

**Application Number: F/YR12/0490/EXTIME**

**Minor**

**Parish/Ward: Chatteris Town Council/Wenneye Chatteris**

**Date Received: 28 June 2012**

**Expiry Date: 23 August 2012**

**Applicant: Mr P Murphy**

**Proposal: Erection of a 3-bed detached 1 and a half storey house with attached car port (renewal of planning permission F/YR09/0320/F)**

**Location: Land west of 28 High Street fronting Railway Lane, Chatteris**

**Site Area/Density: 0.03 ha**

**Reason before Committee: Applicant is a Councillor**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks a time extension in accordance with the arrangements introduced in October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261) and the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2009 (SI 2009 No. 2262) to an application which would have expired on 6 July 2012, however, the application was received prior to this expiry date and can be dealt with accordingly.

The site is located within the town centre of Chatteris and is, therefore, in a highly sustainable location. It is also located within the Chatteris Conservation Area. There have been no significant changes on or around the site, however, there has been some policy changes with the introduction of the NPPF and the adoption of the Recap Waste Management Design Guide in February 2012.

Whilst there is no longer a presumption in favour of development on garden land consideration is given to the sustainable nature of the site in the town centre and the proposal can, therefore, be supported. With regards to the movement of domestic refuse, this site would require an occupier to move their waste approximately 40 metres instead of the 30 metres recommended in the Recap Waste Management Design Guide. The LPA has considered this particular aspect of the proposal and considers the extra distance involved is not such that the development would be refused on this basis.

The recommendation is to approve this extension of time for a further 3 years.

**2. HISTORY**

Of relevance to this proposal is:

2.1	F/YR09/0320/F	Erection of a 3-bed detached 1 and a half storey house with attached car port	Granted	6 July 2009
	F/91/0649/CA	Demolition of outbuilding	Granted	19 December 1991

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### 3. **PLANNING POLICIES**

#### 3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

#### 3.2 **Draft Fenland Core Strategy:**

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS2: Growth and Housing.

CS14: Delivering High Quality Environments

#### 3.3 **Fenland District Wide Local Plan:**

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

E12: Development in Conservation Areas should preserve or enhance its special architectural or historic interest

### 4. **CONSULTATIONS**

#### 4.1 ***Parish/Town Council***

No comments yet received.

#### 4.2 ***FDC Conservation Officer***

No objection to the proposal as per comments made in 2009.

#### 4.3 ***Environment & Leisure:***

No objection to proposal but in the absence of a suitable access road to accommodate vehicles up to 26 tonnes considers bin collection should be at the entrance.

#### 4.4 ***Local Residents:***

No comments yet received.

### 5. **SITE DESCRIPTION**

5.1 The site is existing garden land associated with No.28 High Street with existing vehicular access off Railway Lane, Chatteris. The site is a mix of partly graveled land and landscaped garden area. There is a large tree on the neighbouring property to the north of the site.

### 6. **PLANNING ASSESSMENT**

6.1 The site is located within the Chatteris Conservation Area and also within the town centre of Chatteris.

The NPPF seeks to promote sustainable development and to promote the vitality of our main urban areas. The policies within the Local Plan and Core Strategy also support development where it does not harm the character of the area and provides adequate access, parking and amenity space.

National policy in Section 7 of the National Planning Policy Framework attaches great importance to the design of the built environment, a key aspect of sustainable development which is indivisible from good planning. Therefore, in light of national and local policies it is appropriate to assess the design of the proposed development and how it fits with the surrounding area.

### ***Character of the Area***

The application site lies within an area of mainly garden land located between commercial and residential development along the High Street and mainly residential development fronting Railway Lane. There is a mix of backland development in this area with access off Railway Lane.

### ***Scale, Layout and Existing Built Form***

The site is mainly rectangular in shape and has a width of 11 metres and a total length of 26 metres. The access road is approximately 40 metres long with an overall width of 3.2 metres. The site layout is sympathetic to the linear form of development in the area.

The dwelling proposed is 2-storey in nature with an overall height of 7.4 metres. Parking for 2 cars is available on the site, although turning within the site is not available and will require the use of the width of the access road. The garden area is a maximum of 10 metres at its greatest by 11 metres wide and this is considered acceptable in this town centre location.

The built form this part of Chatteris is mainly 2-storey in nature, therefore, the proposed development will assimilate well into the plot.

### ***Design and Impact upon Amenity***

The design of the dwelling relates well to the surrounding built form and there will be no significant overlooking due to internal room layout and the use of roof lights. There will be no overlooking from the northern elevation, however, there will be some overlooking to the south to other existing amenity space, but this is not considered significant enough to warrant a refusal.

The materials proposed are appropriate with the Conservation Area namely, timber feather edge cladding, rustic plain tiles for the roof and timber windows and doors. Full details of the actual materials will be requested via a planning condition.

### ***Access and Parking***

Access to the site is via an existing track off Railway Lane, which is presently used by the applicant. This track is narrow with no passing places, but given the low level of vehicle movements the access is considered acceptable. There is adequate vehicle and pedestrian visibility out onto Railway Lane.

### ***Service Provision including flood risk, drainage and bin provision***

The site lies within Flood Zone 1 and a detailed FRA is not required. Surface water from the site will be collected via soakaways in accordance with Part H of

the Building Regulations.

The collection of waste refuse will be at a point where the access road meets the public highway. This will result in occupiers of the property moving their waste approximately 40 metres instead of the recommended 30 metres contained within the Recap Waste Management Design Guide. Given that the site is located within a sustainable location and the proposal is for only one dwelling it is considered that the LPA can support the application.

## **7. CONCLUSION**

- 7.1 It is the opinion of the LPA that the erection of the dwelling as proposed can be supported in line with the policies contained within the Local Plan and supported by the NPPF. It is considered that the proposal will not have a detrimental impact on the character of the Conservation Area or on neighbouring properties.

It is, therefore, recommended to allow an extension of time for this development proposal.

## **8. 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. **Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**
- i) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
  - ii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
  - iii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C).**

***Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.***

3. Notwithstanding the details shown on drawing No. 4259/P01D date stamped 16 June 2009 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.*

4. Prior to the commencement of 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.*

5. All rainwater goods shall be of cast iron or cast aluminium painted in a colour to be agreed in writing by the Local Planning Authority and thereafter retained in perpetuity.

*Reason - In order to safeguard the character of the Chatteris Conservation Area.*

6. All joinery shall be in timber, not metal or plastic, and thereafter retained and maintained in perpetuity.

*Reason - In order to safeguard the character of the Chatteris Conservation Area.*

7. Approved plans.



Created on: 06/07/2012

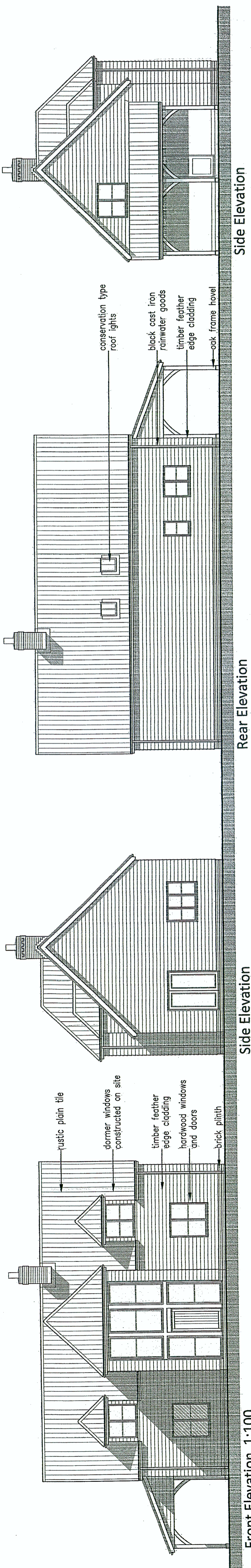
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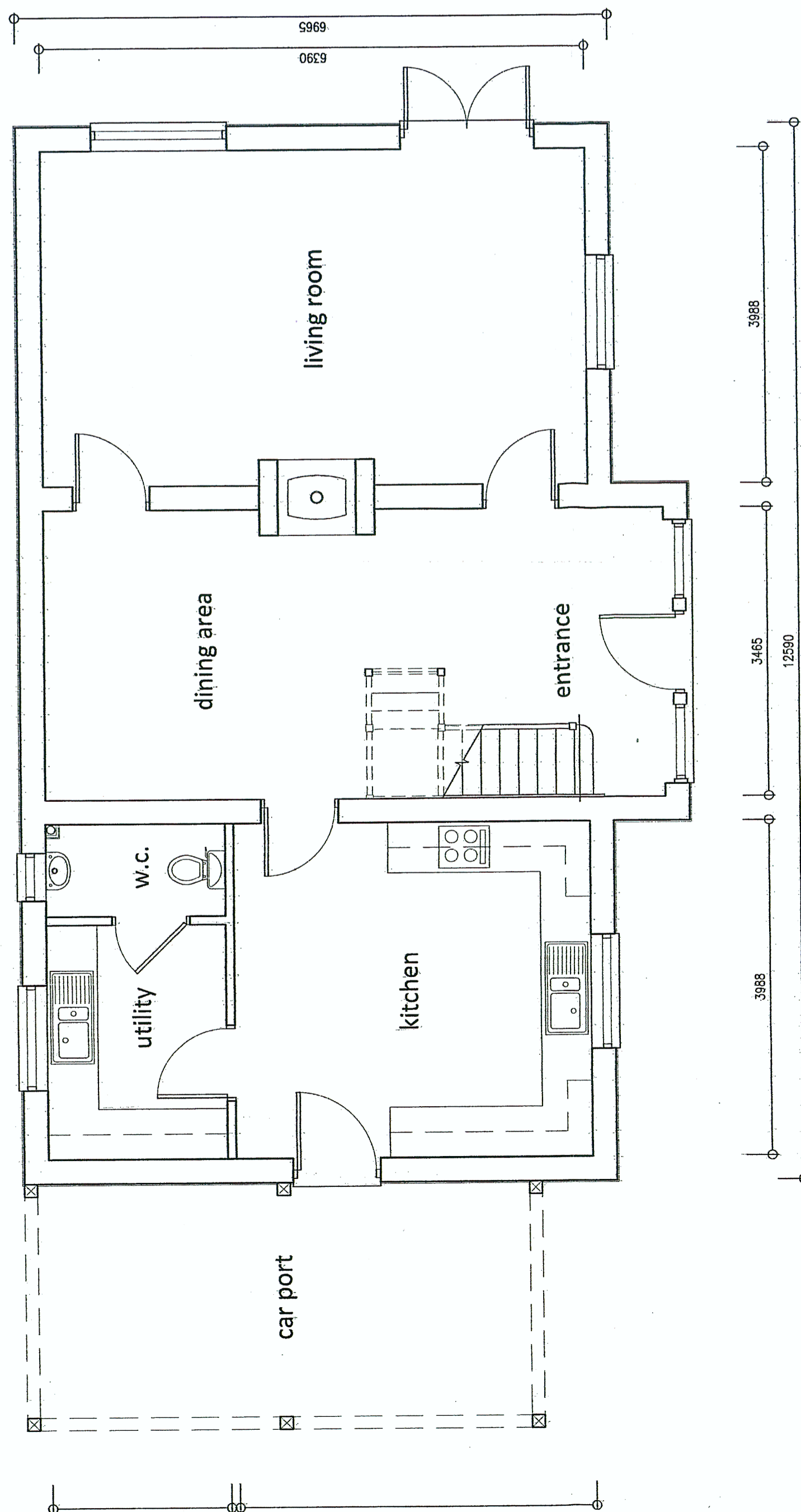
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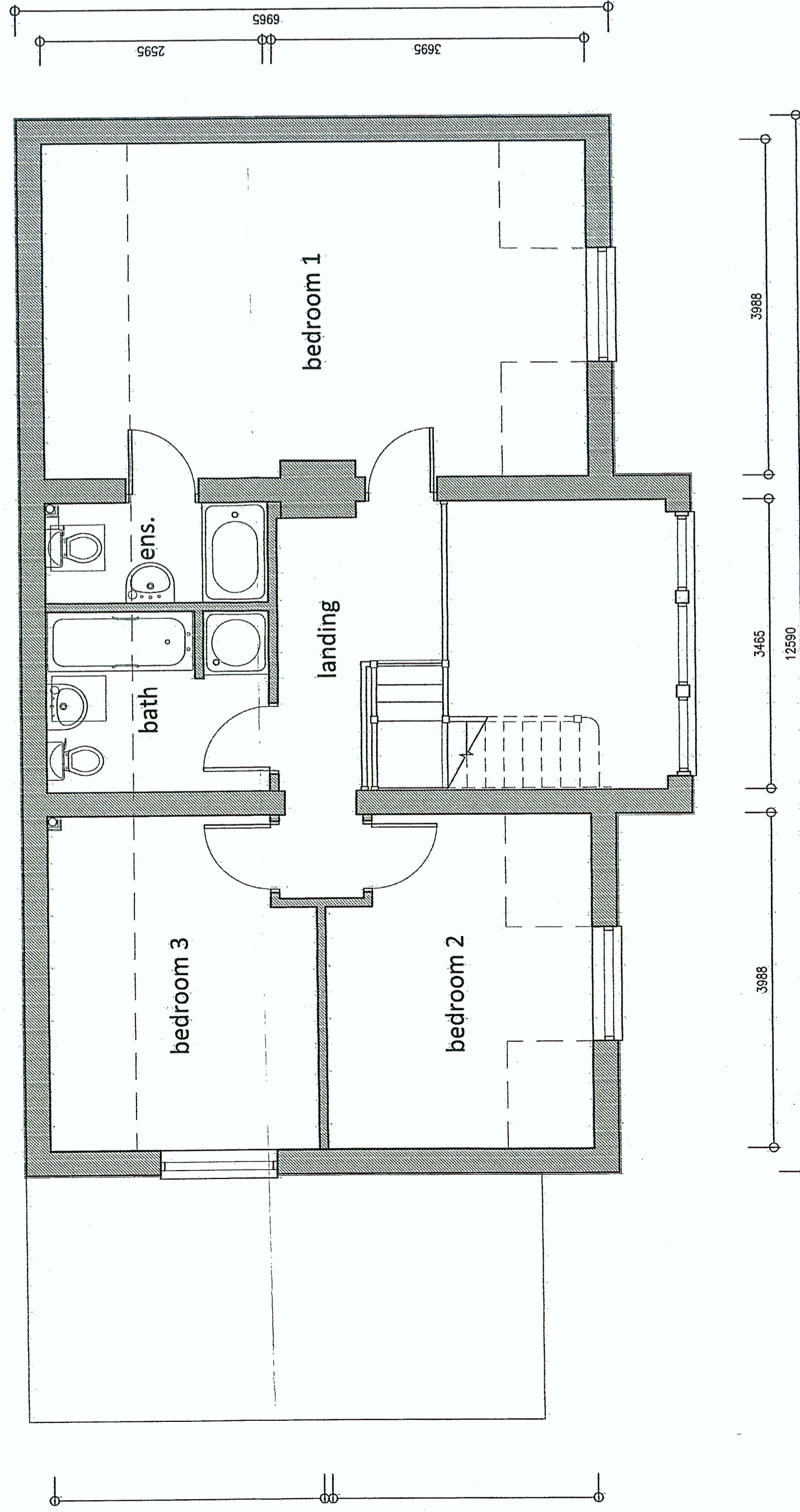
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**Front Elevation 1:100**  
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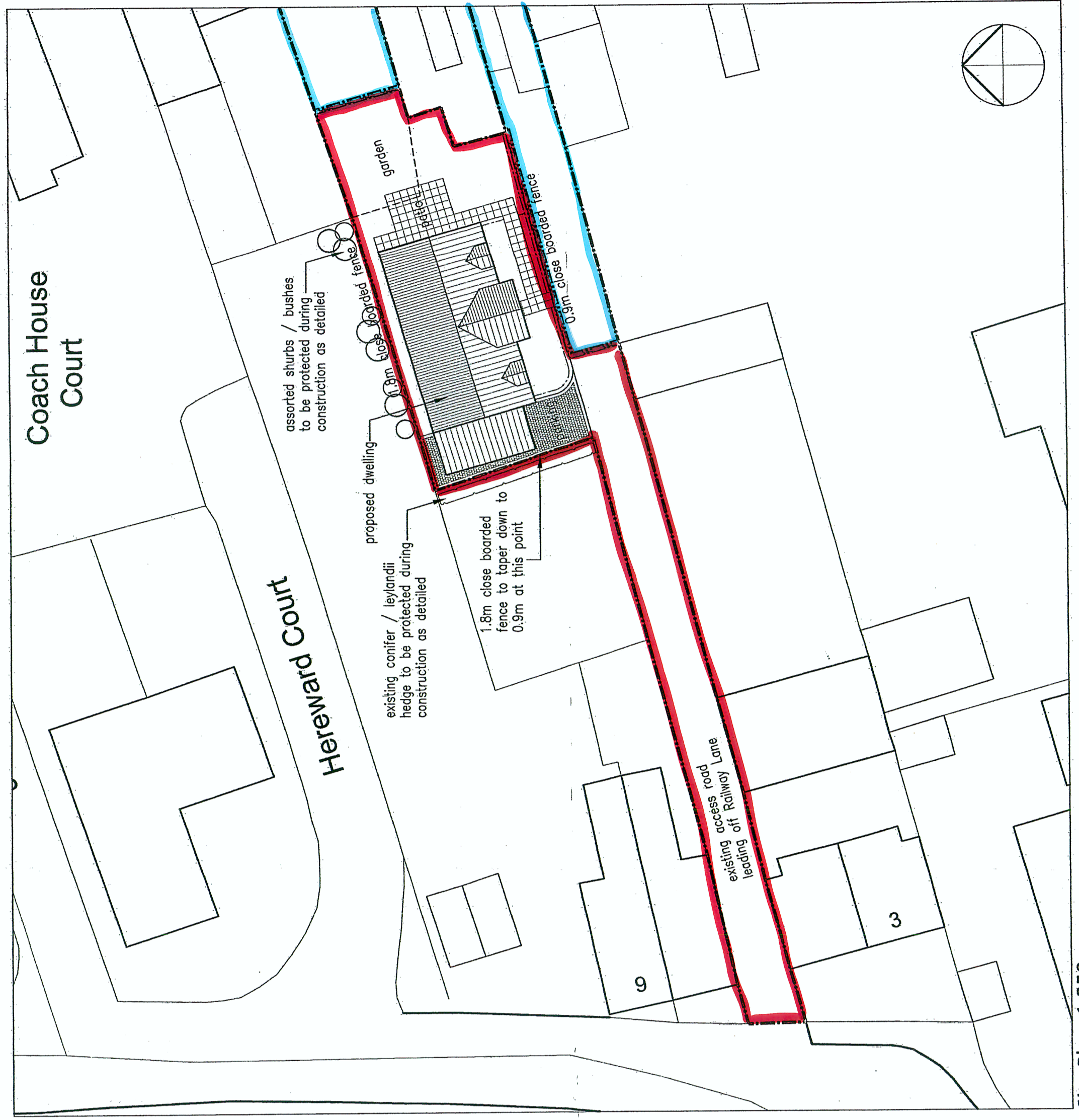
**Ground Floor Plan 1:50**



**First Floor Plan 1:50**



**Location Plan 1:1250**



**Site Plan 1:250**

**Method statement for protection of trees on site during construction.**

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with clause 10.6 and BS 5837 unless otherwise agreed in writing with the Planning Authority. Please see protected areas map on proposed site plan.
- No branches or thin roots for surface and deep shall be filed which are of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- Any hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the fumes could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

REVISION: D Conservation Officers queries marked, 16/06/2009  
 REVISION: C Adjacent trees marked on site plan, 16/06/2009  
 REVISION: B Adjacent trees marked on site plan, 11/12/2008  
 REVISION: A Design details confirmed as per Planning Officers Comments, 03/11/2008

**Peter Humphrey Associates**  
 ARCHITECTURAL DESIGN AND BUILD

**PROJECT**  
 Proposed 1No. Detached Dwelling  
 Land to Rear Of  
 28 High Street  
 Chatteris  
 Cambridgeshire

16 JUN 2009

**DRAWING TITLE**  
 Proposed Layouts  
**CLIENT**  
 Mr. P. Murphy

DATE: November 2008 SCALE: as shown JOB No: 4259/P01D

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