

F/YR12/0009/F
25 January 2012

Applicant : Mr R Brandle

Agent : Mr D Jardine
DAJ Design Services

Land South of 28 Bassenhally Road, Whittlesey, Cambridgeshire

Erection of a 2-storey, 4-bed dwelling with detached garage

This application is before the Planning Committee due to the number of objections received.

This application is a 'Minor'

1. **SITE**

The application site is located on land to the rear of 28 Bassenhally Road. The area is characterised by residential development which is largely 2-storey along Bassenhally Road and single-storey along Bassenhally Court which is to the rear. The site is currently laid to grass and is enclosed by 1.8m high close boarded fencing.

2. **HISTORY**

F/YR11/0110/O – Erection of a dwelling – Granted 30.03.2011

F/YR10/0908/O – Erection of a dwelling – Refused 27.01.2011

F/YR10/0914/F – Erection of a 2-storey 3-bed dwelling with integral garage involving demolition of existing dwelling and formation of a new vehicular access – Granted 27.01.2011

F/0682/87/F – Erection of a bungalow and detached double garage – Granted 13.08.1987

3. **CONSULTATIONS**

Parish/Town Council: No objection therefore recommend approval

FDC Trees: No trees implicated in the design proposal

FDC Scientific Officer: No objections

CCC Highways: No objections or comments

Neighbours: 7 letters of objection received, concerns regarding the proposal being 2-storey which is out of keeping with the surrounding bungalows, overlooking, the proposal is larger than the outline consent, highway

safety, out of keeping with the scale and character of the area, the access is not wide enough for contractors vehicles which would result in them parking on the public highway, and visual intrusion due to the height of the building

4. POLICY FRAMEWORK

FDWLP Policy	E8	-	Proposals for new development should: -allow for protection of site features; -be of a design compatible with their surroundings; -have regard to the amenities of adjoining properties; -provide adequate access
	H3	-	To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.
	TR3	-	Parking standards
East of England Plan	ENV7	-	Quality in the Built Environment
Planning Policy Guidance (PPGs and PPSs)	PPS1	-	Delivering Sustainable Development
	PPS3	-	Housing

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of a 2-storey dwelling. The application is considered to raise the following key issues;

- Principle and policy implications
- History
- Design and Layout
- Other matters

Principle and policy implications

The application involves the erection of a single dwelling on land within the Development Area Boundary of Whittlesey which already benefits from outline planning permission. The principle of a dwelling on this land is, therefore, acceptable.

PPS1, E8 of the Local Plan and ENV7 of the East of England Plan require new development to respect the character of their surroundings and to provide adequate amenities without compromising those of neighbouring properties. It is considered that the proposal accords with these principles and this will be discussed in further detail in this report.

History

In 2010 a planning application was submitted for the demolition and replacement of 28 Bassenhally Road and another application was submitted for a dwelling at the rear. The replacement dwelling proposal was granted, however, the new dwelling to the rear could not be supported as the subdivision of the plot was not acceptable until the replacement dwelling was in place due to the arrangement of the garden area.

Following the completion of the replacement dwelling at 28 Bassenhally Road outline planning permission for a dwelling to the rear, which is the current application site, was granted. Only the access was approved at the outline stage.

Design and Layout

Despite being described as a 2-storey dwelling, the proposal is essentially a bungalow with rooms in the roof space. It is approximately 6 metres high which is what would typically be expected of a bungalow. The appearance of the building is chalet-style which is not dissimilar to the properties along Bassenhally Court.

Access is gained via Bassenhally Road. The position of the access is not ideal, however, as it has previously been approved, it cannot be revisited. In the event that access is gained from the private road, Bassenhally Court, the orientation of the dwelling is such that the proposal will address the Bassenhally Court streetscene, however, this is outside the control of the Local Planning Authority.

The only dormer window within the proposal is positioned on the eastern elevation and will, therefore, overlook the onsite parking area and the road to the east. The only other windows on the first floor are velux windows positioned on the southern roof slope. Given that these will be positioned within the roof it is unlikely that they will harm the private amenity areas of adjoining properties.

The existing boundary treatments, 1.8m close boarded fencing, which enclose the site are considered sufficient to provide privacy for both existing and future occupiers.

The proposal includes sufficient garden land and provides 3 workable parking spaces which accords with TR3 of the Local Plan. Details of the proposed materials have not been included within the submission and should, therefore, be conditioned for approval prior to the commencement of development should permission be granted.

Other matters

Comments received from neighbouring residents relating to the height of the proposal and overlooking have been addressed previously in this report. Concerns with regard to construction vehicles have been noted, however, as their presence will be on a temporary basis, no concerns are raised.

Conclusion

The principle of development on this land has already been established. The proposal is considered to be of an acceptable scale, style and character and is unlikely to have a harmful impact on neighbouring residents. It is, therefore, recommended that planning permission is granted.

6. RECOMMENDATION

Grant

- 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 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.

- 3. Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, levelled, surfaced and drained in accordance with the approved plan(s). Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the approved scheme, and shall not be used for any other purpose.**

Reason - In the interests of highway safety.

- 4. The development hereby permitted shall be carried out in accordance with the approved plans**



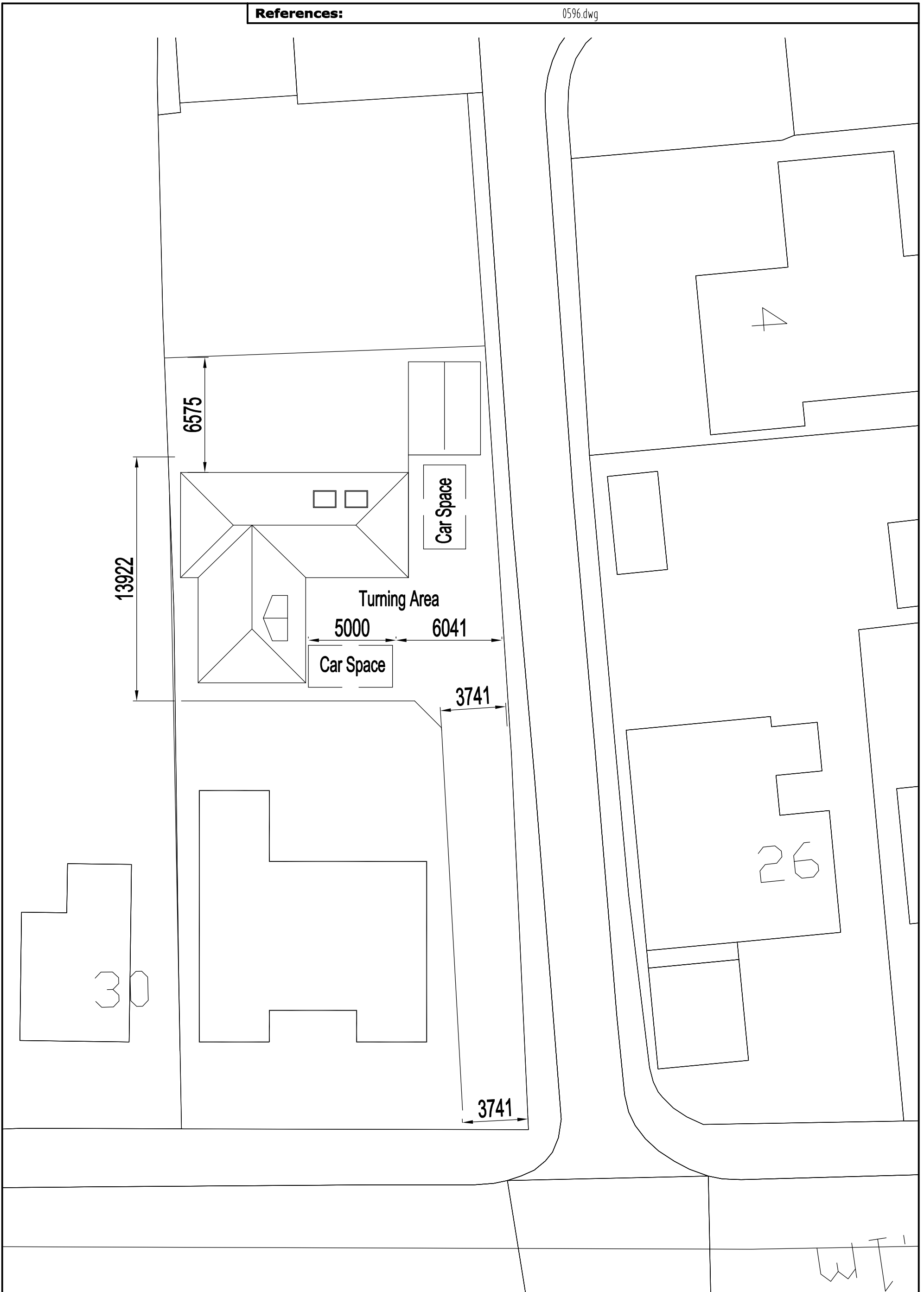
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TITLE: Land South of
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 for Mr R Brandle

SCALE: 1:200

DRAWN: DAJ

SHEET: Block

DATE: Oct 2011