

Application Number: F/YR12/0802/FDC
Minor
Parish/Ward: March Town Council
Date Received: 16 October 2012
Expiry Date: 11 December 2012
Applicant: Fenland District Council

Proposal: Erection of a dwelling
Location: Land north of 8 Hurst Avenue, March

Site Area/Density: 0.06 ha

Reason before Committee: The proposal is before the Planning Committee as it is a Fenland District Council application

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is a proposal for outline consent for the erection of a dwelling on land north of 8 Hurst Avenue, March, and commits access and layout with details relating to scale, external appearance and landscaping reserved. The site currently comprises an area of grassed land, which is vacant and gated. The site is within the main settlement core of March and the surrounding area is predominantly residential.

The key issues to consider are:

- Principle and policy implications
- Layout
- 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 principle. It is considered that there will be no significant impacts on residential amenity or the character of the surrounding area. The development falls to be determined under Policies H3 and E8 of the Local Plan together with Policies CS1, CS2 and CS14 of the emerging Core Strategy.

2. HISTORY

Of relevance to this proposal is:

No relevant history

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.

CS14: Delivering High Quality Environments

3.3 **Fenland District Wide Local Plan:**

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

4. **CONSULTATIONS**

4.1 **Parish/Town Council:**

Recommend approval.

4.2 **Valuation and Estates Officer:**

The proposal seeks to sympathetically develop a disused corner site with the construction of a single dwelling. The proposal is sensitive to the nature of the existing dwellings and is supported.

4.4 **Local Residents:**

1 letter of objection re:

- existing single track road is not suitable for further increased traffic

- development of this land would restrict access to land behind Nos. 6-8 Hurst Avenue

- access should be from Henry Orbell Close to enable more than one dwelling to be built.

5. **SITE DESCRIPTION**

5.1 The site is currently vacant land laid to grass and is in the ownership of Fenland District Council. There is a belt of landscaping along the north east boundary of the site with the southern boundary mainly open. The gardens to Nos. 6-8 Hurst Avenue are defined with chain link fencing. The site has direct access off Hurst Avenue, which is a mainly single track unadopted road.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Principle and policy considerations
- Layout
- Access.

Principle and Policy Implications

The site lies within the existing built up area of March. The development of land within such areas is supported by Policy H3 in the adopted Fenland District Local Plan and also by Policy CS1 in the emerging Core Strategy 2012. The principle of housing development in this location is, therefore, considered to be acceptable subject to satisfactory scale, external appearance, landscaping and impacts on residential amenity and the surrounding area. Whilst scale remains outstanding, it is considered that the only acceptable design for a new dwelling is for a similar style and scale bungalow to match the existing uniformity of this

section of Hurst Avenue. An informative will be attached to any approval relating to the height not exceeding the ridge height of the neighbouring properties on Hurst Avenue for the avoidance of any doubt for any potential purchaser of the site.

Layout

The application is in outline with only access and layout committed. The layout plan indicates a dwelling positioned in line with the front wall of No.8 Hurst Avenue facing towards the side elevation of No. 9 Hurst Avenue. There is adequate private amenity land to the south east of the site together with a front garden area. It is proposed to retain much of the landscaping along the north east boundary of the site, but the proposal does require the removal of one tree along this boundary. The tree to be removed is not of a high landscape value and its removal is acceptable.

The layout also shows the provision of 2 parking spaces to the front of the dwelling served off the existing block paved access into the site.

Access

Access will be from Hurst Avenue which is an unclassified road. The access into the site will be shared with the access and parking area to No.8 which presently benefits from one parking space. It appears that a majority of the properties in Hurst Avenue have one parking space to the front of the dwelling and there are lay-bys on each side of the access road for further visitor parking.

The parking area for the new dwelling will not have any impact on the ability of No.8 to continue parking a vehicle to the front of that dwelling.

Refuse collection

It is anticipated that the collection of refuse will be carried out in line with the other properties in Hurst Avenue. However, to ensure that suitable collection arrangements can be achieved it is considered that a refuse collection strategy condition will be imposed on any approval for the site.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with the NPPF and Local Plan policies and it is considered that a sensitively designed dwelling in keeping with the existing bungalows can assimilate into this corner plot without adversely affecting the character or appearance of the area.

8. RECOMMENDATION

Grant

1. **Approval of the details of:**

- (i) the scale of the building(s);**
- (ii) the external appearance of the building(s);**
- (iii) 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) means of enclosure**
- b) car parking layout**
- c) hard surfacing, other hard landscape features and materials**
- d) existing trees, hedges or other soft features to be retained**
- e) planting plans, including specifications of species, sizes, planting centres number and percentage mix**

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 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. Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.**

Reason - To ensure a satisfactory form of refuse collection.

7. **Prior to the commencement of any works or storage of materials on the site all trees and hedges that are to be retained shall be protected in accordance with British Standard 5837:2012. 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.

8. **The existing hedge along the eastern boundary of the site shall not be uprooted or removed and shall not be reduced below a minimum height of 2 metres and shall be retained in perpetuity thereafter 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 the private areas of the development are afforded an acceptable measure of privacy.

9. **All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of the National Planning Policy Framework.

10. **Prior to commencement of the use hereby approved a suitable area shall be provided within the site to enable vehicles to park clear of the public highway.**

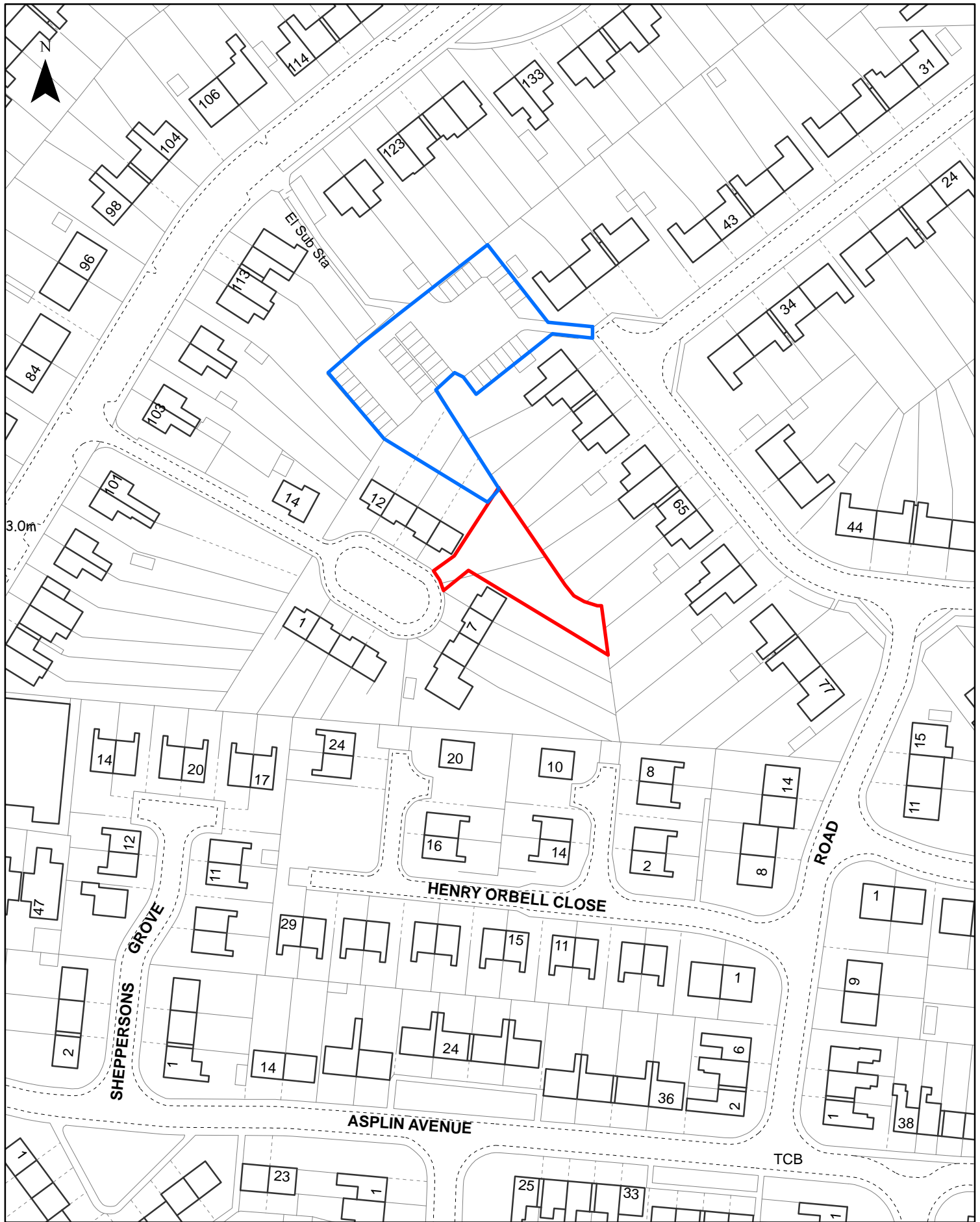
The extent of this area shall be shown fully dimensioned on the layout plans to be submitted as part of the Reserved Matters application and such space shall be retained thereafter for no other use in perpetuity.

Reason - In the interests of highway safety.

11. **Approved plans**

Informatives:

The ridge height of any new dwelling approved on this site should respect the height of the existing adjoining bungalows.



0 10 20 40 Meters

**LAND AT HURST AVENUE
MARCH**

1:1,250

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LOCATION PLAN



