

Application Number: F/YR13/0191/F

Minor

Parish/Ward: Elm Parish Council

Date Received: 21 March 2013

Expiry Date: 16 May 2013

Applicant: Mr P Dalliday & Ms T Ablett

Agent: Mr R Swann – Swann Edwards Architecture

Proposal: Erection of 2 no 2-storey dwellings comprising of 1 x 2-bed and 1 x 3-bed with parking and temporary siting of a mobile home

Location: Land South of 19 Oldfield Avenue, Elm, Cambridgeshire

Site Area/Density: 0.08 ha

Reason before Committee: Given the letters of support received being at variance to the Officer recommendation

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the Erection of 2 no 2-storey dwellings comprising of 1 x 2-bed and 1 x 3-bed with parking and temporary siting of a mobile home at Land South of 19 Oldfield Avenue, Elm, Cambridgeshire.

The key issues to consider are;

- Policy Implications;
- Layout, Design and Impact on Amenity;
- Other Matters.

This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the layout, design, scale and appearance of the proposal, the impact upon the residential amenities of the occupants of neighbouring properties.

The site physically adjoins the existing settlement and the principle of residential development was previously accepted in 2010 with an outline approval granted for the erection of a pair of semi-detached houses.

In this instance, it is considered that the proposed development is not an acceptable form of development in light of the requirements of Policies E8 of the Fenland District Wide Plan (1993), criteria (d) of Policy CS12 and CS16 of the emerging Fenland Local Plan-Core Strategy (2013) and the requirement for 'good design' as outlined in Paragraph 55 of the NPPF. It is, therefore, recommended for refusal.

2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR10/0782/FDC – Erection of 2 x semi-detached houses (outline planning application) – Granted 17/10/10

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

CS16: 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 Council

Supported

4.2 Middle Level Commissioners

Outline that consent for encroachment within the Boards maintenance access strip has not been sought and that it should not be assumed that consent will be given. Furthermore, in view of the limited site area and in the absence of any supporting documentation, it is considered that the applicant has not yet provided adequate evidence to prove a viable scheme for appropriate water level/flood risk management. Expect the applicant to provide these details, and also note that it should not be assumed that consent will be given for encroachment within the Boards maintenance access strip.

4.3 Anglian Water

No comment to make on this application

4.4 FDC Contaminated Land Officer

Attach contaminated land condition as the site has a former use which needs to be considered properly.

4.5 FDC Assets and Projects

No comments received.

4.6 CCC Archaeology

Recommend archaeological standard condition

- 4.7 **Local Residents/Interested Parties** 8 letters of support from neighbouring properties with comments including;
- Understand this is a family build to help their son on the property ladder with one dwelling and one for themselves;
 - Applicants are local and have lived in Oldfield Avenue 'for nearly 20 years';
 - Will enhance the corner of the road which is just a waste piece of ground;
 - Site previously attracted fly tipping and unsavoury behaviour;
 - Will fit in with the area.

5. **SITE DESCRIPTION**

- 5.1 This site which is situated in Flood Zone 1 is located on land which was formerly, part of a Local Authority garage site and garden land to No.19 Oldfield Avenue. It is located in the south-east corner of the well established Oldfield Avenue development which is characterised predominantly in this part of the estate by semi-detached properties with long garden plots. To the south and east of the site there are direct views over the open Fenland countryside. Directly to the south of the proposed dwellings is a fenced off Anglian Water pump house. The site is bounded by a mix of fencing types with a number of trees dotted along the perimeter boundary. At present access to the site is via a concrete driveway, which is located off Oldfield Avenue, an unclassified road.

6. **PLANNING ASSESSMENT**

- 6.1 The key issues to consider are;
- Policy Implications;
 - Layout, Design and Impact on Amenity;
 - Other Matters.

6.2 **Policy Considerations**

The site, which has been the subject of pre-application advice is located within the built up limits of the village of Elm, which under Policy CS3 is designated as a limited growth village where a small amount of new development will be acceptable subject to policy CS12. Policy CS12 sets out criteria for which new development is required to satisfy. This requires that the proposal physically adjoins the existing developed footprint of the settlement. Policy CS16 of the emerging Fenland Local Plan – Core Strategy (Feb 2013) seeks to ensure that high quality environments are delivered and protected throughout the district. It sets out relevant criteria including requiring development to be of a scale that is in keeping with the shape and form of the settlement pattern, does not adversely impact upon the amenity of neighbouring users, and provides sufficient private amenity space in line with policy requirements. It should be noted that development will only be permitted if it can be demonstrated that the proposal meets all of the listed criteria. Similarly Policy E8 of the existing Fenland District Wide Local Plan (1993) requires that proposals should be of a design compatible with their surroundings and have regard to the amenities of adjoining properties.

Furthermore, national policy in Section 7 of the National Planning Policy Framework (NPPF) attaches great importance and weight to the design of the

built environment, a key aspect of sustainable development which is indivisible from good planning. Therefore, in light of national and local policies it is appropriate to assess the proposal in terms of form and character, design, layout and impact upon amenity.

Design, Layout and Impact on Amenity

The proposal features 2 no. 2-storey detached dwellings, the 3-bed property on plot 1 fronting Oldfield Avenue, with a 2-bed property on plot 2 to the rear. The proposed layout of site has been influenced by the position of the IDB drains and the AWA pump house.

The character of the immediate area is predominantly 2-storey semi-detached dwellings. Whilst the applicant has pointed out other previous forms of development within the general area, it should be noted that policy has evolved since then including the introduction of the NPPF. In addition, it is considered that the application site holds a stronger relationship with the 2-storey semi-detached dwellings that characterise this part of Oldfield Avenue.

The appearance of the proposal aims to provide a traditional appearance when viewed from a public vantage point, with a more contemporary approach on the elevations within the site that overlook the open fields to the south and east.

There is an established building line to the front of the site influenced from no. 19 Oldfield Avenue. The positioning of the dwelling on plot 1 respects this, and the dwelling has endeavored to reflect the design and semi-detached nature of the surrounding dwellings. Plot 2 which is located to the rear of plot 1 is not visible from Oldfield Avenue itself and is generally out of keeping with the core shape, form and character of the area. Notwithstanding the above, it is necessary to assess the proposed design and layout in terms of the impact upon the amenity of both the existing and future occupants of the proposed and neighbouring properties.

It is considered that the design, layout and siting of the proposed dwellings on the plot would result in an undesirable and poor relationship between both the existing and proposed dwellings thereby impacting upon the amenity of the existing and future residents. Furthermore, in terms of private amenity space it is noted that criteria (h) of Policy CS16 requires that new developments provide sufficient private amenity space and as a guide this means a minimum of a third of the plot curtilage should be set aside as private amenity space. In view of the policy guidance and the immediate local area, which is characterised by long gardens, it is considered that the proposed development has not provided adequate private amenity space.

Therefore, it is considered that the proposed development would be contrary to Policy CS16 of the emerging Fenland Local Plan – Core Strategy (Feb 2013), E8 of the existing Fenland District Wide Local Plan (1993), and would not be consistent with the ‘good design’ principles of the NPPF.

It is noted that the application also includes the temporary siting of a caravan for residential use during the construction of the development. Upon visiting the site it became evident that this structure was on site and appeared to be in occupation. Pending the outcome of this application, if the application is unsuccessful the removal of this structure will be a matter for the planning

compliance team.

6.5 Other Matters

The Middle Level Commissioners have outlined that consent for encroachment within the Board's maintenance access strip has not been sought and that it should not be assumed that consent will be given. Furthermore, in view of the limited site area and in the absence of any supporting documentation, it is considered that the applicant has not yet provided adequate evidence to prove a viable scheme for appropriate water level/flood risk management. They expect the applicant to provide these details, no details have been received.

7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the layout, design, scale and appearance of the proposal, the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is not acceptable in light of the requirements of Policies E8 of the Fenland District Wide Plan (1993), criteria (d) of Policy CS12 and CS16 of the emerging Fenland Local Plan-Core Strategy (2013) and the provisions of Section 7 'Good Design' of the NPPF.

8. RECOMMENDATION

Refuse

- 1 **The proposed development would result in a form of development that is out of keeping with the character and core shape of this area. The development of this site is, therefore, unacceptable and is contrary to Policy E8 of the Fenland DWLP (1993) and Policies CS12 and CS16 of the emerging Fenland Local Plan-Core Strategy (2013) and the requirement for 'good design' within paragraph 56 of the NPPF.**
- 2 **The proposed development by virtue of design, layout and siting of the dwellings on the site would result in an undesirable and poor relationship between both the existing and proposed dwellings. This would impact upon the amenity of the existing and future residents in terms of both the proposed and neighbouring properties. Therefore, it is considered that the proposed development would be contrary to policy CS16 of the emerging Fenland Local Plan – Core Strategy (Feb 2013), E8 of the existing Fenland District Wide Local Plan (1993), and would not meet the requirement for 'good design' as outlined within paragraph 56 of the NPPF.**



Created on: 02/04/2013

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Scale = 1:1,250



- General Notes**
- This drawing shall not be scaled, figured dimensions only to be used.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineering drawings and specifications.
 - Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

	Indicates trees and hedges surveyed
	Indicates trees and hedges un-surveyed (tree positions are approximate)
	Indicates neighboring properties (from Ordnance Survey location plan)
	Indicates site levels
	Indicates site access point
	Indicates site boundary line
	Indicates position of water features
	Indicates position of former garage block
	Indicates proposed specimen trees
	Indicates proposed dwellings
	Indicates grassed gardens
	Indicates proposed concrete/tarmac driveway
	Indicates proposed gravel driveways

Revisions

A	Mr	2013
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Mobile Home and Bin Store Details

SWANN EDWARDS
A R C H I T E C T U R E

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Job Title: Proposed New Dwellings
 Date: March 2013
 Scale: Various
 Sheet Size: A1
 Drawn By: RS
 Revision: A

Job No.: SE-153
 Drawing Title: Floor Plans and Site Plans
 Drawn By: Mr P Dalliday & Ms T Ablett
 Revision: 10



Plot 1 - Schedule of Sizes

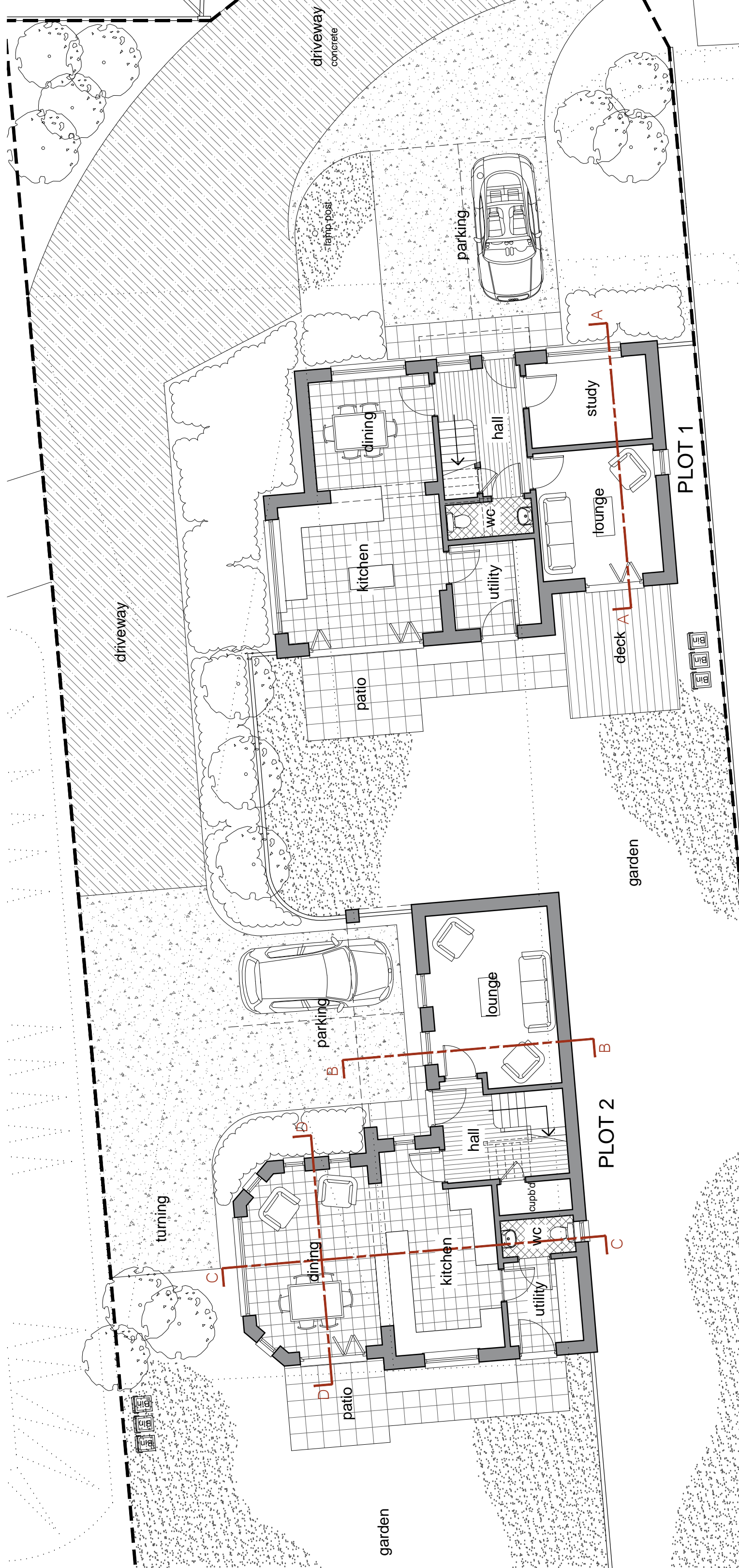
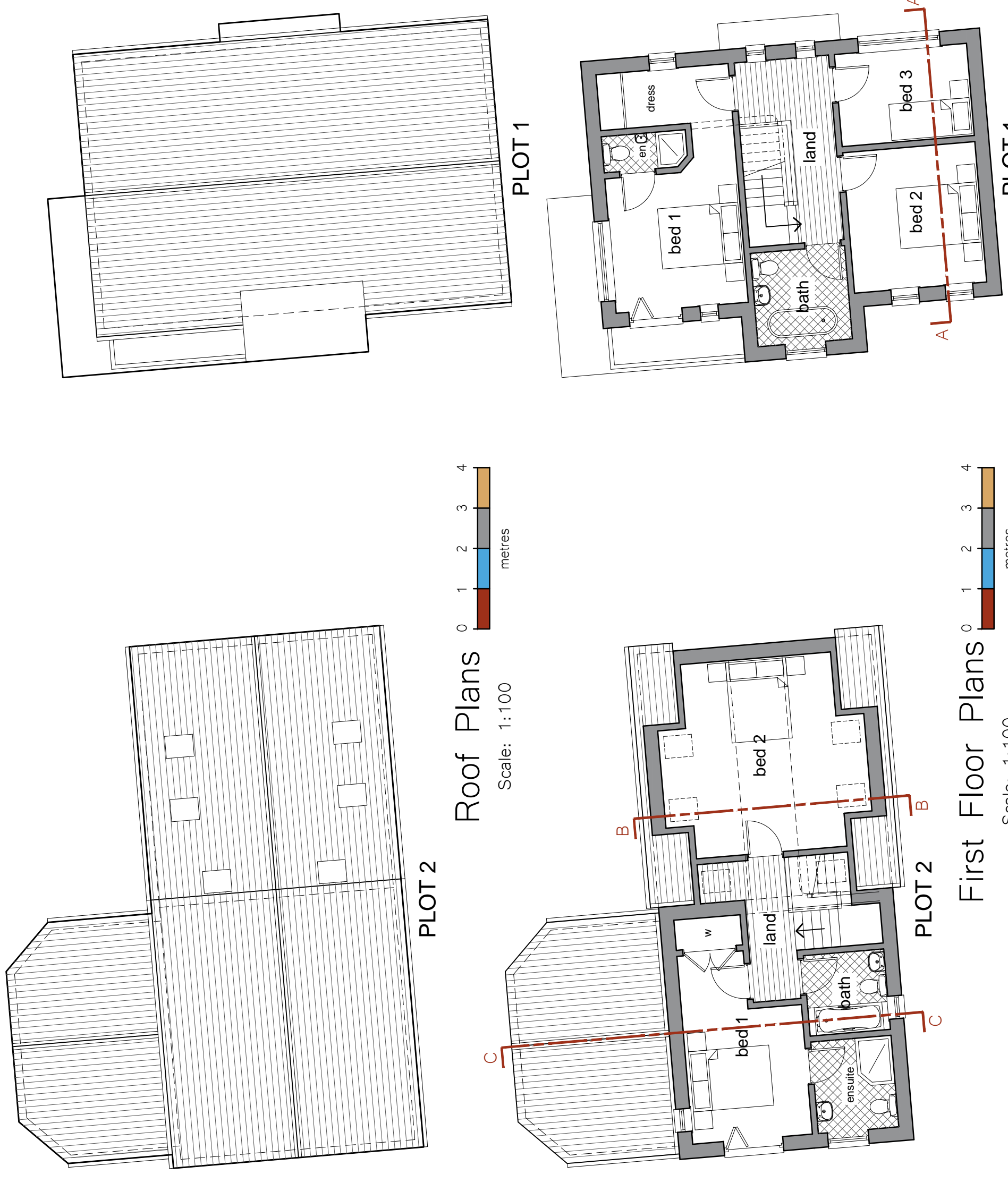
Internal Floor Areas	
Dwelling	65.6m ²
Ground Floor	57.5m ²
First Floor	8.1m ²
Total	123.2m ²
Maximum Dimensions (exc roof overhangs)	
Dwelling	7.815m
FFL to Top of Highest Ridge	4.825m
FFL to Front Eaves	11.055m
Width	7.780m
Depth (exc canopy)	7.780m

Plot 2 - Schedule of Sizes

Internal Floor Areas	
Dwelling	67.2m ²
Ground Floor	56.0m ²
First Floor	11.2m ²
Total	123.2m ²
Maximum Dimensions (exc roof overhangs)	
Dwelling	7.165m
FFL to Top of Highest Ridge	4.960m
FFL to Highest Eaves	9.520m
Width	12.595m
Depth	12.595m

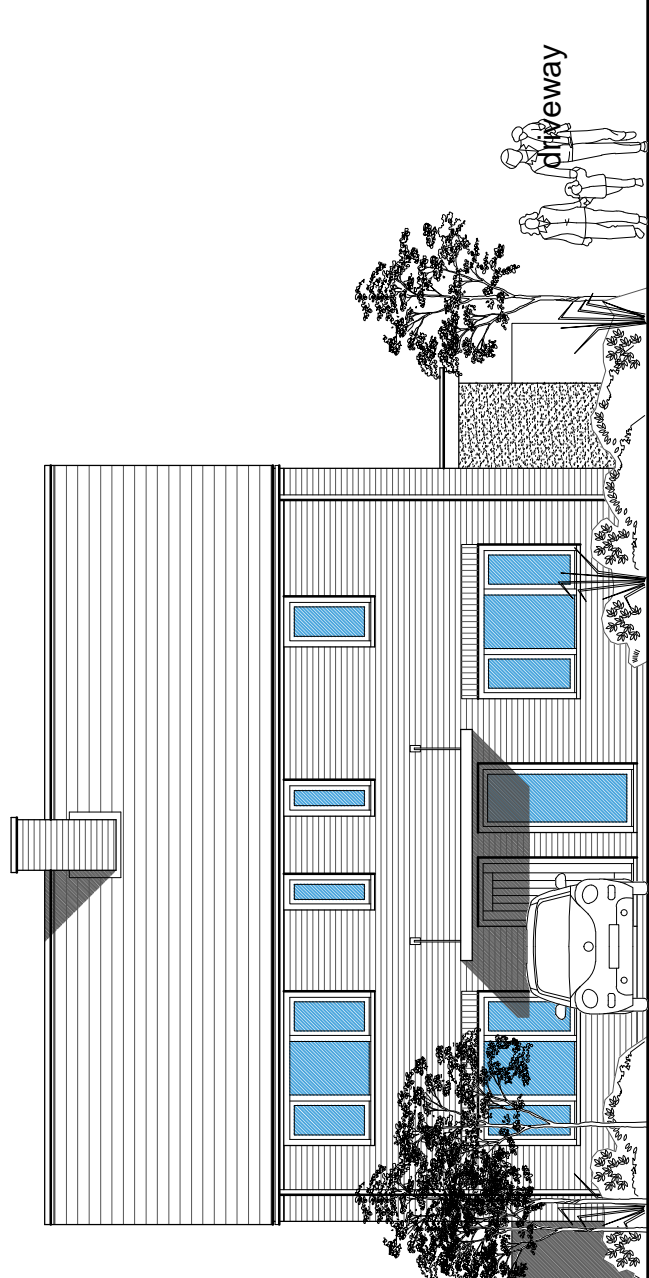
Mobile Home Indicative Elevations

Scale: 1:200



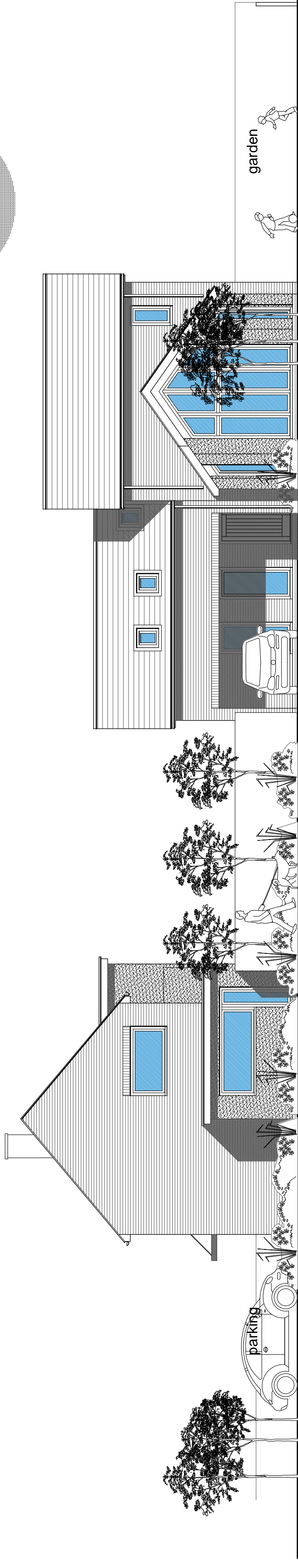
General Notes

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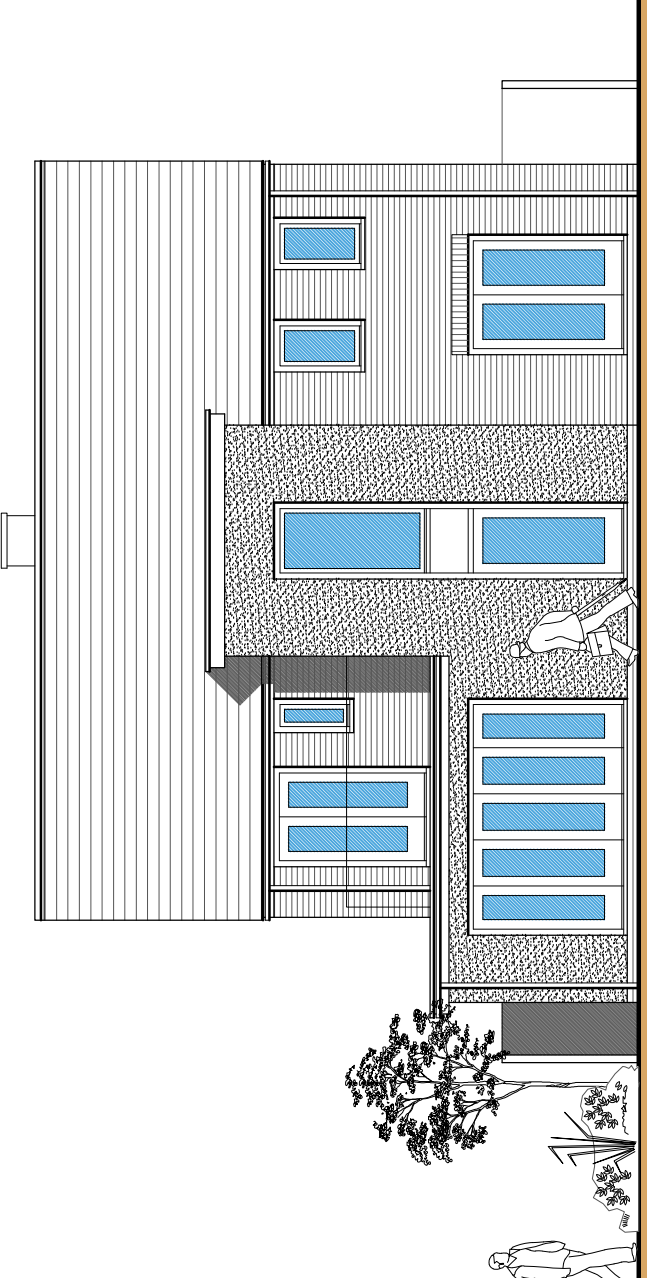
Front (West) Elevation

PLOT 1 - Scale: 1:100



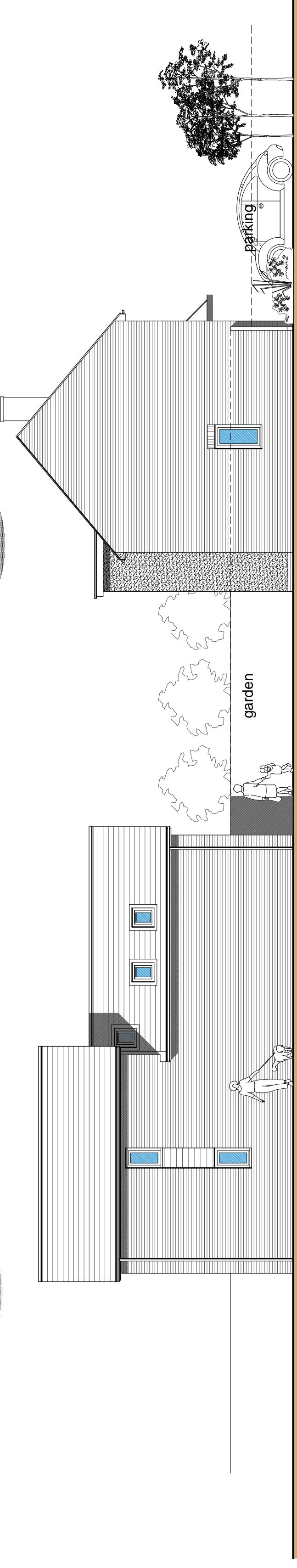
Side (South) Elevation

PLOTS 1 & 2 - Scale: 1:100



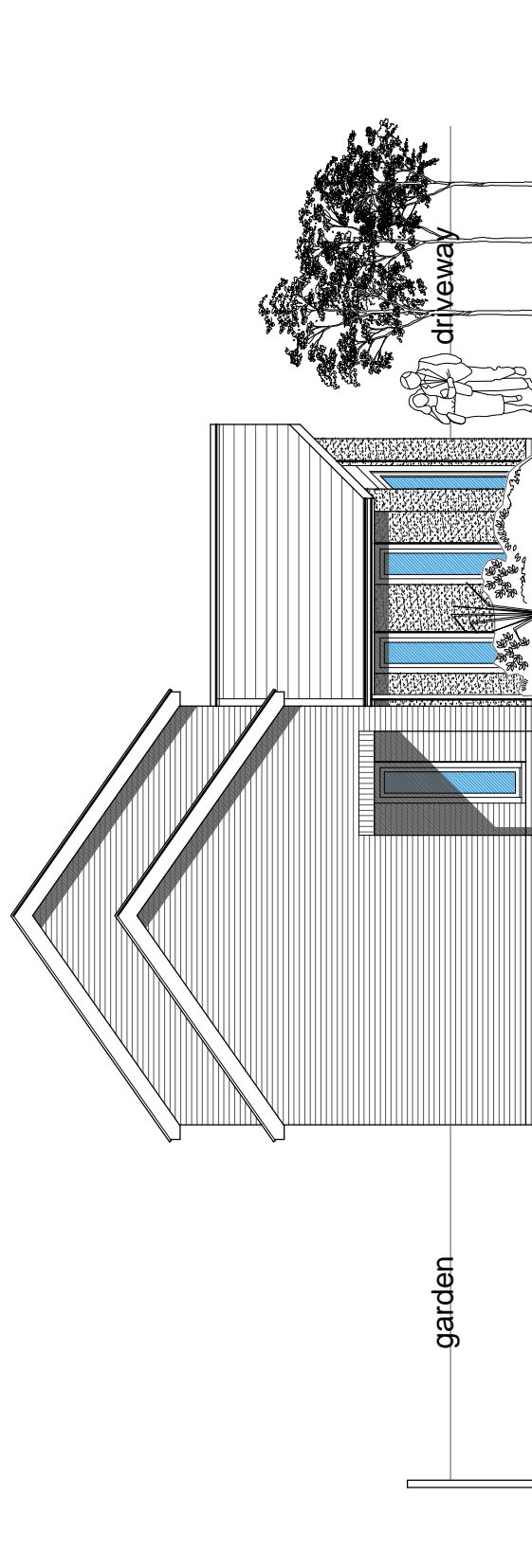
Rear (East) Elevation

PLOT 1 - Scale: 1:100



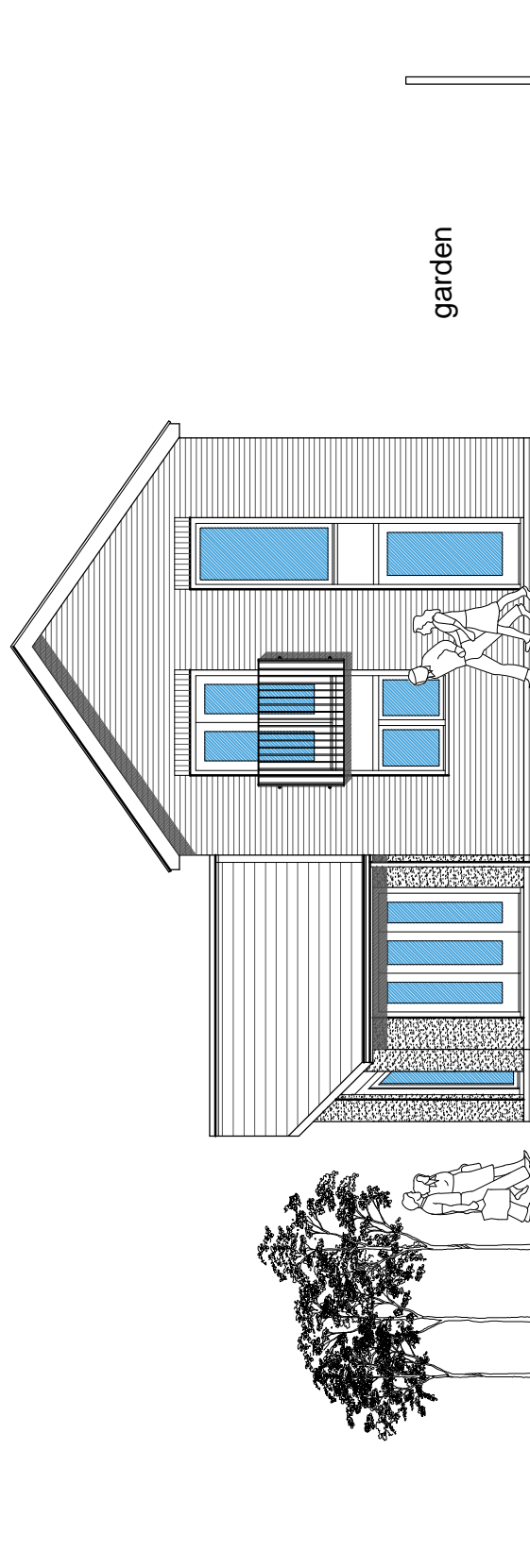
Side (North) Elevation

PLOTS 1 & 2 - Scale: 1:100



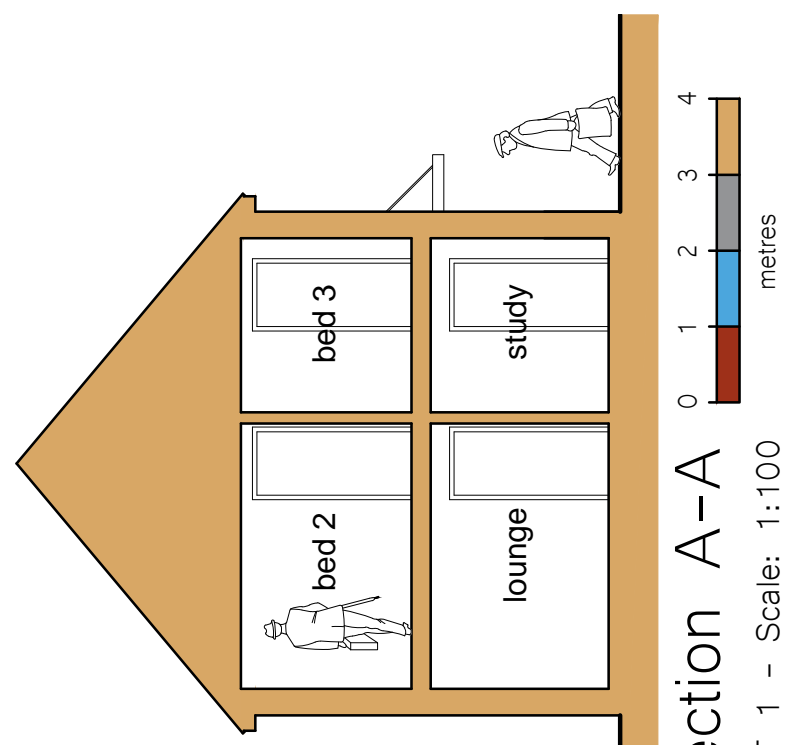
Front (West) Elevation

PLOT 2 - Scale: 1:100



Rear (East) Elevation

PLOT 2 - Scale: 1:100



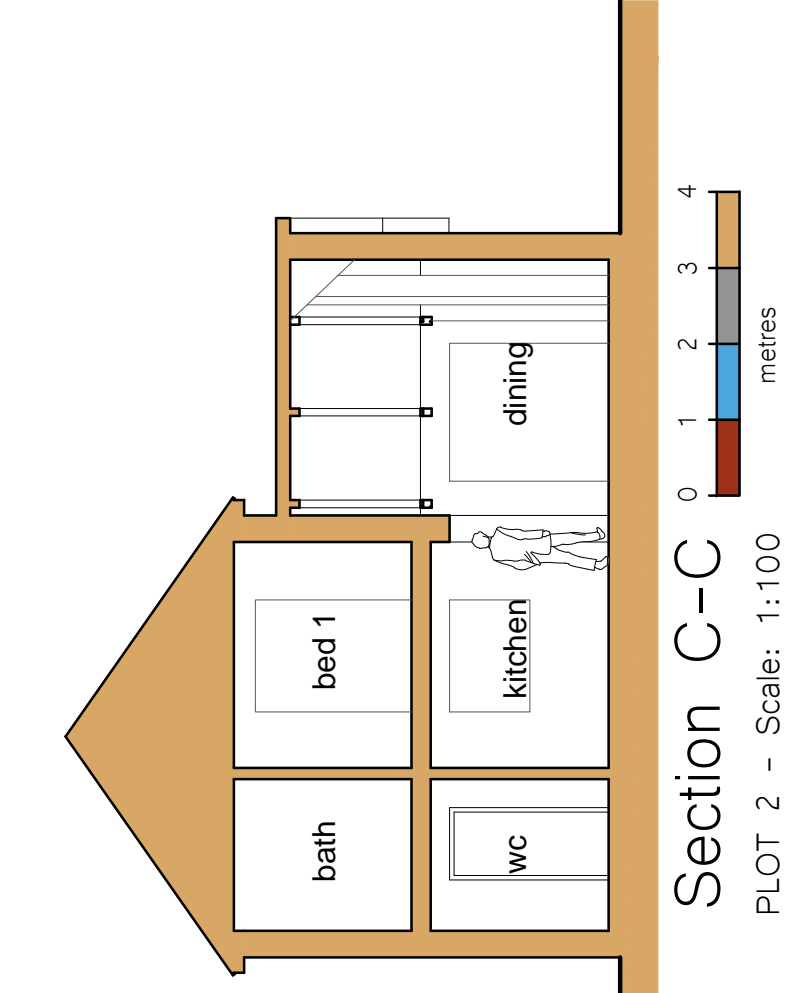
Section A-A

PLOT 1 - Scale: 1:100



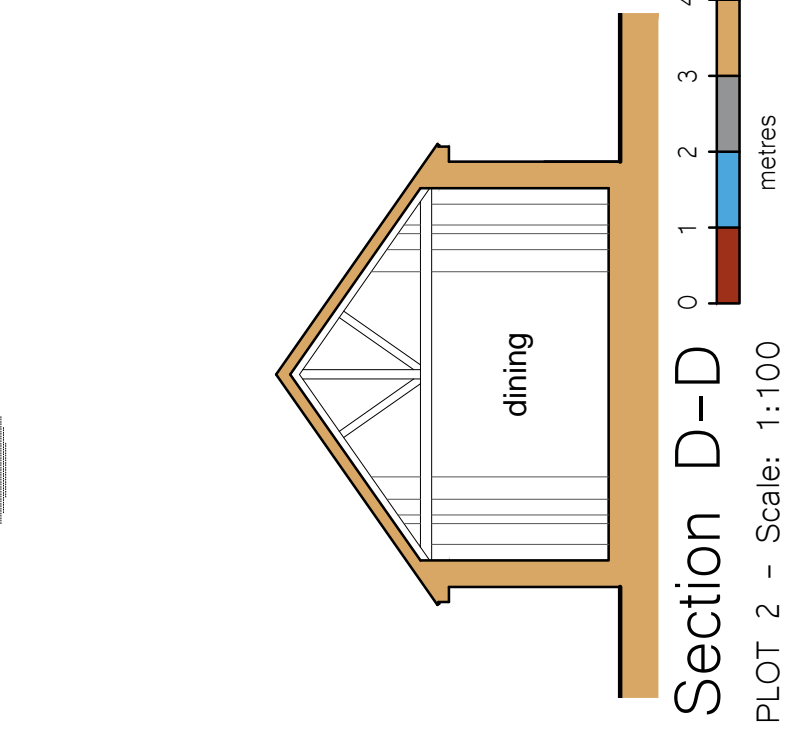
Section B-B

PLOT 2 - Scale: 1:100



Section C-C

PLOT 2 - Scale: 1:100

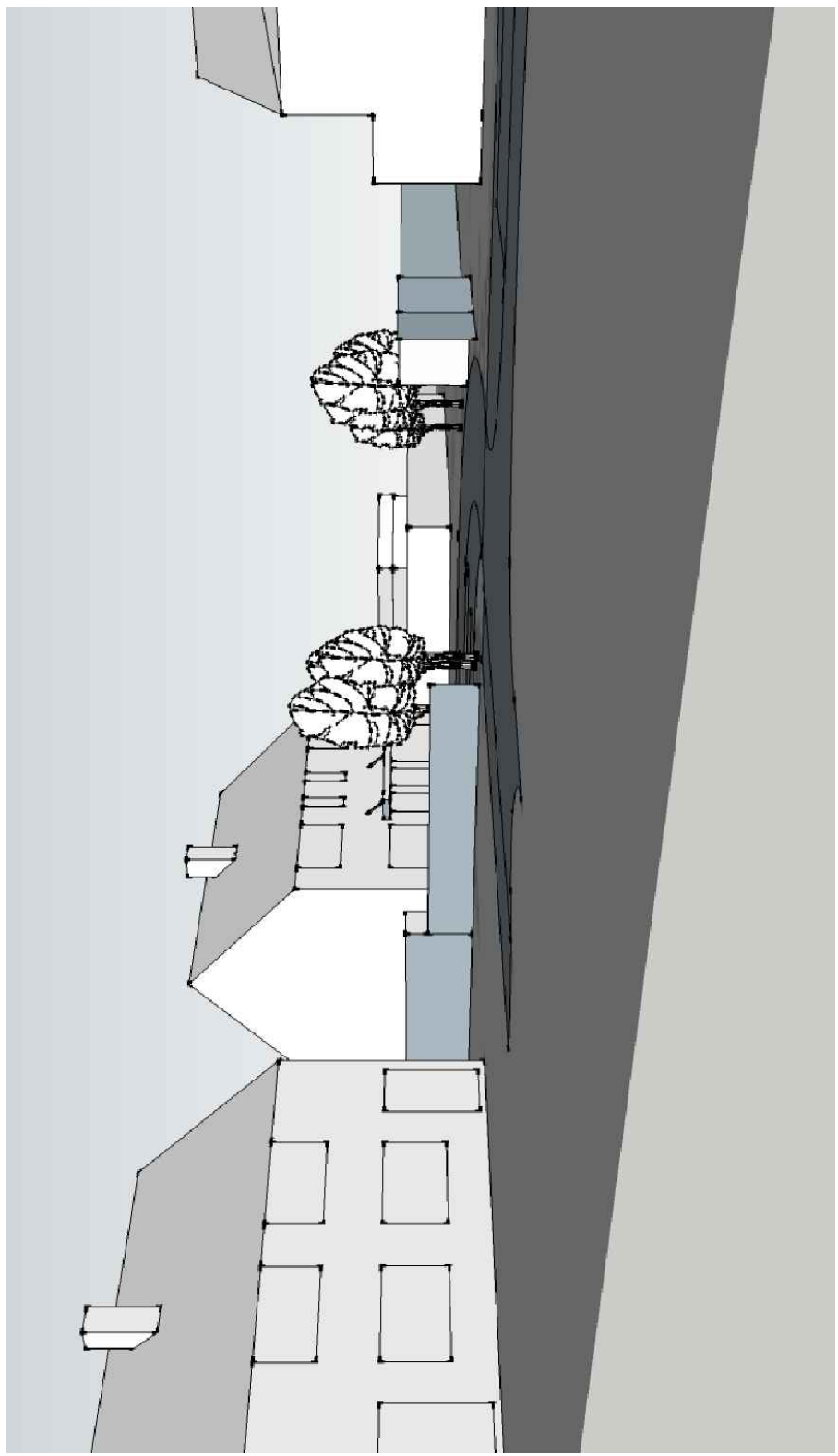
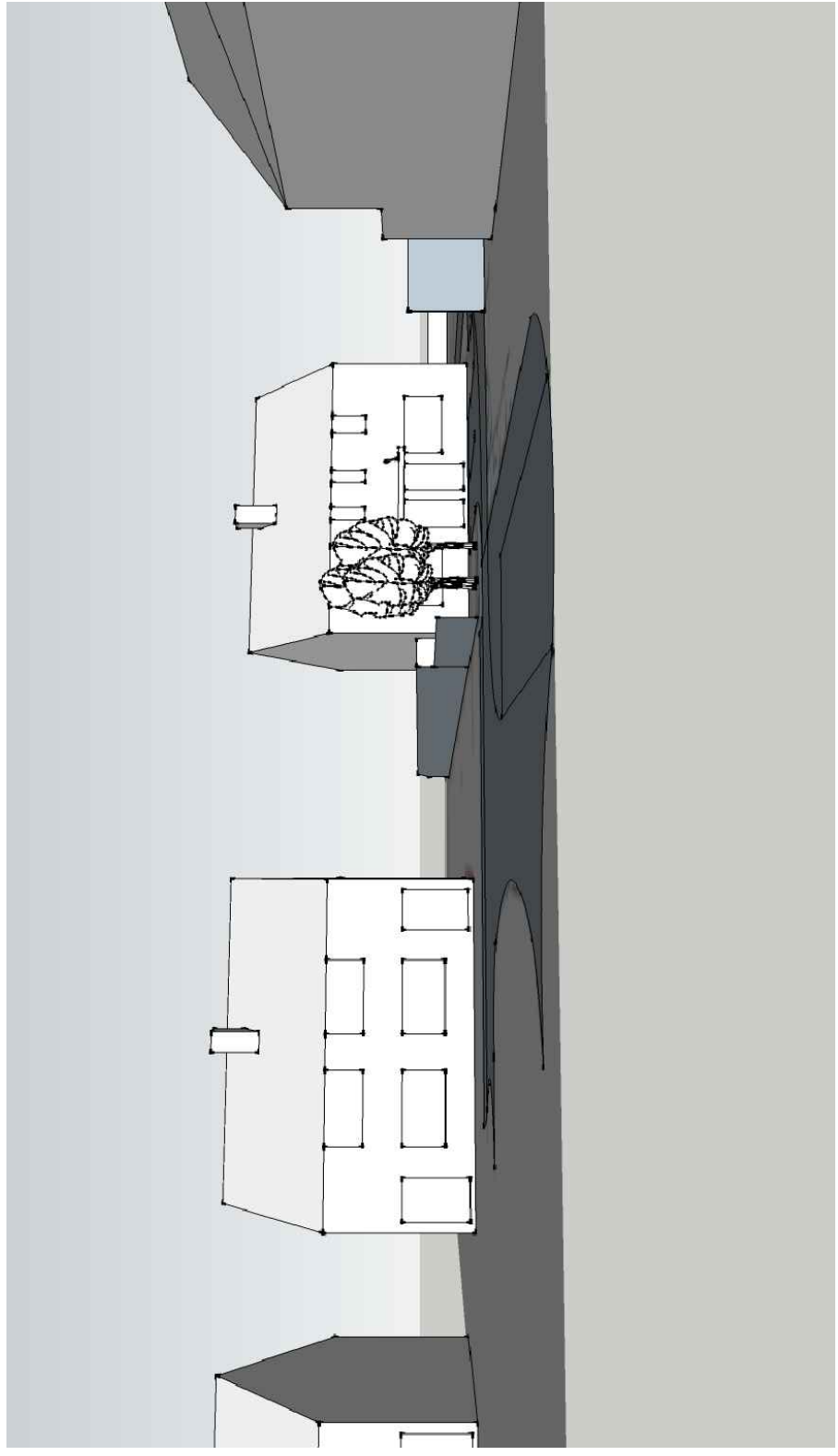
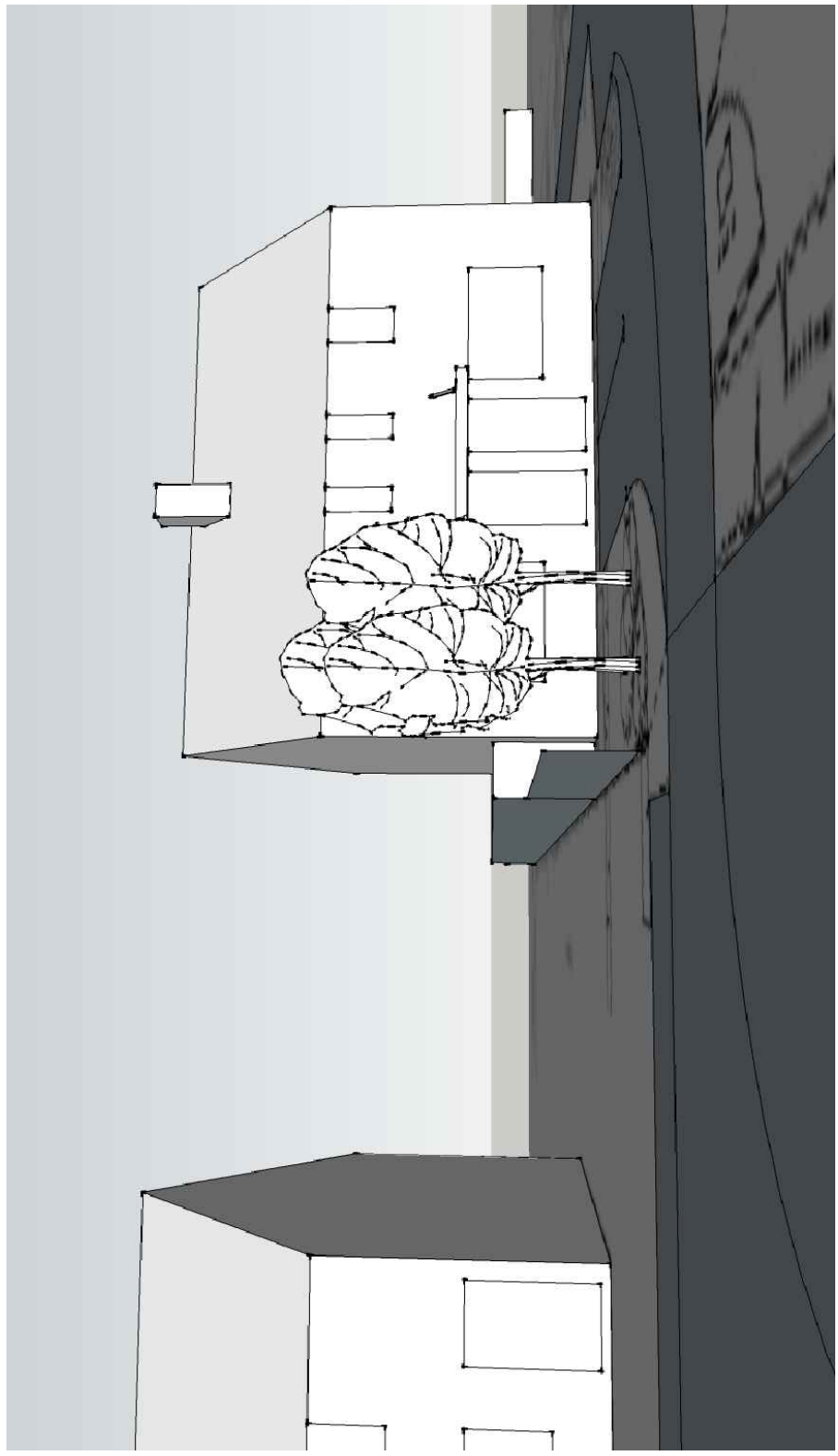
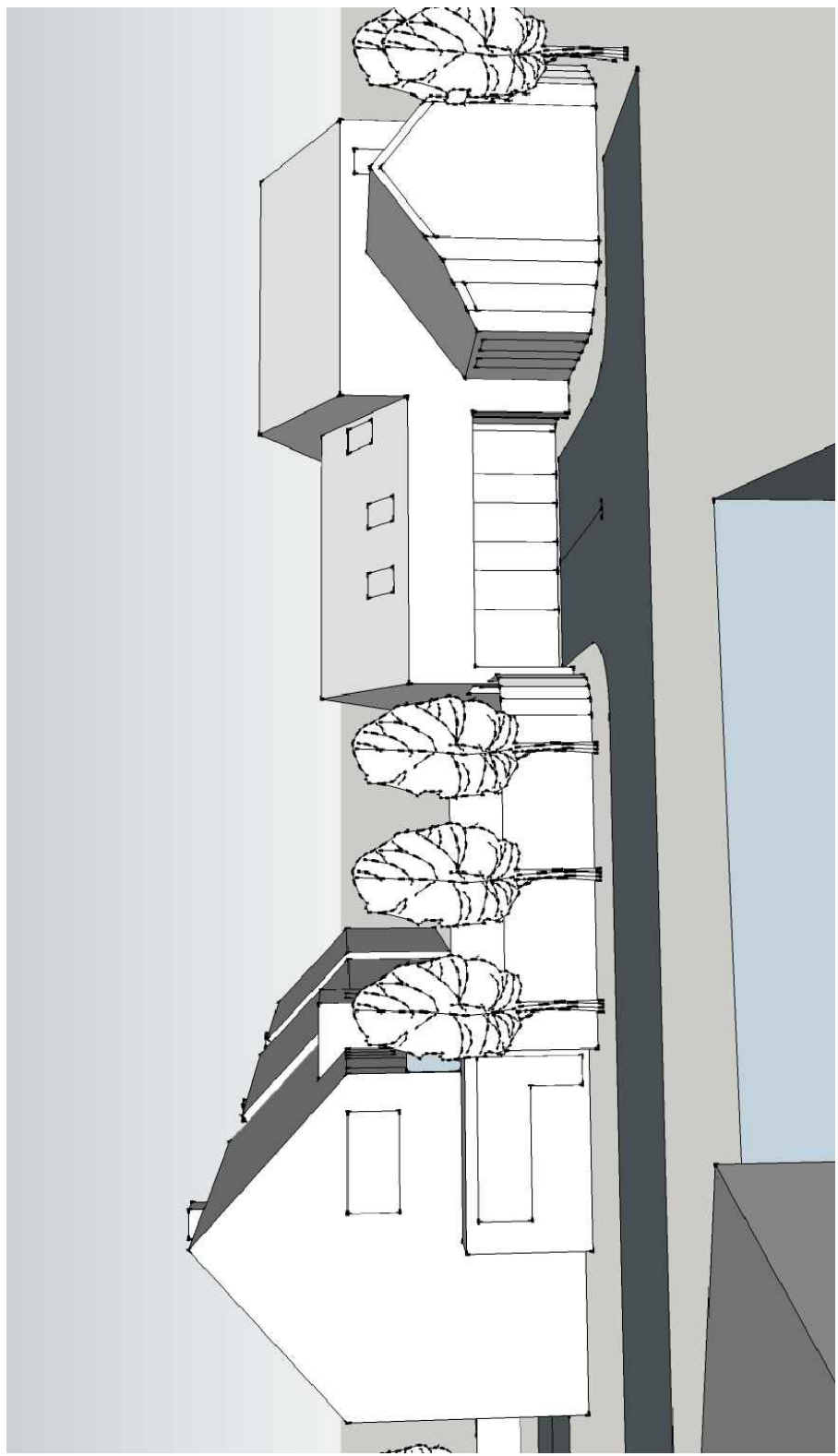
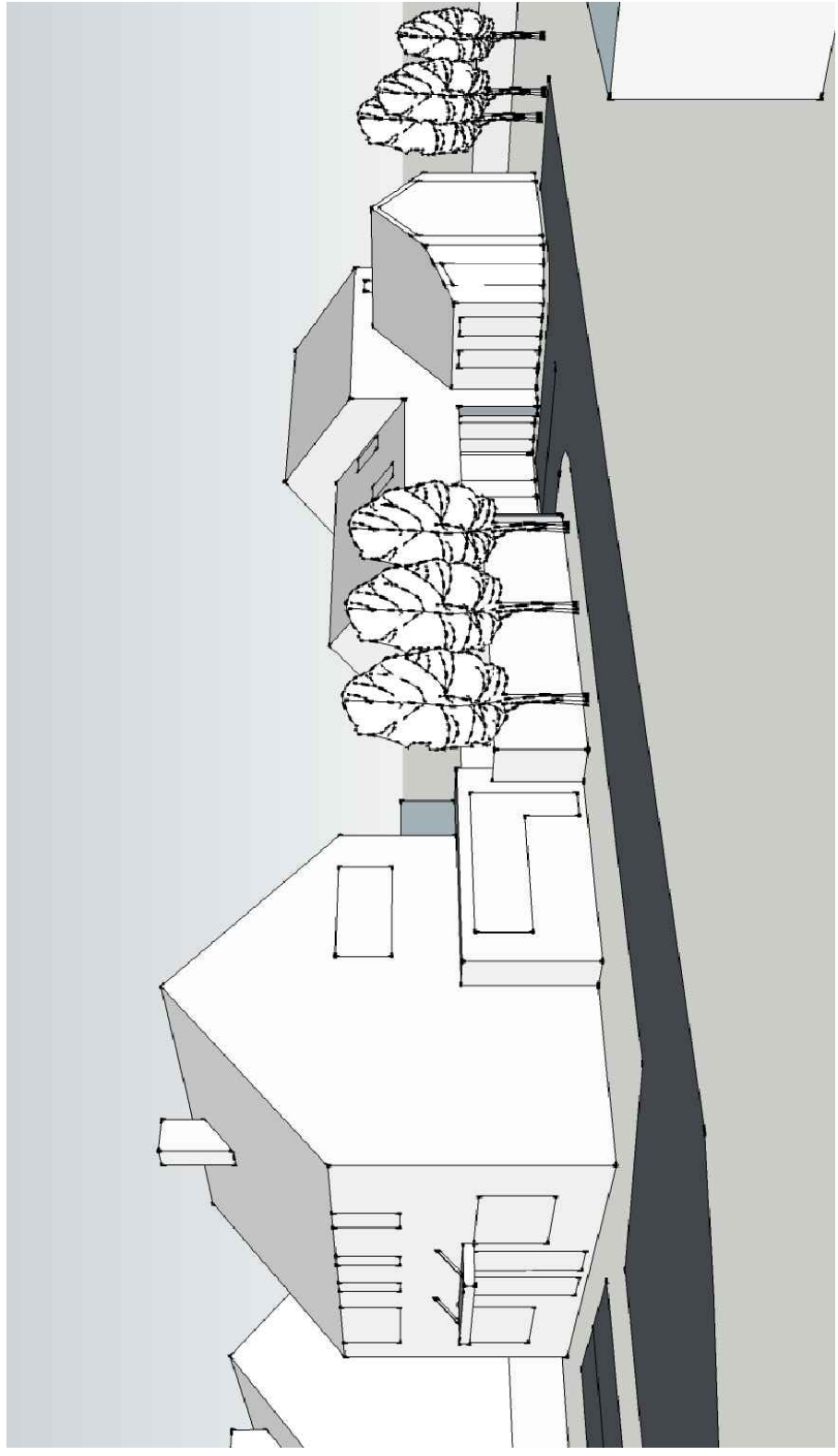
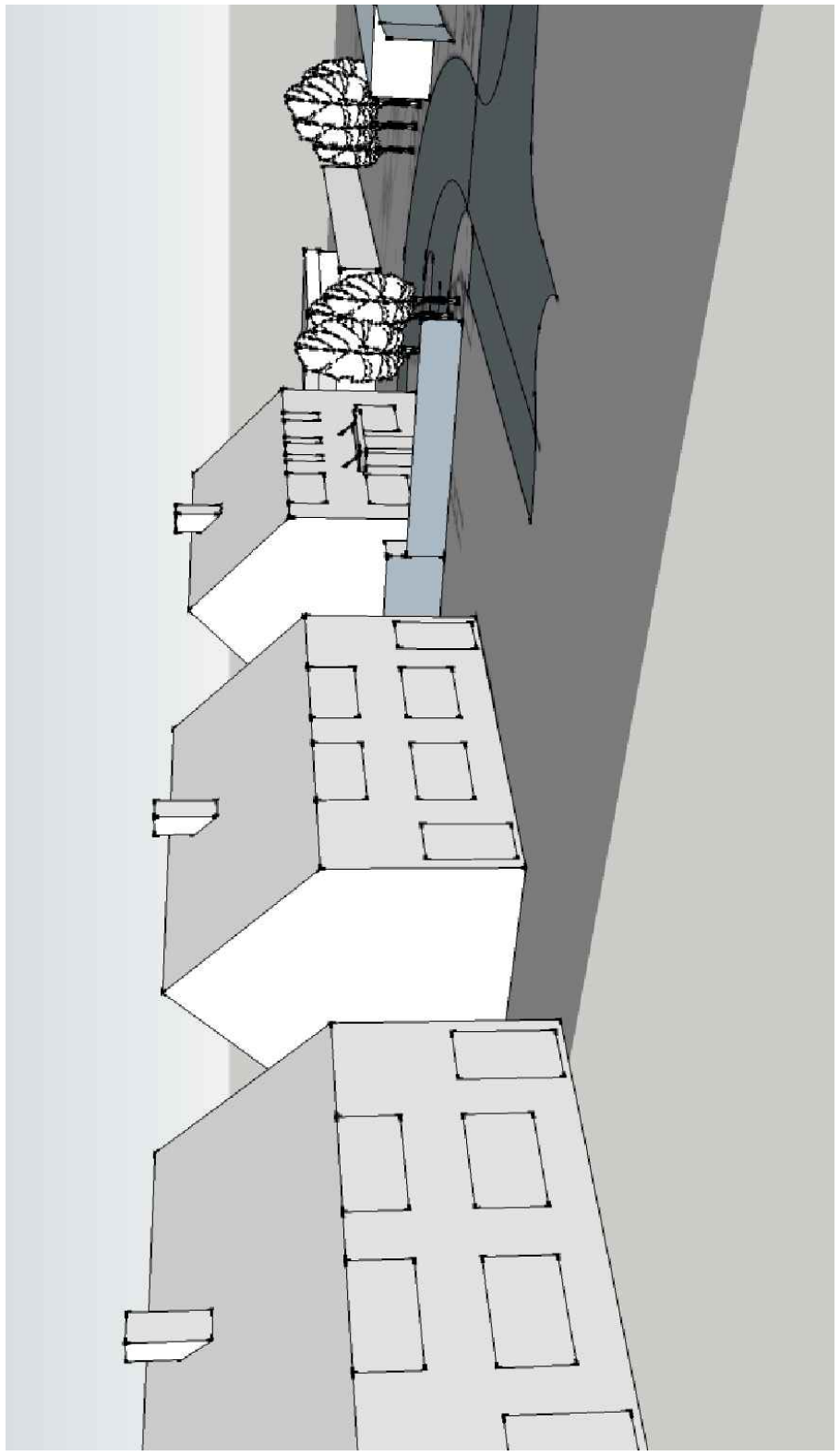
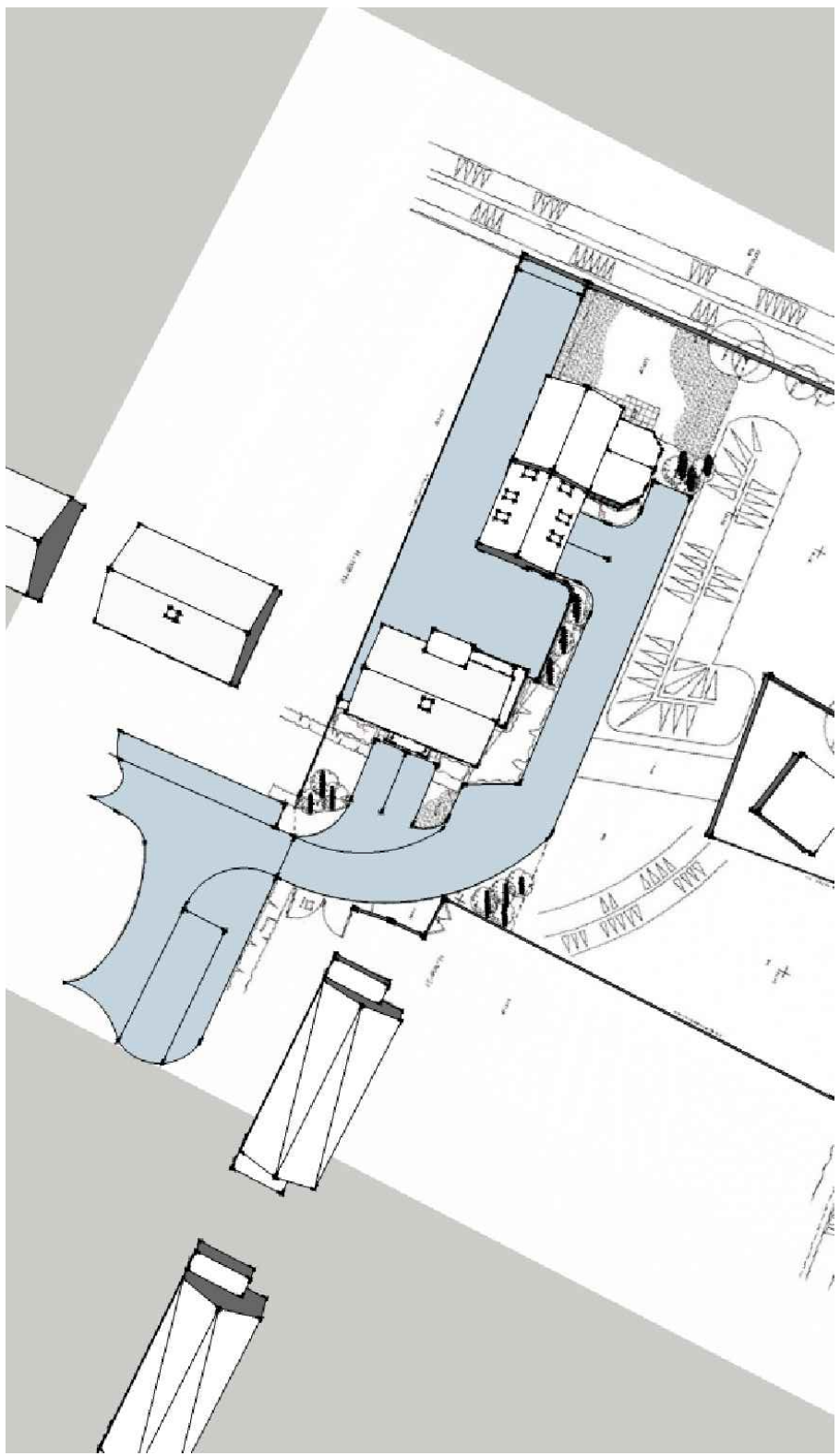
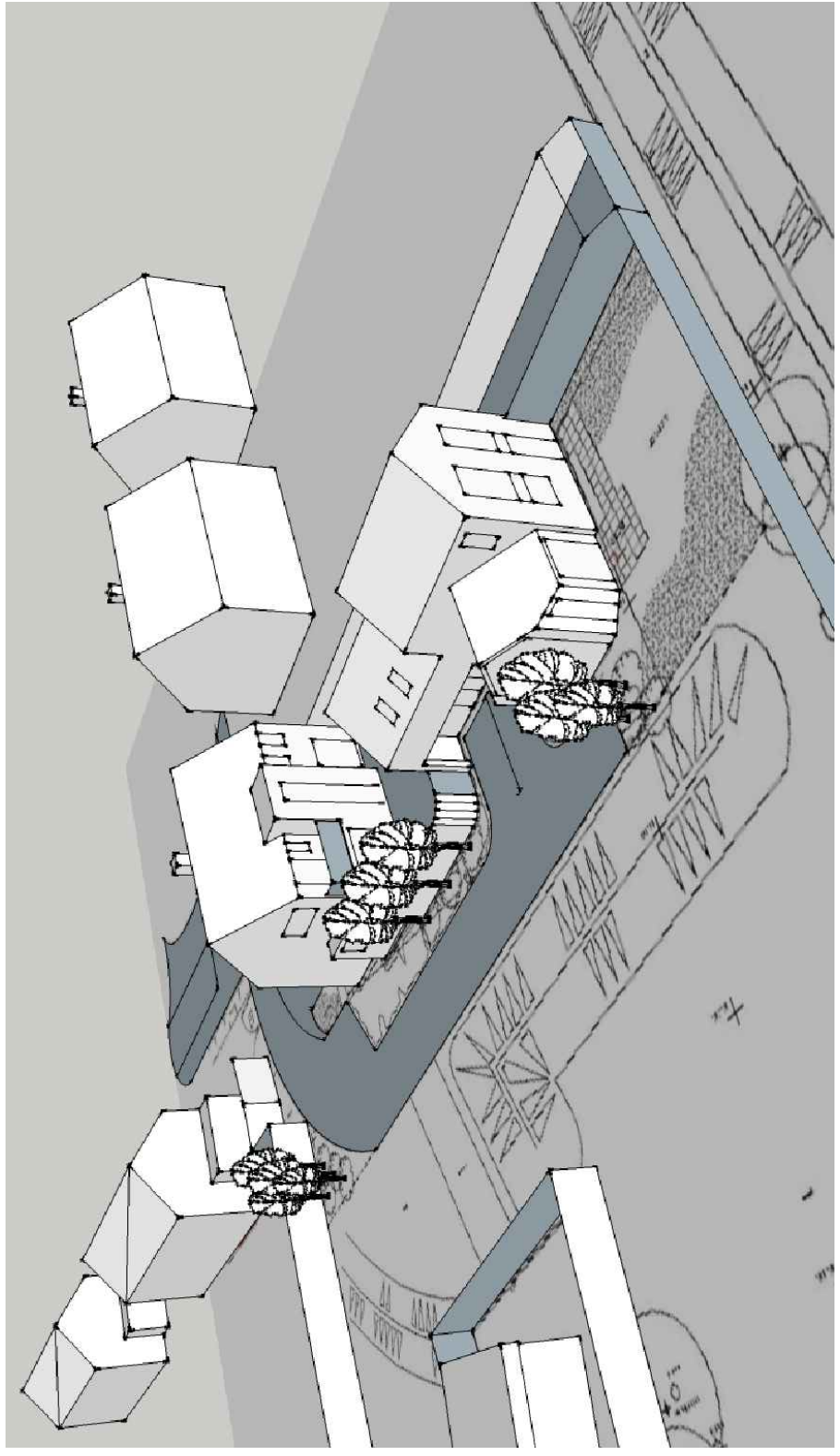


Section D-D

PLOT 2 - Scale: 1:100

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Job Title	Proposed New Dwellings Land Adjacent 19 Oldfield Ave Eim, Wisbech, Cambs	Date	March 2013	Scale	Various
Drawn By	RS	Job No.	SE-153	Sheet Size	A1
Revision	12	Drawn By	RS	Revision	

Planning Drawing
3D Images