

F/YR11/0913/F

24 November 2011

Applicant : Mr N Tysterman

Agent : Mr D Upton
Peter Humphrey Associates Ltd

Land South West Of, 120 North Brink, Wisbech, Cambridgeshire

Erection of 2 x 4-bed 3-storey dwelling and 1 x 5-bed 3-storey dwelling with attached double garages

This proposal is before the Planning Committee due to being a Departure

This application is a minor application.

1. **SITE DESCRIPTION**

The site is located on the western side of North Brink, Wisbech adjoining the existing Development Area Boundary. The site is flat, agricultural land which is open in nature and adjoins existing frontage residential development to the north-east. An access drive serving a nursery and a residential home lies just beyond the south west boundary of the site. The site frontage is heavily screened with mature vegetation which will mainly be retained, however, the removal of some trees will be required to form the shared access. The site area measures 0.49 hectare and lies within Flood Zone 3.

2. **HISTORY**

Of relevance to this proposal is:

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- Erection of 2 x 3 storey 4/7 bed, 1 x 3 storey 5/6 bed, 2 x 3 storey 5 bed dwellings with attached garages and wildlife pond to plot 5 – Refused 3rd November 2011

3. **CONSULTATIONS**

Parish/Town Council:

Recommend approval. Members welcome the proposed family houses. Even though they acknowledge this application is on the development boundary, they wish it noted that they feel it is suitable development for the site.

S106 Officer

Awaited

Local Highway Authority (CCC):

No objection subject to the attachment of conditions relating to the visibility splays, access drive and parking and turning.

Environment Agency

We have reviewed the submitted Flood Risk Assessment (FRA) with regard to tidal and designated main river flood risk sources and consider this to be acceptable for the proposed development. However, the North Level

Internal Drainage Board should be consulted with regard to flood risk associated with watercourses under their jurisdiction.

We consider that planning permission should only be granted if the following measures, as detailed in the FRA submitted with this application, are implemented and secured by way of a planning condition, as set out below.

Condition:

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), ref. GCB/Humphrey, dated August 2011, and the following mitigation measures detailed within the FRA:

1. The eventual occupiers will sign on to the Environment Agency's Floodline Warnings Direct service, as detailed in Section 8.4;
2. Safe refuge will be available on the first floor of the properties;
3. No sleeping accommodation will be located on the ground floor of the development;
4. Finished floor levels will be set no lower than 3.80 metres above Ordnance Datum (AOD) and 1.00 metres above existing ground levels.

FDC Scientific Officer (Land Contamination):

Recommends a condition to deal with contamination is attached.

Local residents/interested parties:

No representations received

4. POLICY FRAMEWORK

FDWLP Policy

- | | | |
|----|---|---|
| H3 | - | To resist housing development outside DABs. To permit housing development inside DABs providing it does not conflict with other policies of the Plan. |
| E8 | - | Proposals for new development should: <ul style="list-style-type: none">▪ Allow for the protection of site features;▪ Have regard to the amenities of adjoining properties;▪ Provide adequate access. |

East of England Plan

- ENV 7 -
- Seeks to ensure that new development:
 - is of an appropriate scale;
 - makes appropriate use of land;
 - achieves the highest density appropriate to the character of the area;
 - provides a mix of building types and uses where appropriate;
 - has regard to the needs and well being of all sectors of the community;
 - uses suitable materials.

Planning Policy Statements

- PPS 1 - Delivering Sustainable Development
- PPS 3 - Housing

5 ASSESSMENT

Nature of Application

This application seeks the erection of 2 x 4 bed 3 storey dwellings and 1 x 5 bed 3 storey dwelling. The site measures approx. 65 metres wide and 76 metres deep and has a number of mature trees and shrubs along the frontage. The depth of the site corresponds to the size of the existing rear gardens of the properties immediately to the north west of the site

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Layout and density
- Design
- Access and Parking

Site History

The last stated use of the site is agricultural. In October an application for 5 dwellings in the form of a cul-de-sac was refused as being out of character with the predominantly frontage development in the immediate locality. It was considered at the time that frontage development would be more suitable in this location.

Principle and Policy Implications

The proposal has been considered in line with the Development Plan Policies and National Guidance, namely PPS1, PPS3, H3 and E8 as well as having regard for the Policies in the East of England Plan, namely Policy ENV7.

Policy H3 seeks to ensure that residential development occurs within the Development Area Boundaries. It is acknowledged, however, that there are opportunities to allow appropriately designed schemes located on the edge of existing settlements which make a

significant contribution to the character of the locality or allow a rounding off of existing development. This site is considered to meet that criteria and continue the pattern of frontage development that is characteristic in this area. The property to the south west of the site is set back and its location defines the limits of the frontage development. As a result any concerns about the possibility of uncontrolled sprawl along North Brink can be countered.

Layout and Density

The proposed dwellings are positioned along the site frontage with parking and garage space provided for each dwelling. Adequate areas of amenity space are provided for each dwelling. Access is via a block pavior private drive from North Brink with a bin collection point provided near to the site entrance. The site area measures just under half a hectare – as such the development is of low density which would be considered appropriate to this location. The applicant proposes to plant a tree belt to the south-west and north-west boundaries with additional planting within the site.

Design

The applicant proposes three different house type designs all three storeys in height. The designs are traditional in nature incorporating attractive fenestration features with good quality brick and tile external materials. All the dwellings will provide good size family homes. The proposed designs are considered of high quality and would enhance the character of this prominent site on the edge of Wisbech.

The dwellings have been designed to incorporate sustainable energy technologies such as high performance thermal elements to reduce carbon emissions; biomass and wood burner to under floor heating and hot water supply and a rainwater harvesting system.

Access and Parking

The proposed scheme incorporates adequate parking and turning areas for each dwelling. The Highways officer has not raised objection in principle but requires attachment of appropriate highway conditions in relation to access. Adequate visibility can be achieved from the site access.

Conclusion

This site provides an opportunity to effectively round off the existing built up frontage of the settlement in a manner which will provide a high quality development. It will be important to screen the development with new tree and shrub planting and ensure the materials used are of a suitable quality and mix, but this can be achieved by conditions.

The recommendation is to Grant Planning Permission.

6 RECOMMENDATION

Grant subject to:

i) Appropriate Conditions

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**
- a) existing trees, hedges or other soft features to be retained**
 - b) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
 - c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
 - d) management and maintenance details.**

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

- 3. Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.**

Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site.

- 4. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

- 5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

Reason - In the interests of visual amenity.

6. Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area.

7. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:
1. enter, turn and leave the site in forward gear;
 2. park clear of the public highway;
 3. load and unload;

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

8. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

If during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk top study. If a desk top study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been submitted to and approved in

writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

Reason - To control pollution of land or water in the interests of the environment and public safety.

9. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), ref. GCB/Humphrey dated August, 2011, and following the mitigation measures detailed within the FRA:

1. The eventual occupiers will sign on to the Environment Agency's Flood line Warning Direct service as detailed in section 8.4;
2. Safe refuge will be available on the first floor of the properties;
3. No sleeping accommodation will be located on the ground floor of the development;
4. Finished floor levels will be set no lower than 3.80 metres above Ordnance Datum (AOD) and 1.00 metres above existing ground levels.

Reasons - To reduce the risk of flooding to the proposed development and future occupants.

10. Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

11. Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 15 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.

Reason - In the interests of highway safety.

12. The access shall be constructed with adequate drainage measures to prevent surface water to discharge to the adjacent public highway, in accordance with a scheme to be submitted to and approved by the LPA.

Reason - In the interests of highway safety.

13. Prior to commencement of the use /or first occupation of the development hereby approved, visibility splays shall be provided on each side of the vehicular access and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway. Minimum dimensions to secure the required splays shall be 2.4 metres measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 120 metres to the north east/ 215 metres to the south west measured along the channel line of the highway carriageway and the centre line of the proposed access.

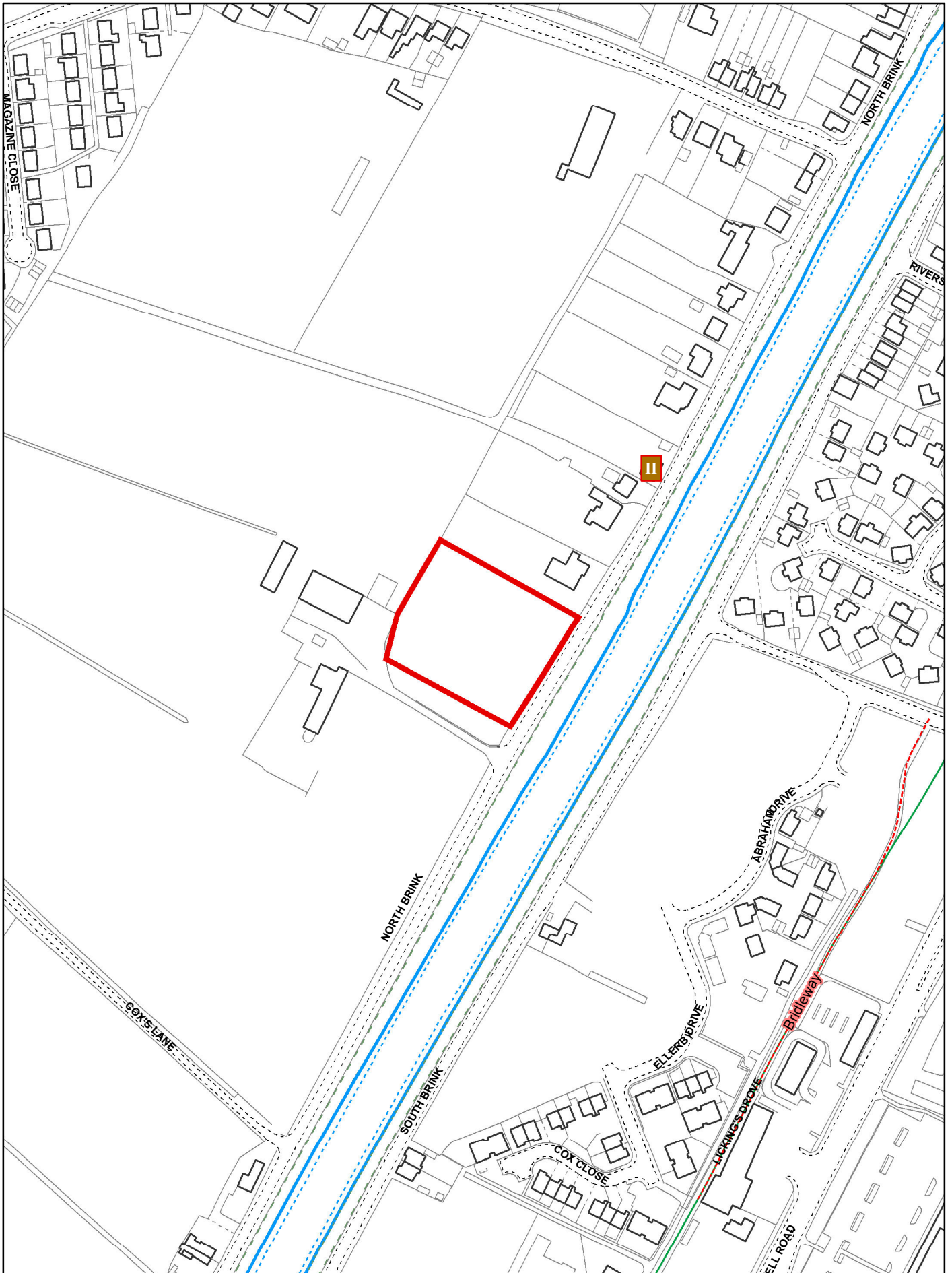
Reason - In the interests of highway safety.

14. Prior to first occupation of the development hereby approved visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall thereafter be free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interest of highway safety.

15. Prior to the first occupation of the development a 1.8m wide footway shall be provided from the existing footway to the north east (outside no 120) up to and including the new vehicular access. Such off site highway works to be constructed and completed to the written satisfaction of the LPA.

Reason - In the interest of highway safety.



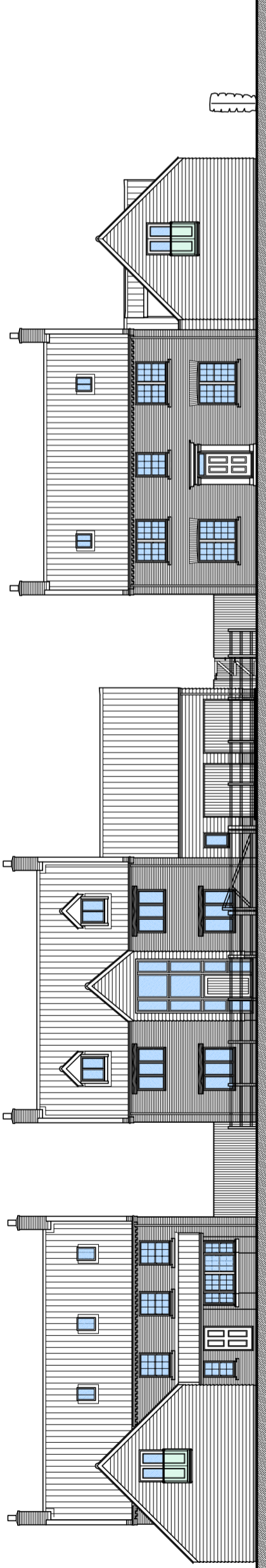
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Scale = 1:2,500





Streetscene 1:200

HOUSE TYPE SCHEDULE		
PLOT NUMBER	No. OF BEDROOMS	GARAGE TYPE
PLOT 1 - Type 1	4 BEDROOM	double garage + 2 car spaces
PLOT 2 - Type 2	4 BEDROOM	double garage + 2 car spaces
PLOT 3 - Type 3	5 BEDROOM	double garage + 2 car spaces
Total		3 Units

SITE AREA = 4900 sqm approx. (equivalent to 0.49ha)
12 car spaces

KEY TO SYMBOLS	
	1.8m CLOSE BOARDED FENCE
	1.2m TIMBER POST & RAILS FENCE
	1.8m BRICK FENCE
	BRINDLE BLOCK PAVIORS 200x100x60 thick Marshalls Mono Ltd. Concrete block paving or similar. Colour: Brindle, stretcher bond pattern. 50mm compacted sharp sand to BS12 100mm Minimum sub-base
	PERMEABLE BLOCK PAVIORS 200x100x60 thick Marshalls Mono Ltd. Concrete block paving or similar. Colour: Charcoal stretcher bond pattern. 60mm thick 2.6mm clean stone over Inblex membrane 250mm Minimum sub-base 5-20mm clean crushed stone over Inblex membrane
	SHRUB/LANDSCAPE PLANTING
	INDICATIVE TREE PLANTING
	EXISTING TREE



Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Proposed 3no. Executive Dwellings
Land South West Of 120 North Brink
Wisbech
Cambs

CLIENT
Mr. N. Tysteman

DRAWING TITLE
PROPOSED SITE PLAN

DATE Nov 2011 SCALE 1:500 JOB No. 4638-P01

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Architectural

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30 OLD MARKET WISBECH CAMBS PE13 1NB

Building Design Awards
Category Winner 2008