

Application Number: F/YR12/0649/F
Minor
Parish/Ward: Manea Town Council
Date Received: 20 August 2012
Expiry Date: 15 October 2012
Applicant: Mr D Cole
Agent: Mr K Elener

Proposal: Erection of 3 No. 2-storey dwellings comprising 1 x 3-bed and 1 x 4-bed with integral garages and 1 x 4-bed
Location: Land east of Rose Cottage, Fallow Corner Drove, Manea

Site Area/Density: 0.13 ha

Reason before Committee: Part of the site falls outside the Development Area Boundary and is therefore a departure from the Local Plan

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 3 detached houses on land at Fallow Corner Drove, Manea and the site is part within the Development Area Boundary.

The application is to be assessed in line with Policy E8 of the Local Plan and Policies CS1, CS2, CS10 and CS14 of the emerging Core Strategy. These policies support new development in villages which contributes to the sustainability of that settlement and does not harm the wide open character of the countryside.

Key issues relate to:

- Location of development
- Sustainability
- Design
- Refuse collection.

The development is within the growth village of Manea where local services are available. The development is small scale in nature and will not harm the open character of the countryside and will not extend the settlement limits. The houses are detached in nature and are in keeping with the character of the surrounding area.

The proposal accord with the Local Plan policies and guidance contained within the NPPF and is, therefore, recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR06/0837/F Erection of a 3-bed detached house Granted 21 August 2006

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:

CS1: Spatial Strategy and Settlement Hierachy

CS2: Growth and Housing

CS10: Rural Area Development Policy

CS14: Delivering High Quality Environments

3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety

4. CONSULTATIONS

4.1 Parish/Town Council:

Supported.

4.2 County Highways (CCC):

Fallow Corner Drove comprises a relatively narrow carriageway and does not have the benefit of footways and therefore consideration should be given to the sustainability of the development.

Parking and turning shown on the plan is to be provided prior to the first occupation of the development.

Hedging should not overhang or encroach onto the highway.

Prior to first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the CCC construction specification.

4.3 Scientific Officer (FDC):

Requests unsuspected contamination condition is attached to any approval.

4.5 Local Residents:

No comments received

5. SITE DESCRIPTION

- 5.1 The application site is currently vacant overgrown land to the front and part of the site is an agricultural field to the rear. To the west of the site is a detached 2-storey dwelling and to the east is a small bungalow. Fallow Corner Drove is characterized by a mix of individually designed dwellings set on large plots. There is no footpath along Fallow Corner Drove.

6. PLANNING ASSESSMENT

6.1 Location of development

The proposal is to erect 3 dwellings on the land between Rose Cottage and The Rodings, which will include land within the current settlement area and some land to the rear, which is at present agricultural land.

Sustainability

Manea is a growth village with adequate services to support housing. The site is located on the periphery of the village, but is still within the settlement limits. It is acknowledged that there is no footpath along Fallow Corner Drove, but the LPA does not consider that the absence of a path should justify a reason for refusal given the number of other dwellings in the vicinity.

Westfield Road is approximately 500 metres to the north-west of the site where there is access to the local bus route providing direct links to Manea railway station together with links to March and Chatteris.

Design

The 3 dwellings are individually designed and will sit well in the street scene. The heights range from 8.4 metres for plot 1 to 7 metres for plot 3 and will make the transition from the existing 2-storey dwelling down to the bungalow next to plot 3. It is proposed to use Shelford Cream multi bricks with double pantile in terracotta and brown brindle for the roofing material.

Each dwelling will benefit from individual vehicular access and parking and turning will be available within the plots. Rear private amenity space ranges from 9.7 metres for plot 1 to 9.1 metres for plot 3, which is considered acceptable. The dwellings are well spaced out and the introduction of landscaping along the front boundary will soften the effects of these dwellings in the open countryside.

The rear boundary treatment will consist of 1.4 m high ranch style fencing to facilitate views to the north, which is mainly open fields.

Refuse collection

Each dwelling will benefit from a roadside refuse collection from the public highway, which runs to the front of the properties.

7. CONCLUSION

- 7.1 The proposal represents a form of development that accords with Policy E8 of the Local Plan and also Policies CS1, CS10 and CS14 of the emerging Core Strategy. The site forms a natural extension to the existing built form and infills a gap in the street scene. The dwellings proposed are 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. The development makes best use of land mainly within the existing settlement limits and, therefore, is 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 commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**

- a) proposed finished levels**
- b) means of enclosure**
- c) planting plans, including specifications of species, sizes, planting centres, numbers and percentage mix**
- d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**

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 first occupation of the dwellings 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.

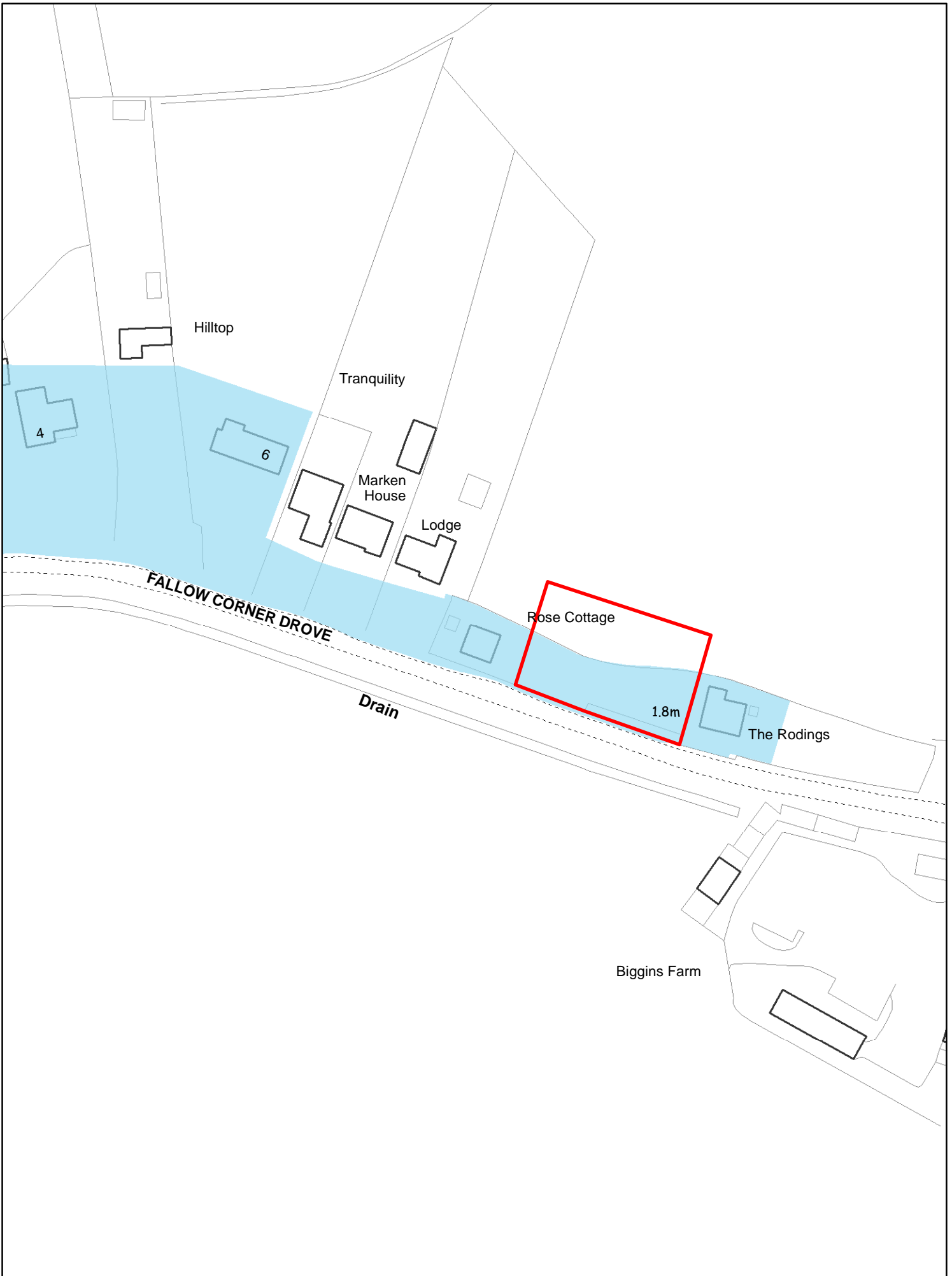
- 5. Prior to the first occupation of the dwellings hereby approved the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and thereafter retained.**

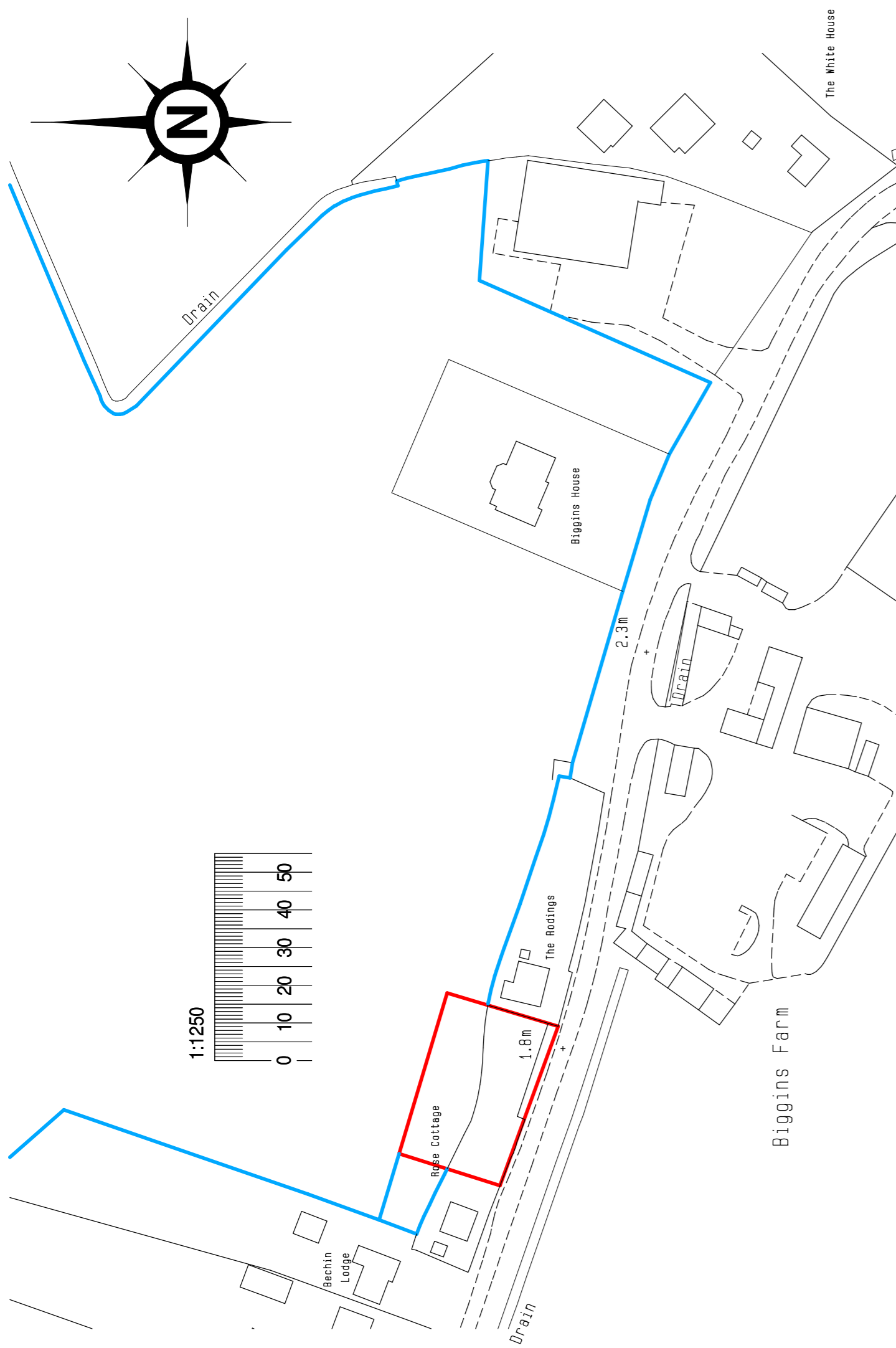
Reason – In the interests of highway safety.

- 6. 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, and 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.**

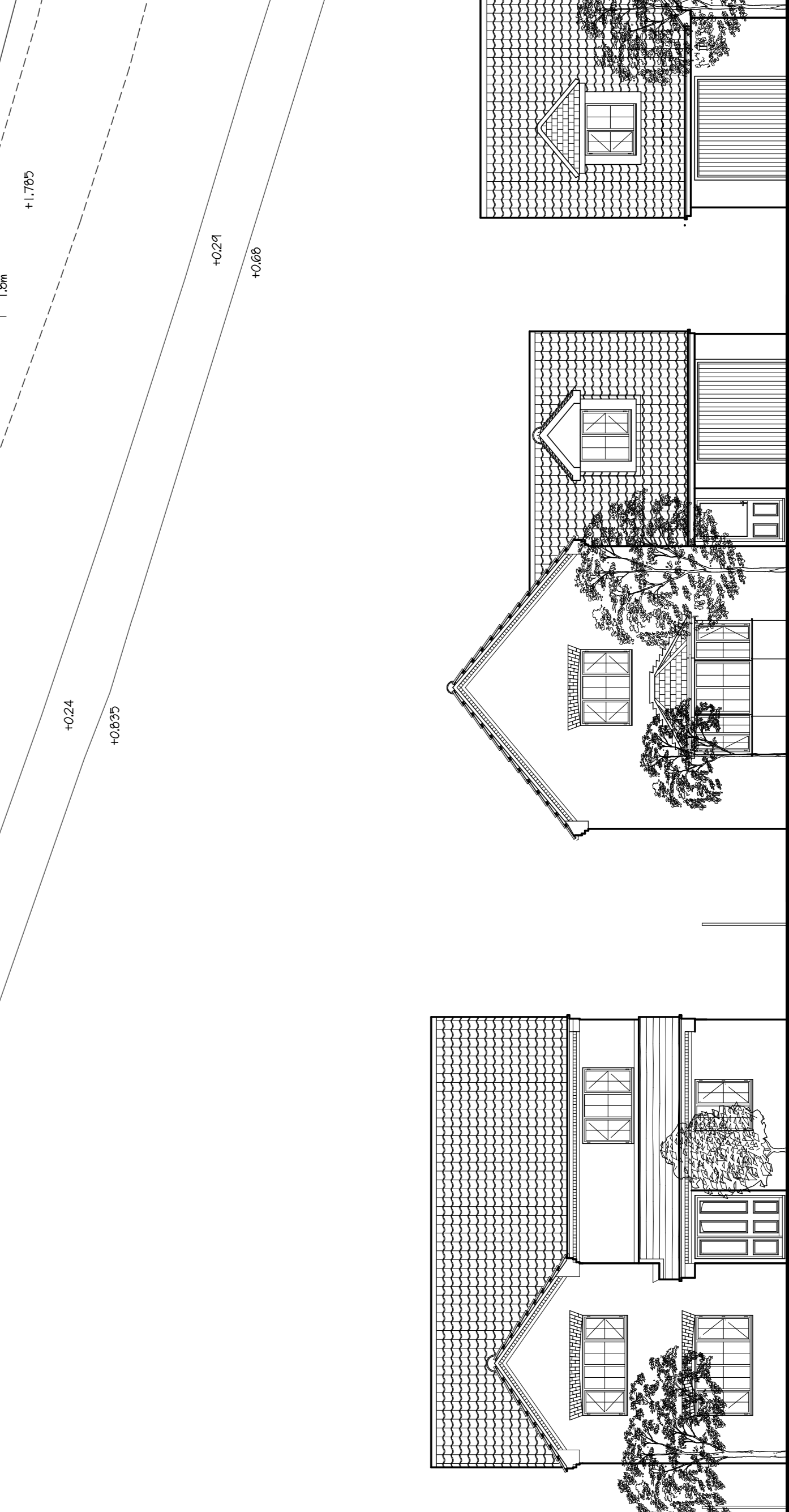
Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

- 7. Approved plans**





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PROPOSED STREET SCENE 1:100

THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES IMMEDIATELY AGAINST THE CORRESPONDING FLOOR PLAN.

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| Rev/E | X | X | X |
| Rev/D | X | X | X |
| Rev/C | X | X | X |
| Rev/B | X | X | X |
| Rev/A | 81.8.12 | X | LEVELS ADDED |

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Project
 THREE DETACHED HOUSES
 2x4 BED & 1x 3 BED
 EAST OF ROSE COTTAGE
 FALLOW CORNER DROVE
 MANEA

| | |
|----------|-----------------|
| Client | D COLE |
| Title | SITE & LOCATION |
| Ref | C3041-1 |
| Rev/A | |
| Sheet A1 | |
| Scale: | 1:200, 1:250 |
| Date: | MAY 12 |