Case No: 15/00442/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF TWO DWELLINGS WITH ATTACHED GARAGES

Location: LAND ADJACENT THE BRAMBLES THRAPSTON ROAD ELLINGTON PE28 0AE

Applicant: MRS E HARE

Grid Ref: 516050 271930

Date of Registration: 23.06.2015

Parish: ELLINGTON

RECOMMENDATION - APPROVE

This application has been referred to Development Management Committee (DMC) as Ellington Parish Council's recommendation to refuse the application is contrary to the officer recommendation to approve the application.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application relates to a site fronting onto Thrapston Road in the northern part of Ellington village. There is a public footpath (Public Footpath No.14 Ellington) to the east of the site. There are houses to the rear and either side of the site.

1.2 The site lies close to Ellington Conservation Area, which bisects the grounds of the dwelling to the south (The New Forge 3 Blacksmiths Lane) and lies east of Footpath No.14.

1.3 The site is vacant and overgrown. There are trees on, and adjoining, the site. The site slopes up from the road/north to the rear/ south, as does the land to either side. There are 2 dropped kerbs, a path and grass verge in front of the site.

1.4 The proposal is to erect 2 x 3bed dwellings with attached garages and provide two new accesses with verge crossovers. The application is accompanied by a design and access statement, heritage statement, tree report by John Cromar's Arboricultural Company Limited dated March 2019, Preliminary Ecological Appraisal by Green Environmental Consultants dated March 2019 and wheeled bin unilateral undertaking.

1.5 The applicant has amended the plans after negotiation with officers to enhance the appearance of the development and the relationship to the neighbouring properties, to avoid obstructing Public Footpath No.14 and correct discrepancies.
2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (19th February 2019) (NPPF 2019) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2019 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2019 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

2.3 The NPPF 2019 updated the NPPF 2018 which replaced the NPPF 2012. Transitional arrangements are in place for authorities who have submitted Local Plans on or before the 24 January 2019. To ensure consistency, the 2012 Framework policies will continue to be relevant for the purposes of examining those plans. For clarity HDC submitted their Local Plan on 29 March 2018. The NPPF 2019 should still be taken into account as a material consideration in dealing with applications.

2.4 Planning Practice Guidance is also relevant and a material consideration.

2.5 Other guidance: BS5837:2012 Trees in relation to construction

For full details visit the government website: [https://www.gov.uk](https://www.gov.uk)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (2019)
   - LP1: Amount of development
   - LP2: Strategy for Development
   - LP4: Contributing to Infrastructure Delivery
   - LP9: Small settlements
   - LP11: Design Context
   - LP12: Design Implementation
   - LP14: Amenity
   - LP16: Sustainable travel
   - LP17: Parking provision and vehicle movement
   - LP31: Trees, Woodland, Hedges and Hedgerows
   - LP34: Heritage Assets and their Settings

3.2 Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document (2007)

3.3 Huntingdonshire Design Guide Supplementary Planning Document (2017):
   - Placemaking Principles - Parts 3.5 Parking and Servicing, 3.7 Building Form and 3.8 Building Detailing.
3.4 Developer Contributions Supplementary Planning Document (2011)

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

4. PLANNING HISTORY


Dwelling south of the site:

4.3 0900399FUL Retention of dwelling approved 24.08.2009.

5. CONSULTATIONS

5.1 Ellington Parish Council- Original plans 1. Recommend REFUSAL (COPY ATTACHED) for the following reasons:
- Proposed development is too large for the site
- Proposal is too far forward. Its size and location will not be in-keeping with the existing properties on Thrapston Road
- Proposal is too close to the adjacent property, Brambles, resulting in loss of privacy to the owners of Brambles.
- It will appear cramped on the street scene
- Inadequate turning space for vehicles - which will be forced to reverse onto a very busy road.

The Parish Council support the principle of development on this site and suggest that an application that is proportionate to the size of the plot, sympathetic to the street scene and existing properties would be more suitable. A shared drive may assist with creating safer access and egress onto Thrapston Road.

5.2 Ellington Parish Council- Amended plans 2. Recommend REFUSAL as before (COPY ATTACHED).

5.3 Ellington Parish Council- Amended plans 3. Any response will be reported to DMC.

5.4 Cambridgeshire County Council (CCC) Highways: Original plans 1 and Amended plans 1: No objections.

5.5 CCC Highways: Amended plans 2: Any response will be reported to DMC.

5.6 CCC Footpaths/ Rights of Way Officer: No objections but Public Footpath No.14 Ellington runs along the eastern boundary of the application site and is a well-used link and must be protected from adverse effects from the development.

5.7 Beds and Cambs Wildlife Trust: No objections subject to biodiversity enhancement condition.

5.8 Alconbury and Ellington Internal Drainage Board: No objection. Site outside IDB area but note no details of soakaways.
5.9 **HDC Conservation Officer:** No objections. No harm to any designated heritage assets including setting of conservation area.

5.10 **HDC Urban Design Officer:** No objections.

5.11 **HDC Landscape Officer:** No objections.

6. **REPRESENTATIONS**

6.1 Original and amended plans 1:

Objections from The New Forge (3 Blacksmiths Lane):

* note lack of elevation detail/dimensions on drawings (officer comment- revised plans have been secured and the neighbours and Parish Council have been consulted on amended drawings)
* both properties will overlook front and rear gardens of The New Forge - loss of privacy
* concern dwelling may not adhere to plans (note The New Forge required retrospective approval from developer)
* can HDC confirm that no changes would be made to the approved design at construction stage and no changes given retrospective consent so properties conform to approvals? (Officer comment: it is not possible to confirm that no changes would be made to the approved design at construction stage as compliance with plans and conditions is mainly the responsibility of the developer, although HDC does have powers to investigate any changes. It is not possible to confirm that no changes would be given retrospective consent as there are provisions for developers to submit consider revised schemes. Each scheme has to be considered on its own merits).
* drawings show 3 dormers to plot 1’s rear which overlook and don’t match design and access statement
* plot 1 and plot 2 are too close and will appear cramped
* concern about proposed planting by boundary fence - damage to property from tree roots/subsidence
* consider tree 5 norway spruce, oak tree 12 and clusters 14 and 15 should be retained and dead trees 11 and 13 removed
* trees 11-15 are outside the site and in the path so who has jurisdiction on them? (Officer comment: the submitted plan suggests that trees 11-15 are inside the site, which would give the applicant rights over the trees)
* possible asbestos deposits on site (Officer comment: the Council does not have records of this and so the query has been referred to the applicant and Environmental health. Environmental health legislation, rather than planning legislations could deal such a matter if it were identified on site).

6.2 Queries/ comments from Westwood House:

* query proposed soakaway location – details not supplied – may be best to divert to Anglian Water sewer?
* concern regarding drainage impact of pavers
* trees 1-3 on Westwood House land: no objection to removal
* suggest remove or manage trees 14 and 15 (2 oaks) - concern about harm to foundations (Officer comment: possible damage from trees is a private legal matter rather than a planning matter)
* query plot 1 drawings as first floor shows 4 rooflights- 2 south and 2 north over garage but on south/rear elevation none are shown- which
is correct? (Officer response: a further amended elevation drawing now matches the floor plan and shows a total of 4 rooflights).
* when will detailed plans of plot 2 be available (no front dormer and query rear elevations)- drawing 3c indicates no dormer north/front of plot 2. (Officer response: the neighbours and Parish Council have been consulted on amended drawings).
* plan not clear about diversion of footway 14–seek clarify path position on plans.

6.3 Amended plans 2: Any response will be reported to DMC.

7. **ASSESSMENT**

7.1 The main issues in the determination of this application are
- Principle of development,
- Design and impact upon the character and appearance of the area/setting of the conservation area/ views into/out of the conservation area
- Residential amenity
- Highways safety and parking provision
- Public Footpath No.14 Ellington
- Trees
- Ecology/ Biodiversity
- Wheeled bins contribution.

**Principle of development**

7.2 The last permission for two dwellings on the site has expired but the site is flanked by dwellings and it is in the built up area of the village, which is identified as a small settlement in the development plan.

7.3 Policy LP9 advises that ‘A proposal that is located within a built-up area of a Small Settlement will be supported where the scale and location of the proposal is sustainable in terms of the:
- a. availability of services and existing infrastructure;
- b. opportunities for users of the proposed development to travel by sustainable modes;
- c. effect on the character of the immediate locality and the settlement as a whole.

7.4 The applicant does not appear to have assessed the scale and location of the proposal against policy LP9 a or b so they are considered below. LP9c is considered in the following design section of this report.

7.5 Ellington has few services (including a pub, village hall, church, playing fields, tennis courts and a playground). There is no shop or school for example and so future occupiers would need to travel elsewhere for shops and most service. There are very limited shops/services in the neighbouring villages of Grafham (a village shop and pub) and Spaldwick (a petrol station shop and pub). Additional services at Brampton, including the small food store at Brampton Hut services (on the A14/A1 junction), Brampton village and Huntingdon (a market town) are even further away. In addition, public transport is very limited (understood to be only a bus and a minibus service ‘HACT’ bookable for Monday-Friday) and although
there is scope for cycling locally, most journeys are likely to be made by private motor vehicle which is not the most sustainable mode of transport.

7.6 Despite the lack of services in Ellington and the limited opportunities for users of the proposed development to travel by sustainable mode, it is considered that the development is of an acceptable, modest scale, being for two dwellings, and in an acceptable location in the built up area, and is therefore acceptable in principle.

7.7 The principle of residential infill development on this site is considered to be acceptable, subject to the development’s compliance with other relevant polices as listed above.

**Design and Character and appearance of the area/setting of the conservation area and views into/out of the conservation area**

7.8 The existing houses in the area are of varied materials, design and bulk. The houses to the west are split level with a part elevated 1 storey and part 2 storey appearance and the houses to the east are predominantly of a more traditional 2-storey form.

7.9 The scheme has been revised to address Parish and Officer concerns about the undue scale, cramped nature and prominence of the original proposal. For example, the proposed dwellings have been reduced in scale and the areas of hard surfacing at the front of the site have been reduced to allow soft landscaping to enhance the appearance of the development. The front elevations and roof height of the proposed dwellings are considered to be attractively ‘broken-up’ to add visual interest to the scheme.

7.10 The applicant has not incorporated the Officer advice to reduce the accesses in width to retain more of the soft landscaping in the verge. However, it is considered that the new accesses would not be unduly intrusive.

7.11 It is considered that the scale and layout of the development will be in-keeping with the existing properties on Thrapston Road. The proposal will help to enhance the street scene by introducing two attractive dwellings (and obscuring the blank elevated north side wall of The New Forge in views from Thrapston Road). It is considered that the development complements its surroundings and that the proposal preserves the setting of the adjacent Ellington conservation area designated heritage asset, and that any interruption of views into and out of the conservation area by the development will not be harmful.

7.12 The proposed external materials of the dwellings (mid red fairfaced brick, plain clay tiles, cast stone cills to the ground floor windows, black timber soffits, barge boards and fascias and white painted windows) are acceptable and precise details can be conditioned. Conditions can secure hard and soft landscaping details.

7.13 The proposed eastern boundary treatment and landscaping adjoining public footpath 14 and plot 2 is to comprise three elements (subject to the space available to avoid obstructing the public path:
* at the north end for a length of approximately 2.5m, a new 0.6m high brick wall with low level planting between the wall and edge of the public footpath,
* to the east side of the front hardstanding and garage of Plot 2, a 1.8m high brick boundary wall with low level planting between the wall and edge of public footpath' and
* to the side of the Plot 2’s rear garden, a new 1.8m high timber post and panel fence with a hedge planted between fence and public footpath.

7.14 It is concluded that the design of the scheme is acceptable and that the proposal is acceptable in terms of its impact on the character and appearance of the area, and setting of the conservation area and views into/out of the conservation area. With regards to policy LP9c, it is considered that the proposal will be in keeping with the character of the immediate locality and settlement as a whole.

Residential amenity

7.15 The main issues are the potential shading and harm to the outlook caused by plot 1 on the nearest front window and rooflights on the east side of The Brambles and the potential overlooking and shading of The New Forge 3 Blacksmiths Lane by the development.

7.16 The proposed dwelling on Plot 1 would lie forward of the nearest, eastern part of The Brambles which has an adjacent front/ north-facing window. However, the finished floor level of plot 1 will be 2.4m lower (at 21.15m) than the damp proof course of The Brambles (23.55m) and the eaves height of the nearest part of plot 1 (the bedroom over the kitchen-diner) is not full 2-storey height.

7.17 The dwelling on plot 1 would lie east of eastern rooflights in The Brambles's front wing, which would be approximately 7.5m away.

7.18 In light of the above design features, it is considered that the proposal will not have an unduly harmful impact on the outlook of the nearest front window or the rooflights of The Brambles and that The Brambles would not be unduly shaded by the development on plot 1.

7.19 The dwellings on plots 1 and 2 would lie north of The New Forge and would not shade it and as the main outlook of The New Forge is to west and east, rather than north over the site, the proposal will not harm the outlook of The New Forge unduly.

7.20 The first floor rear windows of the dwelling on plot 1 would be approximately 10.3m from the boundary with The New Forge. The New Forge is elevated above the site (23.97m finished floor level) and as the proposed dwelling would have a finished floor level of 21.15m, which is approximately 2.06m lower than the back garden of The New Forge, and there is a high close-boarded fence separating the properties, it is considered that the proposed dwelling on plot 1 will not result in undue overlooking of the neighbouring property The New Forge.

7.21 The first floor rear windows of the dwelling on plot 2 would also be approximately 10.3m from the boundary with The New Forge and would face the blank side gable of The New Forge and the front
garden of The New Forge with an oblique view of the rear garden from one of the two windows. It is considered that, due to the proposed dwelling having lower proposed floor and rear garden levels than The New Forge (the proposed finished floor level would be 20.85m, the rear patio 20.8m high and main rear grass area 21m high) and as there is a high close-boarded fence separating the properties, the proposed dwelling on plot 2 will not result in undue overlooking of the neighbouring property at The New Forge.

7.22 It is concluded that the proposed development, due to its layout and design, would not harm neighbour amenity unduly, subject to conditions to ensure the development is implemented in accordance with the levels as indicated on the submitted drawings, and a further condition to secure a finished floor level of the habitable accommodation of plot 2 at 20.85m unless otherwise approved in writing by the local planning authority (as the floor level of the house has not been explicitly confirmed on the submitted layout as being the same as the garage on that plot).

**Highway safety and parking provision**

7.23 The proposal secures on site car parking space for two cars for each plot which is considered to be adequate. There is on site turning space for each plot if the occupiers only had one car each. The Parish Council’s concerns about the inadequate vehicle turning space are noted but CCC Highways Officer does not object to the lack of on-site turning spaces for this development and it is considered, that it is not essential that the plots have on-site turning for more than one car.

7.24 The proposal is considered to be satisfactory in terms of highway safety and parking provision, subject to conditions to secure suitable details.

**Public Footpath No.14 Ellington**

7.25 It is understood that the eastern enclosures of plot 2 no longer encroach on Public Footpath No.14 Ellington.

7.26 The applicant proposes soft landscaping east of the proposed eastern boundary of plot 2 and the precise position of the landscaping would need to be checked with the County Council’s Footpaths/ Rights of Way Officer to avoid encroachment on the path.

7.27 The applicant was advised to check that the position of the eastern part of the proposed driveway of plot 2 did not encroach on Public Footpath No.14 Ellington as when the property comes to be sold, it is likely that a search will show the footpath clipping the edge of the driveway.

7.28 However, the applicant declined to undertake the check at this stage and CCC is uncertain if the public footpath passes over the eastern driveway (plot 2) as the Definitive Map is only correct to a scale of 1:10000 which makes it difficult to assess the impact on a path which is only recorded at 1.6 metres wide. In addition, the Grid Reference on the Definitive Statement is only accurate to 10 metres.
7.29 It is noted that the County Council does not object to the application as there is a path which is well defined on the ground, it is wide enough and tallies with the Definitive Statement for Public Footpath No. 14 Ellington. It is considered that the proposal need have no adverse effect on Public Footpath No.14 Ellington.

7.30 If conflicts between the development and path were to arise at implementation stage, or after the precise relationship to the path was checked in more detail by the applicant and CCC, the conflicts would have had to been resolved between the developer and County Council. If, for example, the extent of the eastern planting had to be reduced, or the driveway adjusted, the applicant would need to submit a revised scheme to the Local Planning Authority. An informative can be added to the decision notice to alert the developer to the possible conflicts between the path and proposal.

Trees

7.31 The Tree Report by John Cromar’s Arboricultural Company Limited dated 7th March 2019 is acceptable to the Council’s Landscape Officer, apart from an outdated reference to an off-site hybrid black polar tree, formerly in the grounds of Westwood House, that has been removed.

7.32 The Council’s Landscape Officer does not object to the removal of trees number 4 (sycamore category B1), 5 (Norway Spruce category B1), part of group 8 (Huntingdon Elm category U), 11, 12 and 13 (oak, C1, B1 and U respectively).

7.33 The third party comments about the trees have been noted but it is considered that the trees do not merit a Tree Preservation Order and that it is not essential that trees 5 and 12 be retained. Trees 14 and 15 are to be retained.

7.34 Conditions can secure hard and soft landscaping details and details of tree retention.

7.35 The proposal is considered to be acceptable in terms of impact on trees.

Ecology/Biodiversity

7.36 The Wildlife Trust agrees with the Preliminary Ecological Appraisal (PEA) that there is very limited scope for enhancements within the site. The proposal is likely to result in a small net loss in biodiversity.

7.37 However, as a previous scheme for two dwellings was approved, and there is no mechanism for securing a net gain on this small site such as a financial contribution to off-site biodiversity enhancement, it is considered that it would be unreasonable to refuse this application on ecological grounds as there are no priority habitats or protected species on site and any negative impacts would, as stated in the PEA, be very small.

7.38 Therefore, given the circumstances it is considered that the application is, on balance acceptable in this regard with a condition to
secure some biodiversity enhancement on site such as that recommended in the PEA, including:
* planting of wildlife friendly species producing either nectar, berries or seeds and the insertion of features in the rear garden retaining walls such as occasional missing bricks or the insertion of gaps in the material to provide opportunities for plants such as Sedum spp. to grow in those spaces or the addition of planters on top of the wall and climbers allowed to trail down to create a green wall and
* providing small holes at the bottom of garden fencing so that Hedgehogs can move between gardens or as suggested by the Wildlife Trust, bird or bat boxes to make sure the impacts are as minimal as possible.
An informative on the decision can remind the developer of the legal protection offered to nest sites (as set out in section 6.2.2.1 of the Preliminary Ecological Appraisal) submitted with the site.

**Wheeled bins contribution**

7.39 The application is accompanied by a ‘Unilateral Undertaking (Wheeled bin contribution)’ (UU) to provide a financial contribution towards the provision of wheeled refuse bins but this refers to outdated fees. The applicant has agreed to submit a revised UU to refer to the updated fees applying from 1.4.2019.

7.40 The proposal would generate a need for such facilities and the provision of a contribution is supported by policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD 2011. Section H11 of the SPD clearly refers to the costs being directly related to the individual dwellings (although the cost has been updated since 2011). The contribution is necessary and is not a tariff-based obligation and meets the tests set out in the Community Infrastructure Regulations 2010. Two examples of cases where an Inspector agreed that a UU was reasonable are application reference 15/00477/ FUL (Planning Inspectorate reference APP/H0520/W/15/3130196 dated 15th December 2015 and 15/01008/FUL (APP/H0520/W/16/3144063 dated 10th September 2016).

7.41 If the applicant submits a revised UU to refer to the updated fees, the application will make satisfactory provision for wheeled refuse bins.

**Other matters**

7.42 If the application is approved, surface water drainage details can be conditioned as details have not been provided and to prevent surface water discharging onto the highway.

**Conclusion**

7.43 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be approved subject to the receipt of a revised Wheeled bins Unilateral Undertaking referring to the fees applying from 1.4.2019 and subject to the reconsultations raising no new material planning matters.
8. RECOMMENDATION - APPROVAL subject to receipt of a satisfactory revised Wheeled bins Unilateral Undertaking and subject to conditions, and informatives, to include the following:

- Standard time limit
- As submitted plans
- Access gradient
- Access construction in highway
- Access details
- Parking and turning areas
- No gates
- Hard and soft landscaping including biodiversity measures
- Surface water drainage
- Finished floor level of dwelling on plot 2
- External materials

Informatives

- possible conflicts between path 14 and the proposal
- legal protection offered to nest sites

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 Sheila Lindsay Senior Development Management Officer 01480 388247
Dear Sheila,

Ellington Parish Council considered this application on Monday, 6th July at its scheduled Parish Council Meeting.

Members recommended REFUSAL of the application for the following reasons:

- Proposed development is too large for the site
- Proposal is too far forward. Its size and location will not be in-keeping with the existing properties on Thrapston Road

- Proposal is too close to the adjacent property, Brambles, resulting in loss of privacy to the owners of Brambles.
- It will appear cramped on the street scene
- Inadequate turning space for vehicles - which will be forced to reverse onto a very busy road

The Parish Council support the principle of development on this site and suggest that an application that is proportionate to the size of the plot, sympathetic to the street scene and existing properties would be more suitable. A shared drive may assist with creating safer access and egress onto Thrapston Road.

Yours sincerely

Darren Tysoe

Darren Tysoe
Clerk, Ellington Parish Council.
07940 870 259
From: Ellington Parish Council Clerk [mailto:clerk@ellingtonparishcouncil.gov.uk]
Sent: 10 March 2019 13:02
To: DMAdmin
Subject: Re: Planning Permission Consultation - Land Adjacent The Brambles Thrapston Road Ellington (ref 15/00442/FUL)

Dear Sirs

Proposal: AMENDED PLANS AND ELEVATIONS RECEIVED Erection of two dwellings with attached garages

Site Address: Land Adjacent The Brambles Thrapston Road Ellington

Reference: 15/00442/FUL

Ellington Parish Council met on Monday, March 4th 2019 to discuss the following application.

On 6th July, 2015, PC Members recommended REFUSAL of the application for the following reasons:

- Proposed development is too large for the site
- Proposal is too far forward. Its size and location will not be in-keeping with the existing properties on Thrapston Road

- Proposal is too close to the adjacent property, Brambles, resulting in loss of privacy to the owners of Brambles.

- It will appear cramped on the street scene
- Inadequate turning space for vehicles - which will be forced to reverse onto a very busy road

The Parish Council support the principle of development on this site and suggest that an application that is proportionate to the size of the plot, sympathetic to the street scene and existing properties would be more suitable. A shared drive may assist with creating safer access and egress onto Thrapston Road.

With regard to the amended plans, members noted that the proposed dwellings do not appear to have been moved back, though it is noted that the site has been lowered to reduce the impact on the street scene and the effect on neighbours’ amenity. Members noted that the access to the adjacent property (Brambles) will also be negatively affected and that the footprint is still too large for the site, again resulting in a cramped street scene as previously observed. Access onto the site and car parking are still poor, as previously observed.
For the above reasons, members again recommend REFUSAL.

DM Tysoe
Clerk

Darren Tysoe
Clerk, Ellington Parish Council
T: +44 7940 870 259
W: www.ellingtonparishcouncil.gov.uk
E: clerk@ellingtonparishcouncil.gov.uk
Grove Cottage, Malting Lane, Ellington, Huntingdon. PE28 0AA.

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On 19 Feb 2019, at 12:04, Dmadmin@huntingdonshire.gov.uk wrote:

Dear Parish Clerk,

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

Proposal: AMENDED PLANS AND ELEVATIONS RECEIVED Erection of two dwellings with attached garages

Site Address: Land Adjacent The Brambles Thrapston Road Ellington

Reference: 15/00442/FUL

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council
T: 01480 388388
E: mail@huntingdonshire.gov.uk

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TA DESIGN
Architectural & Structural Engineers
6A St. Mary's Street
Bedford
Beds. MK42 0AS
Tel. 01234 - 271107

DRG. NO.
Proposed Development

CONNECTION BUILDERS

LAND SURVEY

Connection

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Tel. 01234 - 271107

LAND SURVEY

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LAND SURVEY
FINISHES:

WALLS: ............................................................. Buff fair faced brick

ROOF: ............................................................. Marley riven faced slate

DOORS AND WINDOWS: .................................. White painted timber

DORMERS: ......................................................... Black Marley Cedral cladding

SOFFITS, BARGE BOARD AND FASCIAS: ........ Finished in black

GROUND FLOOR SILL (Front): .......................... Cast stone

This drawing to be read in conjunction with Drg.No.143434/1,2,3 & 5

Do not scale from this drawing. Contractors must check all dimensions on site prior to work commencing. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Architect/Engineer before commencing with any work.

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CONNECTION BUILDERS

Proposed development land at
"The Brambles"
Thrapston Road,
Ellington
Huntingdon

PLANS & ELEVATIONS
PLOT 1

Sheet

Scale

Sheet No.

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A       Kitchen / Utility moved back 1m           DCC    Jan 19

B       Roof windows added to South Elevation; Dimensions added.                                  TA   Mar.'19
This drawing to be read in conjunction with Drg.No.143434/1, 2, 4 & 5. Do not scale from this drawing. Contractors must check all dimensions on site prior to work commencing. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Architect/Engineer before proceeding with any work.

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This diagram shows the road elevation for PLOT 2 and PLOT 1. It is recommended to consult Drg.No.143434/1, 2, 4 & 5 for further details and dimensions.