

**Application Number: F/YR13/0265/F**

**Minor**

**Parish/Ward: Parson Drove/Wisbech St Mary**

**Date Received: 23<sup>rd</sup> April 2013**

**Expiry Date: 18<sup>th</sup> June 2013**

**Applicant: Rowell Family**

**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of 2 x 3-bed and 2 x 4-bed 2-storey dwellings with attached garages.**

**Location: Land West of 114, Main Road, Parson Drove.**

**Site Area: 0.38 hectares.**

**Reason before Committee: The Agent is a Councillor, the application is a departure from the Development Plan and the level of objections received.**

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

This application seeks full planning permission for 4 dwellings at Land West of 114, Main Road in Parson Drove. The site is open land and is positioned within distinct areas of existing residential development. The land is outside of the established settlement, however, as the proposal will not protrude any further into the countryside, it is considered that it will result in no material harm to the area.

The key issues to consider are:

- Relevant Policy
- Design and Layout
- Residential Amenity.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in this instance, therefore the application is recommended for approval.

## **2. HISTORY**

There is no relevant history in relation to this site.

## **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 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

### 3.2 Fenland Core Strategy – February 2013:

CS1: Presumption in favour of sustainable development

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

CS12: Rural Areas Development Policy

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

### 3.3 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries

H16 – Housing in the open countryside

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

## 4. CONSULTATIONS

4.1 ***Town Council***

No response received.

4.2 ***North Level IDB***

No response received.

4.3 ***Environment Agency***

No comment.

4.4 ***FDC Scientific Officer***

Requests the unsuspected contamination condition.

4.5 ***CCC Highways***

Requests conditions relating to the positioning of gates at the access, the construction of the accesses, provision of parking and turning areas, provision of temporary facilities for construction vehicles, drainage to prevent surface water run off onto the highway, provision of a footway and pedestrian visibility splays.

4.6 ***Local Residents:***

6 letters of objection received (concerning) in summary:

- The buildings will not be in line with the adjacent dwelling, The Silverings, therefore their scale cannot be compared with this dwelling.
- Bungalows would be more in keeping with the area.
- The development will leave the land to the rear as an irregular shape and hard to cultivate.
- Concerns that a further application will be submitted to the rear, accessed off Newlands Avenue.
- The development will put extra demands on the facilities of Parson Drove.
- There is no regular bus service from Wisbech, Peterborough and March as stated in the Design and Access Statement.
- There will be an additional impact on the poorly maintained road.

- The properties are imposing and executive and not affordable for local people.
- This will spoil one of the few remaining views through to the countryside.
- Concerns over the lack of pavement.
- Does the village need further development.
- Many villages in the area have been extended so that they are no longer small villages and it would be a shame for the same to happen to Parson Drove.
- Loss of privacy and the visual impact of such large properties.
- Were told when purchasing their property that this piece of land would never be built on.
- There is a colony of bats that fly over this site.
- The site departs from the Fenland Development Plan.
- There is already heavy traffic in this area that travels at high speeds and this is affecting rural pursuits. This development would result in more traffic.

## 5. **SITE DESCRIPTION**

- 5.1 The site is located on the Southern side of Main Road, Parson Drove, and immediately adjoins the existing built up frontage. The site is between an existing detached dwelling, Silverings, to the East and the Newlands Road development to the West. There is residential development to the North and agricultural land to the South. The site currently comprises part of this agricultural land.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Relevant Policy
  - Design and Layout
  - Residential Amenity

### Relevant Policy

The site is located beyond the established settlement of Parson Drove on land which is characterised as open countryside. The site immediately adjoins the existing built up form to the West and there is residential development to the North and East. The proposal does not fully accord in principle to countryside housing policies, however this must be balanced with the overall character and form of the existing area. It is considered that the proposal represents an infilling of a continuous built up frontage and as such, on balance, is

considered to be acceptable. It is considered that no harm would be caused to the character and appearance of this part of Main Road though the development of this site.

Policy CS3 of the Fenland Local Plan Core Strategy – February 2013, identifies Parson Drove as a ‘Limited Growth Village, where a small amount of new development will be encouraged and permitted in order to support their continued sustainability. Policy CS3 points out that such development may be appropriate as a small village extension. This application is for 4 dwellings and will not compromise the future development or policy aspirations of the village. As such the principle of development in this location is considered to be acceptable in this instance.

#### Design and Layout

This application seeks full planning permission for 4 x 2-storey detached dwellings in a linear form along Main Road. The dwellings are all relatively large with associated parking and turning areas to the front and private amenity space to the rear. Each dwelling has an integral garage. Plots 1 and 4 have their own individual access, with Plots 2 and 3 having a shared access.

There is a mix of dwelling types in the surrounding area, with a row of bungalows sited to the North of the site, a single, detached, 2-storey dwelling to the East of the site and a residential cul-de-sac of 2 storey semi-detached dwellings to the West (Newlands Avenue). Travelling West from the site the area becomes more built up as the village centre is approached.

Given the mix of single-storey dwellings and 2-storey dwellings, and the variety of designs in the area it is considered that the proposal will not compromise the character of the area. Although there are bungalows opposite the site on the Northern side of Main Road, the dwellings to the East and West of the site are 2 storey. The frontage form of development proposed is considered to be in keeping with the predominant form of the area.

#### Residential Amenity

It is considered that the proposal will not give rise to any adverse impacts upon residential amenity given the layout of the site and the size of the plots.

Although the dwellings are 2-storey there will be no overbearing impacts upon the bungalows to the North as these are sited the other side of Main Road and as such are at a significant distance from the proposed dwellings. It is noted that Silverings is set back from the proposed building line however there is not likely to be any significant overlooking due to the distance between the existing property and the proposed dwelling on Plot 1. The rear gardens of 90 Main Road and 1 Newlands Avenue back onto the side of Plot 4 however the driveway and parking areas of Plot 4 are adjacent to the site boundary and the dwelling is set further within the site. As such the proposal is considered to be acceptable in terms of impacts on residential amenity in this instance.

## **7. CONCLUSION**

- 7.1 The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that, although the site is outside the defined settlement core, the proposal infills an area of existing built up frontage and, given the different types of dwellings in the surrounding area, the proposal is on balance acceptable. As such it is recommended for approval with suitable conditions.

**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. 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.***

- 3. 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.***

- 4. 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.***

- 5. Prior to the first occupation of the development any gate or gates to the vehicular accesses shall be set back a minimum of 5.0m from the near channel line of the carriageway of Main Road. Any gate or gates shall be hung to open inwards.**

**Reason – In the interests of highway safety.**

- 6. Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

**Reason – In the interests of highway safety.**

- 7. Prior to the first occupation of the development the proposed on-site parking and turning areas within each plot shall be laid out, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.**

**Reason – In the interests of highway safety.**

- 8. Temporary facilities 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 – In the interests of highway safety.**

- 9. The accesses 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 by the LPA.**

**Reason – In the interests of highway safety.**

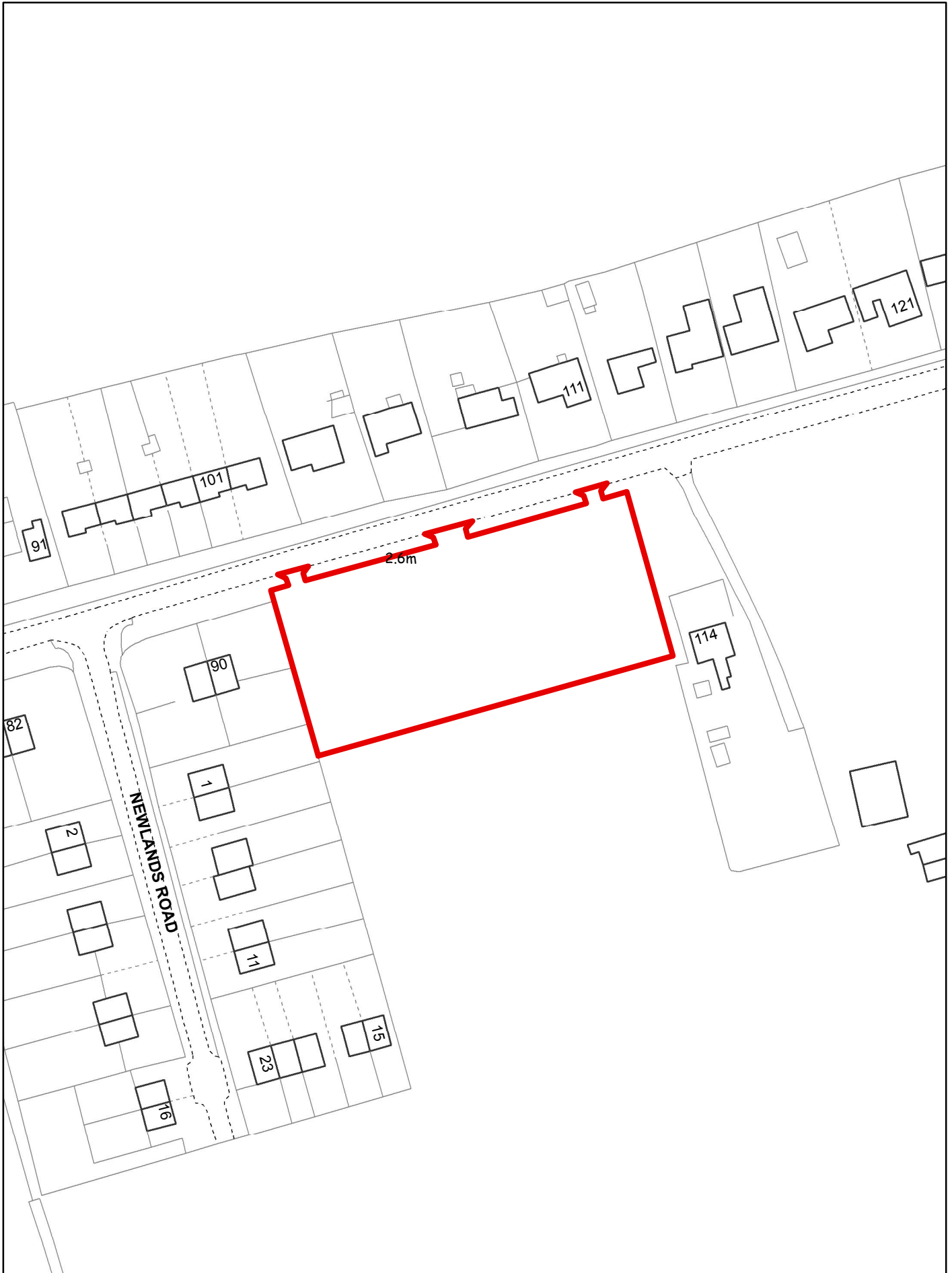
- 10. Prior to the first occupation of the development a 1.5m wide footway shall be provided and completed to Cambridgeshire County Council construction specification along the frontage of the site from, and including, the vehicular access to plot 1 linking to the existing footway in front of No 90 Main Road.**

**Reason – In the interests of highway safety.**

- 11. Prior to the first occupation of the development pedestrian visibility splays of 1.5m x 1.5m shall be provided each side of each access measured from and along the back of the new footway to be provided.**

**Reason – In the interests of highway safety.**

- 12. Approved Plans**



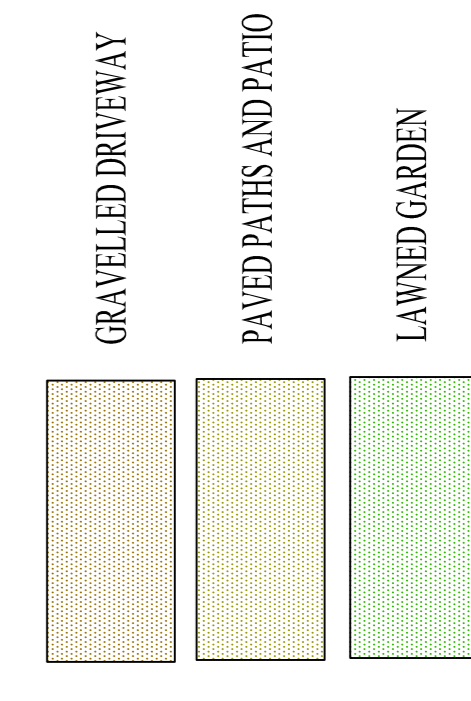
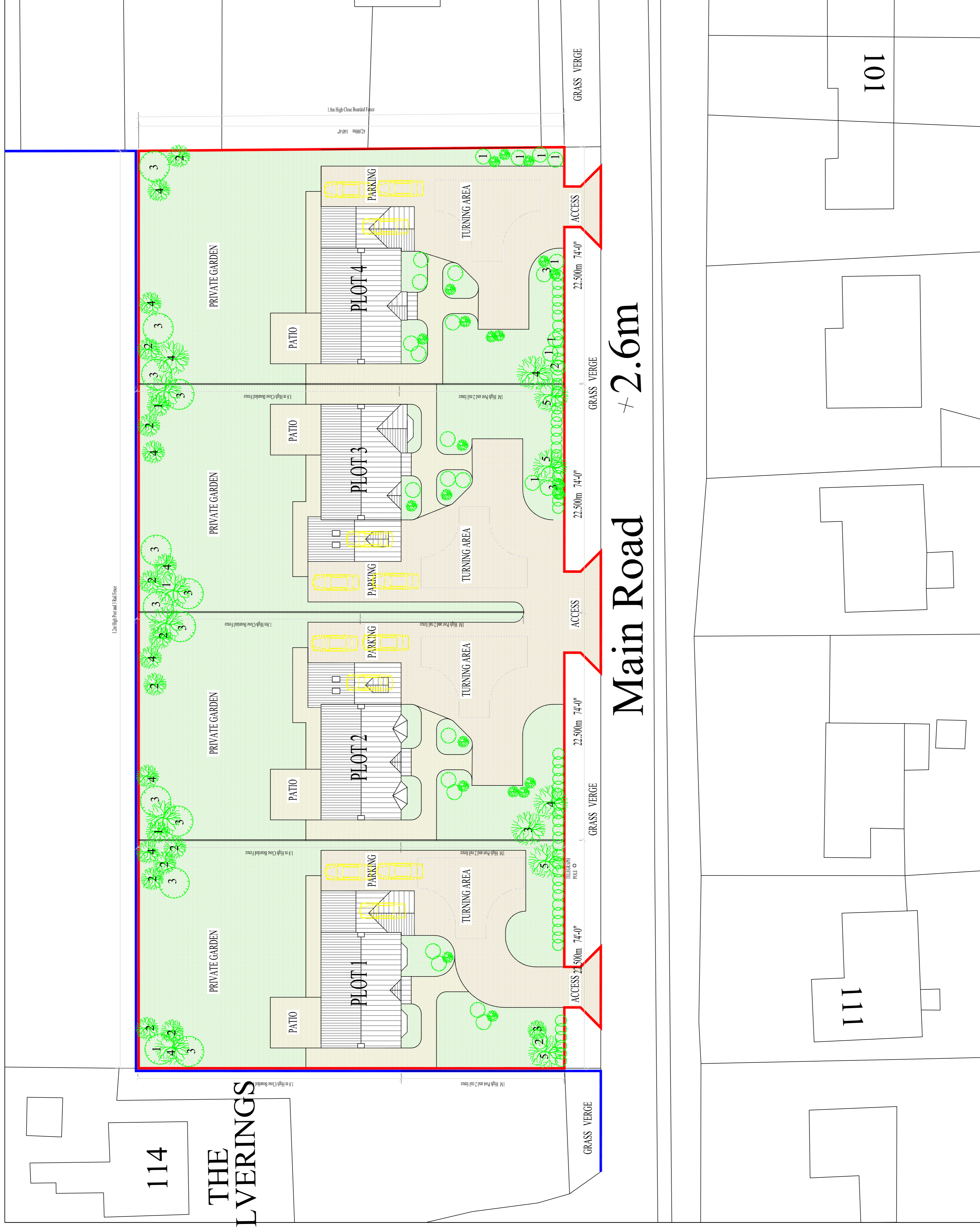
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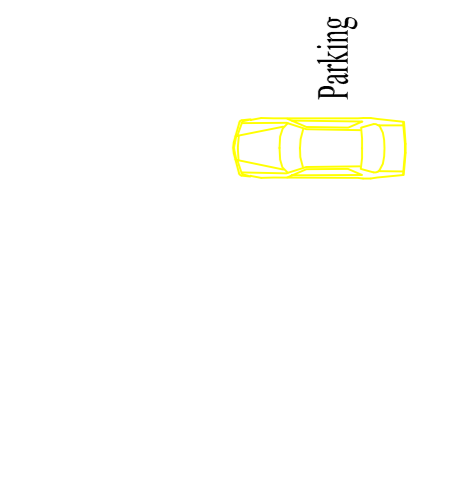
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Scale = 1:1,250





- Main Tree species**
- 1 Red May
  - 2 Field Maple
  - 3 Alder
  - 4 Ash
  - 5 Horse Chestnut
- Planted at half standard



**BLOCK PLAN**  
SCALE 1:200

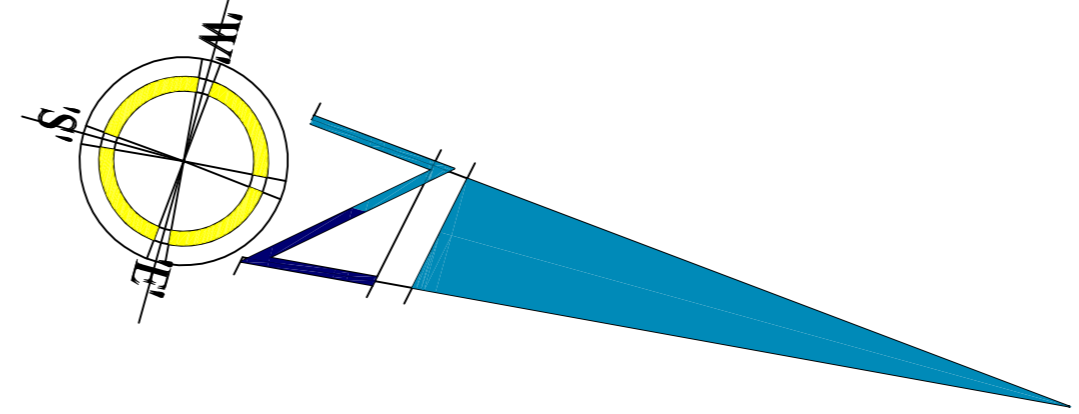
**PLANTING AND LANDSCAPING**

All Species listed for inclusion  
Ground to be broken to depth with  
a chisel plough or similar  
and bed prepared  
and fertilised before planting  
All trees to be planted in the first  
appropriate season following the  
occupation of the Dwellings and  
there-after maintained  
Any diseased or dead items to be  
replaced at the appropriate time.



**LOCATION PLAN**  
SCALE 1:1250

**Main Road +2.6m**



Highly Commended  
Residential New Build  
Award  
4 West Norfolk the Design in the Environment 2011

**LABC**  
Peterborough City Council

Winner, New Small Scale 2011  
Housing Development  
Highly commended  
Commercial category building  
Design and Construction award 2010

Winner, Heritage award 2010  
for Conversion or Renovation  
Highly commended  
for Conversion or Renovation  
Heritage award New Build 2009

**DBDS**

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150, MARKET STREET  
WISBECH, CAMBRIDGESHIRE  
PE33 4LA  
Tel: 01455 444421  
Fax: 01455 444421  
Email: davidbroker@dbds.co.uk

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

Client: ROWELL FAMILY

Drawing No: 1023 - BLOCK PLAN

Project: PROPOSED RESIDENTIAL DEVELOPMENT

Site: MAIN ROAD, PAINSON DRIVE

Revision: PE13-4LA

Drawn: A. SUTTON

Date: DEC 12

Checked: -

Revision No: -

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. This drawing is for information only and does not constitute an offer of any construction work under any prior approval or before approval plans are issued. Any alterations to details or specifications may invalidate the approval and incur significant additional costs.