completion of a sequential test and exception test as necessary. There are two other sites with planning permission that are considered available (Chapel Ave F/YR23/0512/O 9x dwellings and</p> |
|--|

F/YR24/0209/O up to 3 x dwellings with garages). The site for application F/YR24/0209/O is understood to be in the ownership of the applicant as stated in the submitted sequential test and is located in Flood Zone 1. Therefore, there are sites within Wisbech St Mary that are considered available in sequentially preferable locations. The Sequential Test is not considered passed and the proposal is contrary to policy LP14 of the Fenland Local Plan 2014.

1.5 As such the recommendation is to refuse planning permission.

2 SITE DESCRIPTION

2.1 The site is located to the northeast of Sandbank on existing grassland associated with surrounding agricultural land. The site is located next to a dwelling currently under construction to the southeast. To the south of the site along Sandbank and onto High Road is Wisbech St Mary. The southeastern edge of the site currently marks the extent of the settlement-built form of Wisbech St Mary. Beyond the site to the north would remain an area of agricultural grass land, with sporadic dwellings further north along Sandbank. To the northeast and southwest of the site is agricultural land.

2.2 The site is located within Flood Zone 3 (High Risk).

3 PROPOSAL

3.1 The application seeks full planning permission for the erection of 1 x self-build/custom build dwelling including formation of a new access. The Ground floor is proposed to consist of a large garage with shower and store to the rear, a study, an open plan kitchen with pantry, dining room, family room and a separate lounge. The first floor a large master bedroom with dressing room and Ensuite, bedroom 2 with Ensuite, bedroom 3, a family bathroom and a playroom.

3.2 The dwelling would measure approximately:

- Max depth 14.8m
- Max width 18.4m
- Max roof ridge height 8.8m
- Eaves height 5.1m

3.3 The proposed materials are:

- Roof – slate effect grey tiles
- Walls – Vandersanden Flemish Antique brick
- Window/Doors - UPVC

3.4 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

4.1 Pertinent planning history listed below:

Application	Description	Decision
F/YR23/0513/NONMAT	Non-material amendment: Change to roof materials relating to planning permission F/YR22/0632/RM	Approved 21 July 2023
F/YR22/0706/O	Erect up to 4no dwellings (outline application with matters committed in respect of access) (Land East Of Sandbank Farm House)	Refused 15 December 2022 Appeal dismissed APP/D0515/W/23/3318565
F/YR22/0632/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR21/0702/O	Approved 8 September 2022
F /YR21/0702/O	Erect 1no dwelling (outline application with all matters reserved) (Land North Of 15 Sandbank)	Granted 27 September 2021

5 CONSULTATIONS

5.1 North Level Internal Drainage Board

No objection

Notes that soakaways are indicated as the preferred method of surface water disposal and the applicant is asked to show that soakaway drainage would be effective.

5.2 Cambridgeshire County Council Highways Authority

No objection subject to conditions and informatives.

5.3 Environment Agency

No objection subject to finished floor levels as proposed in the FRA.

5.4 Environment & Health Services (FDC)

No objections

Due to the close proximity of noise sensitive receptors, it is recommended that a working times condition is attached.

Local Residents/Interested Parties

5.5 Supporters

Twelve letters of support have been received. Eleven from residents of Wisbech St Mary and one from a resident of Gorefield. Representations mentioned:

- Another house along Sandbank will calm traffic flow
- Good family home
- Wisbech St Mary is a Growth Village
- Extension to village

- No harm to Character of Sandbank
- Sympathetic design
- Local family with business close by supports economy and community
- Children already attend local school
- New houses key to growth of village

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP7 – Urban Extensions

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP13: Custom and Self Build
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Character**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Self-Build**
- **Highways Safety and Parking**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

9.1 The planning history shows that there was previously a dwelling proposed on the site as part of an up to 4 dwelling proposal (application F/YR22/0706/O). Application F/YR22/0706/O was refused by the Local Planning Authority within the current plan period and the appeal was dismissed by the planning inspectorate at appeal. The reasons given for the dismissal of the appeal (Appeal APP/D0515/W/23/3318565) by the inspectorate were as follows:

4. The main issue is the effect on the character and appearance of the area.

Reasons

5. The appeal site is a grassed agricultural field that provides a notable gap between a line of residential properties and Sand Bank Farm. The site is adjacent

to Sand Bank Farmhouse with sporadic development beyond. To the west is land subject to planning permission for a 2 storey residential dwelling which will stand next to a line of detached and semi detached dwellings heading into the settlement of Wisbech St Mary, identified as a Growth Village in Policy LP3 of the Fenland Local Plan (Local Plan). Land opposite the site and to the rear is open fields. The site fronts onto Sand Bank Road and is located within Flood Zone 3.

6. The scheme would lead to the development of up to 4 dwellings beyond the built up edge of the settlement, extending ribbon development into the countryside. The impact would be exacerbated by the absence of built development on the opposite side of the road which distinguishes the proposal from the planning permission granted on neighbouring land. The scale of the development with up to 4 dwellings proposed also makes the scheme before me different from that which has been granted planning permission.

7. To comply with flood risk mitigation measures the finished floor levels would be required to be plus one metre above existing ground levels increasing the dominance of the development on the street scene. This is a relevant consideration in so far as the requirement is necessary to make the development of the site acceptable in principle. Irrespective of the final design of the scheme, built development as proposed would harm the character and appearance of the area. As such it would conflict with Policy LP12 of the Local Plan which amongst other things supports development in rural villages where it would not harm the character of the surrounding countryside and farmland. It would also conflict with the part of Policy LP16 of the Local Plan that requires new development to make a positive contribution to local distinctiveness and the character of the area and not adversely impact on the street scene or settlement pattern of the surrounding area.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development.
- 10.2 Wisbech St Mary is classed as a Growth Village, where development and new service provision either within the existing urban area or as small village extensions will be appropriate. The broad principle of developing the site for a residential use as a village extension would be consistent with this policy.
- 10.3 However, Policy LP12 of the Local Plan provides guidance as to the restriction of such development to ensure that it has an acceptable impact on the settlement and its character. Policy LP12 requires development to meet certain criteria in order to be supported. The site must be in or adjacent to the existing developed footprint of the village, it must not result in coalescence with any neighbouring village and must not have an adverse impact on the character and appearance of the surrounding countryside and farmland. Similarly, the proposal must be in keeping with the core shape and form of the settlement, without resulting in the extension of linear features or create ribbon development, and must retain natural boundaries, respect ecological features and important spaces. Finally, the proposal must be served by sustainable infrastructure and must not put people or property in danger from identified risks.

- 10.4 The development proposed would extend the existing linear feature of the developed footprint of the settlement, by adding a further dwelling to a line of ribbon development along Sandbank, into an area of agricultural grassland. This area of grassland at the site is mirrored by agricultural land opposite and forms a distinct and natural demarcation between the developed built form of Wisbech St Mary and the countryside beyond; save for sporadic rural development to the northwest, such as Sandbank Farm and rural cottages that are not considered to be within the built form of Wisbech St Mary.
- 10.5 Development encroaching into this land would be to the detriment of the character and appearance of the area; a circumstance that has unfortunately been initiated by the approval of the dwelling to the southeast (F/YR22/0632/RM) within the same parcel of agricultural land. Additional development on this land would arguably perpetuate a damaging precedent of advancing ribbon development along Sandbank, yet further eroding the rural character, contrary to the requirements of policy LP12. This conclusion was reinforced by the refusal and appeal dismissal of up to 4 dwellings on the existing application site and beyond to the northwest under application F/YR22/0706/O. The appeal decision is considered to carry significant weight in the assessment of this latest proposal.
- 10.6 Consequently, the proposed development is in clear conflict with policy LP12 of the adopted Fenland Local Plan 2014.

Character

- 10.7 Policy LP16 (d) states the proposal should demonstrate that it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the built environment and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.8 Within the vicinity of the site, Sandbank includes a mixture of semi-detached and detached two-storey properties of mixed ages and characters. As set out above the proposed development would be considered linear ribbon development into the countryside.
- 10.9 Owing to the flood risk mitigation measures (set out within the submitted FRA and SET), namely: the raising of finished floor levels to over 1m above ground level on two-storey dwellings, this will negatively impact on the streetscene as a result of the development's overall height.
- 10.10 Notwithstanding, the adjacent site approved under F/YR22/0632/RM included a similar mitigation strategy, with ground levels raised locally to accommodate the recommended +1m finished floor levels. Thus, in the context of the adjacent site, the proposed dwelling would have a higher ridge height. The requirement to raise the ground levels for this site, in addition to that already required on the adjacent site, will result in a cumulative impact of a cluster of dominant dwellings within the streetscene in terms of their overall scale which would exacerbate the detrimental impact on the landscape character and highlight their inappropriate siting through the need to artificially raise ground levels over a wider area to mitigate flood risk.
- 10.11 Having regard to the minutes of the planning committee meeting dated 24/08/22 for application F/YR22/0632/RM, the adjacent approved development, was regarded as design that would "enhance the area and the entrance to the village" and would have less of an impact as it was "on the end". However, development

proposed on land to the northwest would further enclose the gap at the entrance to the village and therefore result in either: the dilution/ distraction of the 'gateway dwelling' implied by Members in their deliberations to justify the approval, or conversely, result in an assemblage of 2 dwellings of an unusual scale and character within the wider countryside landscape, further highlighting their discordance within this rural setting, in contravention of Policies LP12 and LP16.

Residential Amenity

- 10.12 Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.
- 10.13 The dwelling would be accessed off of Sandbank. To the south, west and north of the site is agricultural land to the south-east is linear development into Wisbech St Mary. Immediately to the south-east is a dwelling currently under construction permitted under application F/YR22/0632/RM. The side elevation of that neighbouring property would be approximately 9m away from the side of the dwelling proposed. The host property proposes 1 window on the southeastern elevation and that would be on the ground elevation. While there may be some increased overlooking from first floor windows on the rear elevation of the proposed dwelling into the rear garden of the dwelling currently under construction this is not considered significant harm and is typical in built up areas.
- 10.14 Therefore on balance no significant harm to residential amenity would be anticipated, in terms of overlooking, loss of light or overshadowing and the proposal would be considered acceptable under policy LP16 (e) of the Fenland Local Plan 2014.

Flood Risk and Drainage

- 10.15 The site is located within Flood Zone 3. Policy LP14 of the Fenland Local Plan 2014 and paragraph 172 of the National Planning Policy Framework state that all development should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk of flooding will only be permitted following the successful completion of a sequential test and exception test as necessary.

Sequential Test

- 10.16 It is for the applicant to demonstrate through an assessment that the Sequential Test has been met. Previous applications on the application site, within the current plan period, had agreed the settlement of Wisbech St Mary is the area of search for the Sequential Test because it is growth village where extensions to the village may be considered appropriate. For consistency this approach has been used in consideration of this application.
- 10.17 The application is accompanied by a Flood Risk Assessment (FRA) and separate Sequential/Exception Test (SET) report. The FRA and separate SET state that a review of available development sites within Wisbech St Mary has resulted in one available site being identified (Chapel Ave F/YR23/0512/O 9x dwellings) located within Flood Zone 3. However, it also details another application for 3 dwellings which has been permitted F/YR24/0209/O which is under the applicant's ownership:

“One self-build to be implemented by applicant. Agent has advised that the applicant has no intentions to market the other plots in the short / medium term”

10.18 Planning permission F/YR24/0209/O which is located in flood zone 1 is not built out or implemented and is considered available which is sequentially preferable. Therefore, the sequential test is not considered passed in conflict with both local and national policy.

Exception test

10.19 The proposal is for a new dwelling in Flood Zone 3 identified as more vulnerable in the NPPF. As the sequential test has been failed, it is not generally necessary to consider the exception test, as the proposal should simply be refused. Notwithstanding and for completeness, the Exception Test requires consideration of the wider public sustainability benefits of a development and that the development would be safe and residual risks managed. The submitted SET states that the development would provide:

a) Sustainability Benefits

- Economic benefits - During construction post construction due to ongoing maintenance through job creation, in addition though residents using local services.
- Social benefits - Residents using local surgery, local school, local clubs.
- Environmental benefits – Dwelling built to modern specifications, triple glazing, air source heat pump, PV cells, SAP energy rating B, installation of 1x birdbox

b) Safe Development and residual risk management

Flood mitigation measures proposed:

- Finished floor levels 1.0m above surrounding ground level
- Flood resilient measures 0.3m above finished floor levels

10.20 In respect of wider benefits; the provision of housing alone would rarely be sufficient to pass the exception test, as set out in the Flood and Water SPD. However, the dwelling is proposed to incorporate a number of clean energy and sustainability features which would likely take it beyond those required under the sustainability criteria of Building Regulations. The SPD acknowledges that such provision can be sufficient to satisfy the first part of the exception test and a condition securing a scheme to include features which exceed current Building Regulations standards as set out under approved part H can be secured by planning condition.

10.21 In respect of the flood safety element of the exception test; the measures as proposed in the FRA would satisfy this aspect, ensuring that the occupiers would reduce exposure to flood risk and that the development would not increase flood risk elsewhere.

10.22 In summary, The LPA accepts that the detail given with regards to the Exception Test would likely be considered appropriate. However, owing to the above the Sequential test is not considered passed and therefore the proposal is contrary to policy LP14 of the Fenland Local Plan and paragraph 172 of the National Planning Policy Framework.

Self-Build

10.23 Policy LP5 Part C sets out how Fenland District Council proposes to meet the Wider Housing Need. Working in partnership with developers, housebuilders, registered social landlords and other stakeholders, the Council will seek, and developers are expected to provide in appropriate circumstances, housing

solutions that meet market expectations, including executive homes and self-build homes. To be considered a self-build dwelling the applicant must be involved in building or managing the construction of their home from beginning to end or can commission their home to be built but they must have been involved in making key design and layout decisions and must be intending to live in the property.

10.24 The application is for a single self-build dwelling. Whether the proposal is self-build or not has implications for the consideration of the proposals as self-build proposals do not require Biodiversity Net Gain to be set out. The applicant has supplied a formal statement specifying that the proposal would be self-build in line with policy LP5 part C of the Fenland Local Plan 2014 and the definition of self-build.

10.25 Owing to the above the proposal is considered acceptable under policy LP5 (c) of the Fenland Local Plan 2014 and a self-build condition should be attached to the permission if approved.

Highways Safety and Parking

10.26 Policy LP15 states that development proposals should demonstrate that they provide well designed, safe and convenient access for all and car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the Councils defined parking standards as set out in Appendix A. Appendix A of the Fenland Local Plan states that dwellings with 4 bedrooms or more need 3 appropriately sized parking spaces. (The proposal states that dwelling would be a 3-bed property however the playroom proposed on the first floor is the same size as the third bedroom with the same cupboard space.)

10.27 The proposed access would be off of Sandbank. The Highway Authority do not have any objections to the proposed access. There is an existing significant difference between the level of the road and the ground level of the site. The plans show that the dip would be built up so there would be a shallower slope down to the site and then a slope up to the parking area. The plan shows that the tree to the side of the access would not be disturbed by the proposal and that appropriate visibility splays can be achieved. There is sufficient room for turning to the front of the site to enable cars to leave the site in a forward gear.

10.28 The submitted drawing shows an appropriately sized integral garage with two appropriately sized parking spaces to the front.

10.29 Owing to the above the proposal is considered acceptable under policy LP15 and Appendix A of the Fenland Local Plan 2014.

Biodiversity Net Gain (BNG)

10.30 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.31 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions /

transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

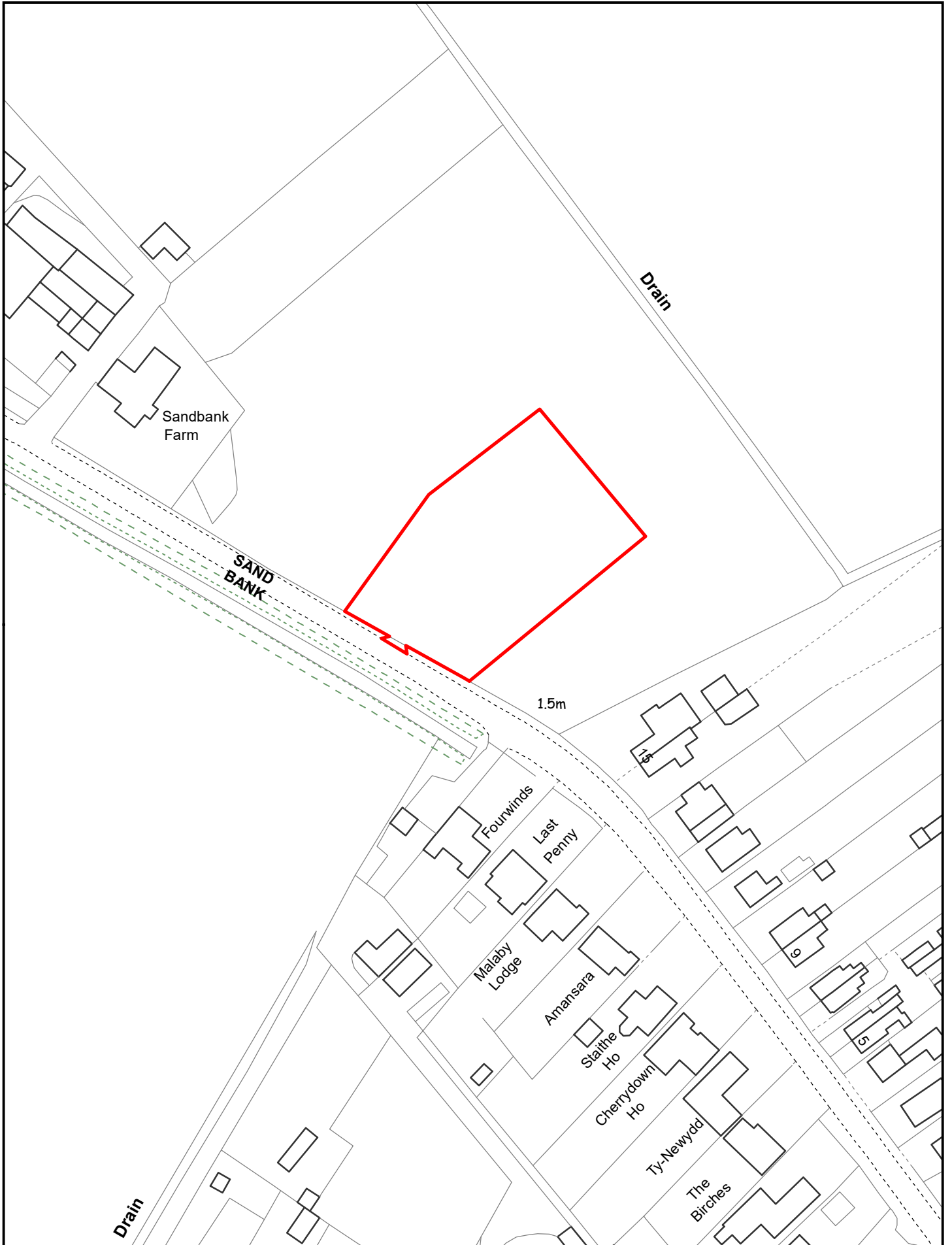
11 CONCLUSIONS

- 11.1 On the basis of the consideration of the issues of this application, conflict arises through the principle of the development, character and appearance of the area and flood risk. The proposal would extend linear ribbon development into the countryside, the dwelling would be of a scale and massing contrary to the majority of built form along Sandbank and the sequential test is not considered passed as there is a permission within Flood Zone 1 unimplemented within Wisbech St Mary.
- 11.2 In applying the planning balance, it is considered that the modest benefits of this proposal and other material considerations do not outweigh the significant policy conflicts and associated disbenefits set out above.
- 11.3 As such, the scheme is considered to be contrary to Policy LP12, LP14 and LP16 of the Fenland Local Plan in this regard.

12 RECOMMENDATION

Refuse for the following reasons:

1	Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district; Policy LP12 details a range of criteria against which development within villages will be assessed. Policy LP16 (d) of the Fenland Local Plan (2014) requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area. The application site proposes the construction of one dwelling, located beyond the existing built-up edge of the settlement, extending the developed frontage into the countryside. Linear development encroaching into this land would erode the open character and appearance of the countryside, exacerbated by the requirement for the finished floor level to be greater than 1m above existing ground level resulting in a cumulative dominance and thus failing to make a positive contribution to local character and the streetscene. The application would therefore fail to comply with the requirements of policies LP12 and LP16 of the Fenland Local Plan 2014.
2	Policy LP14 of the Fenland Local Plan 2014 and paragraph 161 of the National Planning Policy Framework state that all development should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk of flooding will only be permitted following the successful completion of a sequential test and exception test as necessary. The sequential test has not been passed. It has not been demonstrated that there are no alternative sites within Fenland with a lower probability of flooding. As such the proposal would be contrary to the requirements of Policy LP14 of the Fenland Local Plan 2014, Paragraph 175 of the National Planning Policy Framework and the Cambridgeshire Flood and Water Supplementary Planning Document.



Created on: 23/01/2025

© Crown Copyright and database
rights 2025 Ordnance Survey 10023778

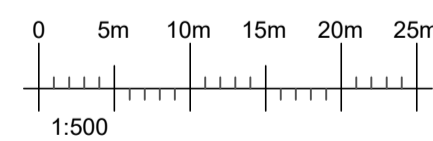
F/YR25/0046/F

Scale = 1:1,250

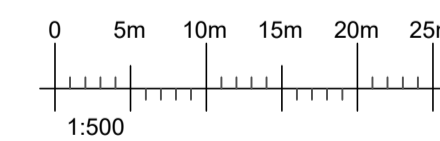




Existing Site Plan 1:500



Proposed Site Plan 1:500



F - Prop Levels added, as requested by LPA (25.02.2025).
 E - Updated proposed foul Drainage (12.02.2025).
 D - Updated for LPA validation purposes (15.01.2025).
 C - Dwelling updated following client comments (02.12.2024).
 B - Dwelling updated following client comments (26.11.2024).
 A - Revised Layout following client meeting (01.11.2024).

REVISIONS		
JOB NO.	PAPER SIZE	DATE
7053/02F	A1	OCT 2024

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.

CLIENT
 MR C WOODS

PROJECT
 PROPOSED NEW DWELLING

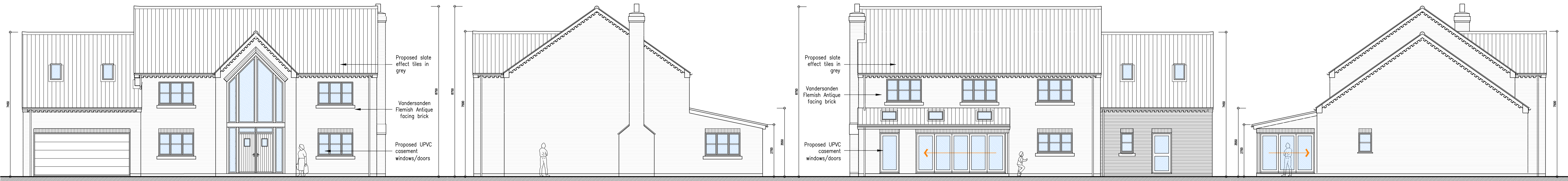
SITE
 SAND BANK
 WISBECH ST MARY
 WISBECH
 CAMBS
 PE13 4SE

DRAWING
 EXISTING & PROPOSED SITE PLAN(S)



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

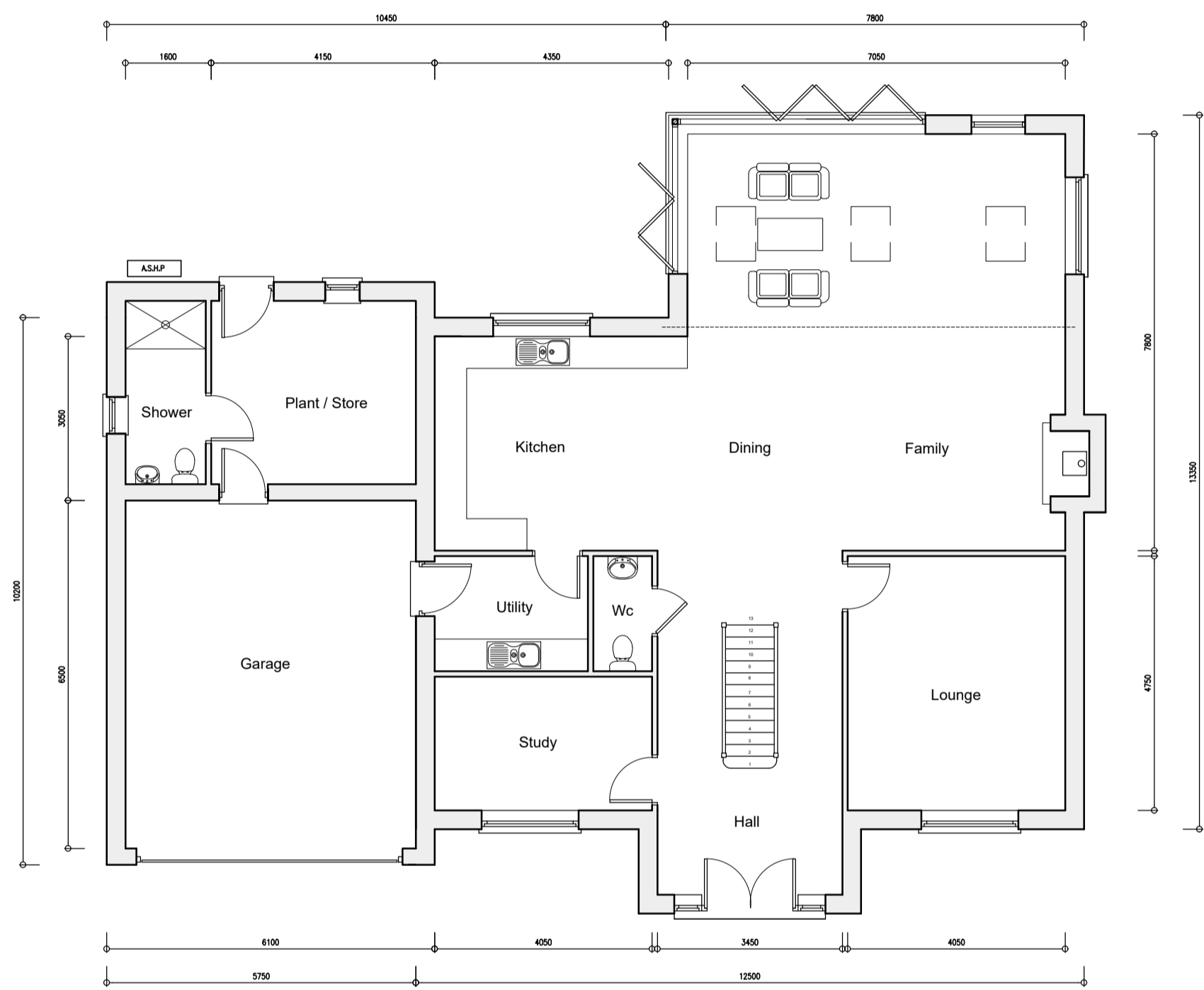


PROPOSED FRONT ELEVATION
SCALE 1:100

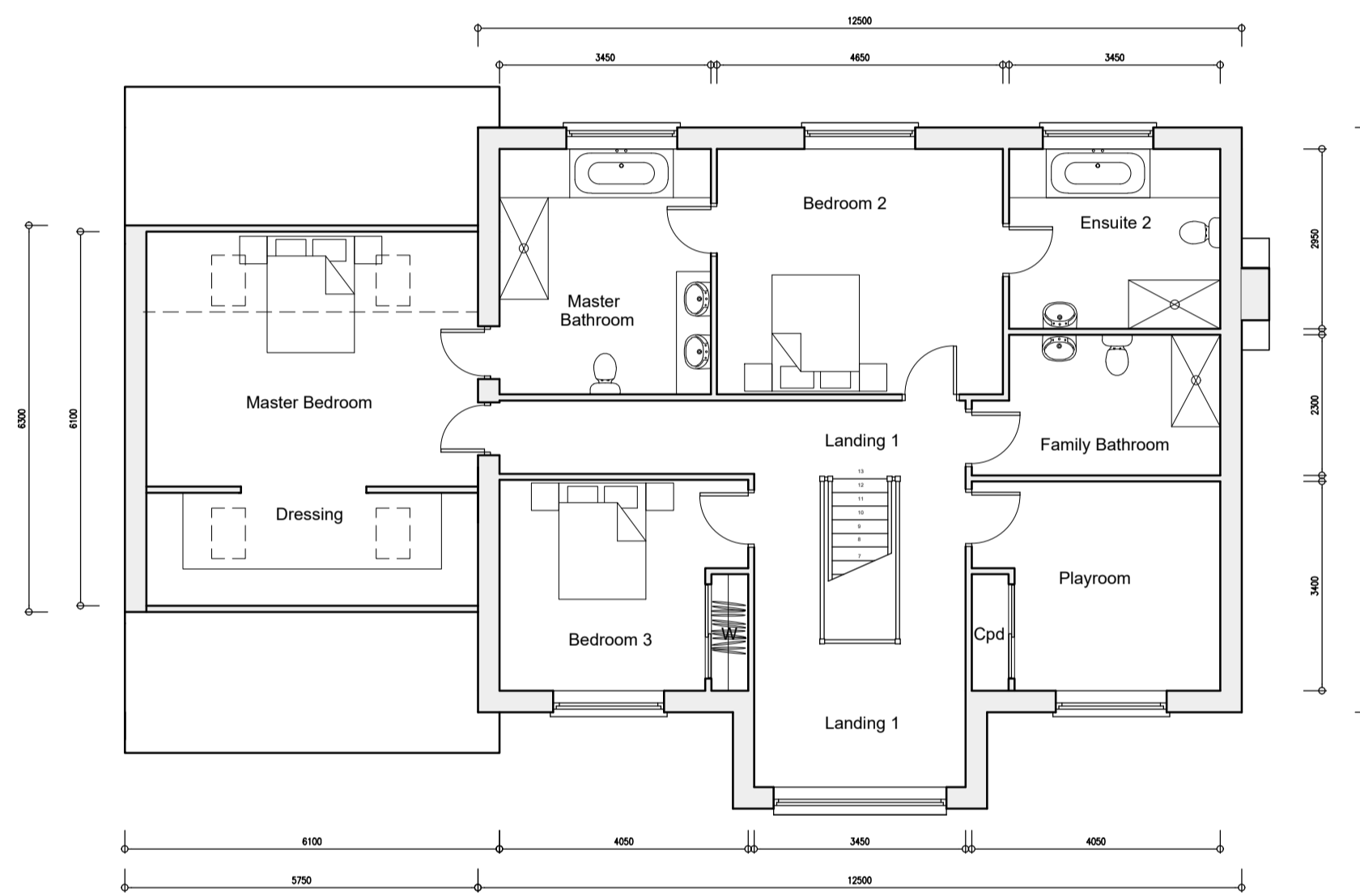
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

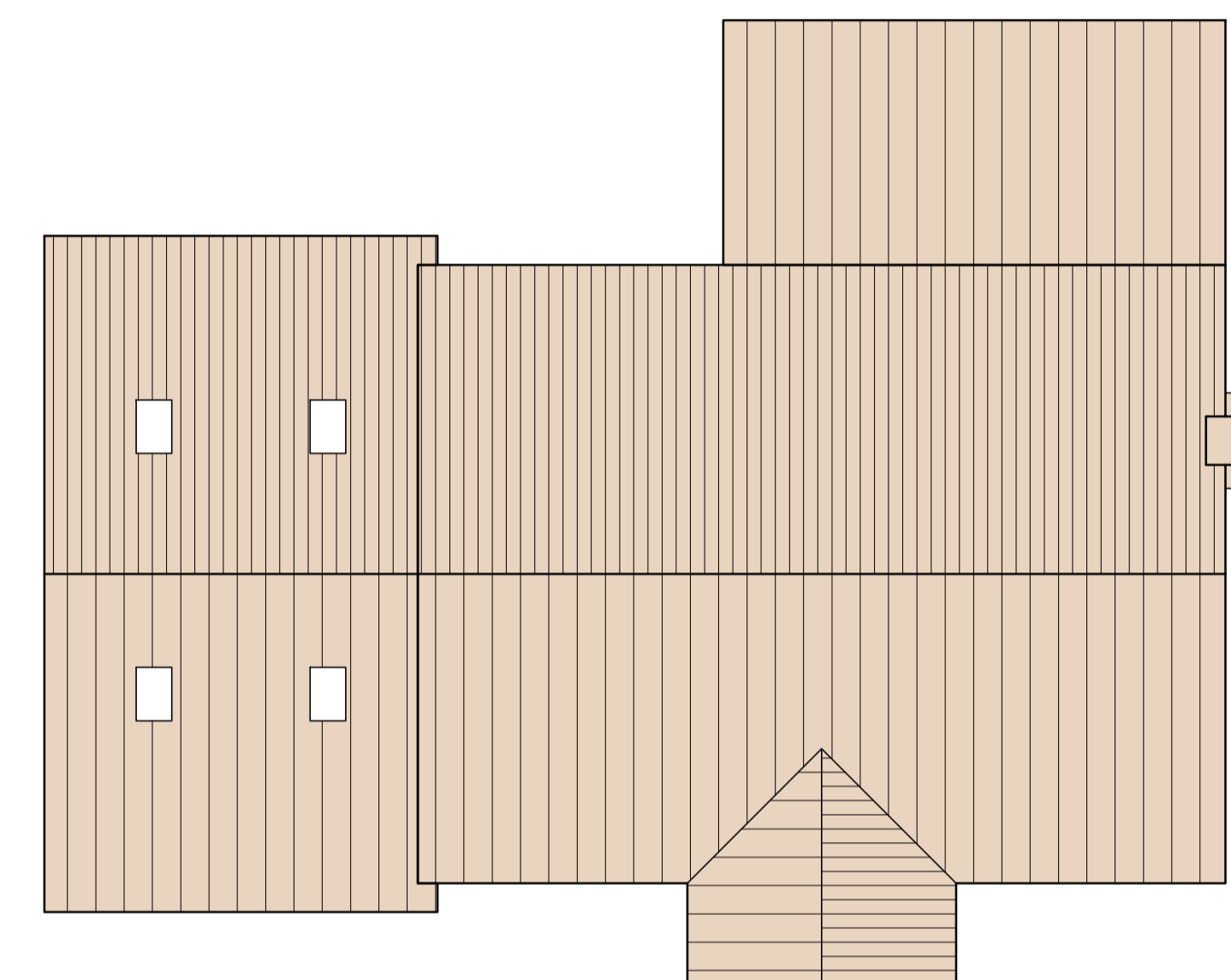
PROPOSED SIDE ELEVATION
SCALE 1:100



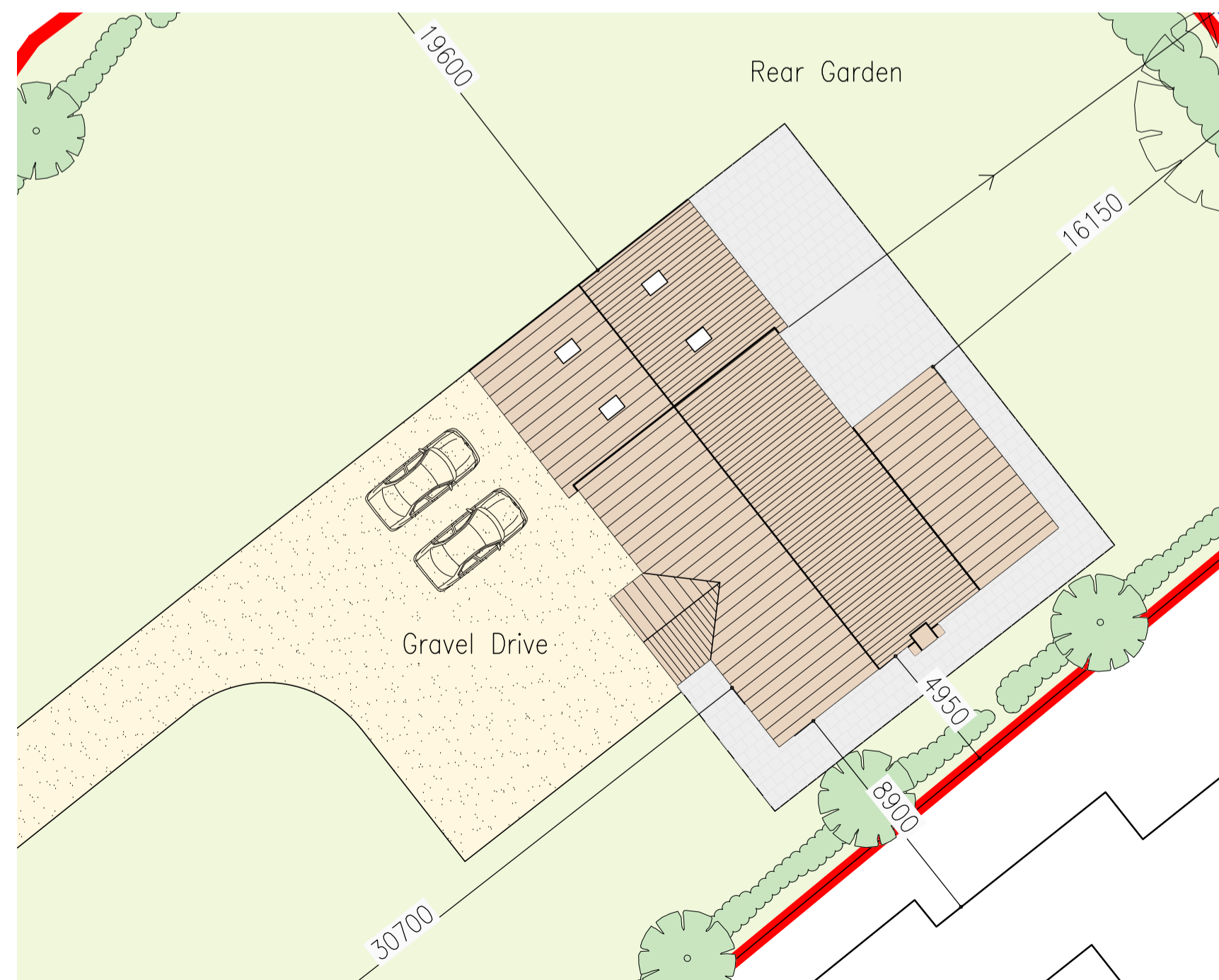
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:200

MATERIAL SCHEDULE:-

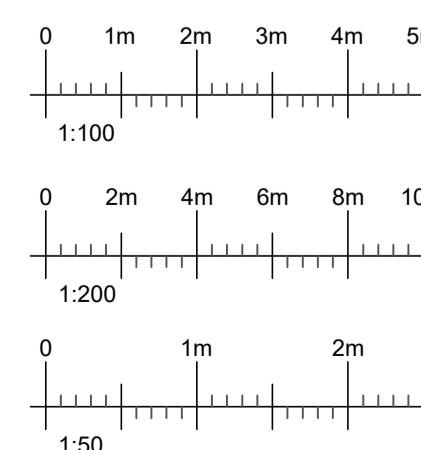
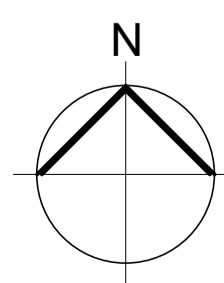
Walls: Vandersanden Flemish Antique facing bricks.
 Roof: Morley Edgemere smooth grey tiles
 Windows: Grey UPVC casements.
 Main door: Grey UPVC.
 Rainwater goods: Black UPVC.

DRAINAGE:-

Foul water = Discharge to treatment plant in rear garden.
 Surface water = Discharge to soakways in rear garden.
 Time scales = Both will be installed and operation before occupation.

FLOOD RISK PREVENTION:-

Dwelling to be constructed in accordance with Ellingham Consulting Flood Risk Assessment, which recommends that the finished floor level of the new dwelling is set at 1m above existing ground level.
 The flood resilient measures at the dwelling will include:
 - Water and electricity meters to be located above predicted flood level.
 - Position light switches, plugs, TV sockets etc to be between 450mm and 1200mm above floor level, and consumer units to be mounted between 1350mm and 1450mm above floor level.
 - Provision of underfloor heating in joint less plastic pipes.
 - Provision of fittings that are not affected by flooding and easily cleaned.
 - The occupiers of the building should also register with the government's floodline warning direct system to ensure they receive up to date information regarding possibility of flooding.



F - Updated proposed foul Drainage. (12.02.2025)
 E - Updated for LPA validation purposes. (15.01.2025)
 D - Porch glazing updated, following client comments (05.12.2024).
 C - Dwelling updated following client comments (02.12.2024).
 B - Dwelling updated following client comments (25.11.2024).
 A - Dwelling updated following client comments (04.11.2024).

REVISIONS

JOB NO.	PAPER SIZE	DATE
7053/03F	A1	OCT 2024

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.
 The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

CLIENT
MR C WOODS

PROJECT
PROPOSED NEW DWELLING

SITE
**SAND BANK
 WISBECH ST MARY
 WISBECH
 CAMBS
 PE13 4SE**

DRAWING
PROPOSED PLANS & ELEVATIONS

PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk