

Application Number: F/YR12/0787/FDC
Minor
Parish/Ward: Wisbech
Date Received: 15 October 2012
Expiry Date: 10 December 2012
Applicant: Mr T Watson, Fenland District Council.
Agent: Mrs T Adams, Fenland District Council.

Proposal: Erection of 2 dwellings involving demolition of existing garages.
Location: Land East of 15 Cherry Road, Wisbech.

Site Area/Density: 0.0931ha

Reason before Committee: The Applicant is Fenland District Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks planning permission for two dwellings, comprising a pair of semi-detached dwellings, at land east of 15 Cherry Road in Wisbech. The application is in Outline form at this stage with all matters reserved at this stage. Therefore, the proposed layout plan is indicative only. The site currently comprises an area of garaging and the existing garages are to be demolished. The site is within the main settlement core of Wisbech and the surrounding area is predominantly residential.

The key issues to consider are:

- Principle and Policy Implications
- Layout and Design
- Access.

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. 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

No relevant history since 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 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 – Development should be within the existing settlement.

E8 – Landscape and Amenity Protection.

4. **CONSULTATIONS**

4.1 ***Parish/Town Council***

Not yet received.

4.2 ***Environment Agency***

Not yet received.

4.3 ***CCC Highways***

Requests conditions relating to access width, reinstatement of the footway, provision for parking clear of the public highway and provision of pedestrian visibility splays.

4.4 ***FDC Contaminated Land Officer***

Not yet received.

4.5 ***Local Residents:***

None received.

5. **SITE DESCRIPTION**

5.1 The site currently comprises a redundant area of garaging measuring approximately 0.09 hectares. The site has a central area of hardstanding with the garages sited around the boundaries of the site. The site is surrounded by residential properties with dwellings on Cherry Road sitting to the North, East and West of the site and dwellings on St Michaels Avenue backing onto the Southern boundary of the site. There is some hedging around the site boundaries. The site affords existing access to a private garage for 25 St Michaels Avenue which will be retained.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Principle and policy implications
- Layout and Design
- Access

(a) 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 and also by Policy CS1 in the Draft Core Strategy, 2012. The principle of housing development in this location is, therefore, considered to be acceptable subject to satisfactory scale, design, layout, access and impacts on residential amenity and the surrounding area.

(b) Layout and Design

This application is an Outline application with all matters reserved, therefore, the submitted layout is indicative only and would be subject to full consideration at the Reserved Matters stage. Nonetheless, the indicative layout demonstrates that a pair of semi-detached dwellings can be accommodated within this site and provides sufficient information to be able to assess the likely impact this development would have on the character of the locality and surrounding residential amenity.

The indicative layout shows the dwellings sited to be in keeping with the adjacent dwellings to the West in terms of design and scale. The dwellings are positioned slightly towards the Western side boundary of the site to allow for continued access to the garage to the rear of 25 St Michaels Avenue. The layout provides each dwelling with parking facilities for two cars per dwelling and private rear amenity space. It is considered that the relationship between the proposed dwellings and the existing dwellings around the site is acceptable and will not give rise to any adverse impacts on residential amenity.

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, the amenities of future occupiers and the overall character of the area.

(c) Access

Access is not yet committed and will be formally dealt with at the Reserved Matters stage, however, the indicative layout shows each dwelling having a driveway accessed off Cherry Road. The plan shows the required pedestrian visibility splays as well as the required improvements to the existing path. As well as access to the dwellings, an access to the garages of 11 Cherry Road and 25 St Michaels Avenue will be retained along the Eastern boundary of the site. The Local Highways Authority have raised no objections to the proposal and have requested conditions as detailed previously in this report.

It is noted that the proposal will result in the loss of an area of garaging with a total of 24 garages on site. The applicant has advised that the garages have now been taken out of use, which was ceased in June of this year. The site has been subject to vandalism, storage of hazardous items and waste and fires and antisocial behaviour, therefore, the development of this site would have benefits for adjoining residential amenity and the surrounding area. The garages are no longer used, therefore, there is no loss of parking facilities and the site is vacant.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. In this instance in this location the proposal is considered to be acceptable and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate conditions.

8. RECOMMENDATION

Grant – Subject to the following conditions.

1. Approval of the details of:

- (i) the layout of the site**
- (ii) the scale of the buildings**
- (iii) the external appearance of the buildings**
- (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 Authority to control the details of the development hereby permitted.

2. Application for the 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 1.5m above ground level exceeding 75mm, 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 excavation, within the crown spread of any retained tree;

- (e) Details of the specification and position of any 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. 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.

- 6. The new private access way to serve the existing rear access shall be a minimum of 5.0 metres wide for a minimum distance of 10.0 metres from the channel line of Cherry Road.**

Reason – In the interests of highway safety.

- 6. The footway adjacent Cherry Road carriageway along the frontage of the site shall be reinstated in accordance with the Cambridgeshire County Council construction specification and accommodate the two proposed vehicular access crossings in accordance with a scheme to be submitted to and agreed with the LPA prior to the first occupation of either of the new dwellings.**

Reason – In the interests of highway safety.

7. **Prior to the first occupation of the development, sufficient space shall be provided within the site to enable vehicles to park clear of the public highway. The areas shall be levelled, surfaced and drained and thereafter retained for that specific use.**

Reason – In the interests of highway safety.

8. **Prior to the first occupation of the development, pedestrian visibility splays of 1.5m x 1.5m measured from and along the back of the footway shall be provided. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.**

Reason – In the interests of highway safety.

9. **Approved plans.**



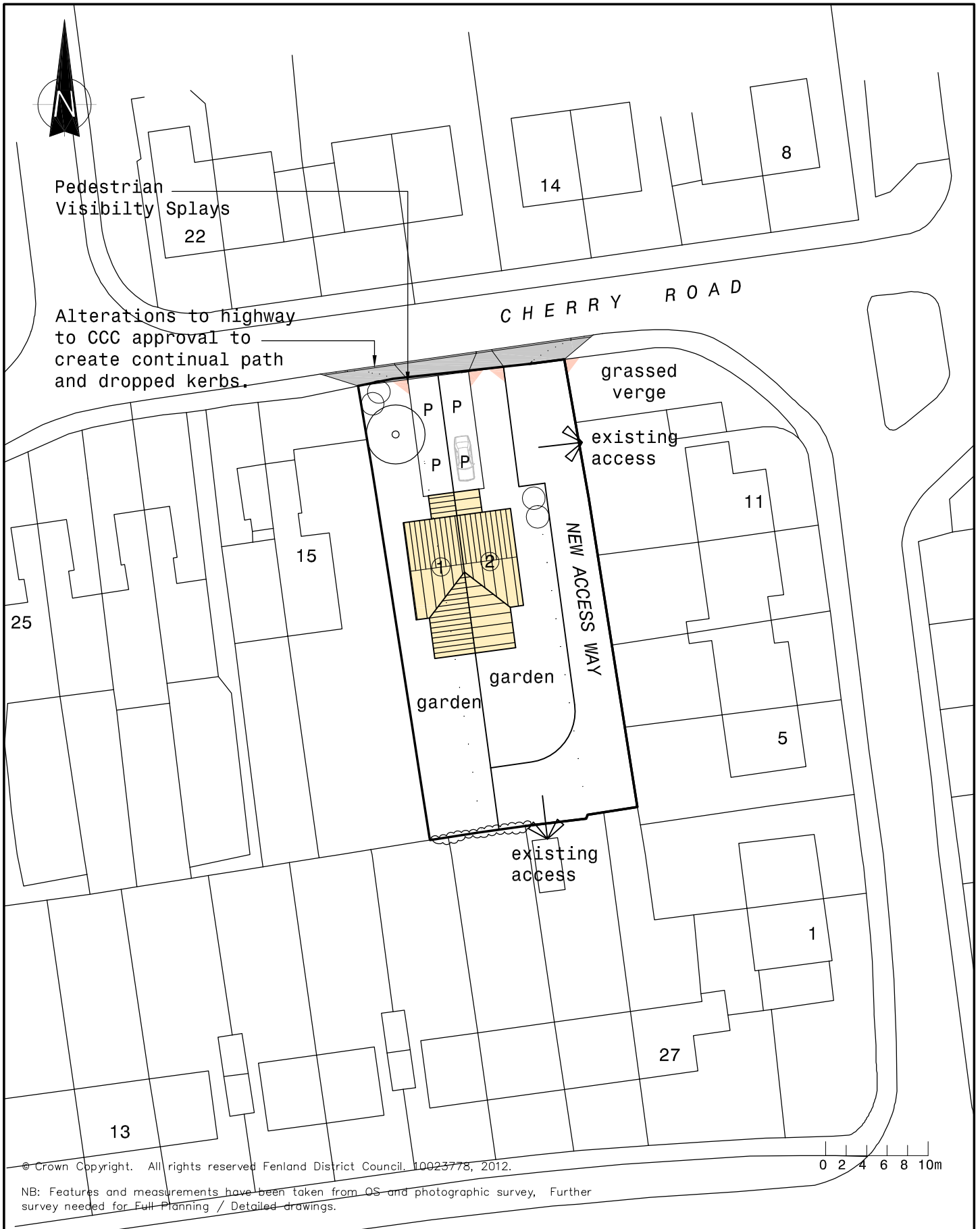
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Scale = 1:1,250






Revisions				
Rev	By	Date	Aprvd	Description
Designed			Eng. Chk	
Drawn			Approved	

Project
**RESIDENTIAL DEVELOPMENT
GARAGE SITE
CHERRY ROAD
WISBECH**

Title
INDICATIVE LAYOUT



Fenland District Council

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Scale
1:500

Drawing No
430/02

Rev.
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