

**Application Number: F/YR13/0157/F**

**Minor**

**Parish/Ward: Wisbech Town Council**

**Date Received: 8 March 2013**

**Expiry Date: 3 May 2013**

**Applicant: Mr A Ray**

**Agent: Mr R Briscoe, Peter Humphrey Associates Ltd**

**Proposal: Erection of a 3-storey 6/7-bed dwelling with balcony and refurbished outbuilding involving demolition of existing dwelling**

**Location: Riverview, 127 South Brink, Wisbech**

**Site Area/Density: 00.28 ha**

**Reason before Committee: Departure from Development Plan**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks full planning permission for the erection of a 3-storey 6/7-bed dwelling with balcony and refurbished outbuilding involving demolition of existing dwelling at Riverview, 127 South Brink, Wisbech.

The key issues to consider are;

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

The site is of triangular shape and is situated in a very prominent and open location fronting the A47 on the edge of Wisbech and overlooking the River Nene. This site is located beyond the established settlement of Wisbech and therefore the scheme falls under policy for a replacement dwelling. As such a key consideration is Policy H18 of the Fenland District Wide Local Plan (1993) and Part C of Policy CS12 of the emerging Fenland Local Plan – Core Strategy (2013) with regards to replacement dwellings.

It is acknowledged that the proposal does not constitute an outstanding or innovative design, albeit it is 'grand' in scale and design terms, nor does it strictly adhere to all of the criteria within the replacement dwelling policies. However, each application is considered on its own merits and in this instance giving weight to the proposal and the key 'gateway' location of the site, on balance the proposal arguably makes a positive contribution to the area by responding to the local Georgian character and history of Wisbech. Furthermore, the proposal could be viewed as an opportunity to establish a strong sense of place and arrival to Wisbech. In light of these considerations on balance it is considered a favourable recommendation is warranted.

## 2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR12/0724/F – Erection of a 3-storey 7-bed dwelling with balcony and refurbished detached outbuilding involving demolition of existing dwelling – Refused (29/10/2012)

## 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:

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

CS16: High Quality Environments

CS19: Natural Environment

### 3.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlement

H18: Replacement Dwellings

E3: Retention of Trees, Hedgerows and Landscaping

E8: Landscape and Amenity Protection

## 4. CONSULTATIONS

- |   |  |
|---|--|
| 4.1 <b>Parish Council</b>                     | Recommend Approval as members have no objection or observations in respect of this application |
| 4.2 <b>Highways Agency</b>                    | No objection and recommend informative regarding maintenance of trees along A47 boundary       |
| 4.3 <b>Local Highway Authority (CCC)</b>      | Recommend conditions   |
| 4.4 <b>Environment Agency</b>                 | Recommend conditions   |
| 4.5 <b>Middle Level Commissioners</b>         | No comments received at time of report   |
| 4.6 <b>FDC Contaminated Land Officer</b>      | Attach unsuspected contamination condition   |
| 4.7 <b>FDC Port Harbour Master</b>            | No comments received   |
| 4.8 <b>Natural England</b>                    | No comments received at time of report   |
| 4.9 <b>Local Residents/Interested Parties</b> | No comments received   |

## 5. **SITE DESCRIPTION**

5.1 This site currently features a vacant dwelling and outbuildings which are in a state of disrepair following an earlier fire. The site is located outside the built up limits of Wisbech on land between the A47 trunk road and South Brink. The site overlooks the River Nene and has an area of approximately 0.28 hectares and lies with Flood Zone 3. The site is of triangular shape and is located in a very prominent and open location fronting the A47 on the edge of Wisbech. There are a number of existing mature trees on site.

## 6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Scale, Layout, Design and Appearance;
- Highways and Access.

### 6.2 **Policy Considerations –**

The site is located outside the built up limits of Wisbech and therefore the scheme falls under Policy H18 of the Fenland District Wide Local Plan (1993) and Part C of Policy CS12 of the emerging Fenland Local Plan – Core Strategy (2013) for replacement dwellings. In light of these policies it is felt that the proposed scheme is not in line with the criteria of the policies in particular with regard to the size and scale of the proposal.

The NPPF seeks to secure a high quality design and a good standard of amenity for all existing and future occupants of lands and buildings. The principles of the NPPF are echoed in Policy E8 of the Local Plan (1993) and Policy CS16 of the emerging Local Plan-Core Strategy (2013) which outline 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.

Paragraph 63 of the NPPF states that in ‘determining applications great weight should be given to outstanding or innovative designs, which help raise the standard of design more generally in the area’. Furthermore, the NPPF amongst other things outlines that planning decisions should aim to ensure that developments ‘establish a strong sense of place’, ‘respond to local character and history... while not preventing or discouraging appropriate innovation’.

It is considered that the proposed development fails to adhere strictly to the replacement dwelling policy especially in terms of scale, size and character and is also considered that the proposed development would not constitute an outstanding or innovative design. However, some weight should be given to the prominent location and individual characteristics of this site and proposal which as outlined in the Design and Access Statement (DAS) provided by the applicants agent ‘acts as a gateway site when approaching Wisbech on the main A47 route’.

The proposal arguably represents an opportunity to make a positive contribution to the area by responding to the local Georgian character and history of Wisbech. Also, it is considered that the proposal and site could be viewed as an opportunity to establish a strong sense of place and arrival to Wisbech. These issues and the details and merits of the application will be discussed further below.

### 6.3 **Layout, Scale, Design and Appearance –**

#### *Layout –*

The proposed layout consists of a fairly large plot and the layout and orientation of the dwelling has been influenced by the principle views along the A47 when approaching Wisbech. The plans show that the dwelling will be set to face south west giving long views of the main façade when approaching Wisbech from the south west.

The plot is generally of an open nature and the existing trees and planting worthy of retention are shown to be retained. This is further complemented by additional landscaping along the boundaries. The proposed layout of the scheme and position of the landscaping is such that it frames a glimpse of the main façade of the house when approaching Wisbech from the south west. It is proposed to enclose the existing overgrown rear garden with walls to provide a level of private amenity space for the occupants of the dwelling. The boundary treatment to the site predominantly consists of 1.2 metre high post and wire fencing running through the native hedging.

It is also noted that a new earth mound (approximately 1.2 metres high) is proposed along the frontage of the site is to be covered in a mix of native grass/wildflower. In light of the natural gradient of the site it is considered that the proposed mound would be acceptable and would not result in an adverse visual impact or an unsightly artificial landscape feature. Furthermore, it is considered that the proposal would not result in an adverse impact upon the amenities of the occupants of the neighbouring properties.

#### *Scale, Design and Appearance –*

The proposed dwelling is of a considerably larger scale than the existing modest dwelling on the site and is of a different character. In a previous application on this site for a similar proposal concerns were raised regarding the mix and mismatch of contrasting architectural styles and periods. This application attempts to address these concerns regarding the scale and design of the proposal by proposing a more cohesive design.

The proposed dwelling is a significant detached property with a large footprint and height to the ridge of 8.5 metres. Whilst there has been a minor reduction to the size and scale of proposal since the previous application the applicant acknowledges that the proposed house does 'present a significant uplift in the scale of the house on the site'. However as outlined in the DAS 'the new dwelling has been designed to sit within the existing site and be seen from long views from the main road and as such, is of the necessary scale and detail to reflect the site setting'. The DAS states that the proposal for this significant detached house of 'Georgian' style and detail 'will do justice to this large prominent site'.

Given, the prominent and key location of the site, it is considered that the materials are a very important and intrinsic issue. The proposed finish to the walls is yellow/buff stock bricks with gauged natural mortar and cast stone window sills, lintel fronts and copings. With the proposed roof materials consisting of natural slate blue/black in appearance and the insertion of double glazed vertical sliding sash white windows and hardwood paneled entrance door also proposed.

In broad terms these details may be considered acceptable; however given the prominence and importance of the visual attributes of the site, it is considered necessary to secure the precise details via a planning condition.

Given the significance of the site and the weight attached to this in determining the application, it should be noted that alterations to the materials would require careful consideration and should not be allowed to be reduced to a lesser quality which would result in an adverse impact upon the visual amenities of this prominent site.

Therefore, in this instance giving weight to the proposal and the key 'gateway' location of the site it is considered on balance that the proposal makes a positive contribution to the local distinctiveness and character of the area and as outlined in the DAS it could be 'significant in setting the tone on the approach to Wisbech'.

Therefore, whilst it is considered that the proposal does not constitute an outstanding or innovative design it is felt that the proposal and key location responds to the local Georgian character and history of Wisbech and could be viewed as an opportunity to establish a strong sense of place and arrival to Wisbech.

#### **6.4 Highways and Access –**

The site is located on the southern approach to Wisbech at the junction of the South Brink and A47 trunk road. The existing vehicular access is onto the A47.

According to the DAS provided by the applicants agent the site was formerly a 'partially commercial site' and the 'existing vehicular access would now revert to residential use only open onto the A47' which would 'offer a considerable drop in intensity of vehicle movements over the last use as a commercial nursery'.

When considering the previous application F/YR12/0724/F the Highways Agency requested that the applicant either consider (i) closing the existing access to the A47 and provide a new vehicular access to and from South Brink or (ii) demonstrate that appropriate visibility is achievable at the existing A47 Access.

The plans submitted with this application now show the available visibility which the Highways Agency has indicated is acceptable. The Highways Agency also raised the issue of the planting of new trees along the A47 boundary which will require careful maintenance in order to avoid restrictions to visibility of the access point. This maintenance will remain the responsibility of the property owner and it has been requested that it is brought to their attention.

Whilst it would be preferential that the access should be gained via South Brink the Highways Agency have stated that they have 'no reason to refuse the application since the existing access on A47 provides appropriate visibility' and therefore have no objection. CCC Highways have raised no objection and requested a number of planning conditions.

#### **6.5 Other Matters –**

The site is located in Flood Zone 3. In response to the Flood Risk Assessment submitted with this application the Environment Agency have recommended that a planning condition is attached. The Drainage Board has been consulted however no response has been provided at the time of writing.

The site is in located within the 200m buffer zone of the River Nene and the consultation response from Natural England with regards to biodiversity issues is awaited.

An update will be provided to the Planning Committee with regards biodiversity and drainage issues.

### **7. CONCLUSION**

7.1 This site is located beyond the established settlement of Wisbech and therefore the scheme falls under policy for a replacement dwelling. As such a key consideration is Policy H18 of the Fenland District Wide Local Plan (1993) and Part C of Policy CS12 of the emerging Fenland Local Plan – Core Strategy (2013) with regards to replacement dwellings.

It is acknowledged that the proposal does not constitute an outstanding or innovative design or strictly adhere to all of the criteria within the replacement dwelling policies.

However, each application is considered on its own merits and in this instance giving weight to the proposal and the key 'gateway' location of the site, on balance the proposal arguably makes a positive contribution to the area by responding to the local Georgian character and history of Wisbech. Furthermore, the proposal could be viewed as an opportunity to establish a strong sense of place and arrival to Wisbech.

Therefore, in this instance, it is felt that the proposal is on balance acceptable with significant weight being given to the opportunity to establish a sense of place and arrival to Wisbech.

### **8. RECOMMENDATION**

**Grant subject to;**

**(i) - Pending Consultation Responses**

**(ii) - Conditions Listed together with any required as a result of the consultation responses at (i).**

**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 provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**
- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
  - ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
  - iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
  - iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**
  - v) the installation of satellite dishes (as detailed in Schedule 2, Part 1, Class H);**
  - vi) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).**

***Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the character of this visually prominent location which has been intrinsic to this approval.***

- 3 Prior to the commencement of the development hereby approved full details of the external finishes (including walls, roof, windows and doors) shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.**

***Reason - To safeguard the visual amenities of the area.***

- 4 Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. 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.***

5. 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.*

6. If any of the existing/proposed trees as shown on the submitted site plan or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

*Reason - In the interest of visual amenity.*

7. Prior to the first occupation of the development hereby approved any gate or gates to the vehicular access shall be set back a minimum of 6.0 metres from the near channel line of the highway carriageway. Any gate shall be hung to open inwards, and retained in perpetuity thereafter.

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

8. Prior to the first occupation of the development the on-site parking and turning areas as shown on the submitted plan 4752(P) 10 D shall be provided and thereafter retained for no other purpose in perpetuity.

*Reason - In the interests of satisfactory development and highway safety.*

9. 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) 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.*



**10. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for proposed replacement dwelling at junction of A47 and South Brink, Wisbech dated March 2013 ref: GCB/Humphrey and the following mitigation measures detailed within the FRA:**

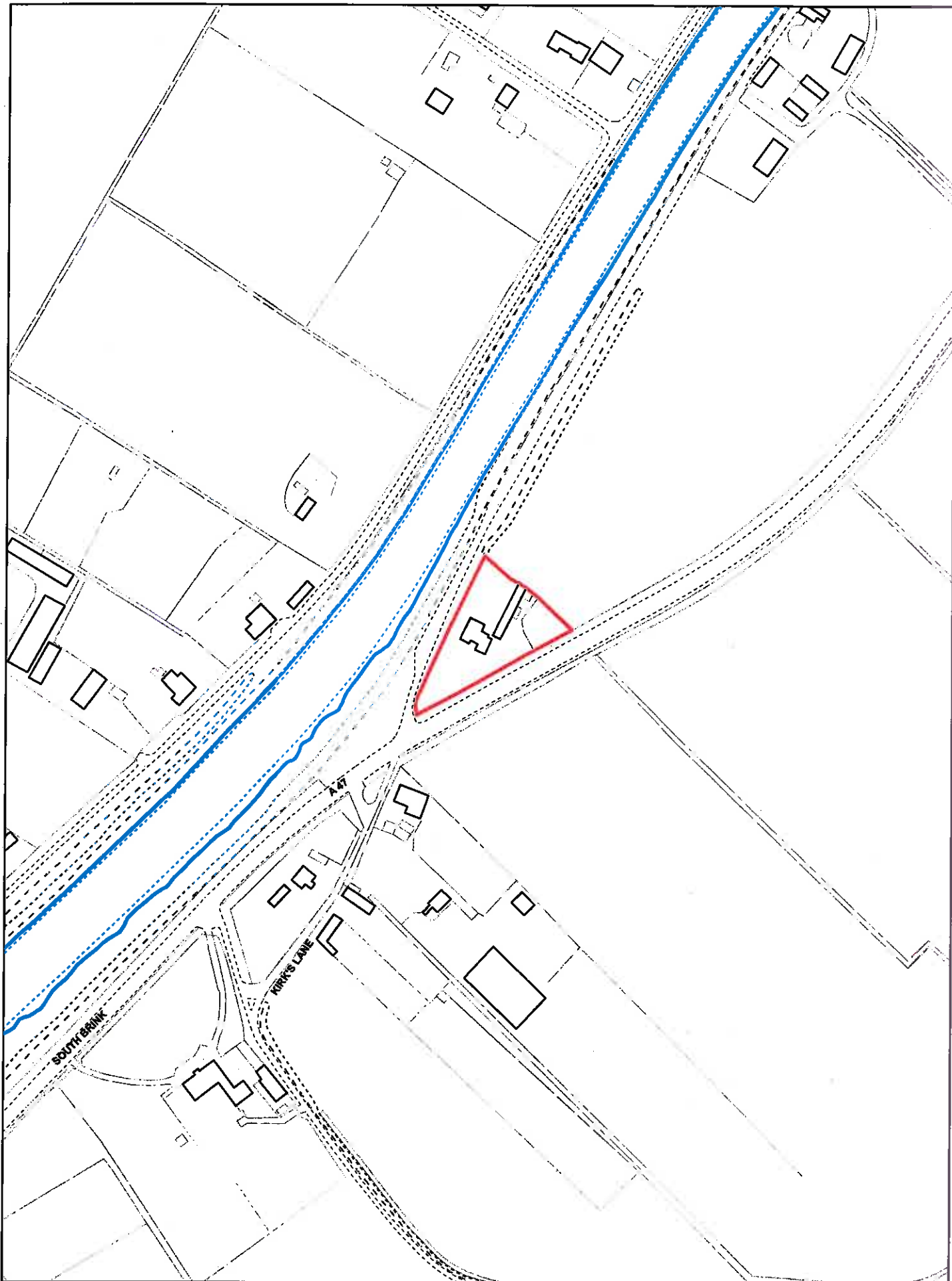
- 1. No sleeping accommodation is to be located on the ground floor***
- 2. The eventual occupiers of the property will sign on to the Environment Agency's Floodline Warnings Direct Service***
- 3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as detailed in paragraph 7.5***
- 4. Flood resistant and resilient construction will be incorporated into the development up to 5.00m.AOD.***
- 5. Finished floor levels are set no lower than 4.55m. above Ordnance Datum (AOD), 500mm above existing ground level.***
- 6. The development will be able to withstand the hydrostatic pressures of any floodwater.***

***Reason – To reduce the risk of flooding to the proposed development and future occupants.***

**11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.**

***Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.***

**12. Approved Plans**



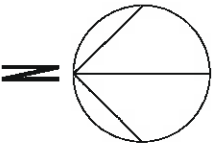
Created on: 13/03/2013

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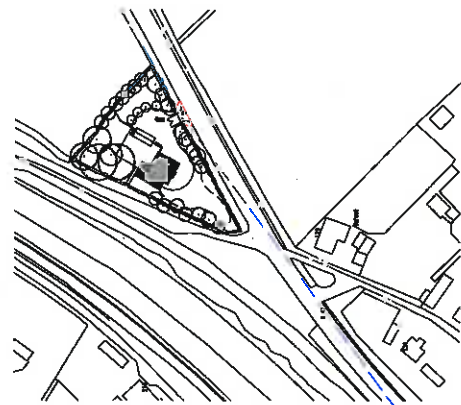
F/YR13/0157/F  
Scale = 1:2,500



<b>Development Details</b> Proposed Site Area: 10,000 sq ft Proposed Building Footprint: 4,000 sq ft Proposed Parking: 15 spaces Total Site Area: 14,000 sq ft	
<b>Notes</b> 1. All areas shown are approximate. 2. All dimensions are approximate. 3. All areas are subject to change.	<b>Notes</b> 1. All areas shown are approximate. 2. All dimensions are approximate. 3. All areas are subject to change.
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**Location Plan 1:1250**

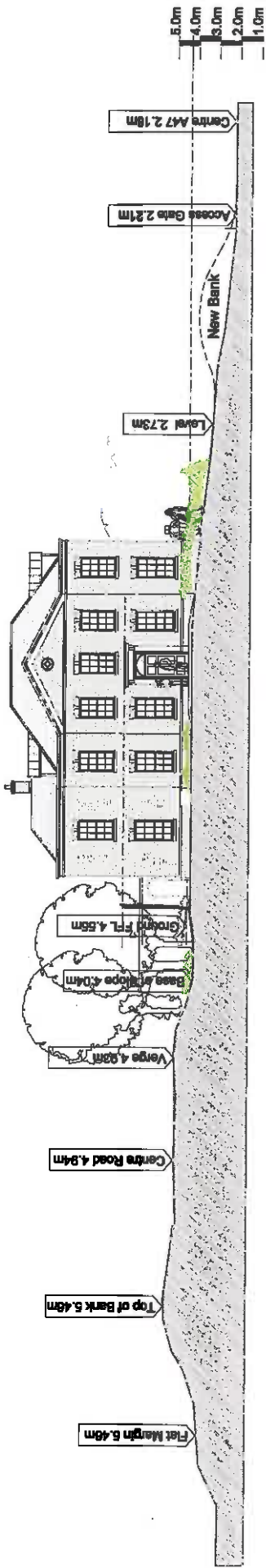


**Peter Humphrey Associates**  
 ARCHITECTURAL DESIGN AND BUILDING

Proposed Replacement Home  
 Junction of A7 and South Bank  
 Westcott  
 Cambridgeshire

DATE	15/01/2012	NO. 100	REV. 01	47/2012/P3 (0 D)
BY	MR A RAY			
FOR	Proposed Site Layout			
SCALE	1:1250			
PROJECT	Proposed Replacement Home			
LOCATION	Junction of A7 and South Bank			
CLIENT	Westcott			
DESIGNER	Peter Humphrey Associates			
DATE	15/01/2012			
BY	MR A RAY			
FOR	Proposed Site Layout			

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 100 SOUTH BANK, WESTCOTT, CAMBRIDGESHIRE, CB23 7JH



Section A - A (See site plan)

**Peter Humphreys Associates**  
 ARCHITECTURAL DESIGN AND BUILDING

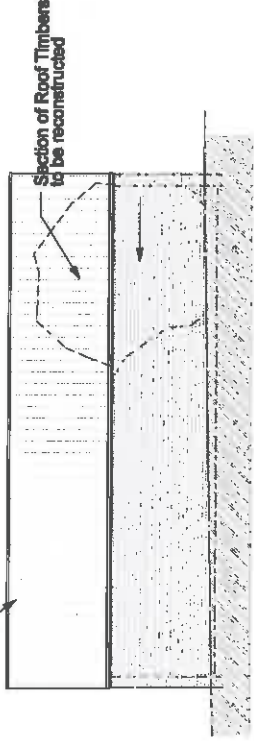
Project: Proposed Replacement Home  
 Location: Junction of A47 and South Bank  
 Location: Walsby  
 County: Cambridgeshire

Proposed Site Section Levels	
Client:	MRS A RAY
Date:	Aug 2012
Scale:	1:25 (1:50)
Drawn by:	4/2012/PP/20 A
Checked by:	
Approved by:	
Notes:	

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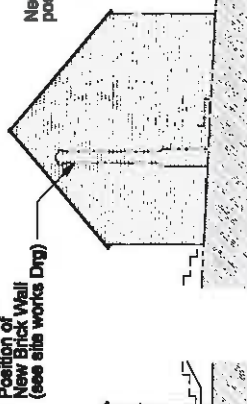
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 Fax: 01354 870001  
 Email: info@peterhumphreys.co.uk  
 Website: www.peterhumphreys.co.uk

Red Terracotta Pantiles



Rear Elevation

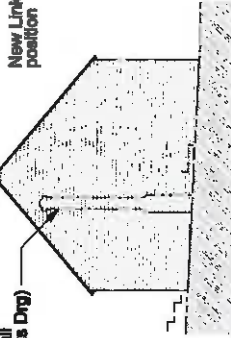
Existing Roof Terracotta Pantiles (40degree pitch)



North Elevation of Outbuilding

Position of New Brick Wall (see site works Dwg)

Position of New Brick Wall (see site works Dwg)

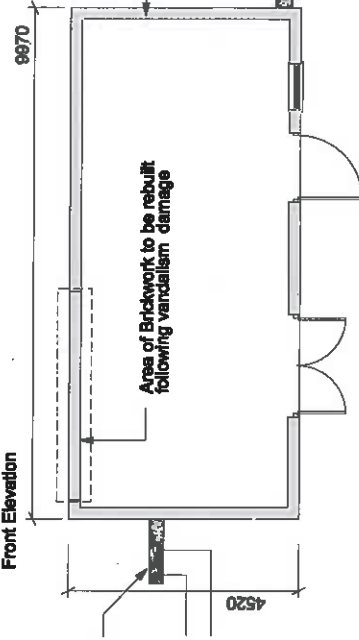
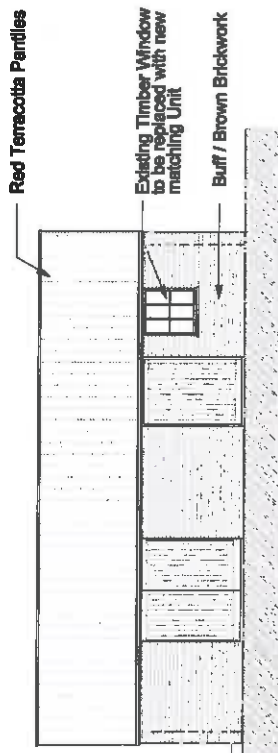


South Elevation of Outbuilding

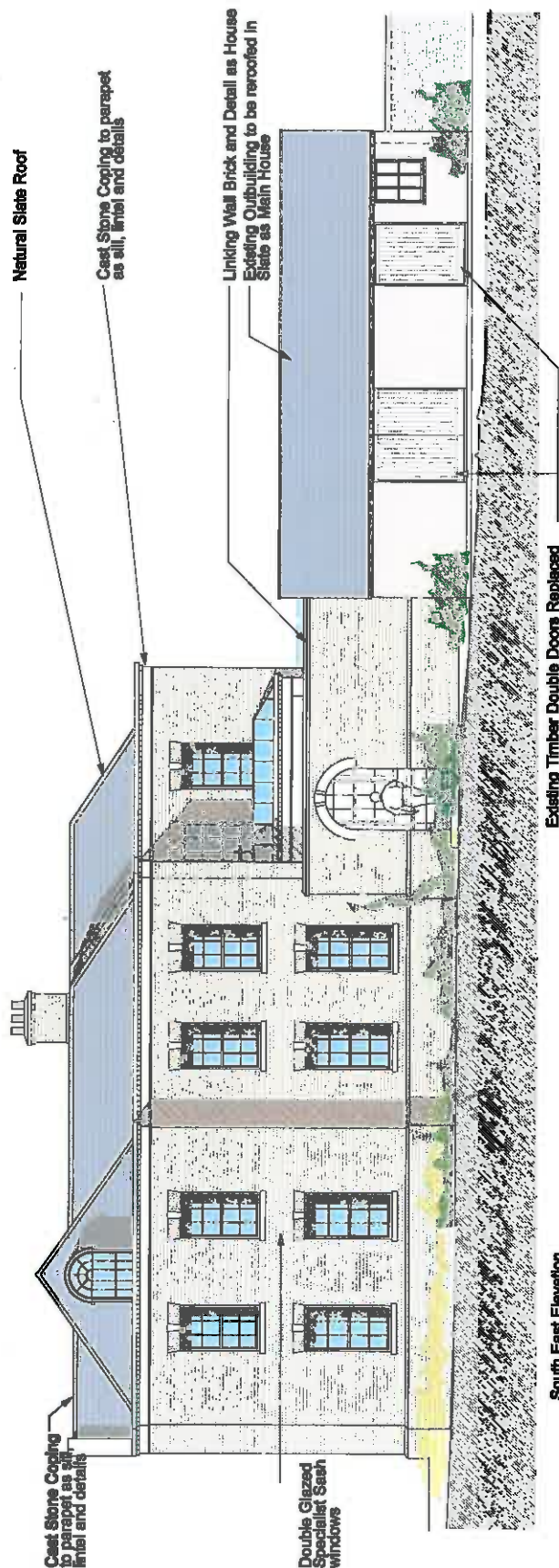
Position of New Brick Wall (see site works Dwg)



Front Elevation



Existing and Proposed Floor Plan



Natural Slate Roof

Cast Stone Coping to parapet as all, lintel and details

Linking Wall Brick and Detail as House Existing Outbuilding to be roofed in Slate as Main House

Cast Stone Coping to parapet as all, lintel and details

Double Glazed Specialist Glass windows

South East Elevation

Existing Timber Double Doors Replaced with new Hardwood timber Boarded Doors

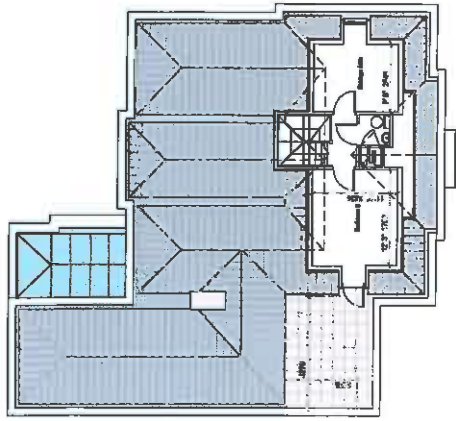
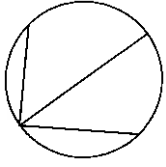
**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

Proposed Replacement Home  
Junction of A7 and South Brink  
Widcombe  
Cambridgeshire

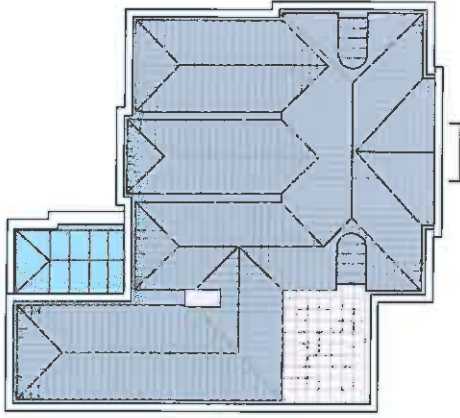
DATE	Details of Proposed Outbuilding		
NO	MR A RAY		
REV	July 2012	NO	53.01
REV	4752(P) 15 A		
REV	Main Structure Updated		
REV	No Sign		

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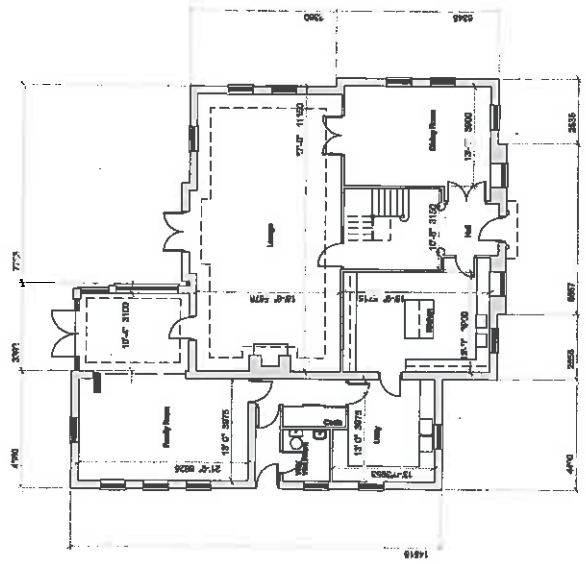




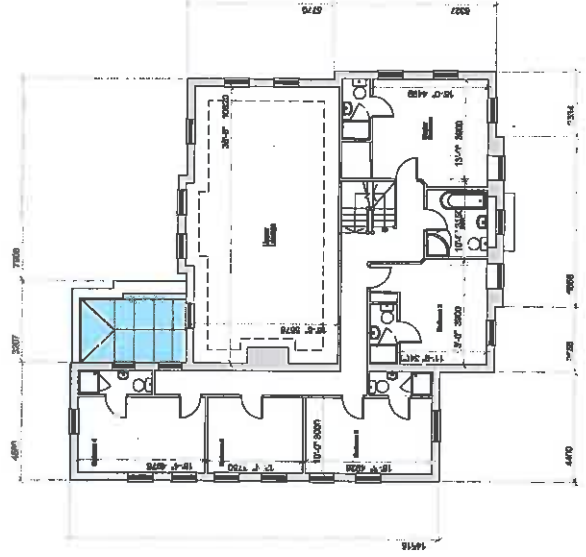
Attic Plan 1:100



Roof Plan 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

Proposed Replacement Home  
Junction of A47 and South Bink  
Widdeach  
Cambridgehire

PROPOSED HOUSE 3 PLANS

OWNER MR A RAY

DATE Feb 2012 DRAWN BY [Signature] NO. 4762/090.12 G

REV. 01/12

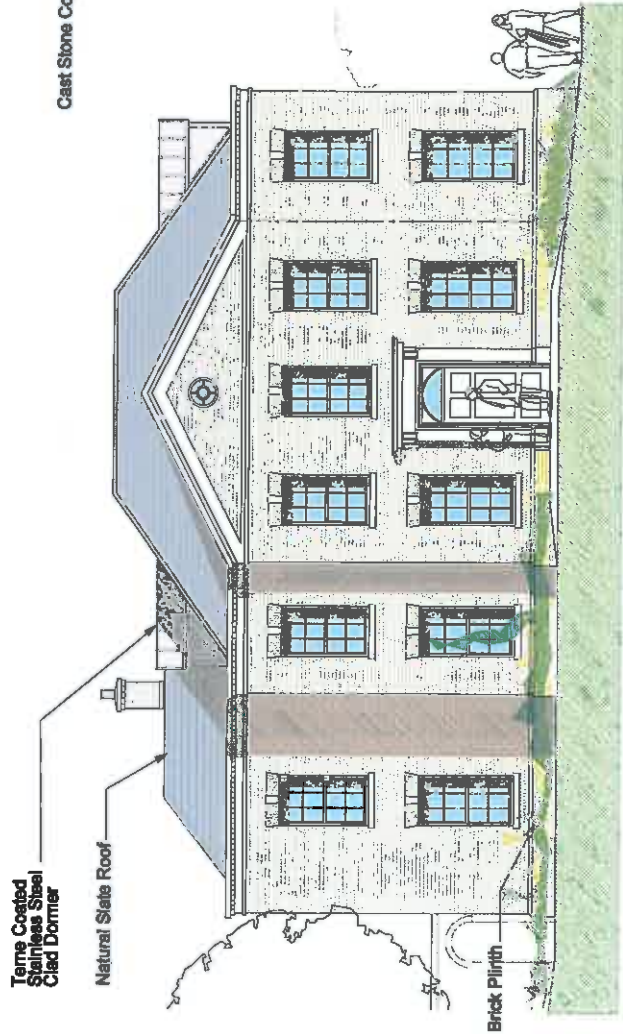
SCALE

DATE

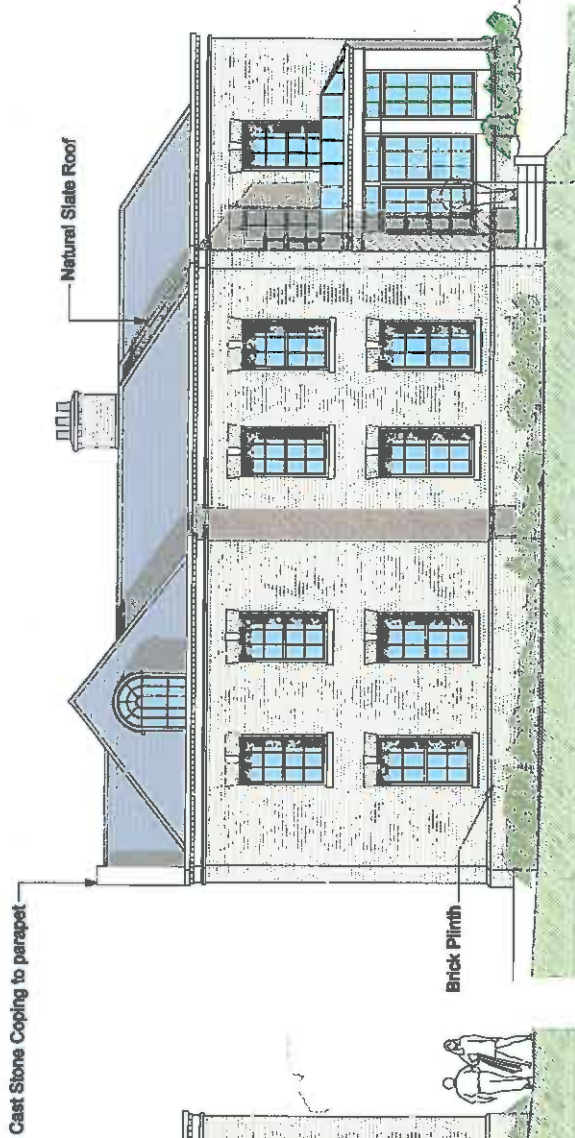
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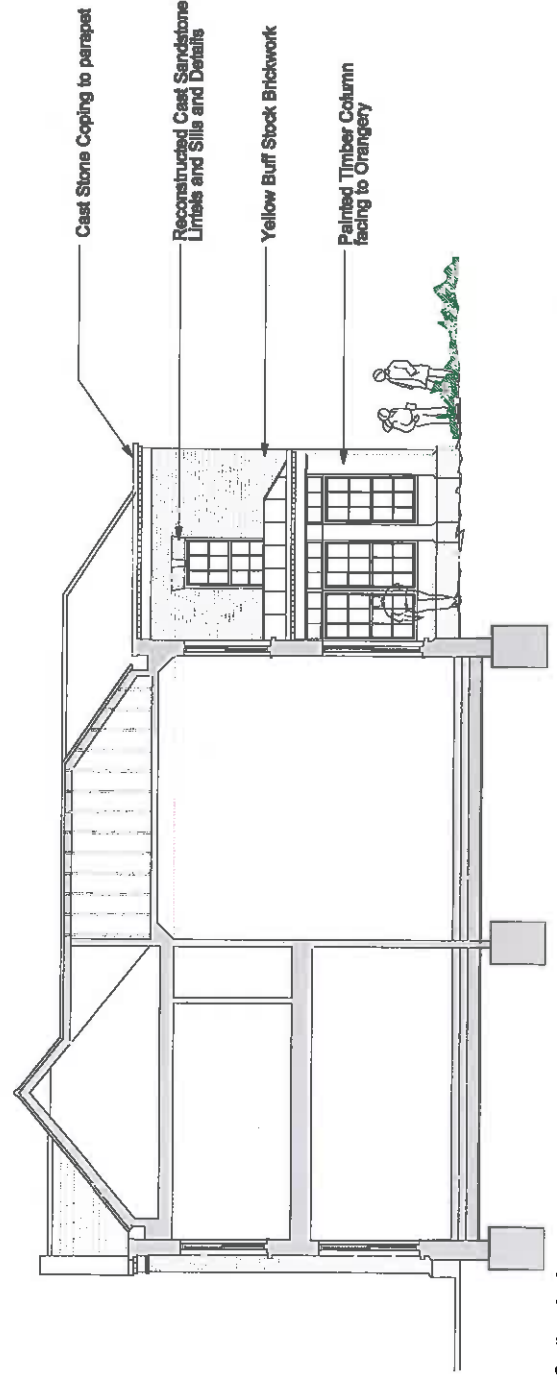
**Peter Humphrey Associates**  
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REGISTERED ARCHITECTS  
REGISTERED BUILDING SURVEYORS



South West Elevation



South East Elevation



Section A - A

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

Proposed Replacement Home  
Junction of A47 and South Brink  
Winchpit  
Cambridgehire

PROJECT	Proposed Elevations (1 of 2)
DATE	MRA RAY
DATE	July 2012
NO.	100.003
REV.	03
DATE	4/26/12
NO.	13 D
REV.	
DATE	
NO.	
REV.	
DATE	

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**Peter Humphrey Associates**  
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110, South Brink  
Winchpit  
Cambridgehire  
01101  
01101  
01101



North East Elevation



North West Elevation

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

Proposed Replacement Home  
Junction of A47 and South Bink  
Weymouth  
Cambridgeshire

DATE	PROPOSED ELEVATIONS (2 of 2)
CAD	MRA RAY
DATE	July 2012
SCALE	1:50 (1:50) 1/4 C
NO.	1000
REV.	
BY	
CHECKED	

DO NOT SCALE FROM THIS DRAWING  
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