

F/YR12/0267/F

29 May 2012

Applicant : Miss A Ward

Agent : Mr N Lowe
Peter Humphrey Associates Ltd

Land West Of Greenacre, Elliott Road, March, Cambridgeshire

Erection of 3 x single-storey 3-bed dwellings with detached garages

This proposal is before the Planning Committee due to a request from Cllr French concerning possible backland development; overdevelopment; sewer issues and the highway/road issues, also the Officer recommendation is contrary to the views of the Town Council

This application is a minor application.

Site area: 0.16 hectares

1. **SITE DESCRIPTION**

The site is located to the rear of Greenacre, Elliott Road, March with direct access off Elliott Road. The site is presently overgrown and untidy; it is bounded by residential dwellings to the south and west and further undeveloped land to the north.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR07/0442/F - Erection of 3 x 3-bed detached bungalows with detached single garages – granted 22 January 2008.
- F/YR06/1361/F - Erection of 3 x 3-bed detached bungalows with detached garages – withdrawn 18 January 2007.
- F/YR03/0800/O - Erection of 2 bungalows – granted 11 August 2003.
- F/0379/76/O - Erection of a bungalow – refused 13 July 1976.

3. **CONSULTATIONS**

Parish/Town Council: Recommend approval

Local Highway Authority (CCC): Not received

County Archaeology: Records indicate the land is in an area of high archaeological potential. It is considered likely that important archaeological remains survive on the site and these would be severely damaged or destroyed by the

proposed development. Therefore requests archaeological condition.

FDC Scientific Officer (Land Contamination): Requests contaminated land condition.

Local residents/interested parties: 1 letter concerning the possible introduction of fencing to the rear with Anglers Close.
2 letters objecting due to land ownership issues; a total of 7 properties would be served off this private drive; up to date speed survey should be carried out; evidence of bats on the site; position of public sewer; overdevelopment of the site; cramped development; increase in traffic movements to the detriment of neighbours; no visitor parking spaces; drainage issues.

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 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.

East of England Plan

ENV7 - Delivering Sustainable Development

Core Strategy (Draft Consultation 2011)

CS1 - Spatial strategy, The settlement hierarchy and the Countryside

CS2 - Growth and Housing

CS14 - Delivering and Protecting High Quality Environments across the District.

National Planning Policy Framework

- Para 2,11 - Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- Para 14 - Presumption in favour of sustainable development.

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of 3 x 3-bed bungalows with detached single garages on land to the rear of 124 Elliott Road, March.

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Layout and density
- Design
- Access
- Parking
- Service provision including flood risk, drainage and bin storage
- Community facilities.

Site History

The site has been the subject of previous planning consents on the land with the most recent consent being granted in 2008 for the same level of development now proposed.

Principle and Policy Implications

The main issue with this site relates to the introduction of new policy guidance and the deletion of previous policy considerations.

The NPPF seeks to provide a presumption in favour of sustainable development and in particular delivering a wide choice of high quality homes whilst requiring good design and development should, therefore, contribute positively to making places better for people.

Similarly Policy CS14 of the emerging Core Strategy requires delivering high quality environments across the district when determining planning applications.

Key changes since the previous approval on the site, is the initial revision of and subsequent deletion of PPS3 which supported garden development and the Recap Waste Management Design Guide has been introduced and adopted as Policy.

Layout and Density

The layout of the site is for 3 detached bungalows and the density of the developable area of the site equates to 33 dwellings per hectare (this excludes the access road). However, changes to the now revoked PPS3 again reduced the importance of density thresholds with current guidance placing emphasis on good design and form.

Design

The proposal is for 3 single storey dwellings of the same design with a floor area of approximately 8 m x 12.4 m. Each dwelling will have a rear garden depth of between 6m – 7 m. Plot 1 is located 1m off the boundary with No.124 Elliott Road; similarly plot 3 is located approximately 1m off the boundary to the land belonging to 189 West End. The ridge height of the dwellings is 5 metres.

The dwelling will be constructed of brick and tile and the materials are to be agreed via a relevant condition.

Access

Access to the dwellings is proposed off an unmade track which presently serves 4 existing dwellings. It is proposed to widen the track to 5.5 metres, but it is not proposed to provide an adopted road for the development.

Service Provision

With regards to bin storage, it is proposed to provide a bin storage area close to the access into the site. The placing of bins as shown will impede the width of the road and reduce the width to less than the 5 metres normally required for a private drive to serve more than one dwelling.

With regards to the movement of refuse, the recently adopted Recap Waste Management Design Guide advises that householders should not have to move their refuse more than 30 metres to a collection point. This limit is exceeded for all plots and in particular it should be noted that plot 3 would need to move their refuse approximately 75 metre (150 metre round trip) on refuse collection days. This is obviously unacceptable and does not contribute positively to making places better for people as set out in Section 7 of the NPPF.

This could be overcome through amended design and a reduction in the number of units and/or enhancements to the roadway design, which in turn would enable more emphasis to be placed on the functionality of the homes and the quality of the development.

Conclusion

The Local Planning Authority acknowledges that the site has previously received consent for a very similar proposal in 2008. However, with the introduction of new policies including the NPPF it is considered that the site can be more appropriately developed than the proposal shown.

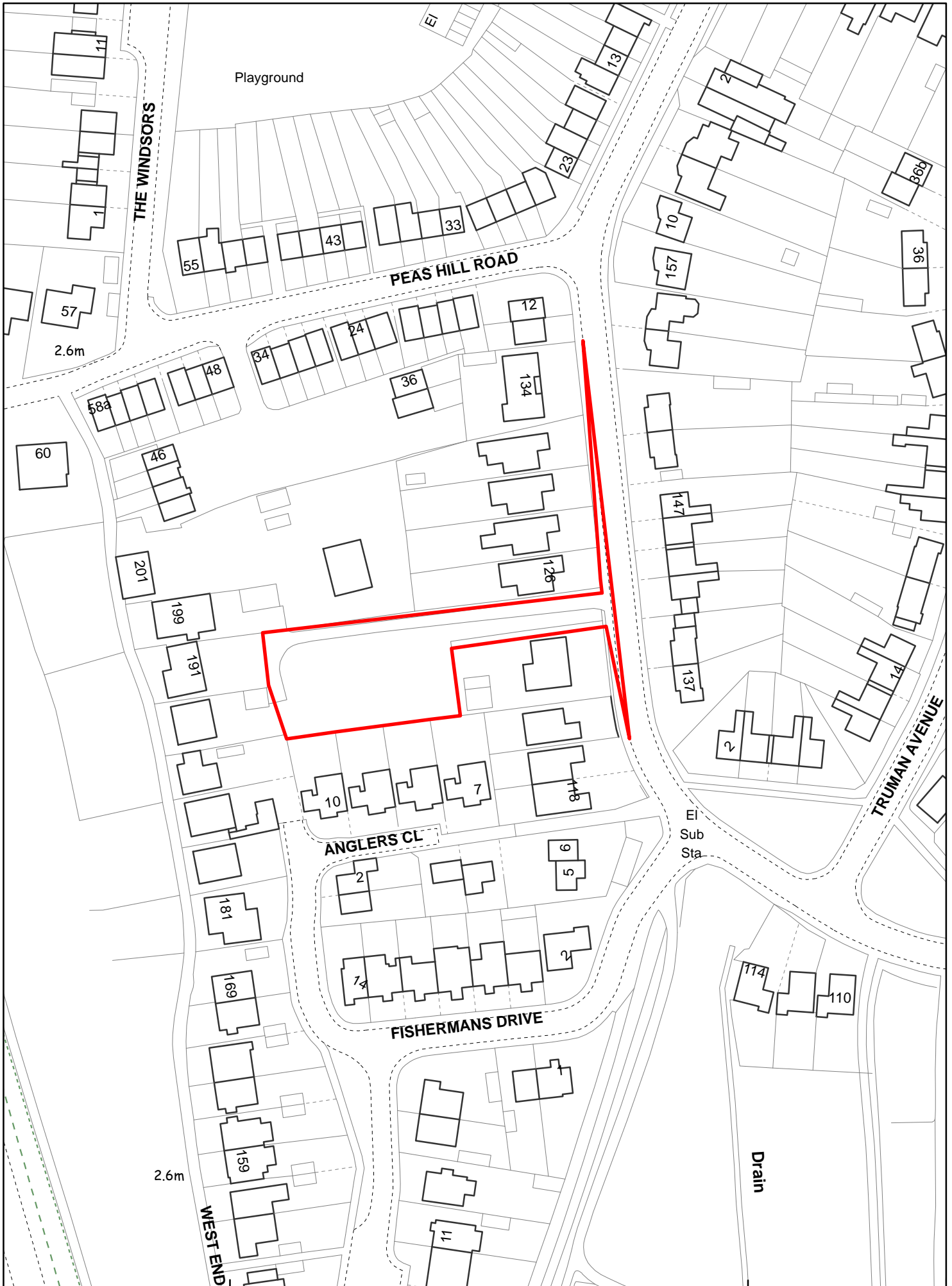
The proposal is of a high density and due to the confines of the site and the requirement for a turning head, the plots are contrived in nature and not of a similar character to Anglers Close to the south. The loss of the extra land to the west of the site results in Plot 3 appearing to be shoehorned into the site.

The serving of 7 dwellings off the private drive as shown is, on balance, to be resisted coupled with the issues relating to the movement of refuse.

6. **RECOMMENDATION**

Refuse

1. **The proposal fails to address the amenity of future occupiers by virtue of the unacceptable distances for moving refuse for collection in accordance with the Recap Waste Management Design Guide adopted 2012.**
2. **The proposed development will result in 7 dwellings being served from a private drive which by virtue of its dimensions would lead to the potential for vehicular conflict and a reduced level of amenity for both the existing and intended residents; this coupled with the overdevelopment of the site in a manner which is out of character with the sites immediate environs would result in the development being contrary to Policy E8 of the Fenland District Wide Local Plan 1993, Policy CS14 of the emerging Fenland Communities Development Plan and the National Planning Policy Framework..**



Created on: 19/04/2012

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Scale = 1:1,250

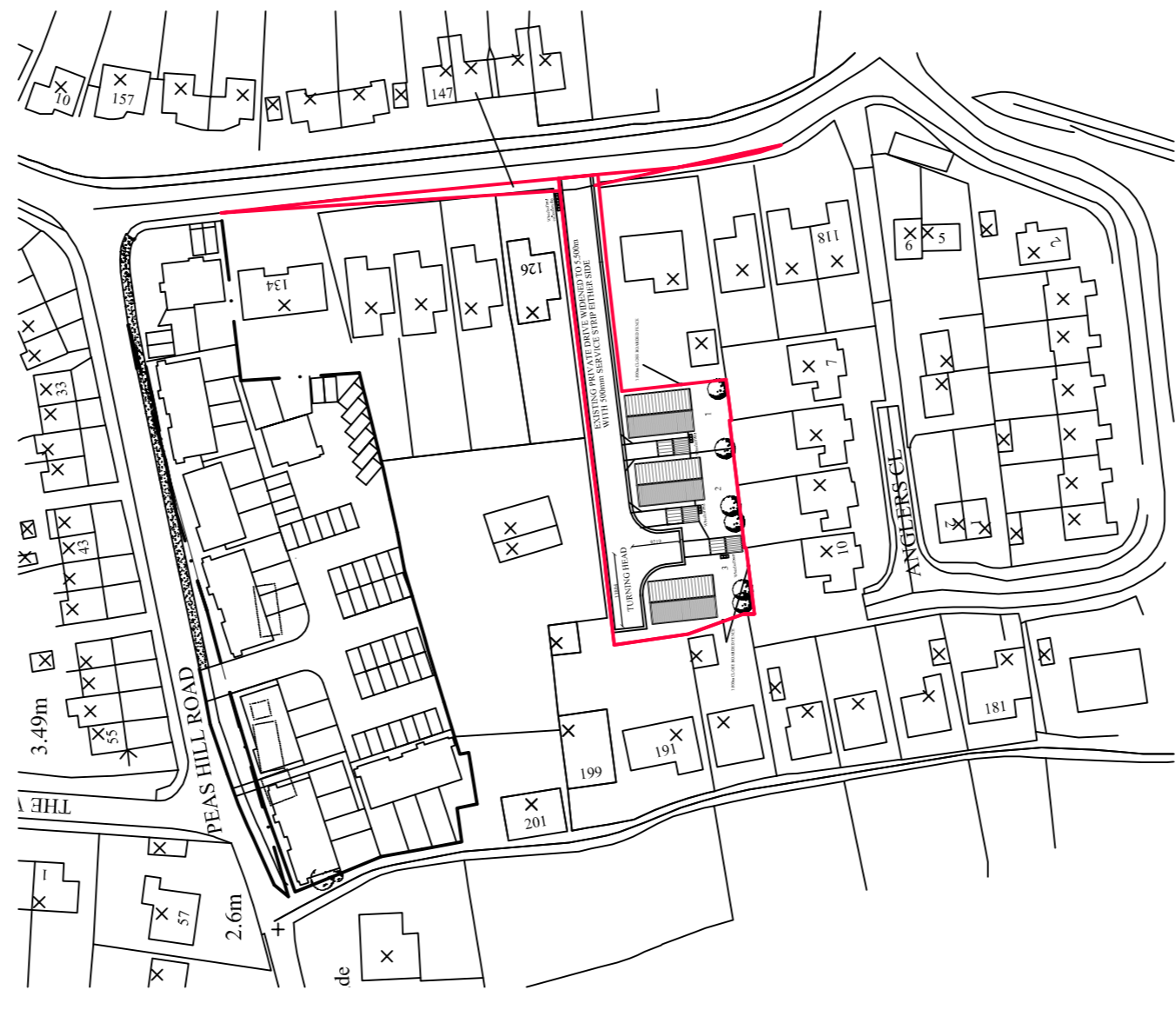


NOTES

- Contractors are responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with Peter Humphrey Associates Limited before proceeding with the works.
- Where a detail is covered by drawings to different scales the larger scale drawing is to be worked to.
- Figured dimensions to be worked to in all cases.

VISIBILITY SPLAY
2.400m x 67.700m

LOCATION PLAN
1:1250



PLOT AT A1

Rev.	Date	Description	Initials

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

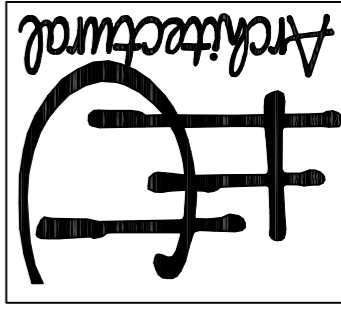
PROPOSED BUNGALOWS

REAR OF 124
ELLIOT ROAD
MARCH

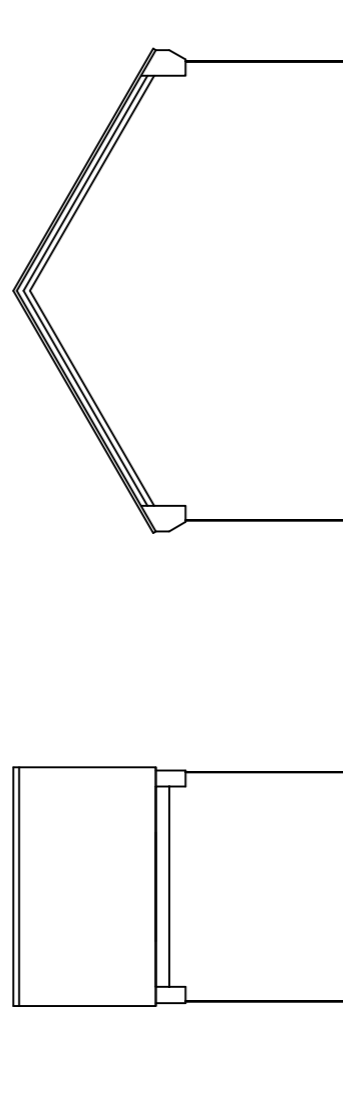
CLIENT
MISS A WARD

DATE FEB 2012 SCALE 1:100 DRAWN BY
JOB NO 4808-PL01 REVISION

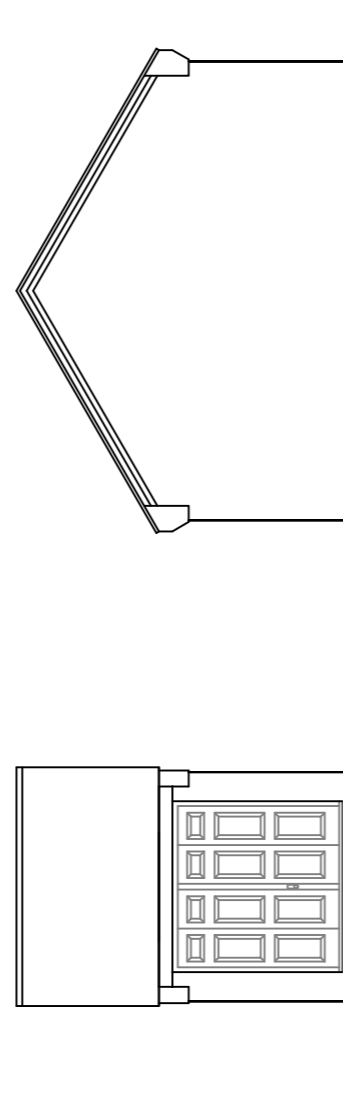
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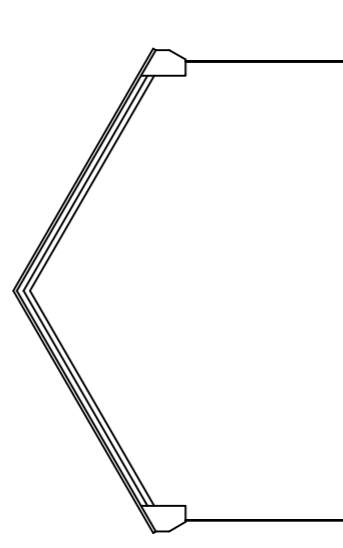
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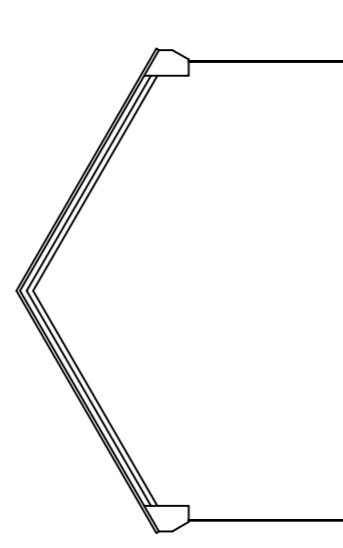
REAR ELEVATION



FRONT ELEVATION



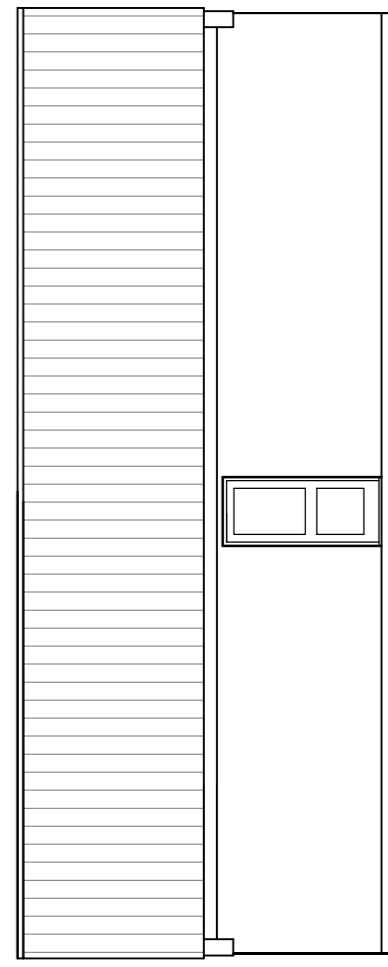
SIDE ELEVATION



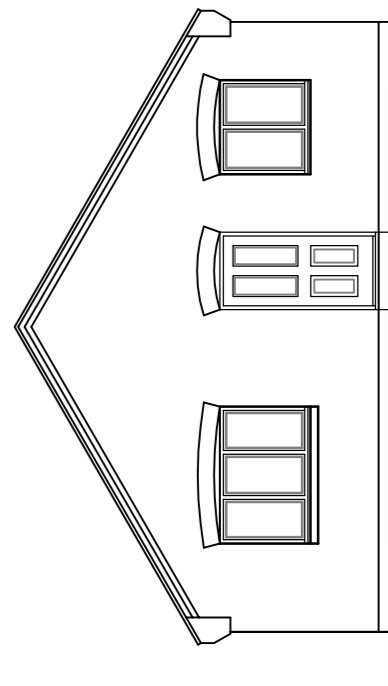
SIDE ELEVATION



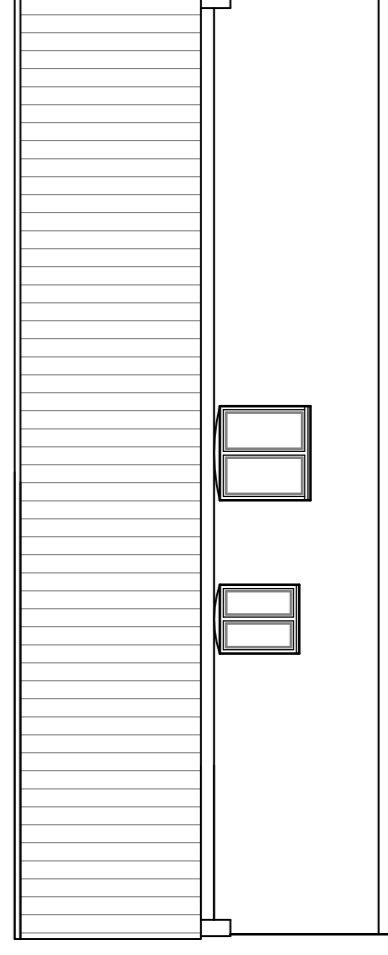
FLOOR PLAN
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

REAR ELEVATION
SCALE 1:100