

Application Number: F/YR12/0578/FDC

Minor

Parish/Ward: Wisbech Town Council/Staithe Wisbech

Date Received: 31 July 2012

Expiry Date: 25 September 2012

Applicant: Mr T Watson – Fenland District Council

Agent: Mrs T Adams - Fenland District Council

Proposal: Erection of 3 dwellings involving demolition of existing garages

Location: Land North of 42 Holmes Drive, Wisbech, Cambridgeshire

Site Area/Density: 0.06 ha

Reason before Committee: FDC Application

1. EXECUTIVE SUMMARY/RECOMMENDATION

The application site is located at the end of Holmes Drive, which is an established residential area in the Walsoken area of Wisbech. It comprises an area occupied by a turning head at the end of Holmes Drive and a block of 5 attached garages plus an adjacent area of amenity open space.

Outline planning permission is sought for the erection of 3 no. two-storey dwellings on this site, following the demolition of the existing garages. At this stage all matters (layout, scale, access, appearance and landscaping) are reserved for future consideration.

The site lies within the existing built-up area of Wisbech. The development of 'previously developed' land within the built up area, such as the application site, is supported by Policy H3 in the adopted Fenland District Wide Local Plan (1993) and also by Policy CS1 in the draft Core Strategy (2012).

The submitted layout indicates that an acceptable design and layout can be provided on this site. In addition, the proposal is considered to be acceptable in terms of its impact on the amenities of adjacent dwellings.

The layout has been amended to comply with Cambs CC Highway requirements. The proposal will result in the loss of 5 garage spaces and approximately 2 informal parking spaces in the turning head, although this needs to be balanced against the provision of 3 additional houses on land that is generally underused.

The proposal is, therefore, considered to be acceptable scheme and complies with Policies H3, E8 & TR3 in the adopted Fenland District Local Plan (1999) and also by Policies CS1, CS13 & CS14 in the draft Core Strategy (2012).

Accordingly the officer recommendation is one of grant.

2. HISTORY

2.1 No relevant planning history after 1974.

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.

CS13: Creation of a More Sustainable Transport Network in Fenland

CS14: High Quality Environments

3.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

TR3: Car Parking

4. CONSULTATIONS

4.1 Wisbech Town Council

Recommend approval – no objections or observations.

4.2 Local Highway Authority (CCC)

No objections in principle from a highways point of view. Raises concerns regarding suitable off-street alternative parking provision for existing tenants and also questions proposed parking and layout.

4.3 Assets & Projects FDC:

The proposal seeks to develop an area of land that is presently under-utilised as a garage site and aims to provide three much needed, 'starter home' style properties.

4.4 FDC Contaminated Land Officer

Please attach the contaminated land condition.

4.5 CCC Archaeology

Request a programme of archaeological investigation to be undertaken by and at the expense of developer to be secured by condition and no development should take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by applicant and approved in writing by the local authority.

4.9 Local Residents:

2 letters of objection received regarding originally submitted plans, raising the following issues:

- Car Parking is already at premium and the addition of further dwellings will only worsen the situation;
- Noise disruption;
- Impact on Emergency Services/Refuse Collection
- Questions about position of proposed dwelling in relation to boundary to my property, the proposed height and whether any modifications could be made to reduce the impact on my property.

2 letters of objection regarding the amended plans raising the following concerns:

- how much distance between existing flat wall and new build?
- There is a parking problem in evening
- Residents from Staithe Rd also use parking area
- Emergency services and refuse vehicles would struggle to turn
- When we enquired about provision of parking spaces on grass in front of our flats – were told no money available.
- little of my concerns seem to have been considered .

5. SITE DESCRIPTION

- 5.1 The application site is located at the end of Holmes Drive, which is an established residential area in the Walsoken area of Wisbech. It comprises an area occupied by a turning head at the end of Holmes Drive and a block of 5 attached garages plus an adjacent area of amenity open space.

This part of Holmes Drive contains a number of two-storey linked blocks containing flats on each floor.

Halstead Drive immediately to the east, contains two-storey detached houses, with two properties (No. 5 and 6) having gable ends that face towards the site and the existing flats in Holmes Drive. The rear gardens of houses in Staithe Road back onto the application side. A close boarded fence runs along the northern and eastern boundary (the latter also contains an overgrown hedgerow).

The site lies within Flood Zone 1.

6. PLANNING ASSESSMENT

6.1 Background

Outline planning permission is sought for the erection of 3 no. two-storey dwellings on this site, following the demolition of the existing garages

At this stage all matters (layout, scale, access, appearance and landscaping) are reserved for future consideration. Certain information has been provided to enable the Local Planning Authority to assess the merits of the proposal, including:

- a site layout showing a terrace of three two-storey dwellings
- internal floor plans for each dwelling
- plans show a re-modeled turning head at the end of Holmes Drive
- confirmation that the dwellings will be two-storeys in height.

6.2 Principle and Policy Implications

The site lies within the existing built-up area of Wisbech. The development of 'previously developed' land within the built up area is supported by Policy H3 in the adopted Fenland District Local Plan (1999) and also by Policy CS1 in the draft Core Strategy (2012).

The loss of a small amount of amenity open space is not considered significant given that fact that a much larger area of public open space is located to the south of Holmes Drive.

Therefore, principle of housing development in this location is considered to be acceptable subject to detailed design and layout criteria, which are discussed below.

6.3 Layout and Design.

Although layout is reserved for consideration at the reserved matters stage, the submitted site layout provides sufficient information to assess the likely impact of three dwellings on the character of the locality.

The proposed terrace of houses will continue the line of houses on the east side of Holmes Drive and thus will respond to the prevailing character of the locality. The rooflines and roof-slopes will also match those on the adjoining dwellings.

Two parking spaces are shown outside the front of Plot 3 to serve that dwelling and two sets of tandem parking spaces are detailed to the side of Plot 1 to serve Plots 1 and 2. This will ensure that the street is not dominated by parked cars, as some will be screened by the gable wall of Plot 1.

A condition is proposed limiting the maximum height to the eaves of 5.0m and 8.0m to the ridge, which is the standard height of a two-storey dwelling.

The submitted layout, therefore, indicates that an acceptable scheme can be provided on this site that complies with Policy H3 and E8 in the adopted Fenland District Local Plan (1993) and also by Policy CS14 in the draft Core Strategy (2012).

6.4 Amenity

The rear elevations of the proposed dwellings are positioned at a distance of 6.0m from the eastern site boundary, which is shared with the side garden of No.

6 Halstead Close. The principal windows in the existing house at No. 6 face north and south and the western elevation facing the application site comprises a gable end that does not contain any windows. The rear garden of No. 6 is located on the north side of this property.

The plans have been amended moving the proposed terrace of dwellings 1.0m further to the south. This now means that the end gable elevation of Plot 1 is approximately in line with the rear elevation of No. 6 Halstead Close. This now reduces the any potential overbearing impact on the rear garden. Overlooking of this rear garden can also be avoided by placing the first floor bathroom window closest to the north-east corner of Plot 1, as indicated on the indicative floor layouts.

Plots 2 and 3 will project further forward of the front elevation of No. 6 Halstead Close. The front garden of this property is already in the public realm and can be viewed from the public highway. The introduction of built form at a distance of 6.0m from the boundary to this front garden will be noticeable, but this area of the garden has to be afforded far less protection in amenity terms, given its position and visibility from the street.

In addition, the relationship between the proposed dwellings and No. 6 Halstead Road will be very similar to that found between No. 5 Halstead Close and the existing flats at 28 to 42 Holmes Drive.

The submitted layout, therefore, indicates that an acceptable scheme can be provided on this site in terms of its impact on the amenities of adjacent dwellings, in compliance with Policies H3 and E8 of the adopted Fenland District Local Plan (1993) and also by Policy CS14 in the draft Core Strategy (2012)

6.5 Access

The layout has been amended to comply with Cambs CC Highway requirements, to provide an acceptable sized turning head and the provision of two parking spaces per dwelling.

The proposal will result in the loss of 5 garage spaces and approximately 2 informal parking spaces in the turning head. The applicant has advised that only 1 garage has been tenanted with the others being empty for a number of years. The loss will potentially push some parking onto the surrounding streets, although most of the garages have not been in use for a number of years.

Whilst this loss is regretted, this needs to be balanced against the provision of 3 additional houses on land that is generally underused.

On balance, therefore, in highway and parking terms, this proposal is considered to be acceptable and complies with Policy TR3 in the adopted Fenland District Local Plan (1993) and also by Policy CS13 in the draft Core Strategy (2012).

7. CONCLUSION

- 7.1 The site lies within the existing built-up area of Wisbech. The development of 'previously developed' land within the built up area, such as the application site, is supported by Policy H3 of the adopted Fenland District Local Plan (1993) and also by Policy CS1 in the draft Core Strategy (2012).

The submitted layout indicates that an acceptable design and layout can be provided on this site that complies with Policy H3 and E8 of the adopted Fenland District Local Plan (1993) and also by Policy CS14 in the draft Core Strategy (2012). In addition, the proposal is considered to be acceptable in terms of its impact on the amenities of adjacent dwellings.

The layout has been amended to comply with Cambs CC Highway requirements. The proposal will result in the loss of 5 garage spaces and approximately 2 informal parking spaces in the turning head, although this needs to be balanced against the provision of 3 additional houses on land that is generally underused.

The proposal is, therefore, considered to be acceptable scheme and complies with Policies H3, E8 and TR3 in the adopted Fenland District Local Plan (1993) and also by Policies CS1, CS13 and CS14 in the draft Core Strategy (2012)

8. RECOMMENDATION

8.1 Approve subject to the following conditions:

1. Approval of the details of:

- (i) the layout of the site**
- (ii) the scale of the building(s);**
- (iii) the external appearance of the building(s);**
- (iv) the means of access thereto;**
- (v) the landscaping**

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason - To enable the Local Planning to control the details of the development hereby permitted.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The details submitted in accordance with Condition 01 of this permission shall include:

- (a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level**

exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.

- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site.
- (e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development; the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

6. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

- b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
- (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.
 - (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and
 - (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

- c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.
- d) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

Reason- To control pollution of land or water in the interests of the environment and public safety.

7. 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;
- c) load and unload;

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.

8. The heights of the proposed dwellings shall not exceed 5.0 metres in height to the eaves level and 8.0 metres to the ridge level when measured from the ground.

Reason – For the avoidance of doubt and in the interests of satisfactory development.

9. No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.

Related informative: Archaeological Services are provided to Fenland District Council by Cambridgeshire County Council and early contact with the Archaeology Service is recommended to ensure that the scope of the required works is properly defined.



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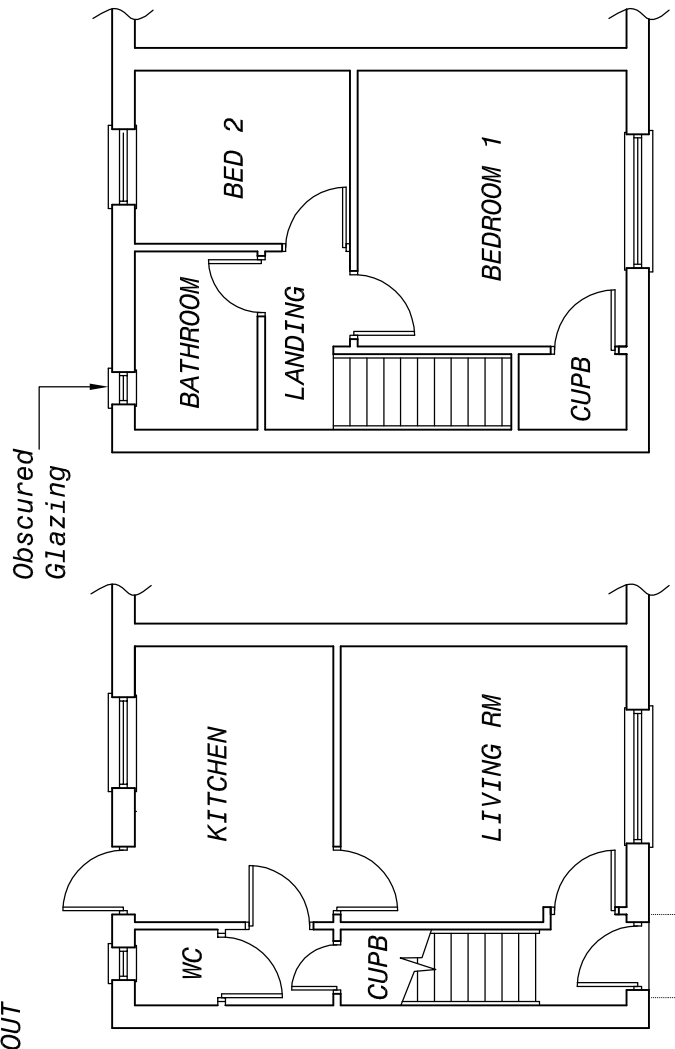
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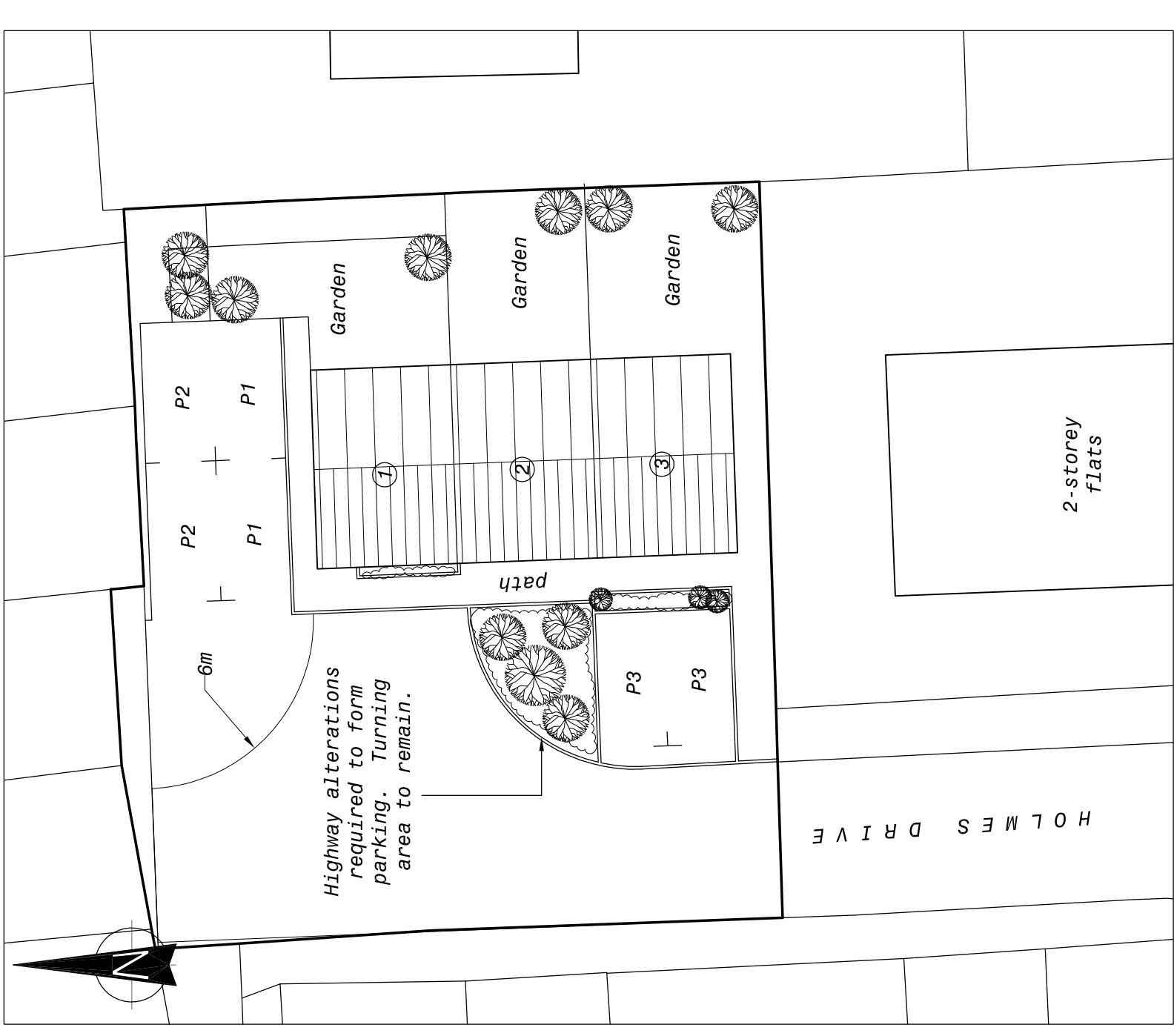
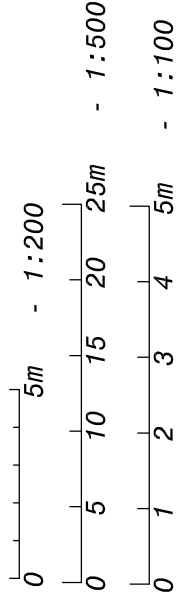


EXISTING SITE LAYOUT
1:500



INDICATIVE FLOOR PLANS
1:100

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FENLAND DISTRICT COUNCIL, LICENCE No. 10023778, 2012



INDICATIVE PROPOSED SITE LAYOUT
1:200

Revisions			
Rev	By	Date	Description
A	TA	AUG12	Layout amended to create additional parking
B	TA	AUG12	Turning head corrected

Designed							
Drawn	TA	27.04.12	Eng. Chk	Approved			

Project
**LAND AT
HOLMES DRIVE
WISBECH**

Title
INDICATIVE PROPOSALS



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Scale
AS SHOWN

Drawing No
431/03

Rev.
B