

Application Number: F/YR13/0117/F
Minor
Parish/Ward: Wisbech
Date Received: 18 February 2013
Expiry Date: 15 April 2013
Applicant: Mr Simmonds and Miss Ashby
Agent: Mr G Edwards, Swann Edwards Architecture

Proposal: Erection of 2-storey 2-bed dwelling with associated parking
Location: Land North East of 10 – 11 Cordon Street Fronting Weston Road, Wisbech

Site Area/Density: 0.0139 hectares

Reason before Committee: The application has been called in by Councillor Quince in order to allow Members to assess the impact of the dwelling on the surrounding area

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for 1 x 2-storey dwelling on a site to the rear of numbers 10 and 11 Cordon Street in Wisbech. The site fronts onto Weston Road and is within the defined settlement core of Wisbech in a predominantly built-up area.

The key issues to consider are:

- Principle and Policy Implications
- Layout, Design and Impact on Residential Amenity.

The proposal relates to an existing residential site which currently comprises garden land for Number 10 Cordon Street, which has not been used for a number of years and is somewhat overgrown. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to Policy in terms of the form and character of the area. Therefore the application is recommended for refusal.

2. HISTORY

Of relevance to this proposal is:

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|-----|---------------|--|--------------------------|
| 2.1 | F/YR06/1024/O | Erection of 2 x 2-bed semi-detached houses | Refused 13 October 2006. |
|-----|---------------|--|--------------------------|

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.

3.2 **Draft Fenland Core Strategy:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS16: Delivering and Protecting High Quality Environments across the District.

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

4. **CONSULTATIONS**

- | | | |
|-----|--|--|
| 4.1 | <i>Town Council</i> | No response received at the time of writing this report |
| 4.2 | <i>Middle Level Commissioners</i> | No comments received at the time of writing this report. |
| 4.3 | <i>FDC Scientific Officer</i> | Requests the unsuspected contamination condition in the event that any suspect soil conditions are uncovered. |
| 4.4 | <i>Local Residents:</i> | <p>6 letters of objection concerning (in summary):</p> <ul style="list-style-type: none">• Limited access for the existing residents.• How would large builders' vehicles access the site?• Weston Road is a small cul-de-sac with a very small entrance.• There are already 9 houses along Weston Road with limited parking and limited room to manoeuvre cars.• Emergency vehicles cannot gain entry to the road.• The dust cart cannot get access to the road and bins have to be pulled to the top of the road.• The proposed first floor windows would result in loss of privacy to neighbouring dwellings.• The proposed building would dominate the existing properties in Weston Road causing overshadowing and loss of light.• Loss of privacy. |

- Loss of outlook from the properties on Weston Road.
- A previous application has been refused on this site.

5. **SITE DESCRIPTION**

5.1 The site currently forms an area of garden land for the existing dwelling at 10 Cordon Street which is somewhat overgrown and has not been utilised for some time. The site is within the main settlement core of Wisbech and is characterised predominantly by residential development. The site sits to the rear of existing terraced dwellings and fronts onto Weston Road, which is a cul-de-sac comprising of 9 dwellings. These dwellings sit to the South of the proposed site. To the North of the site is a school premises and a builders yard sits to the East.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Layout and Design
- The character of the area and impacts on residential amenity.

Layout and Design

This application seeks full planning permission for a two-storey detached dwelling with 2 associated parking spaces. The proposal is for a 2-bed dwelling which sits towards the North Eastern boundary of the site, with a small area of residential amenity space to the South West, including the 2 proposed parking spaces. The design of the proposal sees the front elevation facing onto Weston Road, with a blank side elevation to the North East, a set of patio doors to the South West and the rear elevation comprising of two first floor windows only.

The Character of the area and impacts on residential amenity

Although the principle of residential development on this site is acceptable it is considered that a new dwelling in this location would not reflect the character of the immediate area and adjoining dwellings. The proposed detached dwelling does not reflect the prevailing development type of terraced and semi-detached dwellings in the surrounding area. The plot size is small compared to existing developments which have mainly long rear gardens. The design of the proposal also fails to reflect the character of the surrounding developments.

As such the design and layout are at odds with the surrounding area. The criteria within Policy CS16 includes the design and character of the proposed dwelling needing to be in keeping with the surrounding area and needing to make a positive contribution to the local distinctiveness and character of the area.

The proposed development would also not be acceptable in terms of residential amenity, both for the future occupiers of the proposed dwelling as well as the existing dwellings along Weston Road. It is considered that there would be some element of overlooking and loss of privacy given the siting of the dwelling and the narrow width of Weston Road. The proposed amenity space is very small and much of it is lost due to the parking spaces.

Taking the above points into consideration, although the principle of residential development is considered to be acceptable in this location, the site cannot comfortably accommodate a dwelling whilst providing satisfactory residential amenity space and the proposal is out of character with the surrounding area. As such the application is recommended for refusal.

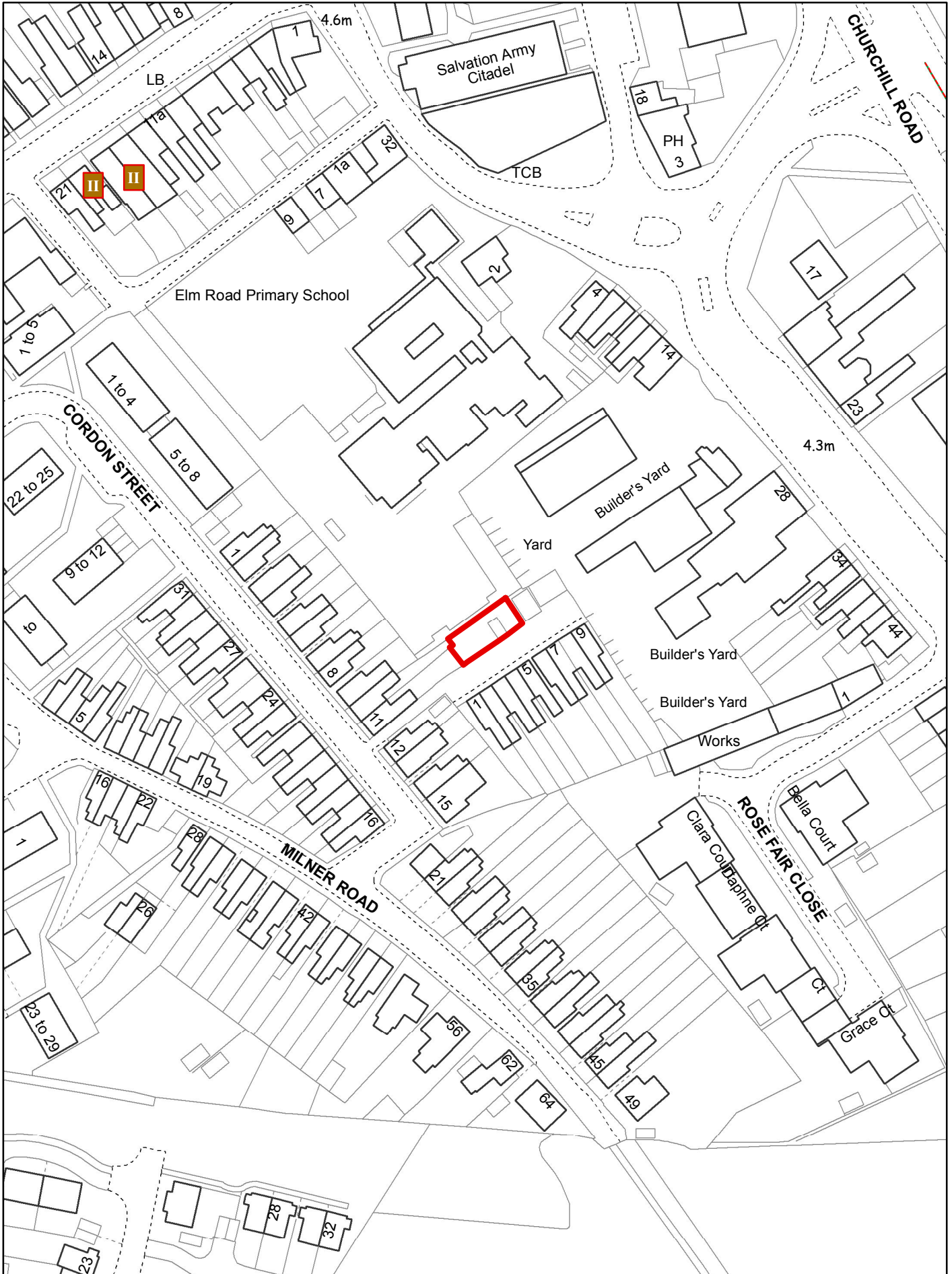
7. **CONCLUSION**

- 7.1 Although the proposal is acceptable in terms of the principle of residential development it is considered to be contrary to the relevant policies in terms of the scale and layout of the proposal which is not considered to reflect the character of the area. As such the proposal is recommended for refusal for the reasons listed below.

8. **RECOMMENDATION**

Refuse.

1. **The proposed development is out of keeping with the existing form, scale and character of the surrounding area, by virtue of the size of the site, which cannot comfortably accommodate a dwelling. The proposal will result in the overdevelopment of the site and will be detrimental to the residential amenity of adjoining dwellings as well as future occupiers of the proposed dwelling. As a result the proposal is contrary to the provisions of the National Planning Policy Framework paragraphs 11 and 17, Policy CS16 of the Draft Core Strategy and policies H3 and E8 of the Fenland District Wide Local Plan.**



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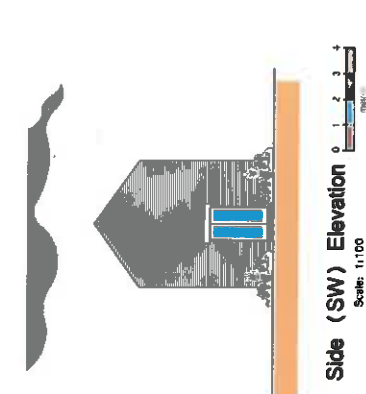
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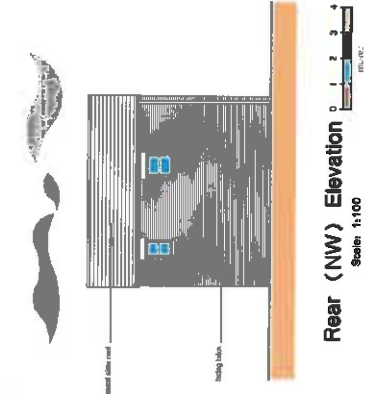
 Fenland
CAMBRIDGESHIRE

 Fenland District Council

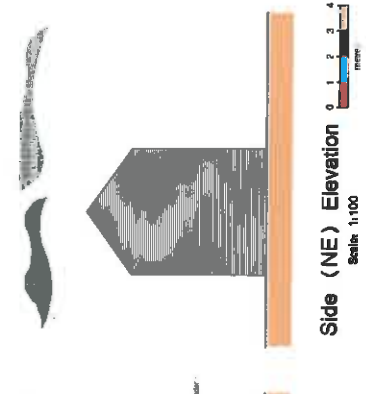
General Note:
 1. This drawing set is to be used in accordance with the contract documents.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for obtaining all necessary approvals.
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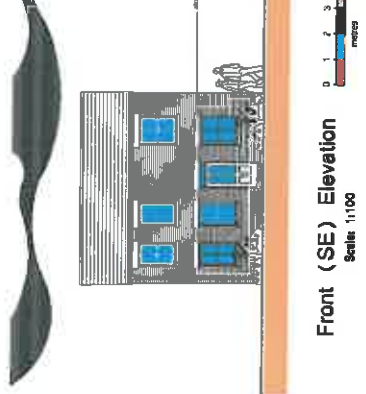
Front (SE) Elevation
 Scale: 1:100



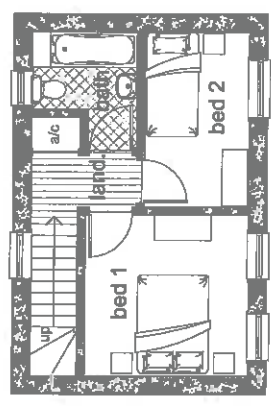
Rear (NW) Elevation
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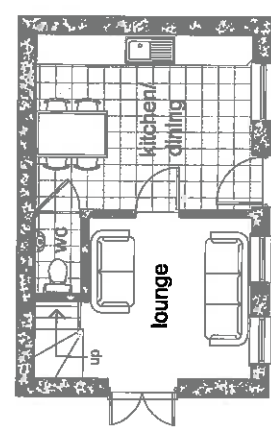
Side (NE) Elevation
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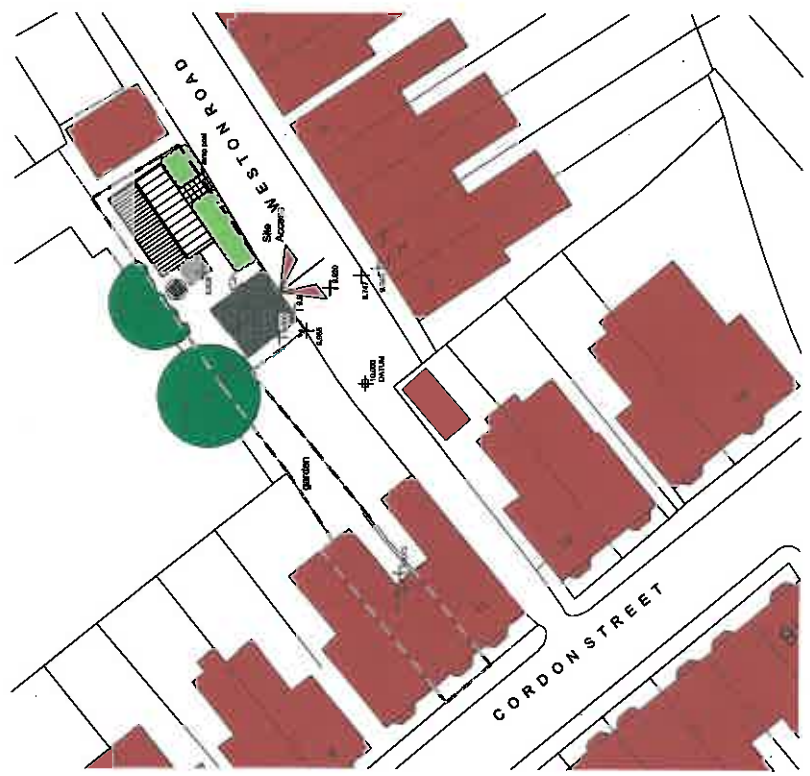
Side (SW) Elevation
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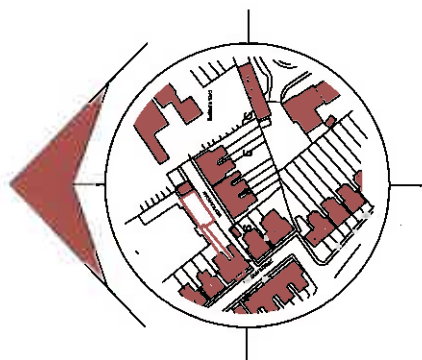
First Floor Plan
 Scale: 1:50



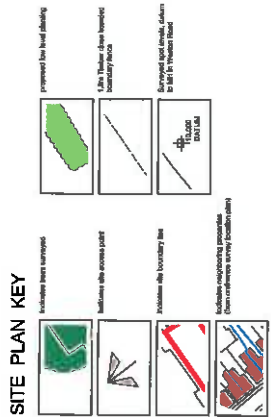
Ground Floor Plan
 Scale: 1:50



Site Plan
 Scale: 1:200



Location Plan
 Scale: 1:1250



SITE PLAN KEY

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