

Application Number: F/YR12/0825/F
Minor
Parish/Ward: Leverington
Date Received: 25 October 2012
Expiry Date: 20 December 2013
Applicant: Mr and Mrs M McInerney
Agent: Mr David Broker, David Broker Design Services

Proposal: Erection of 2 x 4-bed 2-storey dwellings and 1 x 3/4-bed 2-storey dwelling with associated garages
Location: Land south west of 101 – 103 Gorefield Road, Leverington

Site Area/Density: 0.25ha/16dph

Reason before Committee: The Officer recommendation is at variance to the comments received from the Parish Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The proposal involves the erection of 3 dwellings within a defined settlement, but behind the established building line. Part of the site has a history of refusals for single dwellings, but a report from the Planning Inspectorate suggested that a comprehensive scheme for more dwellings on a larger piece of land would be acceptable. The proposal has been developed in accordance with these conclusions and has been designed as a comprehensive development which does not appear out of keeping with the surroundings despite being located behind the established linear development. The proposal is acceptable in terms of highway safety and will have no detrimental impact on neighbouring residents or the character of the surroundings. The proposal complies with policies of the Development Plan and it is, therefore, recommended that planning permission is granted.

2. HISTORY

Of relevance to this proposal is:

- | | | |
|-------------------|--|----------------------|
| 2.1 F/YR11/0818/F | Erection of 2 x 3-bed and 2 x 4-bed 2-storey dwellings | Refused - 08/12/2011 |
| F/YR09/0544/O | Erection of a 4-bed detached house with double garage | Refused – 20/10/2009 |
| F/YR08/0691/O | Erection of a 4-bed detached house with double garage | Refused – 19/09/2008 |

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.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

3.2 **Draft Fenland Core Strategy:**

Draft Fenland Core Strategy:

CS1: Spatial Strategy and Settlement Hierarchy

CS2: Growth and Housing

CS14: Delivering and Protecting High Quality Environments

3.3 **Fenland District Wide Local Plan:**

E8: Landscape and amenity protection

H3: Settlement Area Boundaries

4. **CONSULTATIONS**

- 4.1 ***Parish/Town Council:*** Intrusive to rear of existing dwellings. Poor access. Backfill always a problem.
- 4.2 ***Environment Agency:*** No objection, the North Level IDB should be consulted.
- 4.3 ***CCC Highways:*** Requires conditions relating to reserving the on-site parking, construction, drainage, and temporary facilities. The layout is acceptable from a highway point of view.
- 4.4 ***FDC Scientific Officer:*** Contaminated land condition required.
- 4.5 ***Neighbours:*** None received

5. **SITE DESCRIPTION**

- 5.1 The site is located on the western side of Gorefield Road, behind the established linear development. The site is currently laid to grass and previously formed the rear garden areas serving 101 to 105 Gorefield Road. The rear of the site is currently open and 1.8m high close boarded fencing forms the boundaries to the existing dwellings to the north and south.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Principle and policy implications
 - History
 - Design and layout
 - Other matters.

(a) Principle and policy implications

The site lies within the defined settlement of Leverington albeit behind the established linear development. The principle of developing the land for housing is, therefore, supported by policies of the Development Plan.

Design policies within the current Local Plan, the emerging Core Strategy and guidance contained within the NPPF (E8, CS14 and section 7 respectively) stipulate that new development should respond to local character in terms of materials, scale, layout and landscaping and should not have an adverse impact on highway safety, neighbouring amenities or the natural environment. These points will be discussed in more detail in the 'Design and Layout' section of this report.

(b) History

The site has a history of refusals for single dwellings, the latter of which was appealed in 2010. Although the appeal was dismissed, the Inspector considered that the site was capable of development if a comprehensive scheme was brought forward which encompassed additional land. An application to this effect, for four dwellings, was submitted in 2011, however, this was refused due to the layout and scale of the buildings demonstrating that four dwellings constituted overdevelopment of the site.

(c) Design and Layout

The current scheme for three dwellings has been submitted following a series of pre-application discussions. The dwellings have been positioned along a central curved access road in a manner which forms a comprehensive development. The dwellings have 2-storeys, are of an appropriate design, and plot three has a fully hipped roof so as to lessen the impact on the existing bungalows at 12 and 13 Popes Lane. The dwellings, garages and first floor windows have been positioned so as not to overlook or overshadow neighbouring properties. Each plot is afforded a substantial garden and at least two parking spaces, which complies with the requirements of the Development Plan. It is proposed that the garden areas will be bound at the sides with 1.8m high close boarded fencing with post and rail fencing to the rear, which will make the best use of views to the open countryside.

It is proposed that all of the dwellings will be finished in Desimple Hathaway Brindle for the external walls and Redland Duoplain grey tiles for the roof. Whilst these particular materials are considered to be acceptable, concerns are raised due to there being no mix in the materials. As such a condition to require the submission of further material details is considered necessary.

The majority of the access road will be metalled so as to allow for refuse trucks and emergency service vehicles. A condition to secure the standard of the road is considered necessary to ensure that it remains of a suitable standard to allow access for the aforementioned vehicles in view of the RECAP guidance.

(d) Other Matters

The comments received from the Parish Council have been noted, however, Officers attach significant weight to the comments received from the Planning Inspectorate and the sustainable location of the site. CCC Highways have raised no objections and it is, therefore, considered that a refusal on the access or highway safety grounds could not be sustained. No other negative

comments have been received in respect of the proposal. A consultation has been sent to the North Level Internal Drainage Board and Members will be updated once their comments have been received.

7. CONCLUSION

- 7.1 The proposal has been developed in accordance with conclusions drawn by the Planning Inspectorate and comments received from pre-application discussions. The site is located within a sustainable location where the principle of residential development is supported by the Development Plan and the NPPF. The scale, design and layout of the scheme are such that the proposal appears as a comprehensive form of development which overcomes the previous refusal reasons. The proposal is acceptable in terms of highway safety and will have no detrimental impact on neighbouring residents or the character of the surroundings. The proposal complies with policies of the Development Plan and it is, therefore, recommended that planning permission is granted.

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. **Notwithstanding the details provided, prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

3. **Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access.**

Reason - In the interests of highway safety.

4. **Prior to the first occupation of the development, the proposed on-site parking and common turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that use in perpetuity.**

Reason - In the interests of highway safety.

5. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason - In the interests of highway safety.

6. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority prior to any works on site) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

7. Prior to the commencement of the development hereby approved, details of the design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.

Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

8. 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.

9. 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 [earthworks to be carried out]
- b) vehicle and pedestrian access and circulation areas
- 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
- f) management and maintenance details

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.

- 10. 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.

- 11. 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:

1. 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:

2.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 (1) 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.

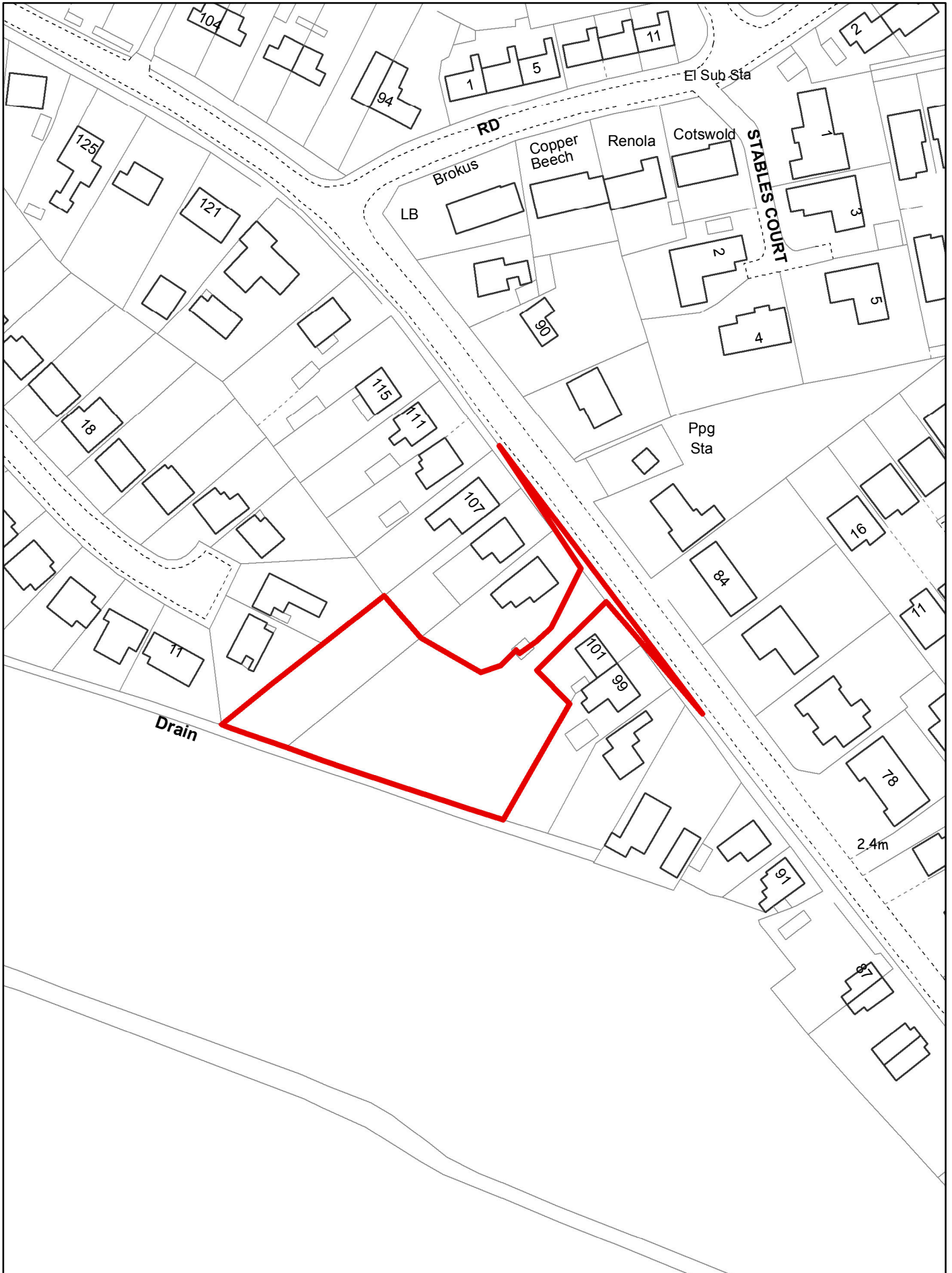
Following written LPA approval of the Site Investigation the LPA will require:

3. 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.

4. 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.

12. The development shall be carried out in accordance with the following approved plans:



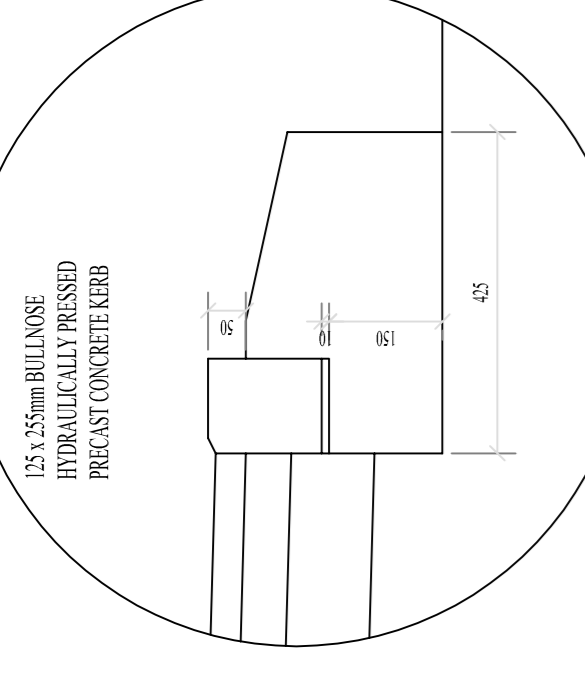
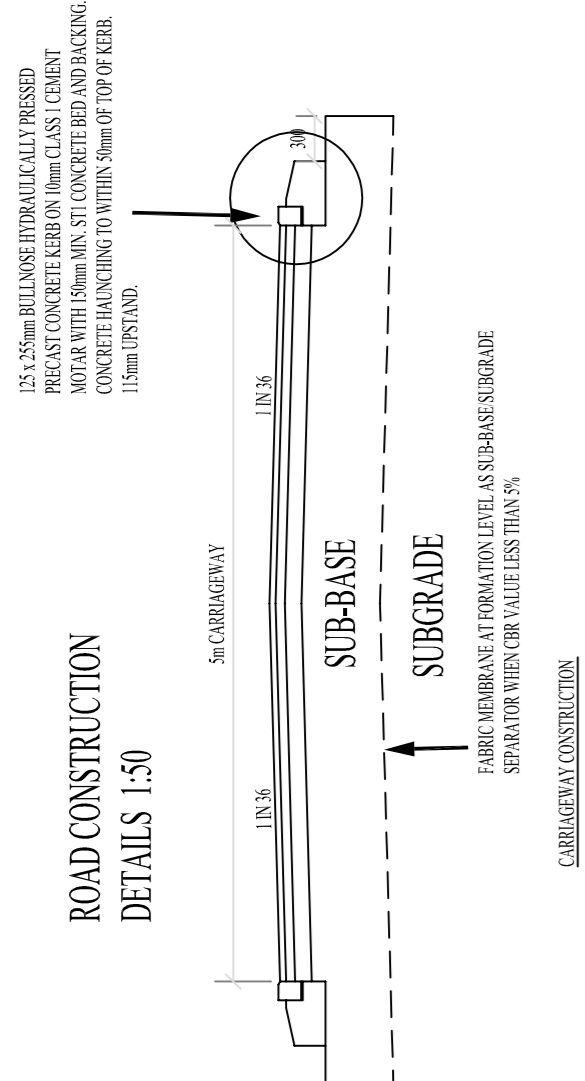
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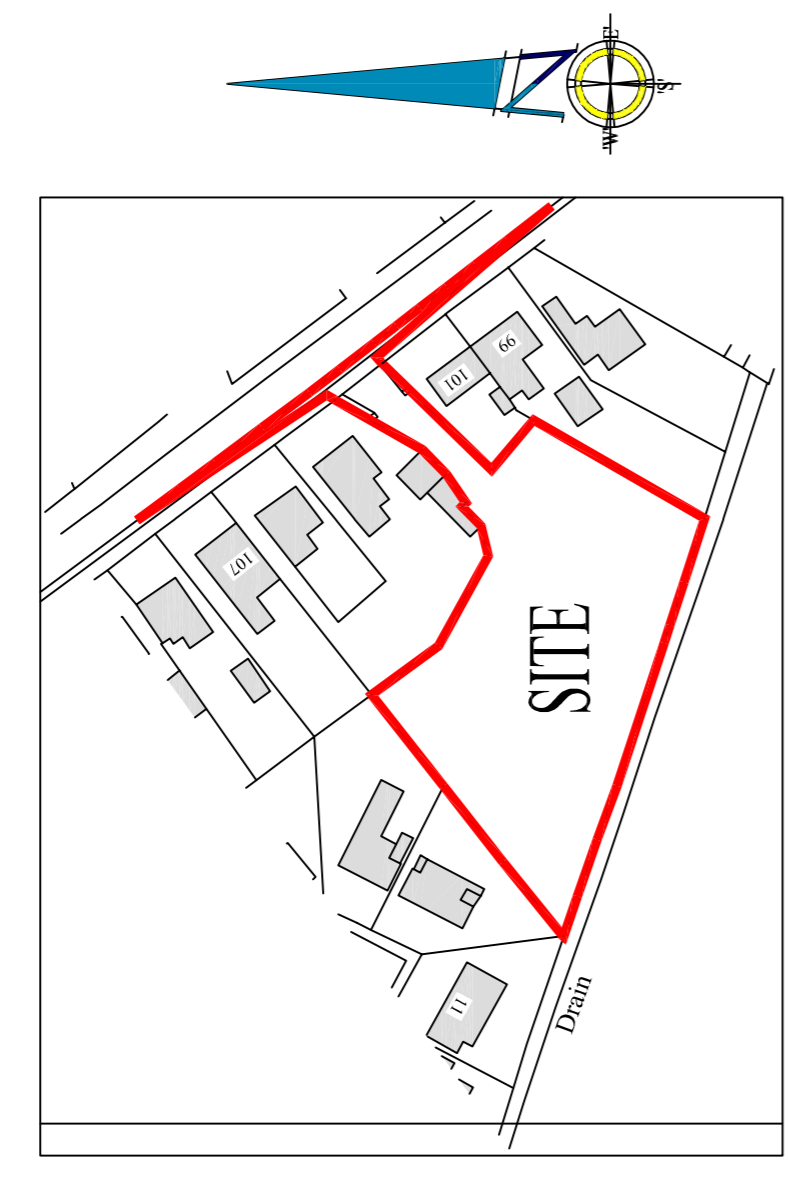


THE VEHICULAR ACCESS CROSSING THE PUBLIC HIGHWAY WILL BE CONSTRUCTED TO CAMBRIDGESHIRE COUNTY COUNCIL CONSTRUCTION SPECIFICATION.

THE ACCESS ROAD SHALL FALL AWAY FROM THE BACK OF THE PUBLIC FOOTPATH INTO THE SITE TO PREVENT SURFACE WATER RUNOFF ONTO THE PUBLIC HIGHWAY

VEHICLE VISIBILITY SPLAYS 2.4m x 4.3m TO EXTEND ON BOTH SIDES OF THE ACCESS. NO OBSTRUCTION OVER 600mm HIGH TO PETRUDE INTO SPLAY. PROPERTY ON BOTH SIDES OF THE ACCESS IN SAME OWNERSHIP



PLANTING AND LANDSCAPING

- Main Tree species: Ash, Silver Birch, Rowan
- Planted at half standard
- Shrub Beds: Cottonaster, Berberis, Autumn Glory, Forsia Japonica, Choisya Ternata
- Beds cultivated prepared: fertilized, shrubs planted in rows 600mm apart staggered with weed control membrane and covered with treated bark

LABC Peterborough City Council

Building Design Awards

Winner, New Small Scale 2011

Best of Show 2011

2011

Commercial category building

Construction Awards Finalist 2010

Winner, Heritage award 2010

For Conservation or Restoration

2010

Heritage award New Build

2009

Heritage award New Build

Design and Construction award

2010

DBDS

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS IN CONSULTATION

CONCEPT 2000 WISBECH ST MARY'S CHURCH

DESIGN AND DEVELOPMENT WISBECH ST MARY'S CHURCH

ESTABLISHED 1975

Issue: No 1 For client comment and approval Issued prior to Council approval and subject to amendment

Client: MR M. MCNERNEY

Drawing No: 1601 - BLOCK AND LOCATION PLAN

Project: PROPOSED RESIDENTIAL DEVELOPMENT

Site: SOUTH WEST 101 - 105 GORREFIELD ROAD LEVERINGTON

Form Scale: 1:50 @ A1

Date: SEP 12

Revision No: .

Drawn: A. SUTTON

Checked: .



BLOCK PLAN SCALE 1:200