

**Application Number: FYR12/0480/F  
Minor  
Parish/Ward: March Town Council  
Date Received: 19 June 2012  
Expiry Date: 14 August 2012  
Applicant: Mr & Mrs L Stacey  
Agent: Mr K Elener**

**Proposal: Erection of a 2-storey 5-bed dwelling with attached double garage  
Location: Plot 2, Land south of 28 Kingswood Road, March**

**Site Area/Density: 0.06 ha**

**Reason before Committee: The application is a departure from the  
Development Plan**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks full planning permission for the erection of a 2-storey 5-bed dwelling with an attached double garage on land south of 28 Kingswood Road, March and is referred to as Plot 2. The land in question has been subdivided into 2 plots with Plot 1 being an outline consent for a dwelling and is the subject of a separate report.

The land lies adjacent to the existing built settlement of March and is presently laid to lawn. Beyond the site lies open countryside and the development will round off the land available for development and will form a natural stop to further development due to the heavily landscaped land to the south.

The proposal is for a 5-bed dwelling which will not be out of keeping with the character of the area which already has several large bespoke dwellings in the vicinity. Parking and turning is available within the site and the dwelling benefits from a 9.5 metre deep rear garden area. Access to the dwelling is via an unadopted private gravelled drive.

Bin collection distance is approximately 60 metres which is in excess of the guidance contained within the Recap Waste Management Design Guide however the site is sustainable and it is not possible to provide an adopted road. It should be borne in mind that the existing dwelling at No.28 already moves their waste 40 metres.

The proposal falls to be considered under Policy E8 of the Local Plan, Policy CS14 of the emerging Core Strategy and the National Planning Policy Framework. The site is sustainable and is of a scale that is in keeping with the shape and form of the settlement pattern and will not adversely harm the character and appearance of the surrounding area and is recommended for approval.

## 2. HISTORY

Of relevance to this proposal is:

2.1	F/YR12/0475/O	Erection of a dwelling - Plot 1	Pending
	F/YR08/0473/F	Erection of a 4-bed detached house with attached double garage	Granted 15 July 2008
	F/YR06/1344/F	Erection of a 4-bed detached house with double integral garage	Granted 16 January 2007
	F/YR05/0864/O	Erection of 2 dwellings	Granted 28 September 2005

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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 East of England Plan 2008:

ENV7: Quality in the Built Environment

### 3.2 Draft Fenland Core Strategy:

CS14: Delivering High Quality Environments

### 3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection

## 4. CONSULTATIONS

### 4.1 *Parish/Town Council:*

Recommend approval.

### 4.2 *Middle Level Commissioners:*

The applicant has not provided adequate evidence that a viable scheme for appropriate flood risk management that meets current design standards exist or could be constructed. Therefore further information required to clarify the method and location of surface water disposal devices.

### 4.3 *Environmental Health:*

No objections or observations.

### 4.4 *Environment & Leisure (Operations Manager):*

No objections however road would need to be made up to accommodate 26 tonne vehicle otherwise bins need to be provided where the access road meets the public highway.

4.5 **Local Residents:** No comments received.

## 5. **SITE DESCRIPTION**

5.1 The application site is the garden area of No, 28 Kingswood Road and is presently laid to lawn. It is bounded by fencing to the rear and side and there is a landscaped area of trees on the southern boundary. On the eastern boundary, within the site are a small number of sycamore trees. The site is accessed via an existing graveled private drive which serves 3 existing dwellings.

## 6. **PLANNING ASSESSMENT**

6.1 The site is located on the edge of the settlement limits of March and comprises of an area of land of 0.06 ha. National planning policy and emerging local policy in the form of the National Planning Policy Framework (NPPF) and policy CS14 of the draft Core Strategy indicate that high quality environments should be delivered and protected throughout the District. Sustainable locations are generally found on the edge of established settlements which are well served with public transport systems and community facilities.

The dwelling proposed will assimilate well into the surrounding area complimenting the existing large individually designed houses adjacent. There will be no adverse overlooking to the existing dwelling or indeed Plot 1 which is the subject of a separate application. The bricks and tiles proposed are acceptable in this location.

### Waste collection

One of the main issues for consideration relates to the movement of refuse by each individual householder. The existing dwelling at No. 28 has to move their refuse approximately 40 metres to an existing bin collection point where the private drive meets the public highway. The dwelling proposed will have to move their waste approximately 60 metres which is in excess of the standards quoted in the Recap Waste Management Design Guide which was adopted in February 2012.

Consideration has been given to the guidance and to the present waste collection situation on site. The land in question forms a natural end to development opportunities off this access road. In total the road will, subject to support of this and the proposal at Plot 1, eventually serve 5 dwellings which is acceptable off an unadopted road and the LPA considers that the existing bin collection area can adequately accommodate further bins and, due to the sustainability of this location, the length for moving refuse should not be a barrier to developing this particular site.

### Tree issues

There are 5 sycamore trees located along the eastern boundary of the two plots and following the production of an Arboricultural Assessment and Method Statement it has been concluded that 3 of the trees may be removed with the replacement of 2 of the trees with semi mature specimens. This will form a condition of any approval on the site. This requirement is due to the trees forming a prominent group with high landscape value.

## Drainage

The site lies within Flood Zone 1 and therefore there is no need to supply a Flood Risk Assessment. However the Middle Level Commissioners are concerned that surface water devices have not been clarified and that soakaways or other similar infiltration devices might not be any effective means of surface water/treated effluent disposal. Therefore it is considered that a surface water disposal condition to be attached to any approval to enable the developer to prove that surface water can be dealt with appropriately.

## 7. **CONCLUSION**

- 7.1 The site forms a natural extension to the existing built form and also naturally rounds off any further development in this area. The dwelling proposed is of a form and scale that is acceptable in this location. There is adequate parking and turning available on the site and adequate private rear amenity space.

For the reasons stated above, it is considered acceptable to allow the movement of waste in excess of the guidance contained within the Waste Management Design Guide due to the sustainable nature of the site and the number of dwellings proposed off an unadopted road. This development makes best use of land adjacent to the existing settlement limits and therefore may be supported.

## 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. **Prior to the commencement of development full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The landscaping details to be submitted shall include:**

- a) existing trees, hedges or other soft features to be retained;**
- b) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;**
- c) details of the replacement trees, which should be semi-mature trees, along with planting details and species;**
- d) means of enclosure;**

### **Reason**

**The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.**

3. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

4. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.

Reason - To ensure that retained trees are adequately protected.

5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason - In the interest of visual amenity.

6. All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.

Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.

7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority in consultation with the Drainage Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.

8. Approved plans.





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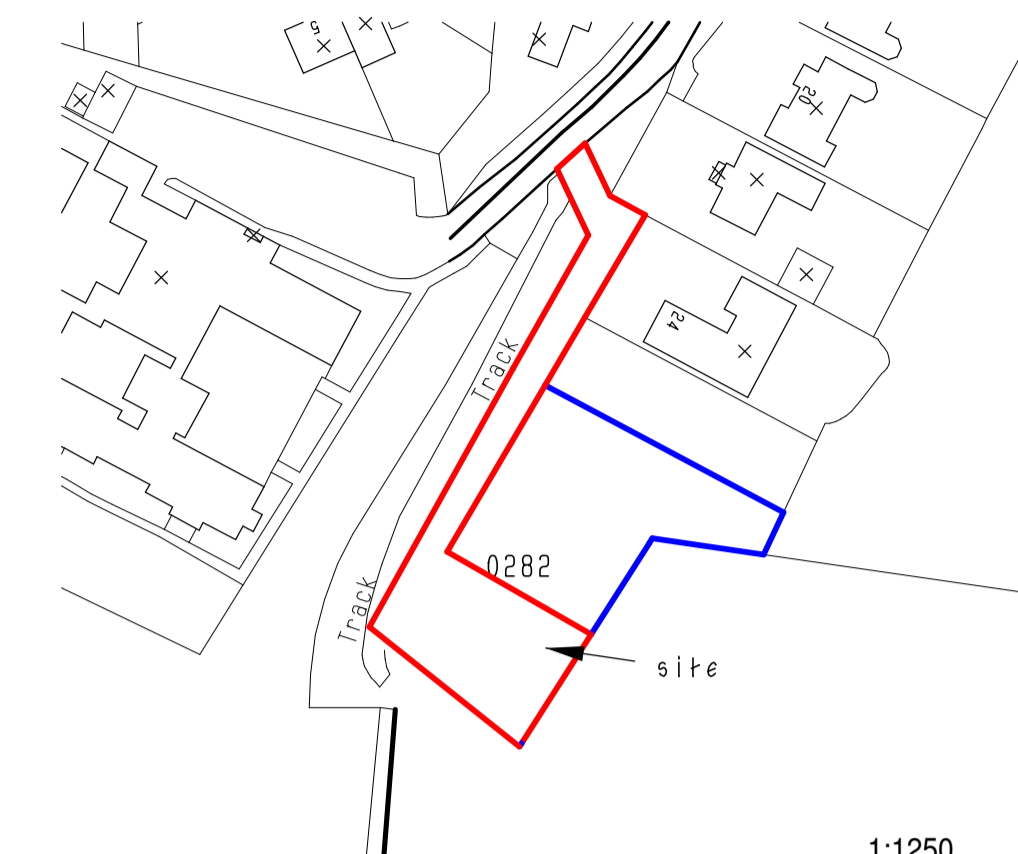
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**F/YR12/0480/F**

Scale = 1:1,250







LOCATION 1:1250



**THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN**

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Project  
**FIVE BEDROOM HOUSE**  
**WITH INTEGRAL GARAGE**  
**PLOT 2 SOUTH OF**  
**28 KINGSWOOD ROAD**  
**MARCH**

Client  
**SPRINT 1124 LTD**

Title  
**SITE AND LOCATION PLANS**

Ref  
**S3002-1**

Rev  
 Sheet A1  
 Scale: 1:200,1250      DATE: MAY 2011

