

Application Number: F/YR12/0801/FDC
Minor
Parish/Ward: Wisbech
Date Received: 17 October 2012
Expiry Date: 12 December 2012
Applicant: Mr T Watson, Fenland District Council.
Agent: Mrs T Adams, Fenland District Council.

Proposal: Erection of a dwelling.
Location: Land East of 15 Ancaster Way, Doddington.

Site Area/Density: 0.0413ha.

Reason before Committee: The application has been submitted by Fenland District Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks planning permission for a single storey dwelling with a double garage on land to the east of 15 Ancaster Way, Doddington. The application is in Outline form with all matters reserved, therefore, the proposed layout plan is indicative only. The site currently comprises an area of vacant, poorly surfaced land. The site is within the main settlement core of Doddington and the surrounding area is of a predominantly residential nature.

The key issues to consider are:

- Principle and policy implications
- Layout and design
- Access and parking.

These key issues have been considered and assessed against current Local and National Planning Policies. As a result 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.

CS10: Rural Areas Development Policy.

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***

It is believed that a sewer pipe runs across the site, however subject to satisfactory arrangements being made to re-site this then the Parish Council supports the application.

4.2 ***FDC Assets and Projects***

Supports the application. The application seeks to develop an area of under utilised land with the construction of a single storey.

4.3 ***Middle Level Commissioners'***

Further information required to ensure there would be no material prejudice to the Commissioners operations or the local water level management system, water or built environment should the development proceed.

4.4 ***CCC Highways***

Awaited.

4.5 ***Local Residents:***

4 letters of objection have been received from neighbours on Ancaster Way and Miller Close raising the following issues:

- The site is used for parking by residents as their driveways are not parking areas but means of access only.
- If residents are forced to park in the street this would cause an obstruction.
- There would be insufficient space for dustcarts and emergency vehicles to turn at the bottom of the road if the site were to be developed.
- Rear access to property would be lost.
- A sewer pipe runs through the site.
- Increased risk of flooding.
- Possible breach of privacy.
- Devaluation of property.

5. SITE DESCRIPTION

- 5.1 The site currently comprises a redundant area of land measuring approximately 0.0413 hectares. The site has a partly graveled surface, which is prone to weeds and is uneven. There is a wall between the site and no15 Ancaster Way to the east; a timber fence to the north and a row of Hawthorns to the west. Access will be taken from Ancaster Way from the existing turning head. Residential development lies to the north, south and west of the site with open land lying to the east, which appears to be used in association with 18 Newgate Street. The site lies within the established settlement of Doddington, which is classed as a growth village in the emerging Core Strategy.

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 Doddington. The development of previously developed land within the built up areas is supported by Policy H3 of 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 in Outline form 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 bungalow and double garage can be accommodated within this site. The submitted plans provide 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 single storey dwelling positioned to be in keeping with the adjacent dwellings to the west in terms of siting and scale. The hawthorns along the eastern boundary are shown as being retained.

Neighbours and the Parish Council have indicated that there is a sewer pipe running through the site and this has been raised with the agent to investigate. Initial findings indicate that the pipe runs along the western boundary of the site, so amended plans will be produced to reflect this and the necessary consultations carried out. This will involve a minor repositioning of the garage to allow a 3 metre access strip for the pipe. The amended plans will be subject to re-consultation and will be reported via an update to the Committee. As submitted, the layout provides sufficient parking facilities and private rear amenity space. It is considered that the relationship between the proposed dwelling 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 and Parking

Access is not yet committed and will be formally dealt with at the Reserved Matters stage; however, the indicative layout shows the dwelling having a driveway accessed off the turning head at the end of Ancaster Way. A double garage and two parking spaces to the front of the garage give a total of four spaces for the dwelling.

Objections from three property owners on Ancaster Way raise the issue that the site is needed for parking because their driveways are used only for access to their dwellings and are not parking spaces. As a result there will be increased on street parking, which could lead to congestion and a lack of space for emergency vehicles.

From site visit it was clear that some properties use their driveways for parking and they are capable of providing parking spaces for the residents. The matter of residents parking on the site has been raised with the agent and any information will be reported via an update, but it would appear that there is no formal arrangement which confers any parking rights to the residents of Ancaster Way on the application site. In addition, although there is a level of on street parking this would not appear to be at such a level to hinder access for emergency vehicles.

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. The concerns of the residents have been taken into account, however, these are not sufficient to justify refusal of the application. As a result 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 existing hawthorns along the eastern boundary of the site shall not be uprooted or removed and shall not be reduced below a minimum height of 1.5 metres, unless otherwise agreed in writing with the Local Planning Authority.**

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 ensure that acceptable measures of privacy are maintained.

5. **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.

6. **Approved plans.**



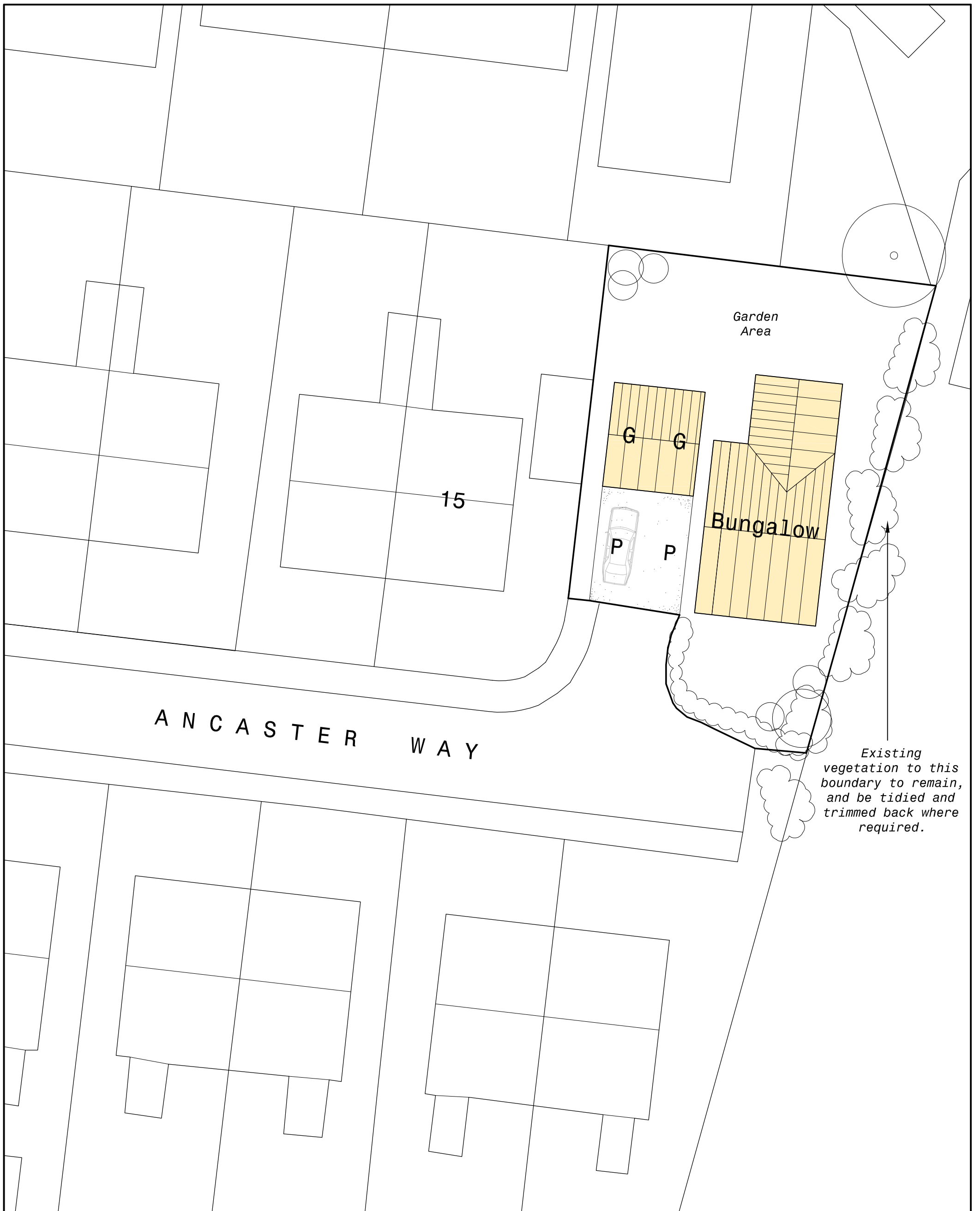
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Scale = 1:1,250





Existing vegetation to this boundary to remain, and be tidied and trimmed back where required.

Revisions				
Rev	By	Date	Aprvd	Description

Project
VACANT LAND AT ANCASTER WAY DODDINGTON

Title
INDICATIVE SITE LAYOUT



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Designed		Eng. Chk	
Drawn		Approved	

Scale 1:200	Drawing No 458/02	Rev.
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