

F/YR12/0289/F

8 June 2012

**Applicant : Roddons Housing
Association**

**Agent : Mrs G Lawrence. The Design
Partnership (Ely) Ltd.**

Garage Area off Lime Avenue, Wisbech.

**Erection of 1 no. 2-storey 3-bed and 2 no. 2-storey 2-bed dwellings and 2.1metre
high fencing around the perimeter of the site.**

**This proposal is before the Planning Committee due to the recommendation
being in conflict with the views of the Town Council.**

The application is a minor application.

Site Area : 0.09ha

1. SITE DESCRIPTION

This application seeks full planning permission for the erection of 1 no. 2-storey 3-bed and 2 no. 2-storey 2-bed dwellings and 2.1 metre high fencing around the perimeter of the site.

The site is located in part of the built-up area of Wisbech, in an area which is predominantly residential. It comprises a former garage court which served the surrounding houses but which has now been demolished.

The site is accessed off Lime Avenue via a narrow single-track driveway. The rear gardens of existing houses adjoin the northern, southern and parts of the western site boundaries. A community garden and play area adjoins the western site boundary, separated by a hedge. A parade of shops facing onto Edinburgh Drive, with flats above, adjoins the eastern site boundary.

The immediate surrounding area is characterised mainly by two-storey houses, grouped as either semi-detached properties or terraces of four properties dating from the 1950s, when the area was built.

2. HISTORY

No relevant planning history relating to this site.

3. CONSULTATIONS

Town Council:

Recommend refusal as members consider this application to be overdevelopment, and have concerns over access issues on the single-track road. They would prefer that there was consultation with local residents on any development to be carried out, as has been the case with the development on Coldhorn Crescent.

Local Highway Authority (CCC)

Amended plans have been supplied which now show an appropriate level of parking with turning facilities now provided within the site. The layout is therefore acceptable from a highway point of view subject to conditions.

Environment Agency

Awaited.

FDC Contaminated Land Officer

Require contaminated land condition to be included – the report and its investigation is too limited in terms of the sampling regime and schedule.

Middle Level Commissioners

No comments received.

Local Residents/Interested Parties:

1 letter of objection raising the following concerns:

- Proposal will hinder access to our garden via the gates in the garage area
- Added stress to sewage system
- Clear view and direct link to neighbours in opposite properties will be lost
- The current situation with no habitable buildings on this site has made our properties secure – cannot guarantee future tenants will not try to gain access to our or our neighbours properties.

4. POLICY FRAMEWORK

FDWLP Policy

H3

- Proposal for housing development within Development Area Boundaries will normally be permitted provided it is sympathetic to the character and amenities of the location and does not give rise to serious amenity or highway problems.

E8

- Proposals for new development should:
 - allow for protection of site features;
 - be of a design compatible with its surroundings;
 - have regard to amenities of adjoining properties;
 - provide adequate access, parking etc.

- TR3 - Proposed developments will normally be required to provide adequate car parking in accordance with Council's approved parking standards.

East of England Plan

- ENV7 - Quality in the Built Environment

Emerging LDF Core Strategy (Draft Consultation) – July 2011.

- CS1 - Spatial Strategy, The Settlement Hierarchy and the Countryside.
This policy sets out the most appropriate locations for new development in Fenland, using a hierarchy – market towns, growth village, limited growth villages and small villages. The majority of new development should be focussed towards the larger market towns.

- CS14 - Delivering and Protecting High Quality Environments across the District.
This policy seeks to deliver and protect high quality environments across the district, within all new development proposals. It includes criteria relating to; the protection of natural features on the site, the need for new development to make a positive contribution to the local distinctiveness and character of the area, is of a scale that is in keeping with the shape and form of the settlement pattern and does not adversely impact on the amenities of neighbouring properties.

National Planning Policy Framework (NPPF) 2012

- Paras 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
- Para 17 - Always seek to secure high quality design and a good standard of amenity for all existing and future

occupants. Encourage the effective use of land by using land that has been previously developed.

5. ASSESSMENT

Nature of Application

The current application is for full planning permission for the erection of 1 no. 2-storey 3-bed and 2 no. 2-storey 2-bed dwellings and 2.1 metre high fencing around the perimeter of the site.

The proposed development uses the existing driveway, which is a 3.2m wide tarmac driveway running off Lime Avenue. It runs to a turning/parking area in the centre of the site, where a detached house and a pair of semi-detached houses is placed to face onto this area. The houses are of a similar size and style to those surrounding the site and measure 4.8m to the eaves and 8.0m to the ridge.

The application is considered to raise the following key issues;

- Principle of Development and Policy Implications
- Design & Appearance and Impact on Amenity
- Access and Parking
- Other issues.

Principle of Development and Policy Implications.

The site is located within an established residential area within the built up limits of Wisbech, and measures approximately 0.09 ha. It comprises an area of land that was formally used as a garage court, but is now vacant, and thus comprises land that was previously developed.

Policy H3 of the Local Plan and guidance in the NPPF encourages the re-use of previously developed land in sustainable locations such as this one.

Design & Appearance & Impact on Amenity.

The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The aim is to achieve high quality and inclusive design for all development. Planning decisions should ensure that developments; function well and add to the overall quality of the area, establish a strong sense of place and create attractive and comfortable places to live and are visually attractive as a result of good architecture and appropriate landscaping.

(a) Character and Appearance.

The Lime Avenue/Edinburgh Drive area comprises a fairly formal residential estate, with housing fronting onto roads and grouped around green space. In many locations garage courts were provided at the rear of properties. Over the years many of these have become obsolete due to the desire by residents to park closer to their homes and also crime and vandalism problems.

The removal of the garages has left a fairly open site, where many rear garden boundaries are now exposed to potential access. The re-use of this site is considered to be an appropriate response, as it will ensure that this land is re-used and the opportunity for anti-social problems is removed.

The house elevations comprise red brick walls and concrete tile roofs, and each property has a flat roofed porch. The three-bed detached house is rendered at first floor level to provide some additional visual interest in the scheme. The design and appearance of the proposed houses are considered to be an appropriate response to the character of the surroundings.

(b) Impact on Amenities of Adjoining Properties.

Most residential properties surrounding the site have relatively long back gardens, which abut the site boundary.

In terms of critical dimensions:

- The rear elevations of 80 and 82 Mount Pleasant Road are 24m from the corner of Plot 3.
- The rear elevations of 5 and 7 Mount Pleasant Road are 26m from the gable end of Plot 1.
- The rear elevation of 17 Edinburgh Drive is 24m from the corner of Plot 1.

The rear elevations of the parade of shops on Edinburgh Drive are only 19m from the rear elevation of Plot 1, which has a garden depth of 7.3m. Whilst this is close to the boundary, the courtyard to the rear of the shops is not specifically used as a garden area, is a material factor which alleviates this concern.

A front bedroom window of Plot 3 will partly overlook the end of the rear garden of 82 Mount Pleasant Road at an angle. This property does have a fairly long rear garden – up to 21.5m in depth – and it is considered that the vast majority of this garden (including the most usable area closest to the rear elevation of No. 82) is far enough away for the proposal to be acceptable.

For the above reasons, the proposal is considered to demonstrate an acceptable design quality for the area, and, is also considered to have an acceptable relationship to existing residential dwellings adjoining the site. The proposal is, therefore, considered to accord with Policies H3 & E8 in the adopted Fenland Local Plan (1993), emerging Core Strategy Policy CS14 and the NPPF.

Access and Parking.

The layout has been amended during the course of the consideration of this application, increasing the size of the turning head and the numbers of car parking spaces from 5 to 6 spaces to comply with the Council's adopted parking standards.

The proposed development uses the existing driveway which is a 3.2m wide tarmac driveway, running to a turning/parking area in the centre of the site. This driveway originally served a parking court containing 17 garages, a maintenance access to the community centre play area and garden and parking in the rear gardens of two properties in Mount Pleasant Road – Nos. 78 and 80.

There is no opportunity to widen this access given the existing boundaries and land ownership. It is considered that the traffic generated by three dwellings is likely to be less than to that generated from the site if still occupied by the garages.

A condition will also be applied to ensure that the existing accesses to 80 and 82 Mount Pleasant Road and the community garden will be retained.

A bin collection area is shown next to the driveway close to the site entrance.

The highway authority is satisfied that the proposal is acceptable from the highway point of view. The access and parking arrangements for this proposal are, therefore, considered to comply with Policy TR3 in the adopted Fenland Local Plan (1993).

Other Issues

The Town Council raised concerns with the proposal regarding the lack of consultation with local residents surrounding the site. The applicant's agent has confirmed that Roddons did consult with local residents prior to the application being submitted.

Conclusion

The amended scheme is now considered to be acceptable in terms of its design and appearance as well as its potential impact on the amenities of adjoining neighbouring properties. The amendments increasing the number of car parking spaces and the size of the turning head, has overcome earlier highway concerns.

It is now considered that the amended proposal complies with emerging development plan policy and forms an appropriate re-use of 'previously developed' land within the urban area of Wisbech.

6. RECOMMENDATION

Grant subject to suitable 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 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, the proposed on-site parking and turning area shall be laid out, demarcated, levelled and surfaced and drained in accordance with the submitted plan thereafter retained for that specific use.**

Reason - In the interests of highway safety to ensure that satisfactory off-road parking is provided.

- 4. Vehicle and pedestrian access via the site to the adjoining Community Centre Play area and the rear gardens of 82 and 84 Mount Pleasant Road shall be retained in perpetuity and shall not be blocked at any time.**

Reason – In order that access is retained to third party land that adjoins the site

- 5** 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:

- a) 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 study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

- b) 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 (a) 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.

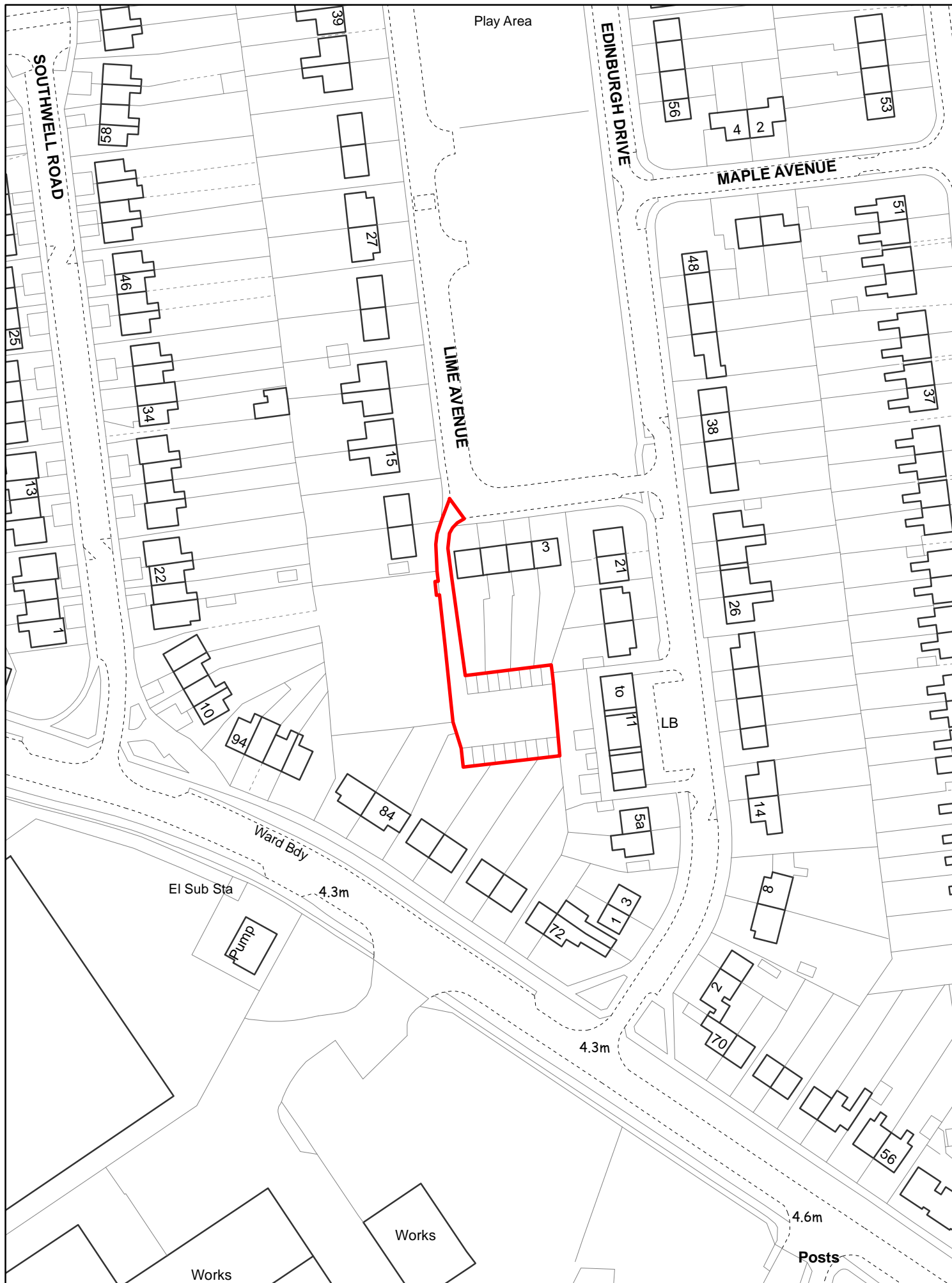
Following written LPA approval of the Site Investigation the LPA will require:

- c) 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.

- d) 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.

6 Approved Plans Condition



Created on: 26/04/2012

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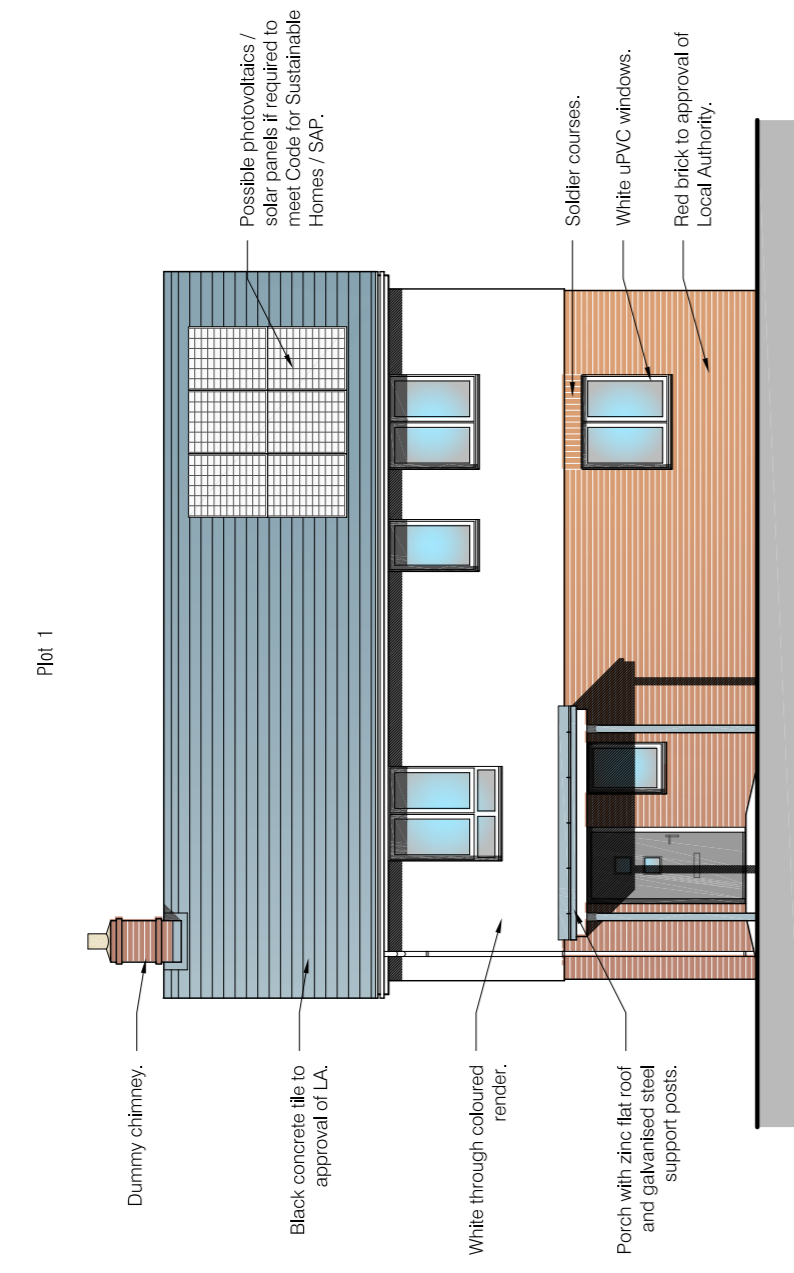
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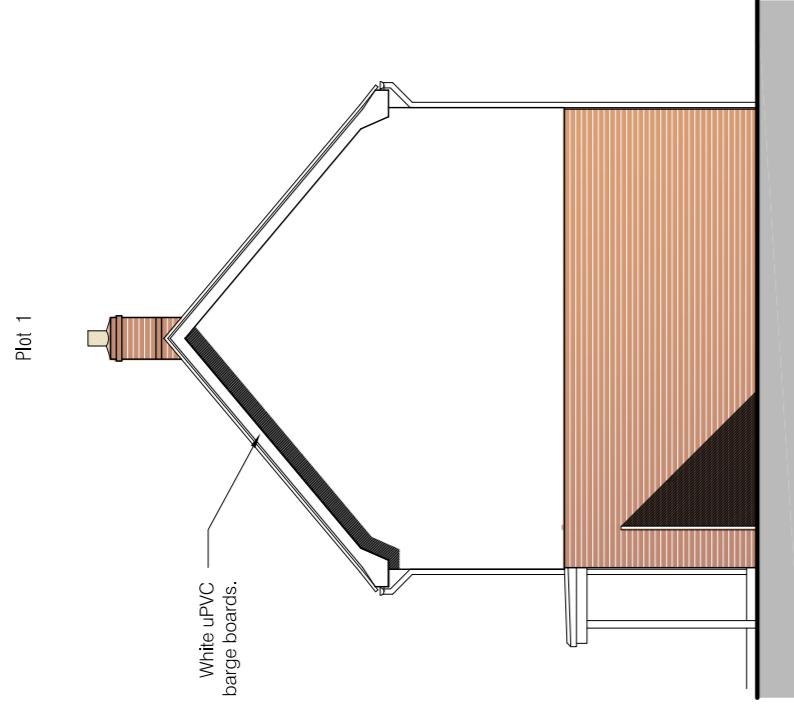


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NOTES:



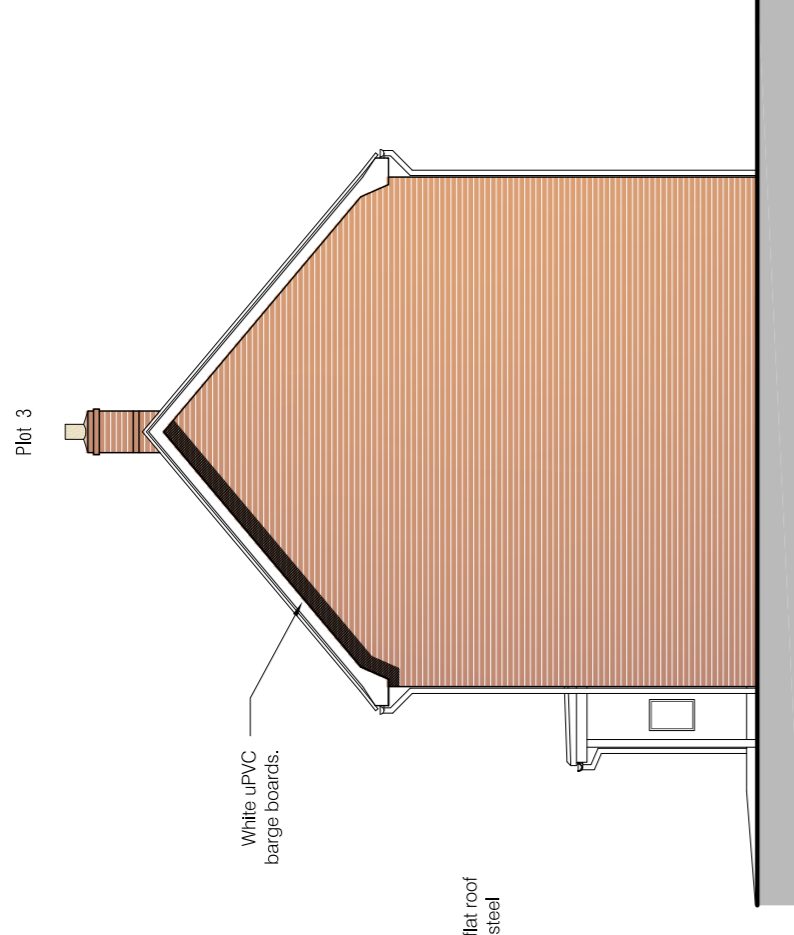
**Front Elevation
 Plot 1**



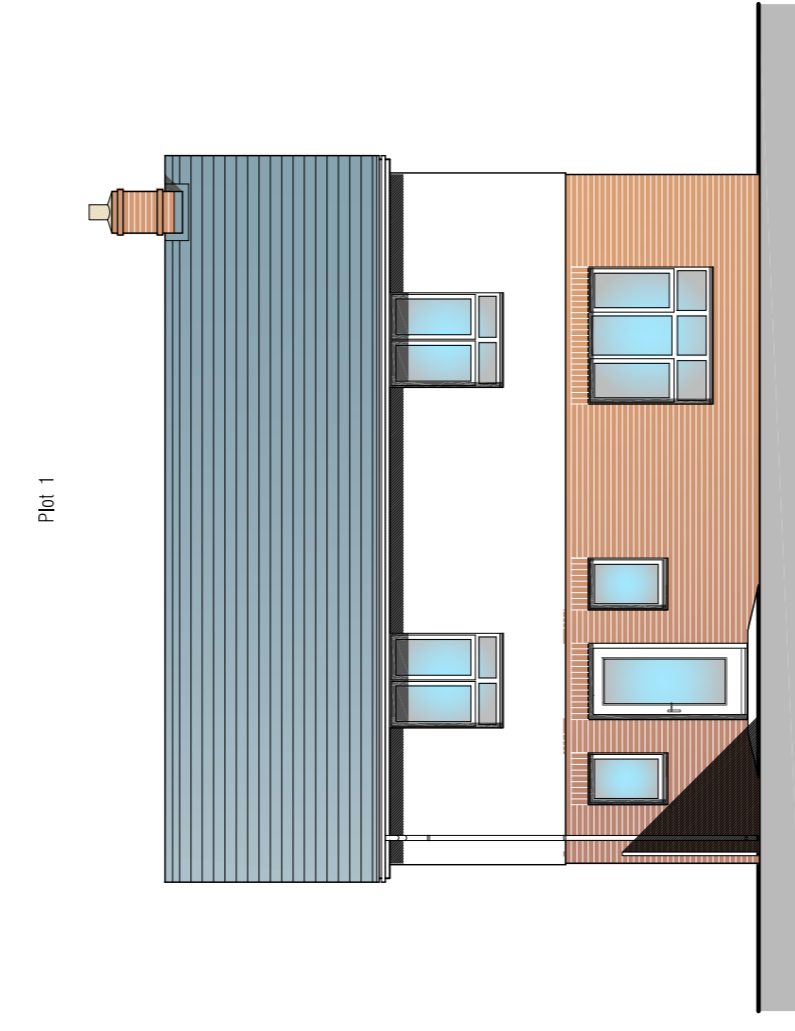
**Side Elevation
 Plot 1**



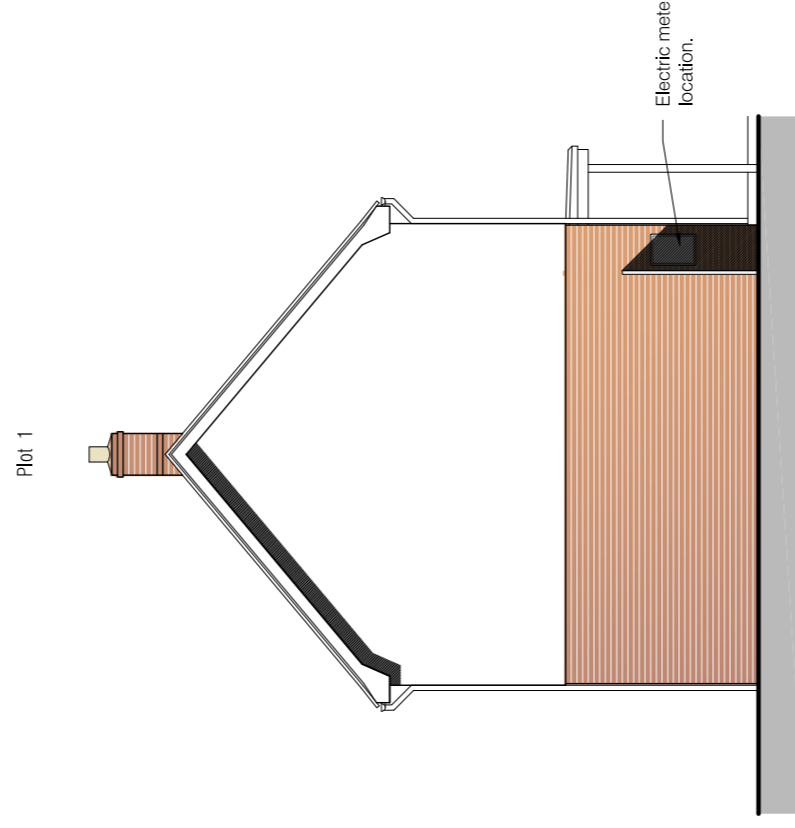
**Front Elevation
 Plots 2 & 3**



**Side Elevation
 Plots 2 & 3**



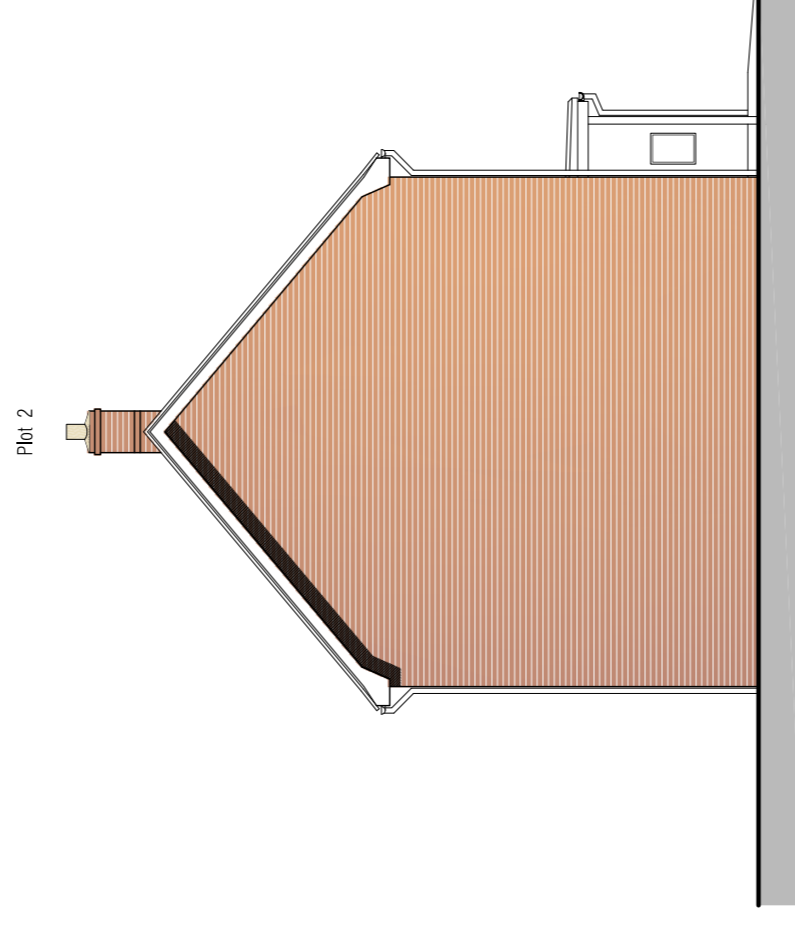
**Rear Elevation
 Plot 1**



**Side Elevation
 Plot 1**



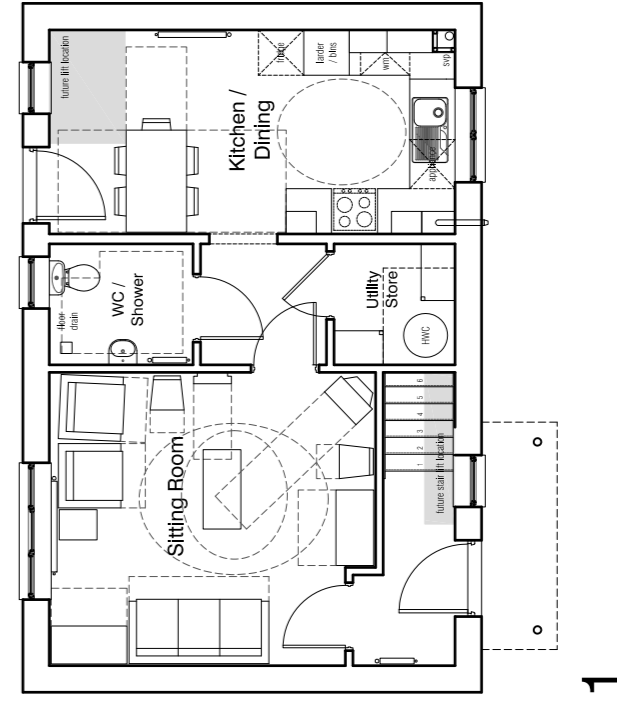
**Rear Elevation
 Plots 2 & 3**



**Side Elevation
 Plots 2 & 3**

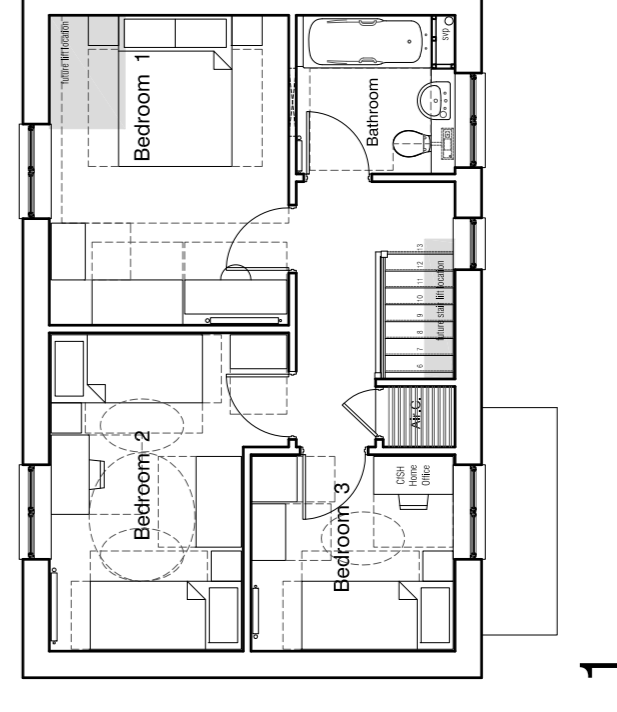
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 scale 1:100

0 1 2 3 4 5m
 scale 1:100



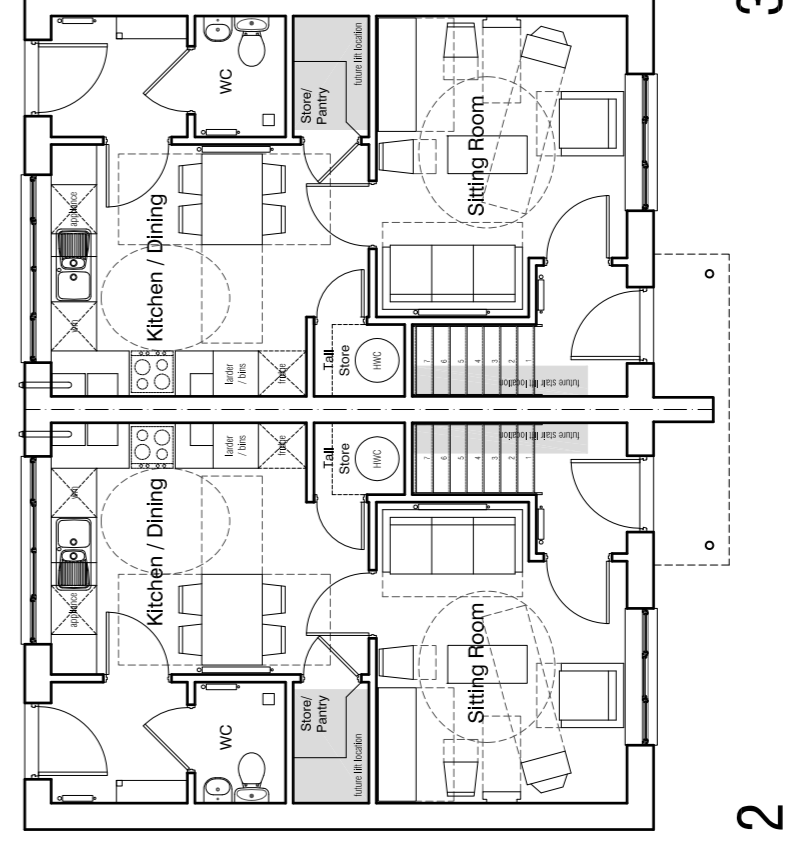
**Ground Floor Plan
 Plot 1**

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 scale 1:100



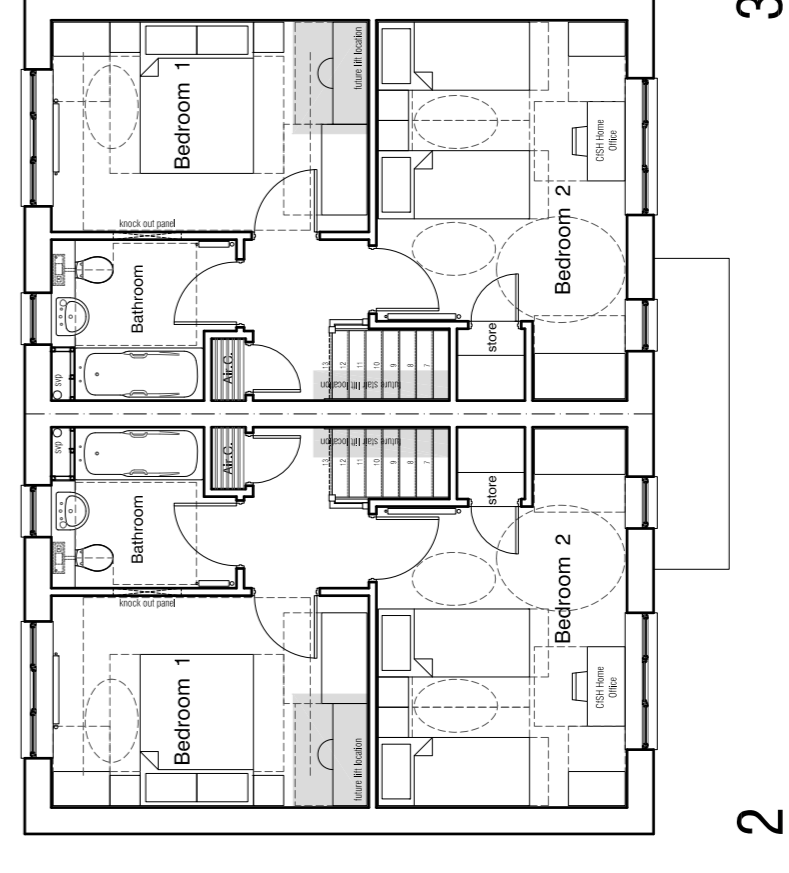
**Ground Floor Plan
 Plot 1**

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**Ground Floor Plan
 Plots 2 & 3**

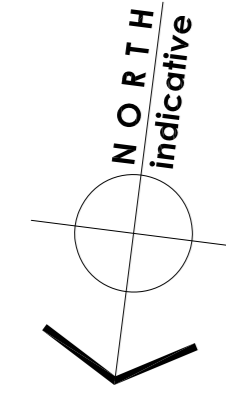
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**First Floor Plan
 Plots 2 & 3**

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 scale 1:100

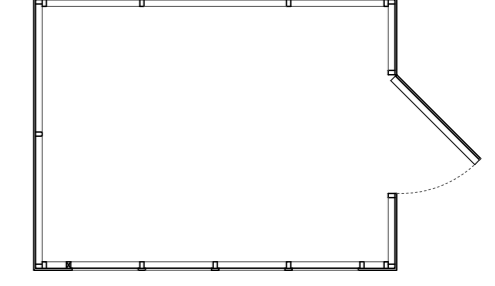
Revisions	Date	Amendments		The Design Partnership The Design Partnership (BY) Ltd. 100 High Street, Chatteris Cambridgeshire PE 6 6NN Tel: 01354 683111 Fax: 01354 684072	Job Title Proposed Affordable Housing Development of 3 dwellings to the rear of 3-9 Lime Avenue, Wisbech for Roddons Housing Association Drawing Title Planning Drawing House Types	Date Jan 12	Scale 1:100@A1	Dwn GL	Dwg. No. CA-549-P02	Rev. A
Suffix A	Date April 12	Amendments Plot 1 annotation corrected								



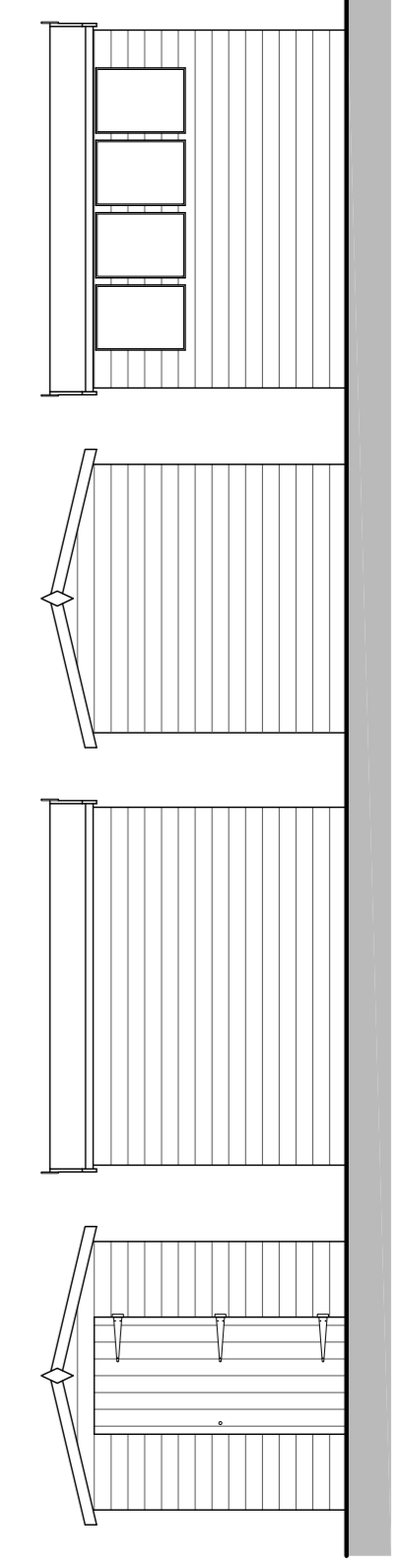
EDINBURGH DRIVE



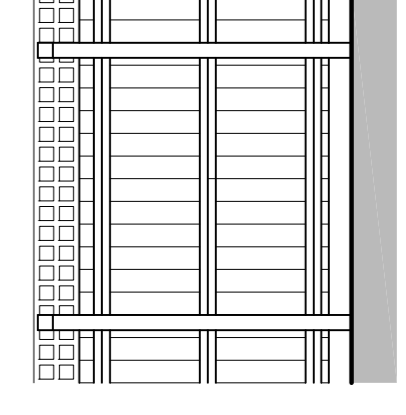
Site Plan
scale 1:250



Shed Details
scale 1:50

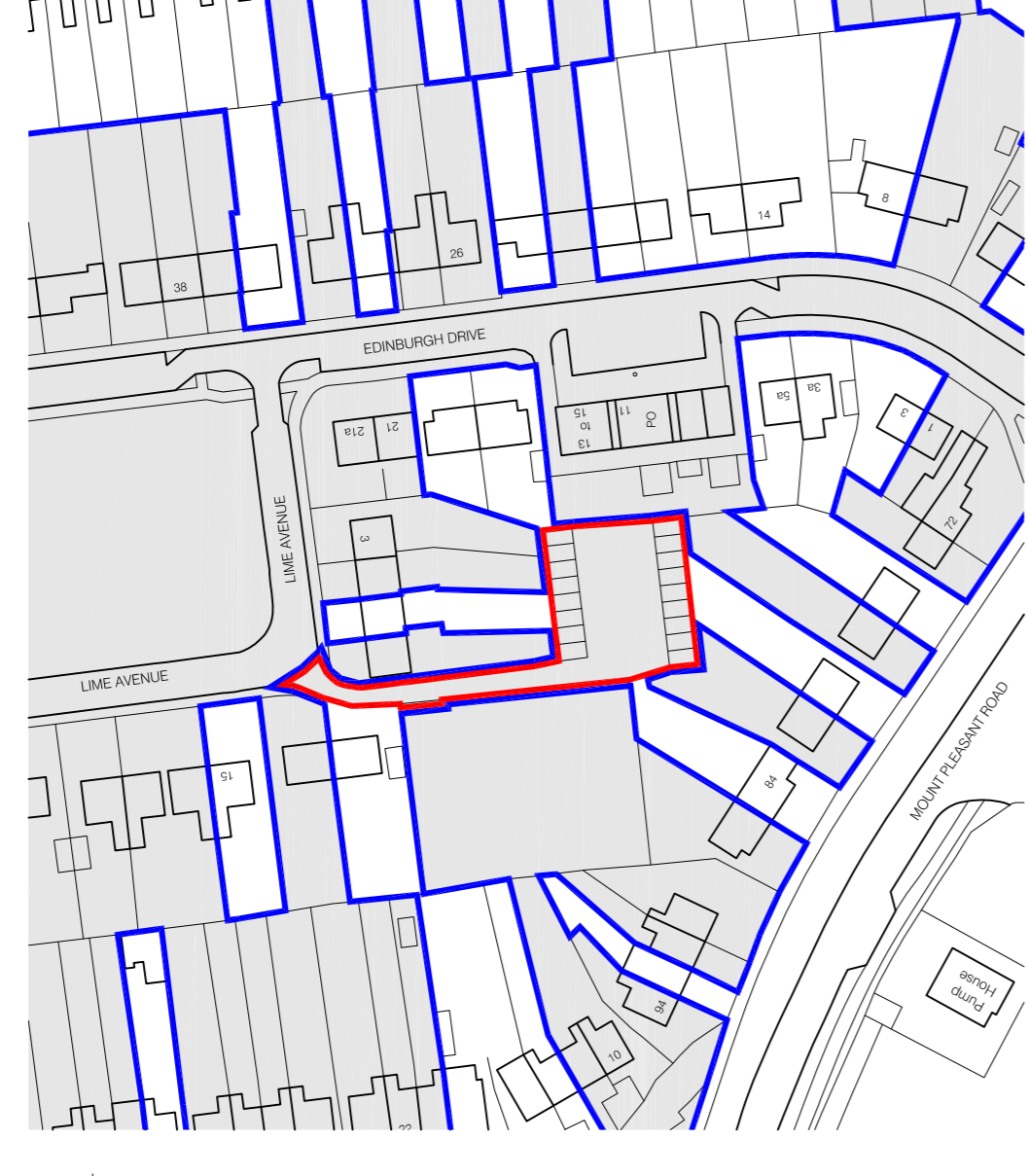


Elevations



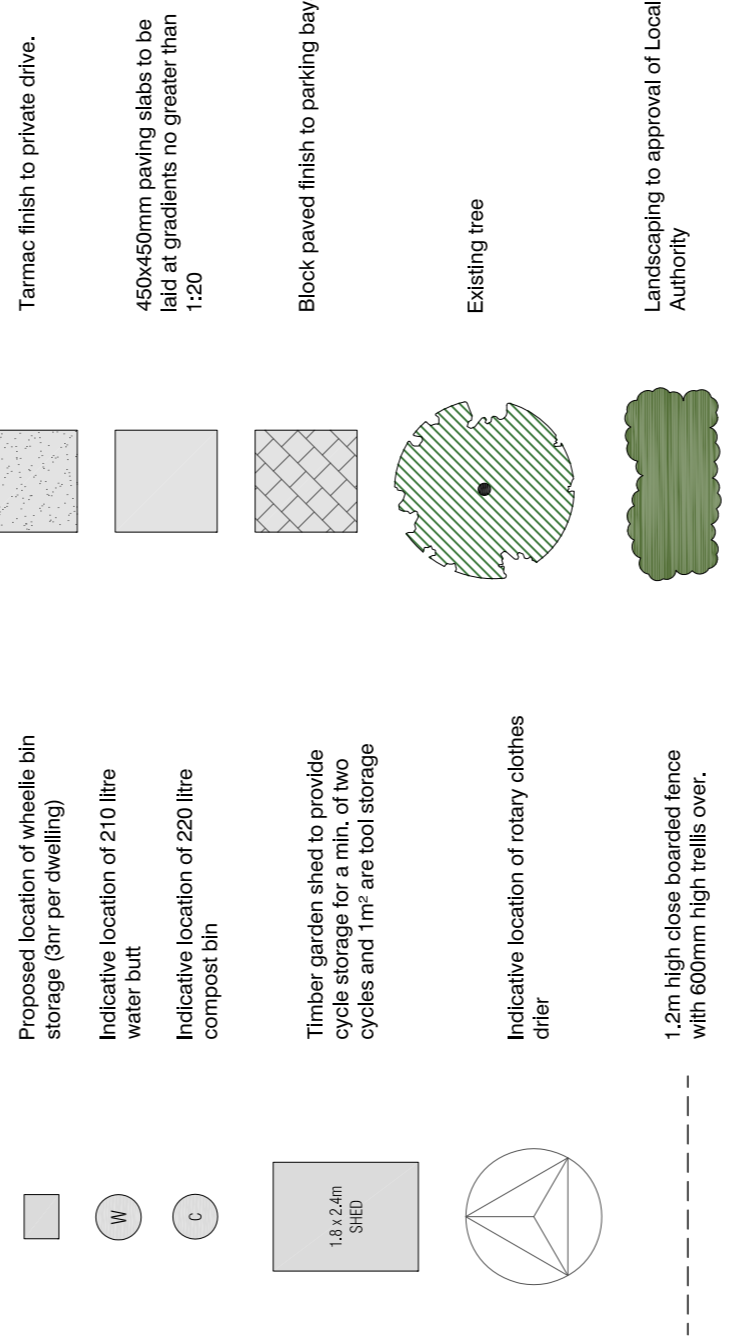
1.8m high close boarded fence topped with 300mm trellis
Fencing Detail
scale 1:50

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Location Plan
scale 1:1250

Plan Key:



Proposed location of wheeled bin storage (one per dwelling)
Indicative location of 210 litre water butt
Indicative location of 220 litre compost bin
Timber garden shed to provide cycle storage for a min. of two cycles and 1m² of tool storage
Indicative location of rotary clothes drier
1.2m high close boarded fence with 600mm high trellis over
1.8m high close boarded fence with 300mm high trellis over. Existing 1.8m high fencing around shed area to be replaced with 1.8m trellis. Matching gates to have min. 900mm clear opening and shall be lockable.
Tarmac finish to private drive.
450x450mm paving slabs to be laid at gradients no greater than 1:20
Block paved finish to parking bays
Existing tree
Landscaping to approval of Local Authority

Revisions	Date	Amendments
A	April 12	Revised drawings to include bin collection point, shed and parking layout updated to accommodate car turning and an additional parking space
B	May 12	

The Design Partnership
The Design Partnership (Ed) Ltd.
100 High Street, Chalfonts
Cambridgehire PE 16 6NN
Tel: 01354 683111
Fax: 01354 684972

Job Title
Proposed Affordable Housing Development of 3 dwellings to the rear of 3-9 Lime Avenue, Wisbech for Roddons Housing Association

Drawing Title
Planning Drawing
Site Plan

Date	Scale	Drawn	Dwg. No.	Rev.
Jan 12	as above@A1	GL	CA-549-P01	B