

Application Number: F/YR12/0614/EXTIME

Minor

Parish/Ward: Wisbech

Date Received: 10 August 2012

Expiry Date: 5 October 2012

Applicant: Mr D Hubbard

Agent: Mr Hadleigh Chapman, Brand Associates Ltd.

Proposal: Conversion of 2 flats (1 x 3-bed and 1 x 2-bed) to 4 x 2-bed houses involving 2-storey and first-floor extensions (Renewal of planning permission F/YR09/0276/F).

Location: 151 – 153 Leverington Road, Wisbech

Site Area/Density: 0.13 hectares.

Reason before Committee: The Town Councils views are at variance with Officer Recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks an extension of time application for the conversion of 2 flats (1 x 3-bed and 1 x 2-bed) to 4 x 2-bed houses involving 2-storey and first-floor extensions (Renewal of planning permission F/YR09/0276/F).

The key issues to consider are:

- Site History
- Layout, Siting and Design.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore, the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--|---|
| 2.1 | F/YR11/0307/O | Erection of a dwelling. | Refused 4 October 2011 – Appeal Allowed 20 August 2012. |
| 2.2 | F/YR09/0692/F | Conversion of 2 flats (1 x 3-bed and 1 x 2-bed) to 4 x 2-bed houses involving 2-storey and first-floor extensions. | Granted 3 September 2010. |

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.

3.2 East of England Plan

Policy ENV7 – Quality in the Built Environment

3.3 Draft Fenland Core Strategy:

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

CS2: Growth and Housing.

CS14: Delivering and Protecting High Quality Environments across the District.

3.4 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

4. CONSULTATIONS

4.1 *Parish/Town Council*

Recommend refusal as they feel a re-application is necessary to address the changes over the past 3 years.

4.2 *Environment Agency*

No objections in principle however a revised FRA needs to be submitted in order to be able to recommend an appropriate planning condition.

Following this a revised FRA was submitted and the EA have requested a condition be attached to any permission given in relation to the development being carried out in accordance with the submitted FRA.

4.3 *Local Residents:*

None received.

5. SITE DESCRIPTION

5.1 The site currently comprises a residential two-storey building, which currently forms 2 flats. The site also comprises a large parking area to the front of the site and garden land to the rear, part of which is subject to outline planning permission for 1 dwelling. The site area comprises approximately 0.13 hectares. The site sits within an area of residential development within the settlement of Wisbech.

6. PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Site History
- Layout, Siting and Design

(a) Site History

This is an extension of time application for a previously approved application for the conversion of the 2 flats to 4 houses involving some extensions to the existing building. This was approved in 2009 under planning reference F/YR09/0276/F. Subsequently, the site is also subject to an Outline planning

permission reference F/YR11/0307/O for a single dwelling to the rear of the site, which was approved on appeal earlier this year. There have been some policy changes since the original 2009 application was approved, namely the introduction of the National Planning Policy Framework (NPPF), which replaced the PPS and PPG documents, as well as the introduction of the Fenland Draft Emerging Core Strategy. Therefore, this extension of time application has been reconsidered against the new relevant policies as listed in Part 3 of this report. The Fenland District Wide Local Plan, 1993, policies are also still relevant in this instance. The proposed development remains the same as previously approved and there have been no material changes in the policy framework, which would require the recommendation to be revisited on policy grounds. This application seeks to extend the time limit imposed on the previous approval.

(b) Layout, Siting and Design

This proposal includes some extension to the existing building in order to accommodate the 4 dwellings. These extensions consist of a two-storey element to the rear of the existing property to form 3 living rooms and 3 bedrooms, as well as a first floor extension proposed above the existing flat roofed part of the building to the East. These extensions are considered to be in keeping with the character of the existing building as well as the overall character of the area, which houses a mix of dwelling types and designs. Two parking spaces have been proposed for each dwelling with an ample turning space to enable vehicles to leave the site in forward gear. The application site can accommodate the extensions in this instance without resulting in an adverse impact on the existing dwelling, neighbouring residential amenity and the overall character of the area. The proposal is, therefore, considered to still be acceptable in relation to the existing and new relevant policies.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the siting, design, layout, and residential amenity. In this instance in this location the proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with the previous planning conditions.

8. RECOMMENDATION

Grant – Subject to the following 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. **The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to the commencement of development.**

Reason - To safeguard the visual amenities of the area.

3. **Prior to the 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:
 1. enter, turn and leave the site in forward gear;
 2. 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. **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.

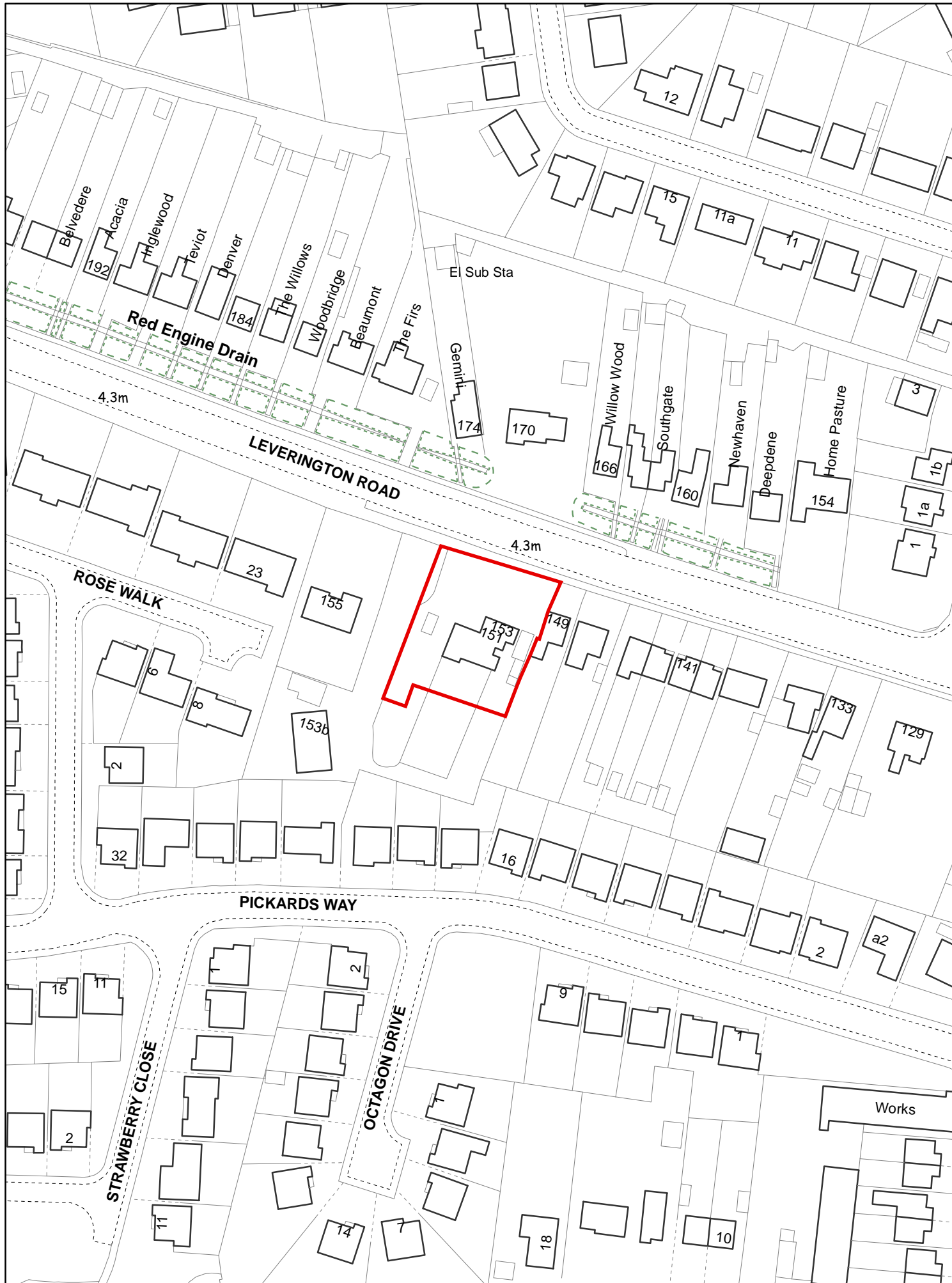
5. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

6. **The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2009, ref. GCB/Brand Associates, and the following mitigation measures detailed within the FRA:
 1. Sleeping accommodation will be located on the first floor of the proposed development;
 2. The eventual occupiers will sign on to the Environment Agency's Floodline Warnings Direct Service, as detailed in Section 5.5;
 3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as detailed in Section 8.5;
 4. Flood-proofing measures will be incorporated into the development, as detailed in Section 5.4;
 5. Finished floor levels will be maintained as existing at 3.56maOD.**

Reason - To reduce the impact and risk of flooding on the proposed development and future occupants.

7. Approved Plans.



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


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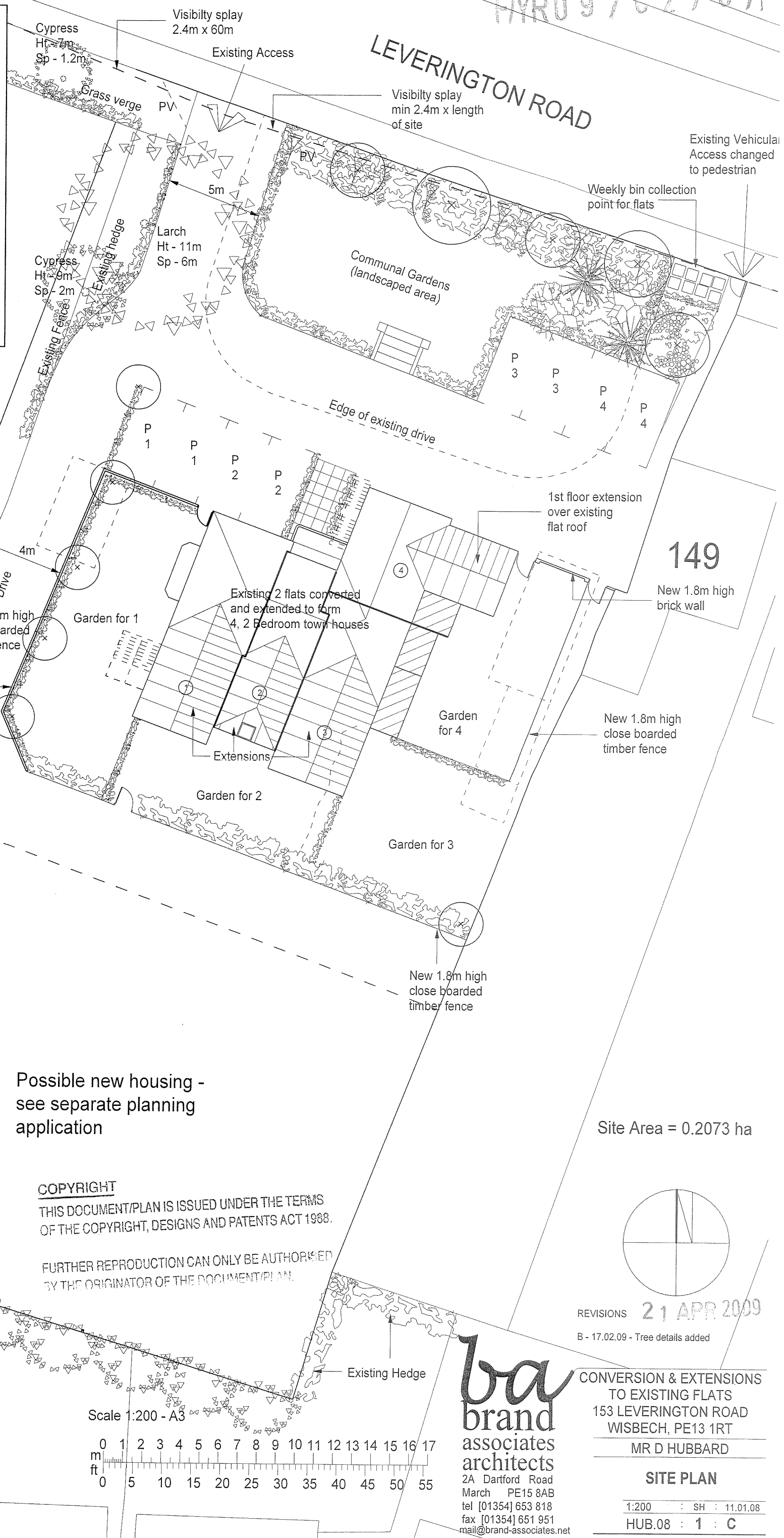
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FNRO 9 / 0 2 7 6 / 1

KEY:

- P = Parking spaces min 2.4m x 4.8m
-  = Existing trees
-  = New trees
-  = Trees to be removed
-  = Existing garage & outbuildings demolished
- PV = 2m x 2m pedestrian visibility splay



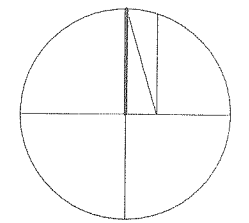
Possible new housing - see separate planning application

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Site Area = 0.2073 ha



REVISIONS 21 APR 2009

B - 17.02.09 - Tree details added

Scale 1:200 - A3



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SITE PLAN

1:200 : SH : 11.01.08
 HUB.08 : 1 : C