

F/YR12/0391/F

18 May 2012

Applicant : Mr A Cunningham

Agent : G R Merchant Ltd

Land North Of 57 Front Road Fronting, Back Road, Murrow, Cambridgeshire

Erection of a 2-storey, 2-bed dwelling involving demolition of existing garage

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This application is before Committee as it was called in by Councillor Booth due to concerns regarding the highway implications resulting from the condition of Back Road.

Site Area: 0.03ha.

1. **SITE DESCRIPTION**

The application site is off Back Road in Murrow and is within the settlement core. The site currently comprises residential amenity land for the existing dwelling at 57 Front Road. The proposal is for a single dwelling, accessed off Back Road.

2. **HISTORY**

- F/1008/86/F - Erection of a bungalow – Granted 12 January 1987.
- F/0815/83/O - Residential development – 3 dwellings – Granted 12 January 1984.

3. **CONSULTATIONS**

- Town Council:** No response received at the time of writing this report.
- Environment Agency** No objections. Provide comments relating to soakaways to be forwarded to the applicant.
- FDC Scientific Officer** Requests the unsuspected contamination condition be attached to any permission given.
- CCC Highways** No response received at the time of writing this report.
- Local residents/interested parties:** None received.

4. **POLICY FRAMEWORK**

- FDWLP Policy H3 - To resist housing development outside DABs. To permit housing development inside DABs providing it does not

			<ul style="list-style-type: none"> <li>- conflict with other policies of the Plan.</li> </ul>
	E8		<ul style="list-style-type: none"> <li>- Proposals for new development should: <ul style="list-style-type: none"> <li>Allow for the 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> </ul> </li> </ul>
Core Strategy (Draft Consultation – July 2011)	CS1		<ul style="list-style-type: none"> <li>- Spatial Strategy, The Settlement Hierarchy and the Countryside.</li> </ul>
	CS2		<ul style="list-style-type: none"> <li>- Growth and Housing</li> </ul>
	CS10		<ul style="list-style-type: none"> <li>- Rural Areas Development Policy <ul style="list-style-type: none"> <li>- New development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Any proposal will need to satisfy policies CS1 and CS2 as well as specific criteria. <ul style="list-style-type: none"> <li>• Site is in or adjacent to the existing developed footprint of the village,</li> <li>• Not have an adverse impact on the character and appearance of surrounding countryside and farmland</li> <li>• Proposal is of a scale in keeping with the shape and form of the settlement.</li> <li>• The proposal will not adversely harm the settlement's character and appearance.</li> <li>• The site retains and respects natural boundaries</li> <li>• Not put people or property in danger from known risks and would not result in unacceptable nuisances to residents and businesses.</li> </ul> </li> </ul> </li> </ul>
	CS14		<ul style="list-style-type: none"> <li>- Delivering and protecting high quality environments across the district.</li> </ul>
East of England Plan	ENV7		<ul style="list-style-type: none"> <li>- Seeks to ensure that new development: <ul style="list-style-type: none"> <li>- is of an appropriate scale;</li> <li>- makes appropriate use of land;</li> <li>- achieves the highest density</li> </ul> </li> </ul>

- 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;
- use suitable materials.

National Planning Policy Framework (NPPF)

		Paragraphs 2 and 11	- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
		Paragraph 14	- Presumption in favour of sustainable development.
Core Principles	Planning	Paragraph 17	- Always seek to secure high quality design and a goods standard of amenity for all existing and future occupants.
Conserving and enhancing the natural environment	and	Paragraph 109	- The planning system should contribute to and enhance the natural and local environment.

## 5. ASSESSMENT

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

This application seeks full planning permission for 1 dwelling, sited to the rear of 57 Front Road in Murrow. The application is for a detached two-storey two-bed dwelling with access off Back Road and parking and turning within the site. The dwelling is to be a chalet dwelling.

The application is considered to raise the following key issues;

- Principle and policy implications
- Design, Layout and Access
- Highways.

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

The application site is within the village core of Murrow and, therefore, the principle of residential development is considered to be acceptable. The site is located within the village and existing residential properties. The proposal has been considered in line with the Development Plan Policies and National Guidance.

Policy E8 of the Fenland District-Wide Local Plan 1993 seeks, amongst other things, to protect the amenities of adjoining residential properties and ensure that development is in keeping with the character of the surrounding area.

Policy H3 of the Fenland District-Wide Local Plan 1993 supports new residential development within the Development Area Boundaries.

Policy ENV7 of the East of England Plan requires development to be of a high quality which compliments the distinctive character and best qualities of the local area and provide buildings of an appropriate scale whilst making efficient use of land.

The proposal is considered to be in keeping with the provisions within paragraphs 2, 11, 14, 17 and 109 of the National Planning Policy Framework.

### ***Design, Layout and Access***

The layout of the proposal will utilise the existing rear garden of 57 Front Road, Murrow, which is currently gravelled and used for additional parking with a garage/store building. The chalet dwelling is shown as being sited centrally within the site. The layout also includes 2 parking spaces with turning space and also private residential amenity space to the rear of the site. The proposed site access is via a driveway which runs off Back Road, leading to the parking area for 2 cars to the Western boundary of the site, with the turning area to the Eastern boundary of the site. This will allow vehicles to turn within the site in order to exit in forward gear.

The design of the dwelling takes the form of a modest and traditional chalet dwelling with rooms in the roof space. A lounge and study sits to the front of the dwelling at ground floor level, with a kitchen and breakfast area to the rear. The first floor houses two bedrooms with a bathroom. The windows to serve the dwelling have been located in order to minimise any potential overlooking, with flat rooflights to the rear at first floor level, and no windows to the side elevations at first floor level. This is considered to be acceptable in terms of the protection of neighbouring residential amenity.

The proposal is considered to be acceptable in terms of its siting, layout, scale and design and fits well within the plot whilst allowing acceptable levels of residential amenity and parking and turning. The design is considered to result in an attractive dwelling which will enhance the visual character of the area. There are a mix of dwelling types and designs in the surrounding area and as such this proposal is considered to fit with the overall street scene.

### ***Highways***

The application is before the Planning Committee as it has been called in by Councillor Booth as he has concerns regarding the highways implications of a development at this location. He understands that County Highways are currently considering whether they should support further developments on Back Road. He recommends that no decision is made on this application until the County Council have completed their review.

These comments have been noted and taken into consideration. It is acknowledged that Back Road is a narrow road which serves a number of dwellings. In terms of the planning considerations the development includes parking and turning for two vehicles on site, which is considered to be acceptable for this development. No highways response has been received in relation to the proposal at the time of writing this report, however, any comments received following this report will be fully updated to the Committee. The points raised about delaying the decision until the County Highways Team have undertaken a review of Back Road is noted, however, the application has been submitted and must be determined in line with the current guidance. It is considered to be unreasonable to hold the application in abeyance pending a new review.

### **Conclusion**

It is considered that in light of the issues discussed in this report the proposed dwelling is considered to be acceptable subject to conditions and a response from the Local Highways Authority. The proposal complies with the relevant Local and National policies.

The recommendation, therefore, is to grant planning permission for the development.

## **6. RECOMMENDATION**

### **Grant**

#### **Subject to:**

- i) No objections from the Local Highways Authority**
  - ii) 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 development particulars 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 before any development commences on the site and the work shall be carried out in accordance with the approved particulars.**  
  

*Reason – To safeguard the visual amenities of the area.*
  
- 3. Prior to commencement of the use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**
  - a) enter, turn and leave the site in forward gear;**
  - b) park clear of the public highway;****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.*
  
- 4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.**  
  

*Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.*





