

F/YR12/0364/F

16 March 2012

Applicant : Mr R Purser  
Knights Construction (March) Ltd

Agent : Mr Nigel Lowe  
Peter Humphrey Associates Ltd

Land North of 1 Orchard Way Manea Cambridgeshire

Erection of a 3-bed 2-storey dwelling

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This proposal is before the Planning Committee at the request of Cllr Jolley as he considers that the proposal will fit nicely in the streetscene and that the proposed plan fits the plot.

This application is a minor application.

Site area: 0.02 ha

1. **SITE DESCRIPTION**

The site is located on land north of 1 Orchard Way, Manea and a bungalow (No. 3 Orchard Way) lies immediately to the north of the site. The site is accessed from Orchard Way and is within the settlement.

Currently the site consists of a small parcel of land consisting a maintained area of grass fronting Orchard Way.

2. **HISTORY**

Of relevance to this proposal is:

F/YR12/0229/F - Erection of 3-bed 2-storey dwelling – Withdrawn

F/0266/78/RM (1) - Erection of 12 Bungalows and Garages – Approved

F/0484/74/O - Residential Development (approx 1.95 acres) Granted

3. **CONSULTATIONS**

**Parish/Town Council:** Supported

**Local Highway Authority (CCC):** Requires pedestrian visibility splays to be provided and to ensure sufficient parking within the site, both prior to first occupation

**Middle Level Commissioners:** Will be commenting

**Contaminated Land Officer:** No objections or observations

**Local residents/interested parties:** No comments received

#### 4. POLICY FRAMEWORK

##### FDWLP Policy

- |     |   |
|-----|---|
| E8  | <ul style="list-style-type: none"> <li>- Proposals for new development should:               <ul style="list-style-type: none"> <li>- Allow for protection of site features;</li> <li>- be of a design compatible with their surroundings;</li> <li>- have regard to the amenities of adjoining properties;</li> <li>- provide adequate access.</li> <li>-</li> </ul> </li> </ul> |
| TR3 | <p>To ensure that all proposed developments provide adequate car parking in accordance with the approved standards.</p>   |

##### East of England Plan

- |       |  |
|-------|--|
| ENV 7 | <ul style="list-style-type: none"> <li>- Quality in the Built Environment</li> </ul> |
|-------|--|

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

- |      |   |
|------|---|
| CS14 | <ul style="list-style-type: none"> <li>- This policy seeks to deliver and protect high quality environments across the district, within all new development proposals. It includes criteria relating to; the need for new development to make a positive contribution to the local distinctiveness and character of the area, the proposal 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.</li> </ul> |
|------|---|

##### National Planning Policy Framework

- |           |  |
|-----------|--|
| Para. 2   | <ul style="list-style-type: none"> <li>- Planning law requires that application for planning permission must be determined in accordance with the development plan.</li> </ul> |
| Para. 14  | <ul style="list-style-type: none"> <li>- Presumption in favour of sustainable development</li> </ul>   |
| Para. 17  | <ul style="list-style-type: none"> <li>- High quality design and a good standard of amenity</li> </ul>   |
| Section 7 | <ul style="list-style-type: none"> <li>- Requiring good design</li> </ul>  |

## 5. ASSESSMENT

### ***Nature of Application***

This application seeks full planning permission for the erection of 1 x 3-bed 2-storey dwelling at land north of 1 Orchard Way, Manea.

The application is considered to raise the following key issues;

- Site History
- Principle of Development and Policy Implications
- Design, Appearance and Impact upon Amenity
- Access and Parking.

### ***Site History***

The site appears to be well maintained open space at present. Photographic evidence within the application portraying seating/street furniture to the front of the site appears to suggest that this area of land has been utilised as an area of open space/amenity value in the very recent past. It is noted, however, that the seating has now been removed.

It should be noted that whilst photographic evidence may suggest that the previous use of this site may have provided an informal open space/amenity function to the Orchard Way residential development, it cannot be confirmed if the previous use of this land was for amenity space incidental to the existing residential development or private amenity space.

Officers enquired about maintenance of the land, and it was confirmed that both Fenland District Council and Manea Parish Council were not responsible for its maintenance. Therefore, it is considered that this land is maintained privately.

### ***Principle and Policy Implications***

This site is located within a residential development at Orchard Way.

Policy E8 of the Local Plan requires that when considering applications for new development, proposed developments should be of a design compatible with their surroundings and have regard to the amenities of adjoining properties. New buildings will be with us for years and care should, therefore, be taken in their design so that they complement the character of their surroundings. Any new buildings or developments are expected to be designed with sympathy for their surroundings and their setting.

The site is within a residential development and at present forms a plot of open space/garden. Any proposed development would need to be compatible with the surroundings and have regard to the amenities of adjoining properties and the locality in general.

### ***Design, Appearance and Impact upon Amenity***

The key issue to consider in this application relates to the proposed design, scale and appearance and if it is compatible with the surroundings in terms of townscape character. The proposed development consists of a 2-storey dwelling unit.

*Relationship with existing built form -*

The character of the immediate area is predominantly characterised by bungalows within the residential development of Orchard Way. Whilst there is a 2-storey dwelling to the south east of the site, the application site holds a stronger relationship with the bungalow development in Orchard Way.

The siting of the proposed development on the plot results in a poor relationship with the existing bungalow at 3 Orchard Way. The proposed development will result in a dwelling and private amenity space (to the rear of the property) which will be located forward of the principal building line of the neighbouring bungalow.

Given the location and positioning of the proposed dwelling it is considered that the development will result in a poor relationship between the proposal and the dwelling at 3 Orchard Close. Therefore, it is considered that the proposal will not be compatible with existing adjoining properties and the locality in general.

*Design, character and impact on streetscene –*

The proposed development consists of a 2-storey dwelling with half dormer windows to the front and rear. Notwithstanding the 2-storey dwelling to the south east of the site, the design, scale and character of the area to which this site has a greater physical relationship mainly consists of single storey development. It is considered that the positioning of the proposed dwelling will be prominent in the streetscene (where the front elevation of the proposed development will be approximately 1.3 metres from the public footpath at its nearest point).

Therefore, given the location and siting of the proposed development it is considered that the proposal will be out of character and scale with the surrounding area and will result in a detrimental impact upon the existing streetscene in terms of visual dominance and design.

*Impact on Amenity –*

The proposed positioning and siting of the dwelling on this small plot will result in a form of development that will be forward of the principal elevation of the neighbouring property (i.e. the building line).

The proposal will involve the provision of private amenity space (to the rear of the proposed dwelling), however, this will result in the private rear garden being forward of the adjoining dwelling no. 3 Orchard Way. It is acknowledged that a 1.8m close boarded fence will provide a boundary between the private amenity space to the rear of the property and the front of the adjoining property. However, given the pursuit of good design, making better places and creating high quality built environments under the NPPF (which outlines that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area) it is considered that the proposed development will result in an undesirable form of development and will impact upon the residential amenity of the proposed occupiers, adjoining properties and the area. Furthermore, it is considered that the proposed half dormer windows to the rear (Bedroom 3) may give rise to an issue of overlooking and impact upon the amenity of adjoining properties.

Notwithstanding any previous use of the parcel of land it is considered that the proposed development as a result of its design, scale, siting and character is not a compatible or appropriate form of development and will result in a detrimental impact on the character, appearance or amenity of the area.

Access and Parking –

It is acknowledged that plans indicate the provision of on site parking for two vehicles which although meeting current standards is not in the most desirable form or layout. CCC Highways have commented that in principle they no issues provided that recommendations and conditions regarding on site parking provision and pedestrian visibility splays are provided.

**Conclusion**

The proposal has been assessed in line with Local, Regional and National planning policies. It is considered that the proposed 2-storey dwelling would not be of a design, scale and character compatible with the existing surroundings and locality.

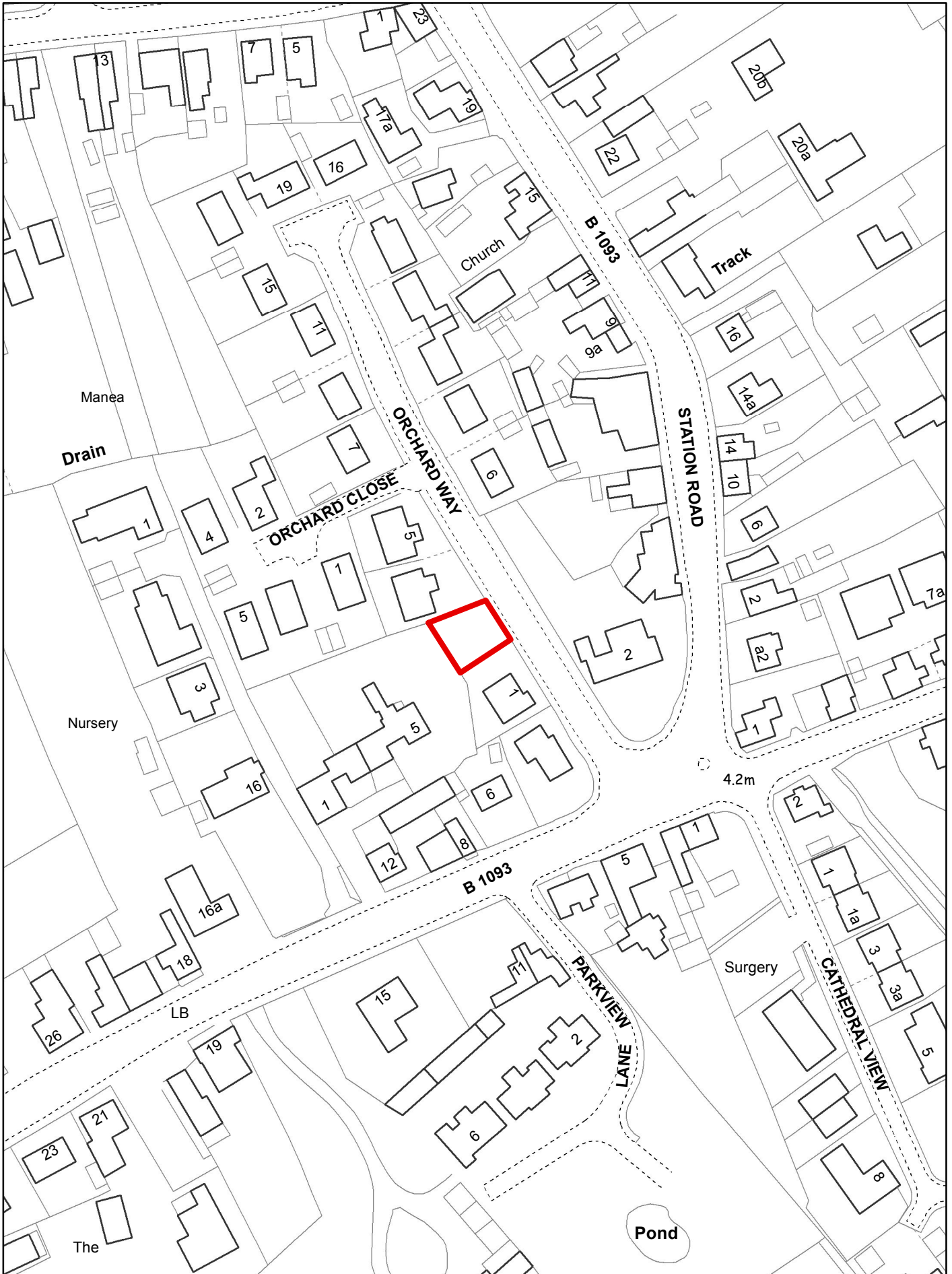
Furthermore, it is considered that the proposed development due to its location and positioning would result in a development which would be out of character with the existing streetscene and adversely impact on the amenity of adjoining properties.

The proposal is, therefore, considered to be contrary to guidance set out in Policy E8 of the Fenland District Wide Local Plan, Policy CS14 of the emerging Core Strategy, as well as the National Planning Policy Framework. The recommendation for this application is one of refusal.

6. **RECOMMENDATION**

**Refuse**

- 1. Due to its design, scale, and layout it is considered that the proposal is not compatible with and fails to respect the character of the area. The application is, therefore, contrary to policy E8 of the Fenland District Wide Local Plan, ENV of the East of England Plan and the National Planning Policy Framework.**
- 2. By virtue of the design, layout and positioning of the development it is considered that the scheme would impact negatively upon the amenity of the adjoining properties and the area in general. The application is, therefore, contrary to Policy E8 of the Fenland District Wide Local Plan, ENV7 of the East of England Plan and the National Planning Policy Framework.**



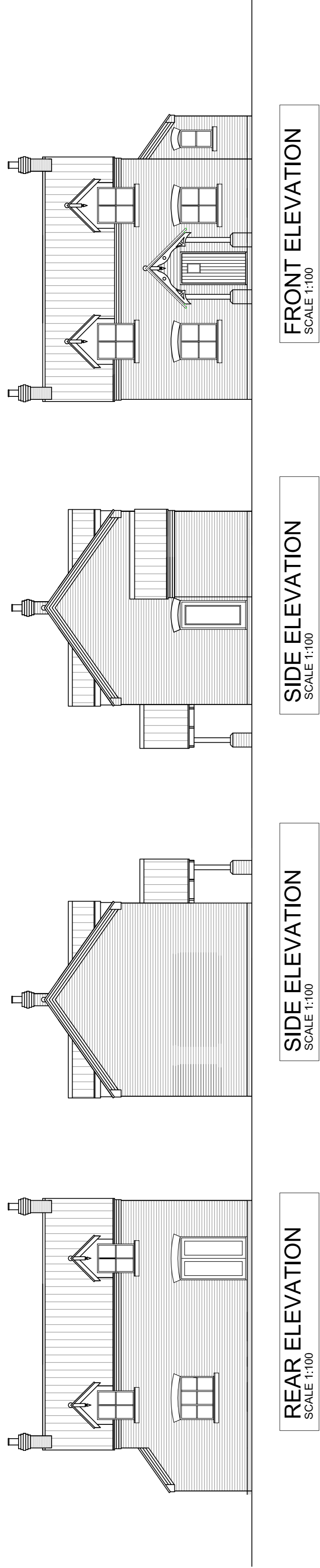
Created on: 16/05/2012

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Scale = 1:1,250



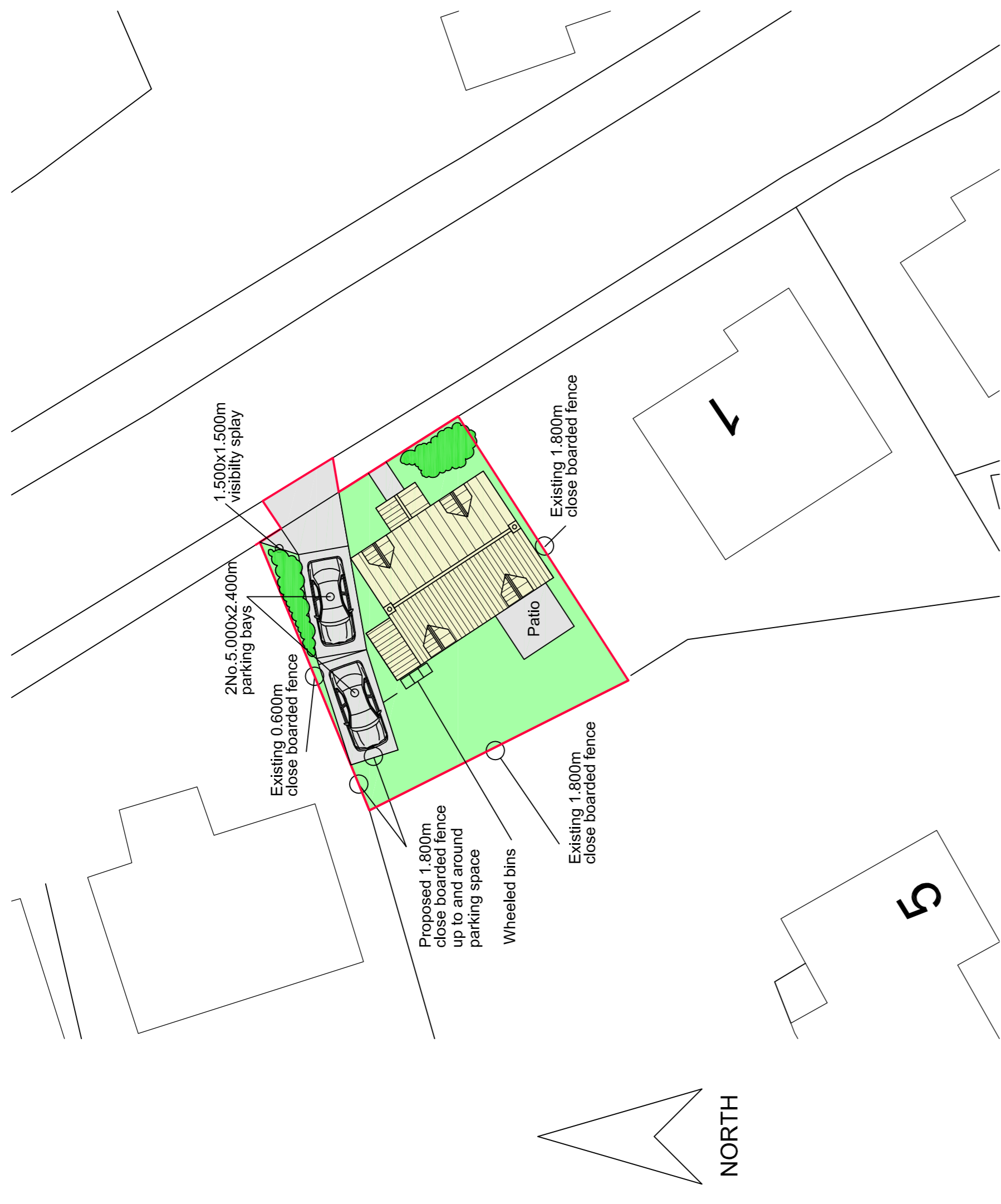


REAR ELEVATION  
SCALE 1:100

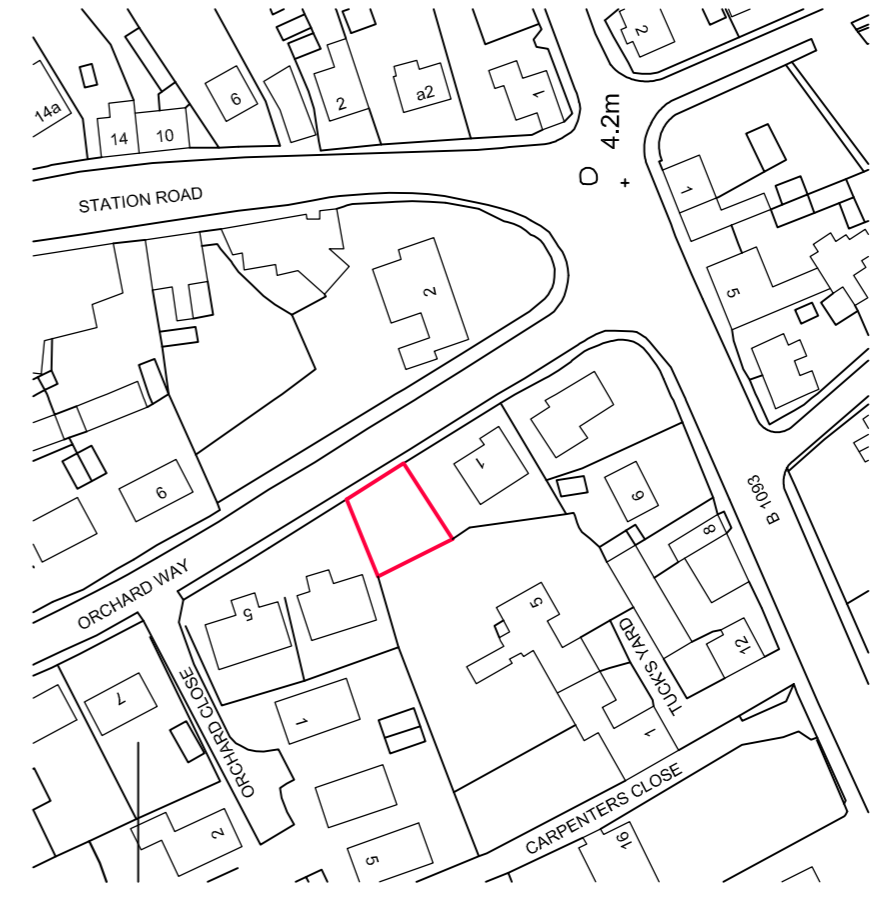
SIDE ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100

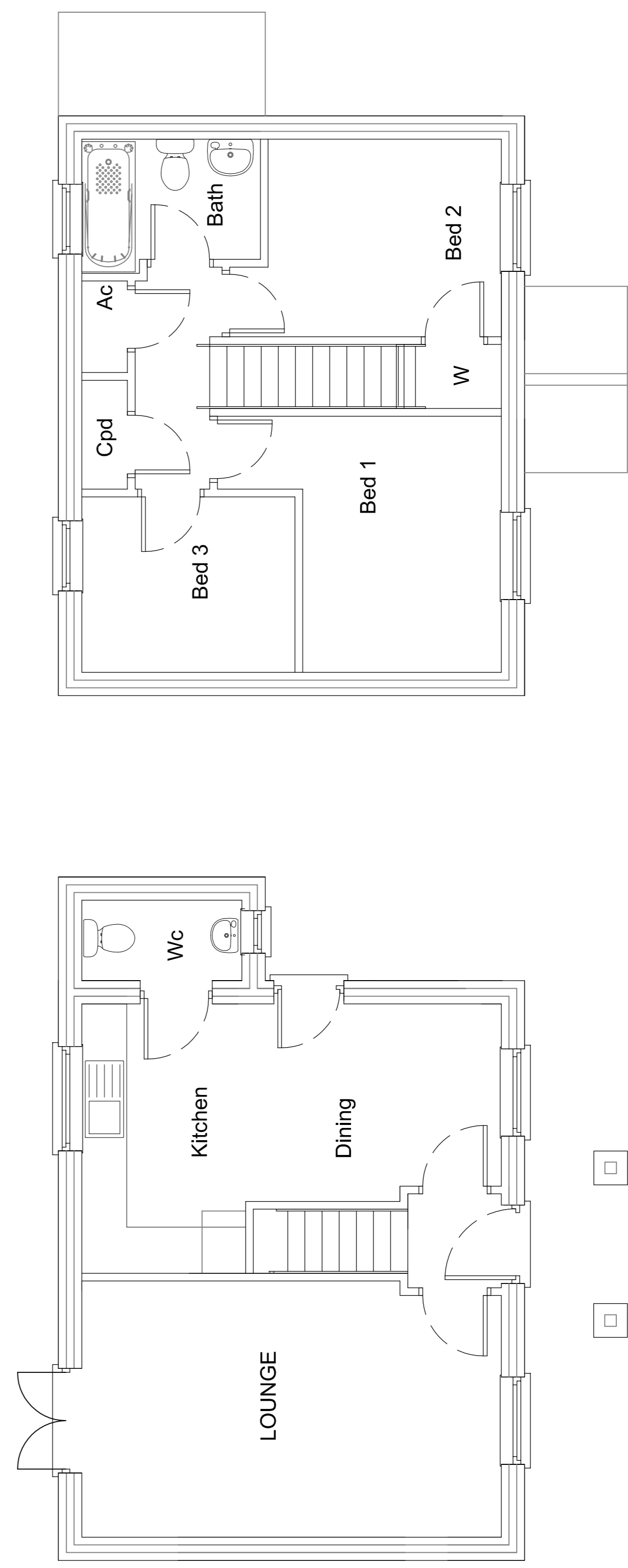
FRONT ELEVATION  
SCALE 1:100



SITE PLAN 1:200



LOCATION PLAN 1:1250



GROUND FLOOR PLAN 1:50

FIRST FLOOR PLAN 1:50

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT: PROPOSED DWELLING  
SITE: ADJ. 1 ORCHARD WAY  
MANEA

DRAWING: PROPOSED  
CLIENT: KNIGHTS CONSTRUCTION(March)Ltd.  
DATE: FEB 2012 SCALE: As Shown JOB No: PL01b

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