

Application Number: F/YR13/0228/FDC

Minor

Parish/Ward: Wisbech St Mary Parish Council

Date Received: 5 April 2013

Expiry Date: 31 May 2013

Applicant: Mr T. Watson, Fenland District Council

Agent: Mrs T. Adams, Fenland District Council

Proposal: Erection of 3 no. dwellings.

Location: Land South of 52 Chapelfield Road, Guyhirn.

Site Area: 0.13 ha

Density: 23 dwellings per hectare

Reason before Committee: This proposal is before the Planning Committee due to the application being submitted by Fenland District Council, and given that the scheme is a departure.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application relates to a triangular piece of land immediately to the north of No. 52 Chapelfield Road, Guyhirn, which was formally used as a garage site. The garages have now been demolished and the site cleared.

It seeks outline planning permission to erect 3 dwellings on the site with all matters (access, layout, scale, appearance and landscaping) reserved for future consideration.

The principle of developing the site for housing development in this location is considered to be acceptable in policy terms

The indicative layout and design of the site are also considered to demonstrate an acceptable form of development, both in terms of site layout and potential impact on the amenities of neighbours.

The scheme is also considered to be acceptable in highway design terms.

Consequently the proposal is considered to comply with guidance contained in Policies H3, and E8 of the Fenland District Wide Development Plan and Policies CS3, CS12, CS15 & CS16 of the Fenland Core Strategy – Submission Version (Feb 2013).

2. HISTORY

There are no planning applications of direct relevance to this proposal.

There have been planning permissions granted on land immediately to the south of the site including:

- | | | | |
|-----|-----------------|------------------------------------|----------------|
| 2.1 | F/91/0031/DEEME | Erection of 6 semi-detached houses | Deemed Consent |
|-----|-----------------|------------------------------------|----------------|

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17(4): Seek to ensure high quality design and a good standard of amenity for all existing and future occupants (repeated and expanded on in paragraphs 56 to 56).

Paragraph 17 (5): Recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities.

Paragraph 32: Decisions should take account that a safe and suitable access to the site can be achieved for all people.

Paragraph 55: In rural areas, housing should be located where it will enhance or maintain the vitality of rural settlements.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3.2 **Draft Fenland Core Strategy – Proposed Submission Feb 2013:**

CS3: Spatial Strategy & Settlement Hierarchy and the Countryside

CS4: Housing

CS12: Rural Areas Development Policy

CS15: Creation of a More Sustainable Transport Network in Fenland

CS16: Delivering High Quality Environments

3.3 **Fenland District Wide Local Plan:**

H3: Development Area Boundaries/Protection of Character and Amenity/Highway Safety

E8: Landscape and amenity protection

TR3: Car Parking

4. **CONSULTATIONS**

4.1 ***Parish/Town Council***

Support this application and recommend approval.

4.2 ***Cambs CC Archaeology***

Require condition to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation

4.3 ***Cambs CC Highways***

No objection subject to conditions – parking area to be laid out/levelled/surfaced and adequate drainage to prevent surface water run-off onto adjacent public highway.

- 4.4 **FDC Valuation Officer** The proposed application seeks to redevelop an under-utilised area of land and aims to provide three much needed 'starter home' style properties.
- 4.5 **North Level Commissioners** Awaiting.
- 4.6 **Local Residents:** No letters of representation received.

5. **SITE DESCRIPTION**

- 5.1 The current application relates to a triangular piece of land immediately to the north of No. 52 Chapelfield Road, Guyhirn, which was formally used as a garage site. The garages have now been demolished and the site cleared.

The site is bounded to the south by the side garden of No. 52 Chapelfield Road, and to the north by open countryside. A pumping station operated by Anglian Water is located adjacent to the western site boundary, and is surrounded by a palisade security fence.

This site is accessed from the existing turning head at the end of Chapelfield Road, which is an unclassified road.

The site lies within Flood Zone 1

The site area measures 0.13 hectares.

6. **PLANNING ASSESSMENT**

6.1 **Background**

This application seeks outline planning permission to erect 3 dwellings on this site with all matters (access, layout, scale, appearance and landscaping) reserved for future consideration. The site adjoins the developed footprint of Guyhirn, which comprises a row of semi-detached houses running along the east side of Chapelfield Road.

An indicative layout has been provided to demonstrate how 3 dwellings can be accommodated on the site.

The main features of the indicative scheme are set out below:

- The site is accessed off one arm of the existing turning head, leading directly into a parking court containing 8 parking spaces
- A row of 3 houses is sited immediately behind the parking court with their front elevations facing towards Chapelfield Road.
- Each property has a rear garden backing onto the open countryside

The application is considered to raise the following key issues;

- Principle and policy implications
- Layout
- Access
- Service provision including flood risk, drainage and bin storage

6.2 Principle and Policy Implications

The site is located outside the built-up limits of Guyhirn, within land that currently forms part of the open countryside. Under criteria contained in Policies H3 and H16 in the Fenland District Wide Local Plan (1993) the principle of development in such locations is normally unacceptable unless associated with agriculture, horticulture or forestry.

The 1993 Local Plan proposals map shows the majority of Chapelfield to the south of the site, as being within part of the Guyhirn DAB. The 6 dwellings granted permission in 1993 (Nos 42 to 52 Chapelfield Road) already lie outside of the this DAB, but now form part of the developed footprint of the village.

The emerging Fenland Core Strategy – Proposed Submission Version (Feb 2013), seeks to concentrate new housing development in the most sustainable locations principally in the main market towns, to a lesser extent in the growth villages, and small amounts in rural villages.

Policy CS3 identifies Guyhirn as a Small Village, where development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity.

Policy CS4 deals with criteria for assessing housing development proposals. In the case of development in and around villages, it requires proposals to be considered against criteria in Policy CS12.

Policy CS12 sets out detailed criteria for the assessment of new housing proposals in and around villages such as Guyhirn. This policy allows some new development in villages, where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Under this policy new development will need to satisfy the applicable thresholds set out in Policy CS3, as well as all of the criteria set out in Policy CS12 (a to k).

Given the existing character of the site – comprising an area of ‘previously developed land’ (former garages) adjoining existing housing development along the east side of Chapelfield Road – the site is considered to be located in or adjacent to the existing developed footprint of the village and would continue the development form slightly further northwards (Criteria a).

It is not considered to result in the coalescence with any neighbouring villages (criteria b), or have an adverse impact on the character and appearance of the surrounding countryside and farmland, given its position between existing residential development and the Anglian Water Pumping Station (criteria c).

Criteria (d) of Policy CS12 requires that any new proposal should be of a scale and siting that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance. In addition, it should not extend existing linear features of the settlement or result in ribbon development (criteria e).

In this instance whilst the proposal would slightly extend existing linear development in this part of the village, it would only extend it up to the existing pumping station (which itself is a prominent built structure) on land that was ‘previously developed’. It would also terminate any possible further development of this part of Chapelfield Road. As a result, it is therefore still considered to be in keeping with the core shape and form and would not adversely harm the

character and appearance of the settlement.

There are no concerns about satisfying the other criteria in Policy CS12 as it; respects existing trees and boundaries, respects any possible ecology and archaeology on the site, and can be acceptably served in terms of necessary infrastructure (access, drainage etc).

For these reasons the principle of developing the site is therefore acceptable in relation to guidance contained in Policies H3, & E8 of the saved Fenland Local Plan (1993) and Policies CS3 & CS12 of the emerging Fenland Core Strategy (2013).

6.3 **Layout**

Although the proposed layout is indicative at this stage, sufficient information has been provided to demonstrate that 3 dwellings can be adequately sited on this land, that will properly relate to the existing dwellings to the south.

The proposed terrace of houses will continue the line of houses on the east side of Chapelfield Road (albeit set-back) and thus will respond to the prevailing character of the locality. The rooflines and gable-ended roof-slopes will also match those on the adjoining dwellings.

The gable wall of Plot 3 is positioned at a distance of 5.0m from the south-eastern site boundary (shared with No. 52 Chapelfield Road). Although the position of the new dwellings is behind No. 52, this spacing is considered to adequately mitigate any potential impact on the rear part of this dwelling. A condition will be applied requiring that no part of the proposed new housing is to be sited within 5.0m of this boundary. This is for the avoidance of doubt when reserved matters are submitted.

A condition is also proposed limiting the maximum height to the eaves of 5.0m and 8.0m to the ridge, which is the standard height of a two-storey dwelling.

Provided that the site layout submission for the reserved matters broadly follows the principles established by the indicative layout, it is considered that an acceptable scheme can be provided.

Although this matter is reserved for future consideration, the proposed indicative layout is therefore considered to be acceptable and complies with guidance contained in Policies E8 of the adopted Fenland Local Plan (1993) and CS16 of the emerging Fenland Core Strategy (2013).

6.5 **Access**

The indicative plans show a single access drive with a width of 4.25m at its junction with Chapelfield Road, which then extends into the site to a parking court containing 8 cars. This has sufficient room for vehicles to turn and leave in a forward direction.

Cambs CC Highways raise no objections to this proposal subject to conditions requiring the surfacing and retention of the on-site parking area and that the access shall be constructed to prevent surface water run-off onto the public highway.

A total of 2 parking spaces per dwelling are shown on the indicative layout plus 2 additional parking spaces for visitors. This is considered to be an acceptable provision.

On this basis the proposed indicative layout showing how the site can be accessed is therefore considered to be acceptable

Although this matter is reserved for future consideration, the proposed indicative layout is considered to be acceptable in highway safety terms and complies with guidance contained in Policies TR3 of the adopted Fenland Local Plan (1993) and CS15 of the emerging Fenland Core Strategy (2013).

7. CONCLUSION

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The principle of developing the site for housing development in this location is considered to be acceptable in policy terms

The indicative layout and design of the site is also considered to demonstrate an acceptable form of development, both in layout and potential impact on the amenities of neighbours.

The scheme is also considered to be acceptable in highway design terms.

Consequently the proposal is considered to be acceptable and complies with guidance contained in Policies H3, and E8 of the Fenland District Wide Development Plan and Policies CS3, CS4, CS12, CS15 & CS16 of the Fenland Core Strategy – Submission Version (Feb 2013).

8. RECOMMENDATION

Approve subject to the following conditions:

1. Approval of the details of:
 - (i) the layout of the site
 - (ii) the scale of the building(s);
 - (iii) the external appearance of the building(s);
 - (iv) the means of access thereto;
 - (v) the landscaping

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason - To enable the Local Planning to control the details of the development hereby permitted.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

5. Prior to the first occupation of the development the proposed on-site parking area 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 satisfactory development and highway safety.

6. The access 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 satisfactory development and highway safety.

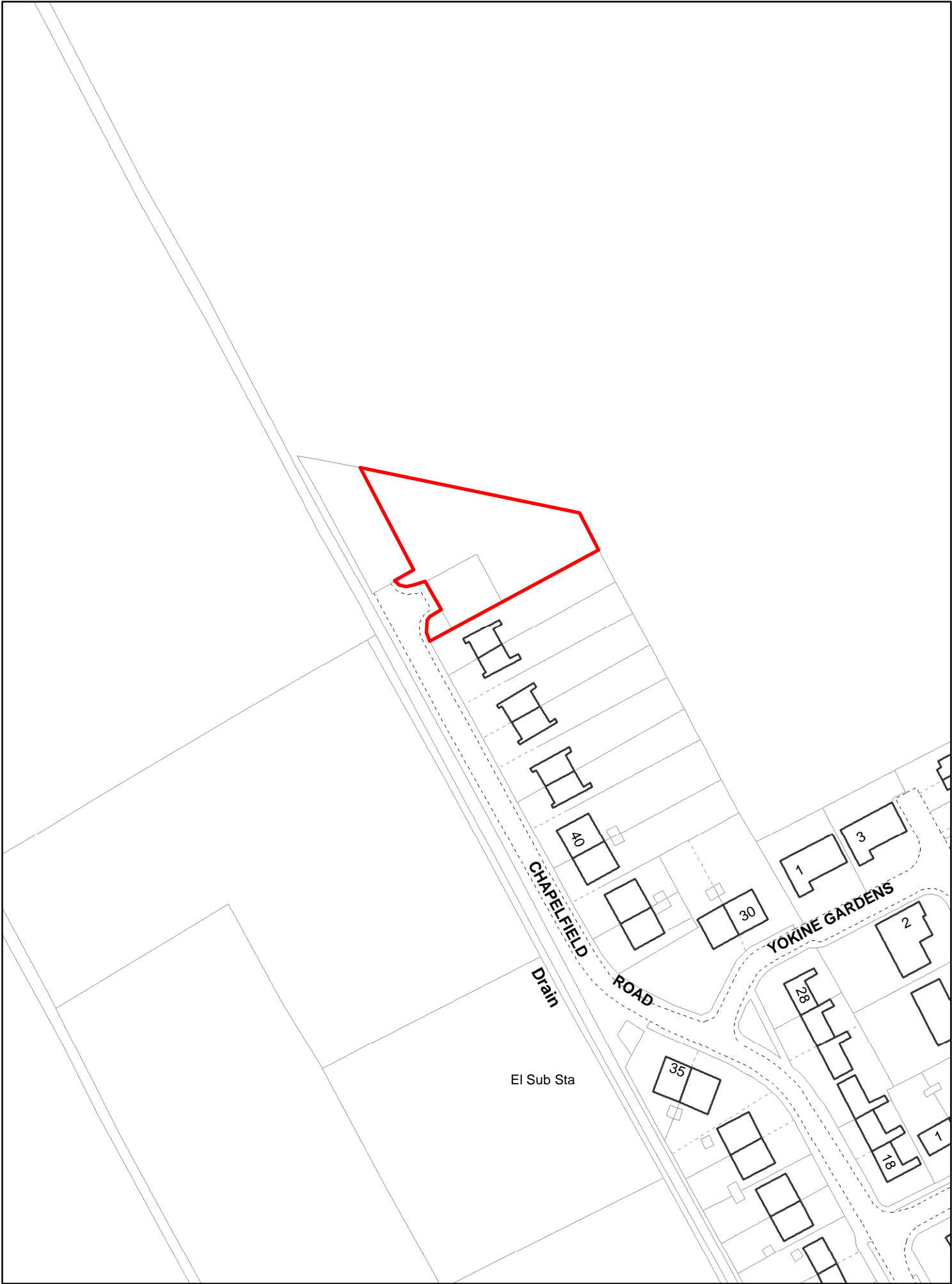
7. ***The heights of the proposed dwellings shall not exceed 5.0 metres in height to the eaves level and 8.0 metres to the ridge level when measured from the ground.***

Reason – For the avoidance of doubt and in the interests of satisfactory development.

8. **For the avoidance of doubt, when the reserved matters are submitted, all parts of any of the proposed new houses shall be sited at a distance of 5.0m of the shared boundary with No 52 Chapelfield Road.**

Reason – For the avoidance of doubt and in the interests of satisfactory development.

9. **Approved Plans.**



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