

Application Number: F/YR12/0944/O

Minor

Parish/Ward: March Town Council

Date Received: 4 December 2012

Expiry Date: 29 January 2013

Applicant: Mr J Horry, Messrs Horry & Edwards

Agent: Mr. Ken Elener, Ken Elener Architectural Design

Proposal: Erection of 3 x 2-storey 2-bed dwellings with associated parking involving demolition of existing dwelling and out buildings

Location: Land East of 129 Estover Road, March

Site Area/Density: 0.08 ha

Reason before Committee: Contrary to Town Council recommendation

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission for the erection of 3 x 2-storey 2-bed dwellings with associated parking involving demolition of existing dwelling and out buildings at Land East of 129 Estover Road, March. Whilst the application is outline, details of the access, appearance, layout and scale, have been committed within this application.

The key issues to consider are;

- Principle and Policy Implications;
- Layout, Design and Impact on Amenity;
- Access and Parking Arrangement.

The site is situated at a relatively prominent corner location within the existing settlement. It is considered that the proposed development for 3 x 2-storey 2-bed dwellings would result in a cramped form of development which would appear out of keeping with the form and character of the area.

As a result the proposal would result in a detrimental impact upon the living conditions of the future occupants of the proposal and the residential amenities of nearby properties contrary to CS14 of the emerging Fenland Communities Development Plan, E8 of the Fenland District Wide Local Plan, and the National Planning Policy Framework. It is, therefore, recommended that the application is refused.

2. HISTORY

Of relevance to this proposal is:

2.1 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 **Emerging Fenland Core Strategy:**

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS14: 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 | <i>Parish/Town Council</i> | Recommend Approval subject to satisfactory access and egress. |
| 4.2 | <i>Local Highway Authority (CCC)</i> | Plan appears to address the visibility requirements. Conditions recommended. |
| 4.3 | <i>FDC Contaminated Land Officer</i> | Please attach the contaminated land condition. The previous use of the property and associated outbuildings needs to be considered properly when looking at the proposed use of houses and gardens. |
| 4.4 | <i>Middle Level Commissioners</i> | Will be commenting. |
| 4.5 | <i>Anglian Water</i> | No comments received. |
| 4.6 | <i>Local Residents</i> | 2 x letters with no objection to developing the site however with concerns relating to; <ul style="list-style-type: none">• Overlooking and impact on privacy – wrong that houses and not bungalows;• Access and highway safety;• Drainage problems on this site; 1 x letter of support. |

5. **SITE DESCRIPTION**

- 5.1 This corner site is within the existing settlement and is situated at a relatively prominent location at an entry point to March.

The site which is located in close proximity to the junction of Estover Road and Creek Road and is currently occupied by a bungalow and outbuildings. There is a mix of Conifer trees, Poplar trees and hedging along the boundary on the Creek Road frontage.

Directly to the south of the site along Creek Road there is a bungalow and there are 2-storey dwellings in close proximity to the site. Whilst to the east of the site along Estover Road, there is an established form of single storey development. It is noted that both Estover Road and Creek Road are classified roads (Class C).

6. PLANNING ASSESSMENT

- 6.1 Outline planning permission is sought for the erection of 3 no. two-storey dwellings on this site, following the demolition of the existing dwelling and outbuildings. Information relating to the access, layout, appearance and scale have been committed, with the landscaping of the site reserved for future consideration.

The key issues to consider are;

- Principle and Policy Implications;
- Layout, Design and Impact on Amenity;
- Access and Parking Arrangement.

6.2 Principle and Policy Implications –

The site lies within the existing settlement of March. The development of land within settlements is supported by Policy H3 of the Fenland District Local Plan and also by Policy CS1 of the Emerging Core Strategy 2012 with March identified as a Primary Market Town. The principle of residential development at this location is therefore considered to be acceptable subject to satisfactory scale, design, layout, access and impacts on residential amenity and the surrounding area.

Policy E8 of the Local Plan and Policy CS14 of the Emerging Core Strategy requires that when considering applications for new development, proposals should be of a design compatible with their surroundings and have regard to the amenities of adjoining properties.

The NPPF outlines that one of the core planning principles seeks to ensure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Furthermore, it highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

6.3 Layout, Design and Impact on Amenity –

The dwellings have been sited to provide access to each plot and parking for two vehicles. The proposed layout shows 2 dwellings fronting onto Creek Road, and 1 dwelling fronting onto Estover Road. The proposed dwellings are sited slightly forward of the existing building line both along Estover Road and Creek Road. The proposed layout does not appear to be in keeping the character and urban grain of the area, and results in a cramped and overdeveloped site.

This view is illustrated in consideration of the submitted plans, which feature limited private amenity space to the rear of each dwelling. Furthermore, the relationship of these spaces with each other and existing properties is not desirable.

The design and appearance of the proposed scheme will comprise 3 x detached 2-storey dwellings, of a traditional design with brick walls and concrete roof tiles. The accompanying planning statement with this application outlines that whilst the proposal is at variance with the long established form of Estover Road, there are two storey dwellings, both houses and chalets one dwelling away from the proposal on Creek Road. It was also highlighted that the proposal was visually strong enough to form its own group on the corner, without having to match

those dwellings on either side. It is acknowledged that the site is at a relatively prominent corner location and that there may be justification for the principle of 2-storey dwellings, however, the proposal as submitted would result in a cramped form of overdevelopment of this site.

In order to overcome potential issues of overlooking and the impact upon the privacy of adjoining properties, the proposed dwellings have been specifically designed with no first floor windows on each of the rear elevations, with only front windows serving the first floor bedrooms.

In consideration of the above points, and the NPPF which seeks to secure a high quality design and a good standard of amenity for future occupants and neighbouring properties, it is considered that the submitted plans indicate that the layout, scale and appearance of the proposed development would not be acceptable.

The proposal was subject of pre-application advice which suggested that the principle of residential development on this site is acceptable. However, it was suggested that in view of the features and physical characteristics of the site and area (e.g. the highway junction, the plot size and location of the site etc.) which influence the development of the site, that perhaps the site would be more suitable for a 2 dwelling development.

Therefore, it is considered that the submitted plans would result in a cramped form of development that would impact on the amenities of both the future occupants of these dwellings and neighbouring properties. Therefore, the proposed development would be contrary to Policy E8 of the existing Fenland District Wide Local Plan (1993), Policy CS14 of the Emerging Core Strategy, and the NPPF.

6.4 Access and Parking Arrangement –

The site is located in close proximity to the junction of Estover Road and Creek Road (both Class C Roads). In light of the location and proximity to the junction it was identified at the pre-application stage, that the access, parking and turning may be a potential issue.

Following consultation with CCC Highways, initially concerns were raised regarding the pedestrian visibility splays, however, the plan has been amended to comply with Cambs CC Highway requirements to provide acceptable pedestrian visibility splays. CCC Highways have commented that the layout addresses the visibility requirements and recommends conditions if any permission is granted.

The proposed layout may result in vehicles reversing onto the Highway in close proximity to the junction, however, further discussions with the Highway Authority outlined that as the required visibility splays can be provided and the Estover Road access is in existence it would be difficult to sustain an objection to proposed accesses off Creek Road.

Therefore, in terms of Highways it is considered that adequate access and parking layout has been provided.

7. CONCLUSION

- 7.1 The principle of development of this previously developed land within the confines of the existing settlement for residential use is supported by Policy H3 of the adopted Fenland District Wide Plan (1993) and by Policy CS1 of the Emerging Core Strategy.

Development of this site is welcomed, and would enhance the visual amenities of the area; however, any development should be appropriate to the site and the surrounding area.

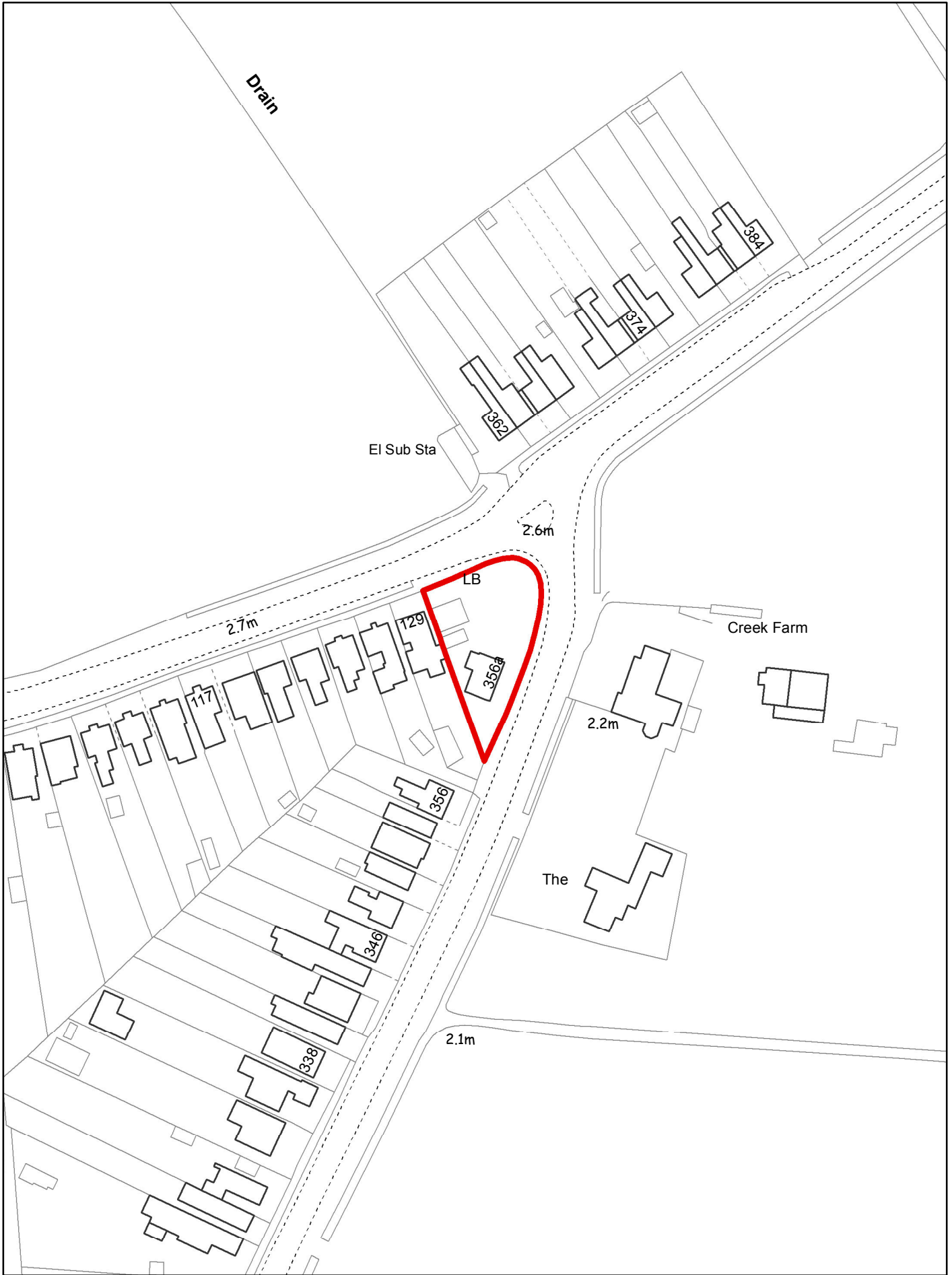
This application has been assessed in line with Local and National Planning Policies in relation to the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of both future occupants of the proposal and neighbouring properties.

In this instance, it is considered that the proposed development is not acceptable in light of the requirements of Policy E8 of the Fenland District Wide Plan (1993), Policy CS14 of the Emerging Core Strategy and the NPPF.

8. RECOMMENDATION

Refuse

- 8.1 **The proposed development would result in a cramped form of development, which is out of keeping with the form and character of the surroundings, by virtue of the number of the proposed dwellings on the site. The proposal will result in the overdevelopment of the site and will be detrimental to the residential amenities of both the future occupants of the dwellings and neighbouring properties. As a result the proposal is contrary to the provisions of the National Planning Policy Framework, Policy CS14 of the Emerging Core Strategy (July 2012) and E8 of the Fenland District Wide Plan 1993.**



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 Highly Commended 2010

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Rev. C	X	X	X
Rev. B	X	X	X
Rev. A	X	X	X

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Project

THREE DETACHED TWO BEDROOM
 HOUSES
 SITE OF 356A CREEK ROAD
 MARCH

Client
MESSRS HORRY & EDWARDS

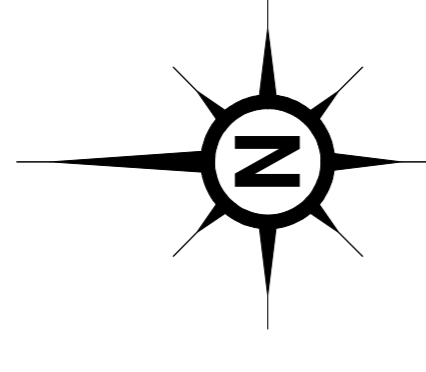
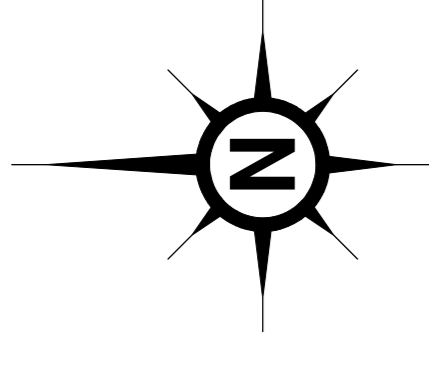
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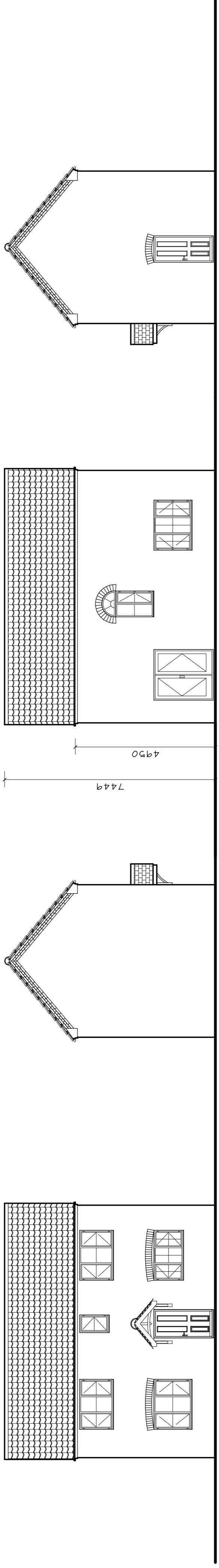
SITE & LOCATION

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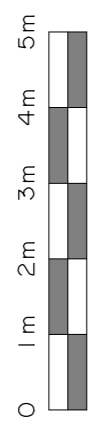
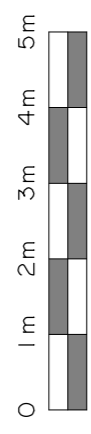


FRONT 1:100

SIDE

REAR

SIDE



Fenland District Council
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Project

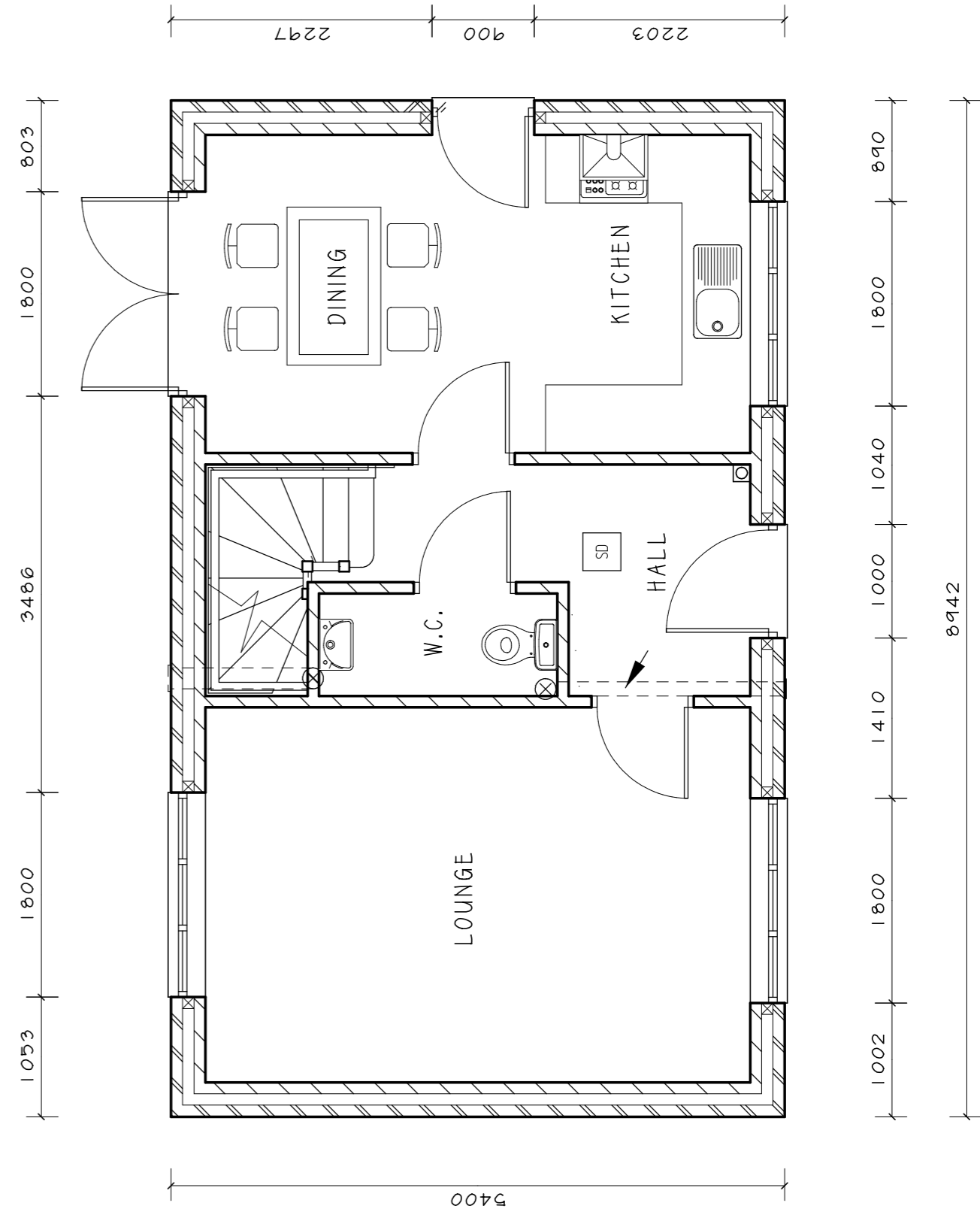
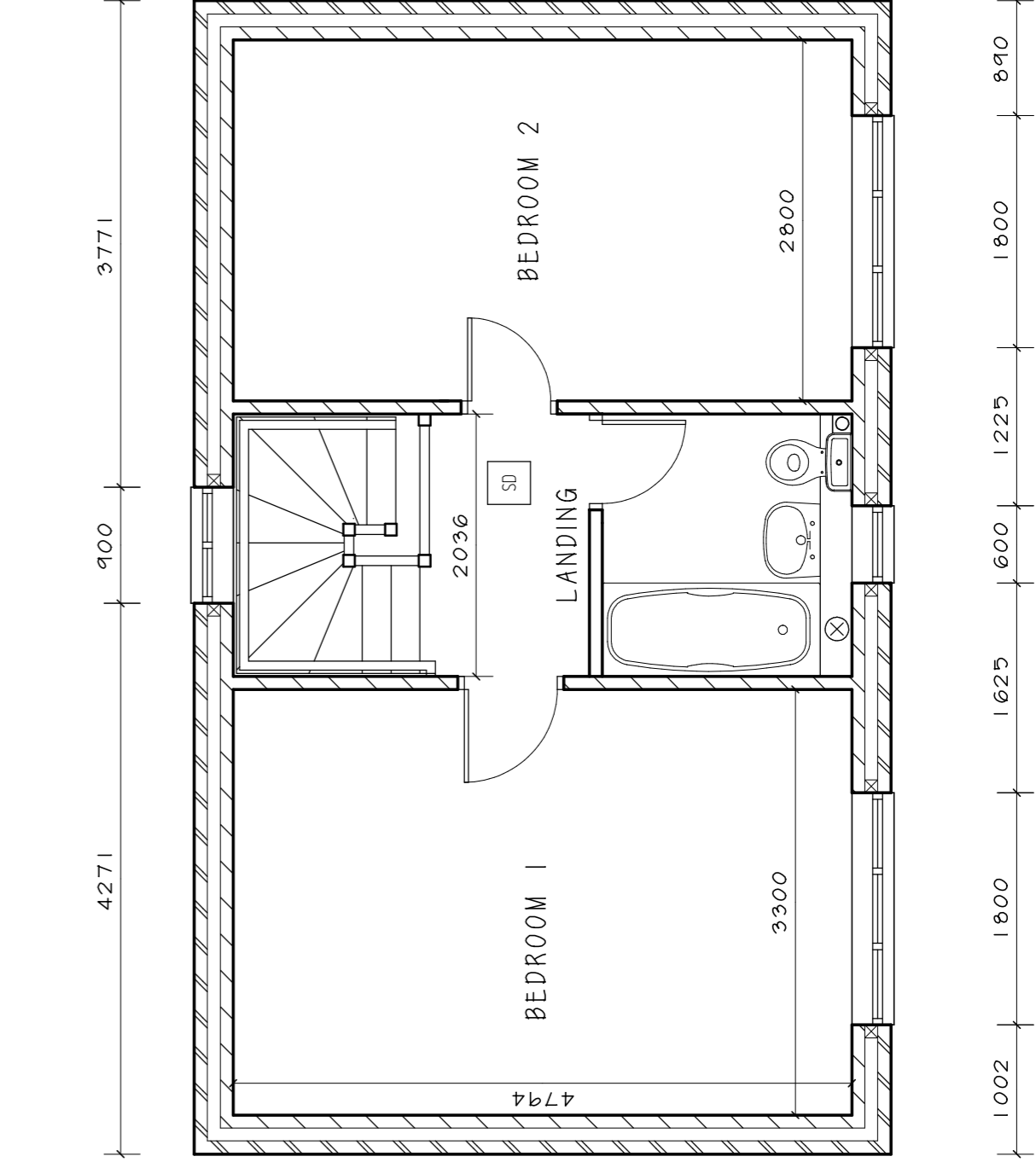
TWO BEDROOM HOUSE
 PLOT 1
 CORNER OF ESTOVER ROAD
 AND CREEK ROAD
 MARCH

Client
MESSRS HORRY & EDWARDS

Title
WORKING DRAWING

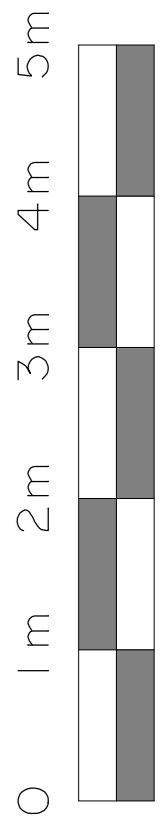
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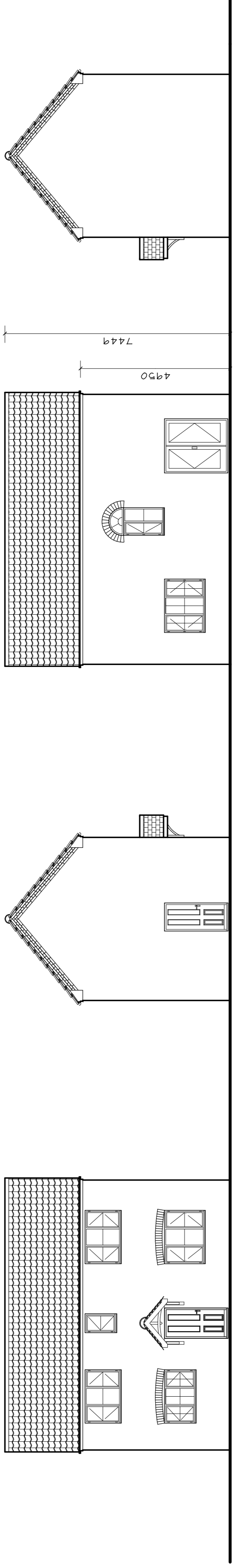
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GROUND FLOOR 1:50

FIRST FLOOR



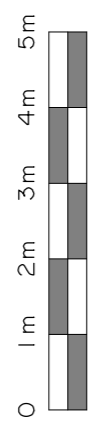


FRONT 1:100

SIDE

REAR

SIDE



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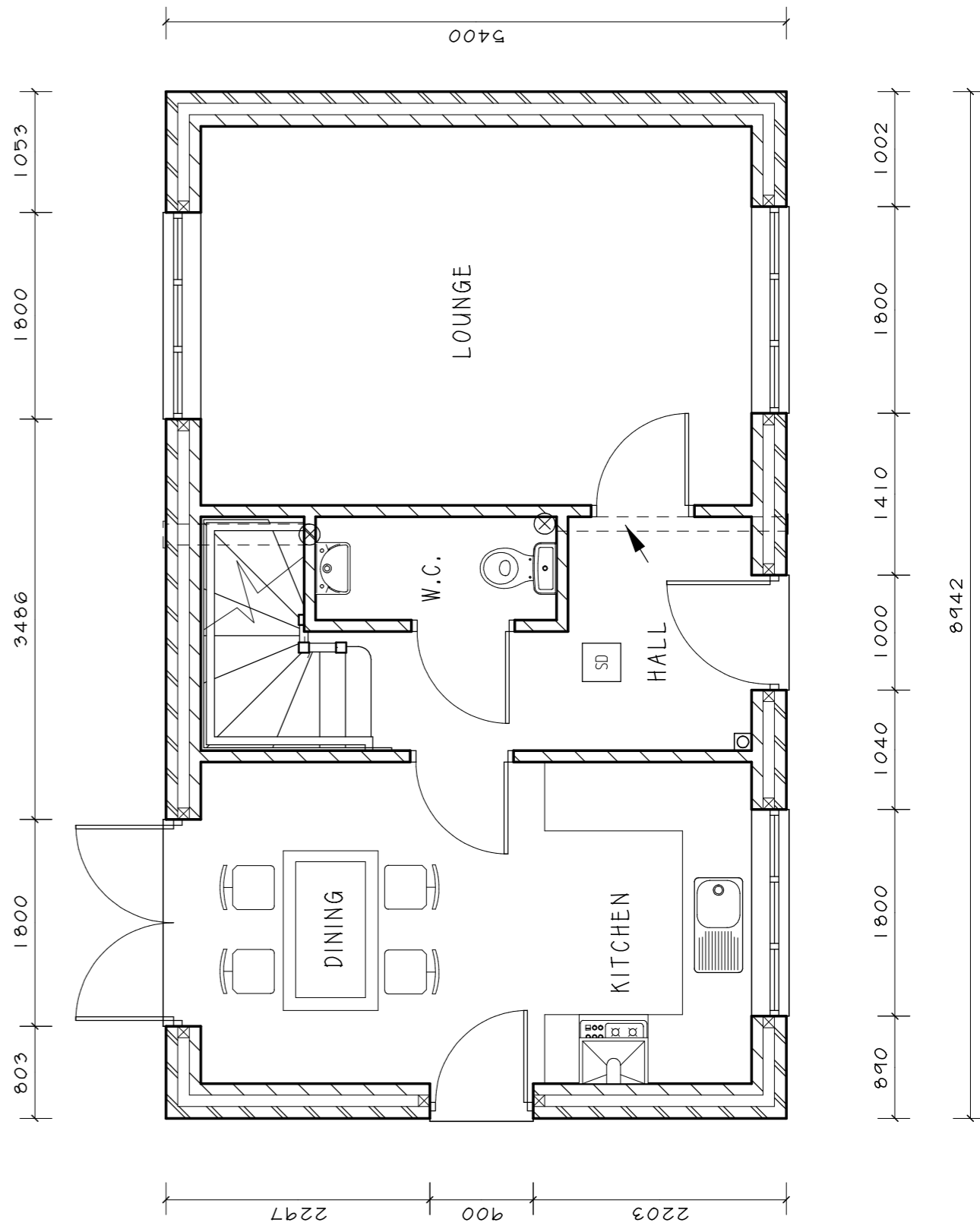
TWO BEDROOM HOUSE
PLOTS 2 & 3
CORNER OF ESTOVER ROAD
AND CREEK ROAD
MARCH

Client
MESSRS HORRY & EDWARDS

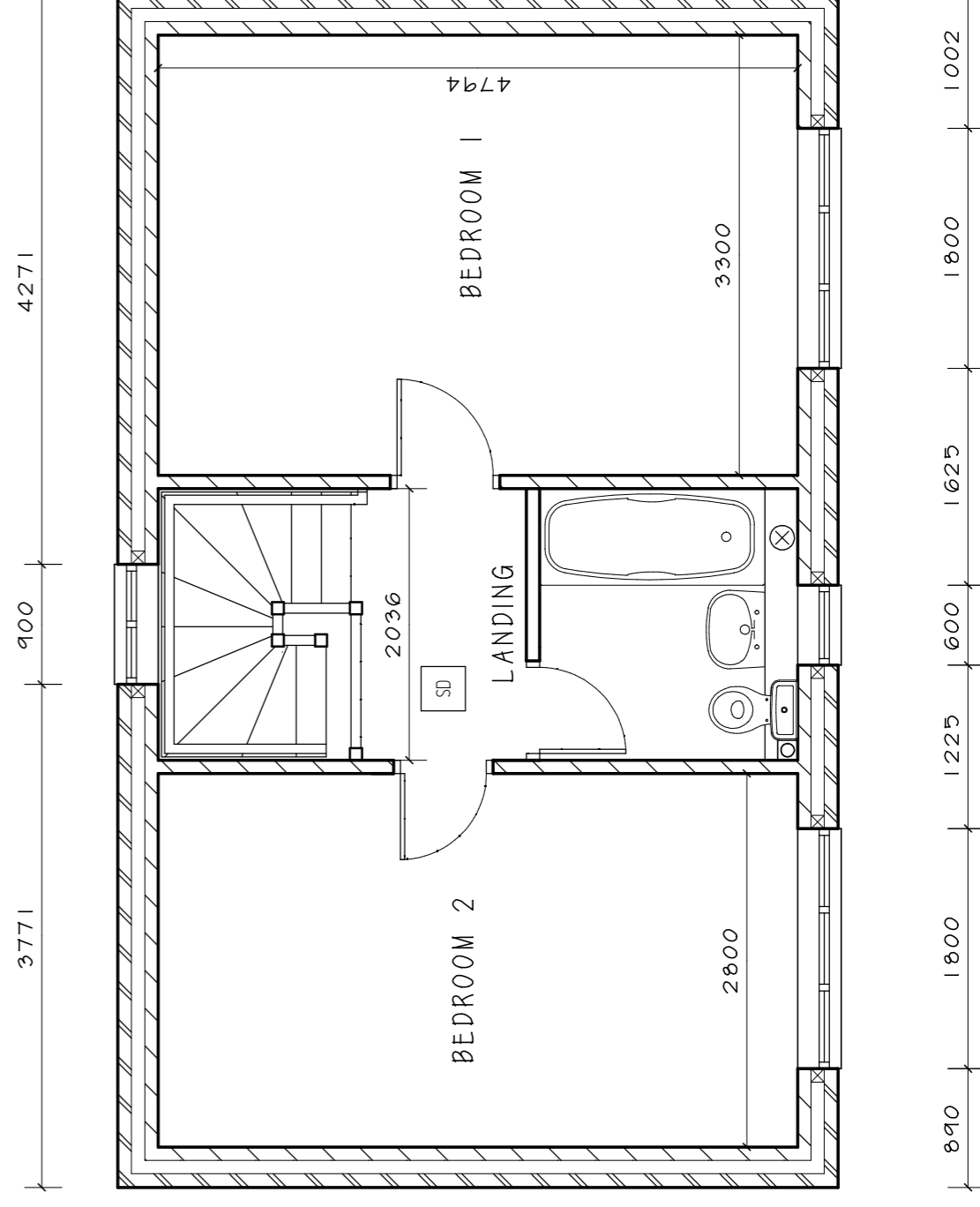
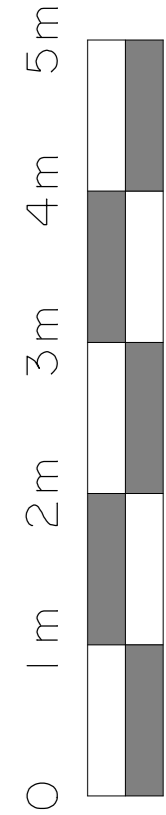
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GROUND FLOOR 1:50



FIRST FLOOR