

Application Number: F/YR13/0175/RM

Major

Parish/Ward: March West

Date Received: 13th March 2013

Expiry Date: 12th June 2013

Applicant: Roddons Housing Association

Agent: Mrs G Lawrence, The Design Partnership (Ely) Ltd

Proposal: Erection of 60 dwellings comprising of 9 x 3-storey 1-bed and 9 x 3-storey 2-bed flats, 1 x single storey 2-bed, 19 x 2 storey 2 bed and 22 x 2-storey 3-bed dwellings with associated sheds, bin/cycle stores, parking and landscaping

Location: Land South of Elliot Road and East of Fishermans Drive, March

Site Area: 1.44 hectares

Reason before Committee: Due to the number of objections received

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks approval for the reserved matters relating to a site to the south of Elliot Road and to the east of Fishermans Drive in March. Originally outline planning permission was granted in December 2007 for a scheme of up to 63 dwellings. This consent was renewed in November 2010 under the extension of time procedure. The principle of development has therefore been established on this site.

The key issues to consider are:

- Policy and Principle Issues
- Design, Layout and Residential Amenity
- Other matters of relevance

The key material considerations have been assessed and weighed against current Local and National Planning Policies. As a result the proposal is considered to conform to these policies through the submitted design and layout and is recommended for approval.

2. HISTORY

2.1	F/YR10/0730/EXT	Residential Development up to 63 units (renewal of planning permission F/YR07/0385/O)	Granted – 17/12/10
2.2	F/YR10/0709/SCO	Screening Opinion: Residential Development (up to 63 units)	Further details not required – 15/10/10
2.3	F/YR07/0385/O	Residential Development up to 63 residential units	Granted – 21/12/07

3. PLANNING POLICIES

3.1 **National Planning Policy Framework (NPPF):**

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 109: Conserving and enhancing the natural environment.

Section 6: Delivering a wide choice of quality homes

3.2 **Fenland Local Plan Core Strategy – February 2013 (Core Strategy):**

CS1: Presumption in favour of sustainable development

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

CS5: Meeting Housing Need

CS9: March

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 ***Town Council***

Recommend approval subject to satisfactory drainage and suitable enhancement of local play area.

4.2 ***Anglian Water***

No comment.

4.3 ***North Level IDB***

Will be commenting but no comment received to date.

4.4 ***FDC Housing Strategy Officer***

Support this application as the built homes will contribute to the Roddons promise to provide rented and shared ownership homes for the district. It also contributes an important resource to enable downsizing, by providing a smaller range of properties.

4.4 ***FDC Scientific Officer***

Requests the unsuspected contamination condition – this was imposed on the outline consent.

4.5 ***CCC Highways***

Requests amendments to submitted scheme in relation to the following:

- Identification of internal junction visibility on plan
- Clarification regarding the parallel lines marked across carriageway requested
- Relocation of ramps for junction tables and shared surface streets
- Clarification on footway provision within the site
- Parking spaces to be a minimum of 5.0m in length where they abut the highway
- Clarification regarding surfacing and securing the footpath link

between the site and Fishermans Drive

An amended plan has been received addressing these points and further comments will be reported via an update.

4.6 **Local Residents:**

4 letters of objection received from individual properties in the vicinity and a petition of 41 signatures from the occupiers of 32 properties within Elliot Lodge concerning the following points (in summary):

- Loss of privacy and overlooking to properties in Elliot Lodge
- Overcrowding due to amount of dwellings proposed
- Drainage and sewage systems not adequate to serve development
- Traffic congestion likely
- Area is a home for vermin and digging up the site will disturb it
- Need to ensure access road to properties in West End is adequate for emergency and large service vehicles
- 3 storey flats out of character with the area and can overlook neighbouring properties
- Proposed fence encroaches onto private land
- No measurements on plans to access points to West End properties
- Provision of play equipment
- Trees on site provide refuge for local bat colony

5. **SITE DESCRIPTION**

5.1 The site is located on the southern side of Elliot Road and to the east of Fishermans Drive in the north western part of March. To the south of the site runs the old River Nene and the area lies within Flood Zone 1. The site appears to be unused and contains a number of private rights of way which allow vehicular access to dwellings located on West End. It is within the built up area of the town which is characterised by one and two storey dwellings. Elliot Lodge which is a complex of flats and bungalows occupied by the elderly lies to the east of the site.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Policy and Principle Issues
- Design, Layout and Residential Amenity
- Other matters of relevance

Policy and Principle Issues

The principle of residential development on this site was established when outline consent was granted in 2007 and renewed in 2010. It would therefore be inappropriate to revisit issues relating to the principle of residential development on the site. At the time of the outline application the matter of access was committed to establish the main access point into the site. This reserved matters submission requires the following matters to be considered:

- Appearance
- Landscaping
- Layout, and
- Scale

Policy CS16 of the Core Strategy sets out a number of criteria which must be satisfied in order for any new development to be supported. These criteria cover a wide range of issues including biodiversity; local character; residential amenity; private amenity space; public open space and landscaping. The NPPF states that in pursuing sustainable development the choice of high quality homes should be widened and Local Planning Authorities should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. These policy issues will be explored when considering the design and layout of the scheme.

Design and Layout and Residential Amenity

The Design and Access Statement submitted as part of the application indicates that the constraints imposed by the private rights of way over the site have been a determining factor in the formulating the layout of the site. Access has been provided to properties in Gilberts Row and West End.

The submitted scheme is for a development of the following mix of properties:

- 9 x 1-bed flats
- 9 x 2-bed flats
- 1 x 2-bed bungalow
- 19 x 2-bed houses
- 22 x 3-bed houses

The flats are contained within the centre of the site and towards the western boundary in three storey buildings in order to minimise any issues relating to overlooking and loss of privacy for existing occupiers. Whilst the use of 3 storey buildings is not reminiscent of the prevailing form and character of the area, the impact of these buildings has been minimised due to their positioning within the centre of the site where there is a greater distance of separation from existing dwellings in the vicinity and there is no impact on the existing frontage to Elliot Road.

Development consisting of 2 pairs of 2-bed semidetached dwellings on plots 13-16 is proposed to be in closest proximity to neighbouring development at Elliot Lodge on the eastern boundary of the site. Concern has been expressed from residents of Elliot Lodge regarding the proximity of these two storey dwellings. The submitted plan shows that the proposed plots have a rear garden depth of approximately 9 metres to the common boundary and an overall distance of approximately 15 metres from building to building. A similar situation is also to be found in the south western corner of the site at plots 31 and 32 and their relationship to no. 124b West End, however the relationship is slightly offset rather than back to back. Under the circumstances, in this urban location, it is considered that this distance is adequate to ensure that a reasonable standard of residential amenity is afforded to existing and proposed

occupiers and furthermore complies with the guidance contained in the Core Strategy which seeks to secure a garden area of a minimum of a third of the plot size (Policy CS16 (h)). A condition could be imposed to remove permitted development rights for additional garden structures and house extensions on these plots in order to control any future development on the site.

A bungalow to match those at nos 110 to 114 is proposed on the Elliot Road frontage (plot 28) to ensure the character of the area is respected and enhanced. The prevailing design of all the dwellings is of a simple yet modern appearance with detailing such as segmental arches and soldier courses to add visual interest and character. A good mix of brick, render and tiles has been proposed to add visual interest and break up elevations.

The submitted plan shows existing trees retained throughout the site and along boundaries along with additional planting as required by condition imposed at the outline stage. Matters of access and the highway layout within the site are detailed in the previous section of this report. An amended plan has been received to address the consultation response of the Local Highway Authority and any further comments will be reported via an update to this report.

Other matters of relevance

- The site will be developed by Roddons to provide 100% affordable housing.
- A discharge of condition application is currently under consideration which is concerned with ensuring that conditions imposed on the outline consent and items included in the S106 agreement have been adequately investigated and evidenced prior to the relevant condition being discharged. The outstanding matters relate to foul and surface water drainage; contamination; archaeology and the provision of play equipment. Discussions are ongoing with the applicants and relevant statutory consultees on these matters.

7. CONCLUSION

7.1 The principle of developing this site for a maximum of 63 dwellings has been established through previous consents. The outstanding reserved matters relate to the layout of the site, the scale of the buildings, the landscaping and the appearance of the scheme. The report has demonstrated that the submitted scheme conforms to the provisions of the NPPF and Core Strategy and has adhered to the principles laid down in the outline consent. The discharge of conditions imposed on the outline consent is the subject of a separate application which is under consideration. As a result the recommendation is to approve the reserved matters application.

8. RECOMMENDATION

Approve

1. **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), planning permission shall be required for the following developments or alterations in respect of Plots 31-32 and Plots 13-16:**

- 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);

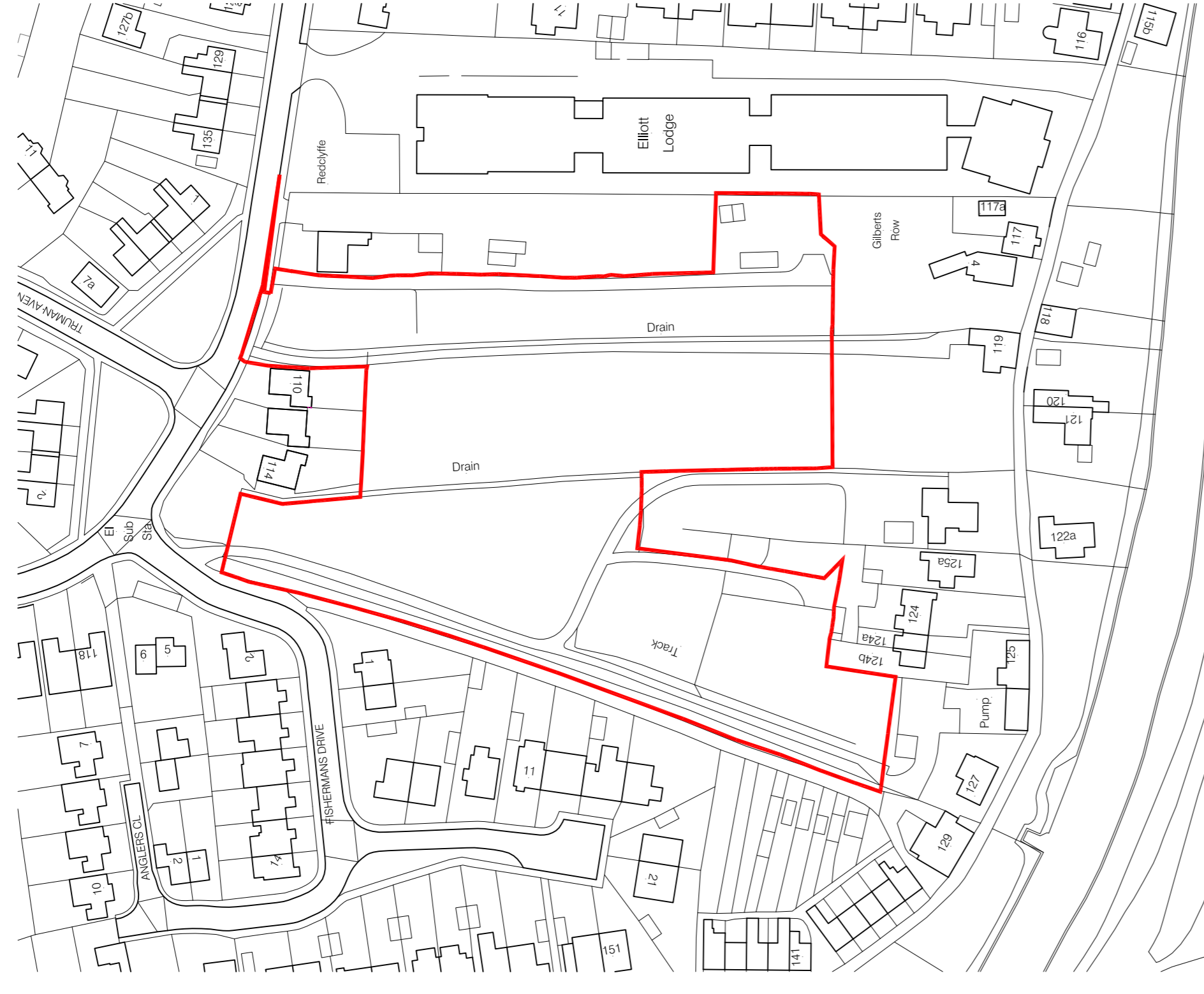
Reason:

To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.

2. Approved plans



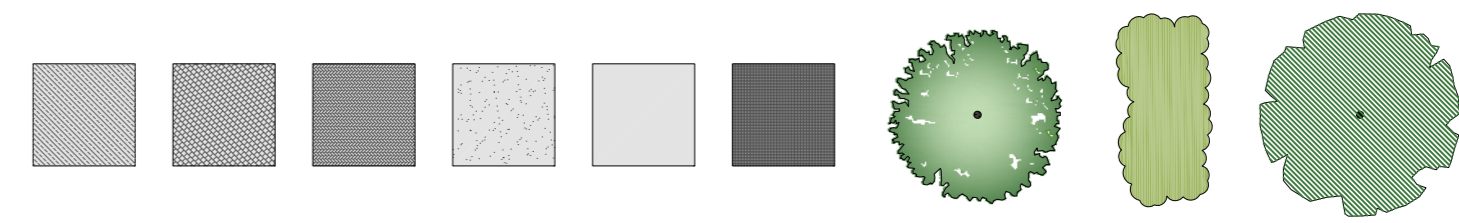
DO NOT SCALE FROM THIS DRAWING
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 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.



LOCATION PLAN 1:1250

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Plan Key:



Development Summary:

Flat	1 Bedroom	2 Person	46.66m ²	9	Plots 33-38, 48, 53, 57
Flat	2 Bedroom	3 Person	57.18(59.38m ²)	9	Plots 48, 50-52, 54-56, 58-59
Bungalow	2 Bedroom	4 Person	67.43m ²	1	Plot 60
House	2 Bedroom	4 Person	71.16(71.4477(66m ²))	19	Plots 1-5, 10-16, 21-25, 31-32
House	3 Bedroom	5 Person	82.89(82.69m ²)	22	Plots 6-9, 17-20, 26-30, 38-47
				TOTAL	60 Dwellings

Site Area approx. 1.44Ha
 Development Density 42 dwellings per Hectare
 108 parking spaces

The Design Partnership
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 Fax: 01354 684672

Proposed Residential Development
 Land Adjacent to 110 Elliott Road March for
 Crestel Construction

Drawing Title
PLANNING SUBMISSION
 Proposed Site Layout

Revisions	Date	Amendments
A	09/04/13	PKI 60 Updated to HQI

Date: Dec 2012

Scale: 1:500 @ A1

Drawn: GL

Rev. No.: CR.576.F01

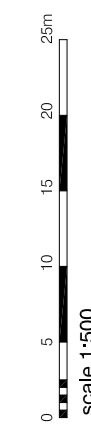
Date: Dec 2012

Scale: 1:500 @ A1

Drawn: GL

Rev. No.: CR.576.F01

BLOCK PLAN 1:500



Note: External lighting is to be provided in accordance with BS 5499-1 and BS 5499-2. The Lighting Engineer following planning approval and further consultation with the Architectural Liaison Officer will be required to ensure conformity with Secured by Design.

Proposed landscaping to approval of Local Authority. Any landscaping within vision splays to be low level planting which does not exceed a height of 600mm. Please refer to Landscaping Drawing.

1.8m high close boarded fences. Gates to have min. 900mm clear opening and shall be lockable to Secured by Design standards.

Indicative location of rotary clothes drier

Timber garden shed to provide cycle storage for a min. of two cycles and 1m² are foot storage

Indicative location of 210 litre water butt

Proposed location of wheeled bin storage (3m per dwelling)

DO NOT SCALE FROM THIS DRAWING
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 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



Street Elevation
 Plots 22 & 44-50, 52-54 & 56-58

0 1 2 3 4 5m
 scale 1:100



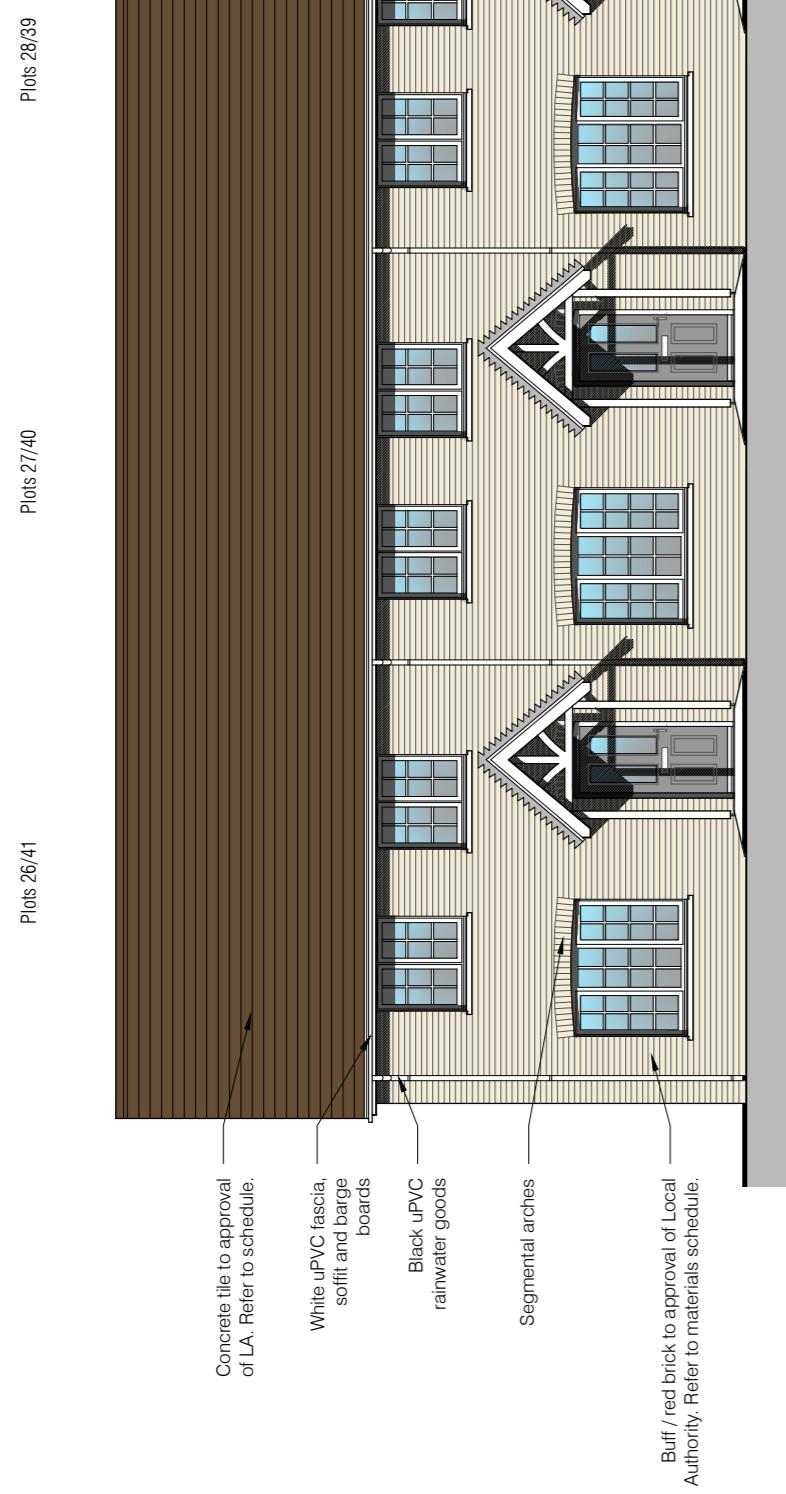
Street Elevation
 Plots 33, 35, 37, 54-55 & 58-59

0 1 2 3 4 5m
 scale 1:100

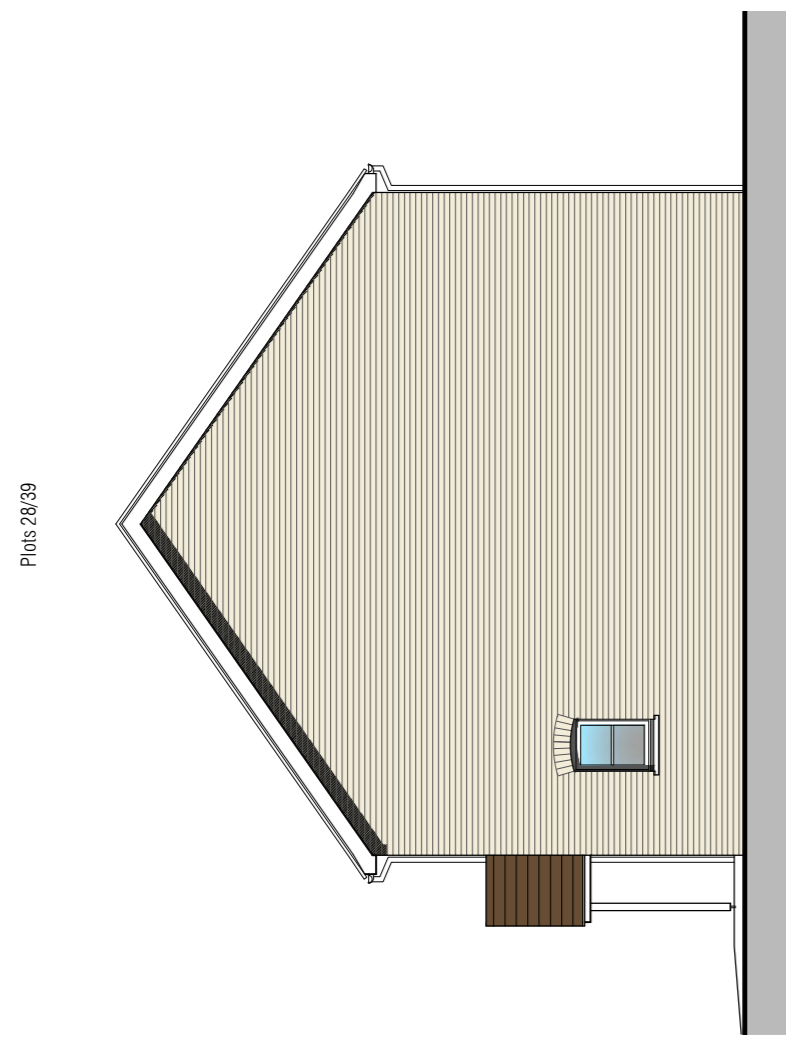
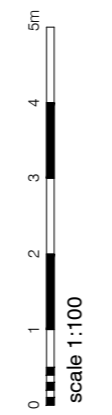
Revisions				
Suffix	Date	Amendments		
A	13.03.13	Update for Planning Application Registration		

	The Design Partnership The Design Partnership (Ely) Ltd. 100 High Street, Chatteris Cambridgeshire PE16 6NN Tel: 01354 693111 Fax: 01354 694672			
	Job Title Proposed Residential Development Land Adjacent to 110 Elliott Road March for Crestel Construction			
Drawing Title PLANNING SUBMISSION House Types - Flats Plots 48-59 Elevations				
Date	Scale	Drwn	Dwg. No.	Rev.
Nov 12	1:100	GL	CR.576.P11	A

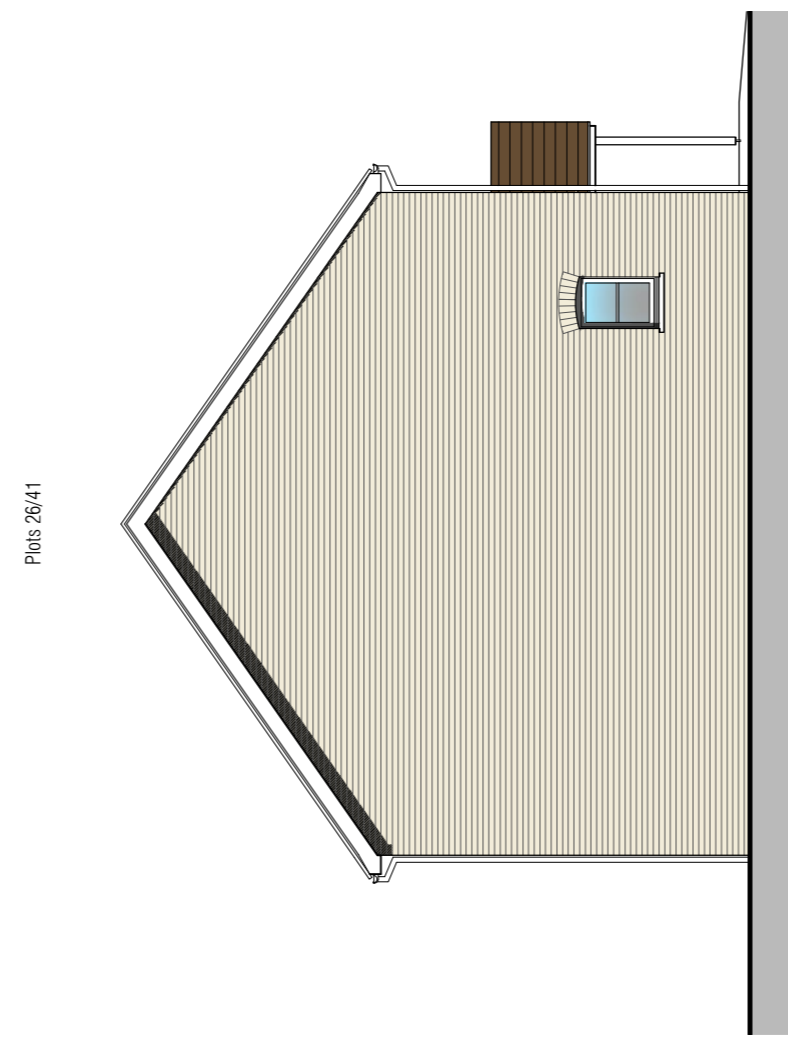
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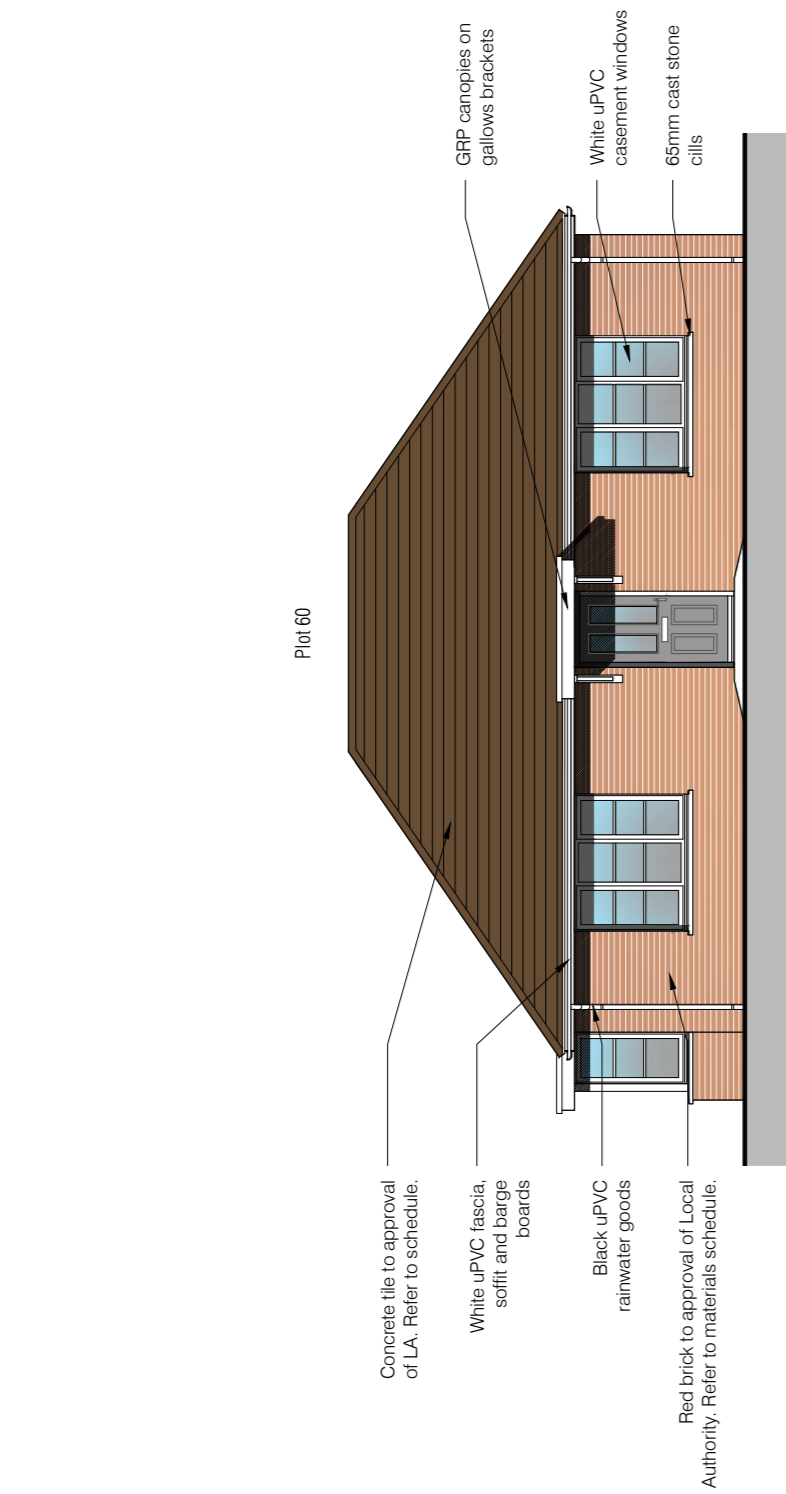
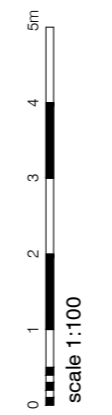
Front Elevation
Plots 26-28 & 39-41



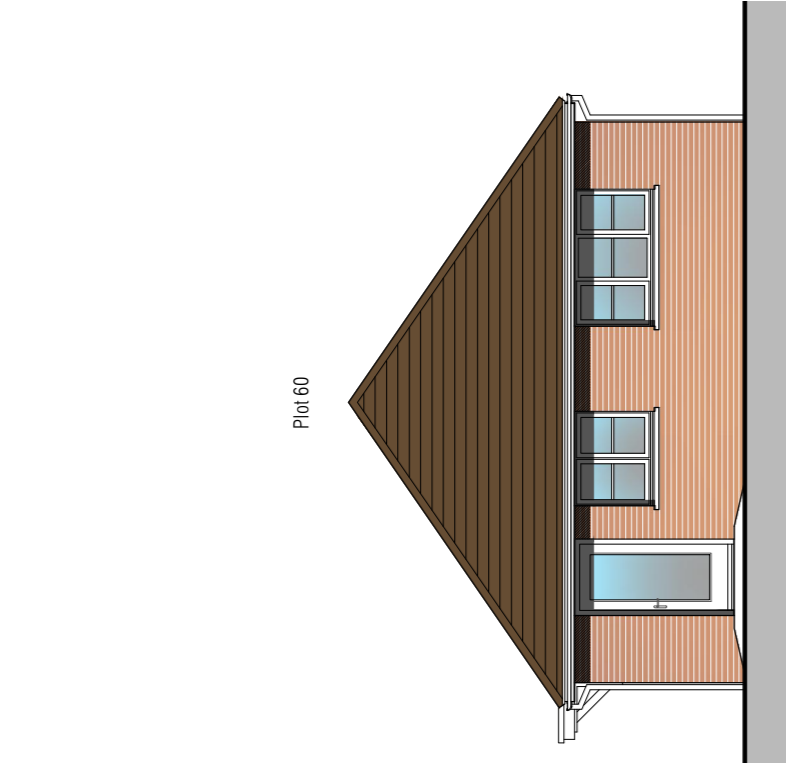
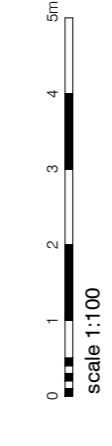
Side Elevation
Plots 26-28 & 39-41



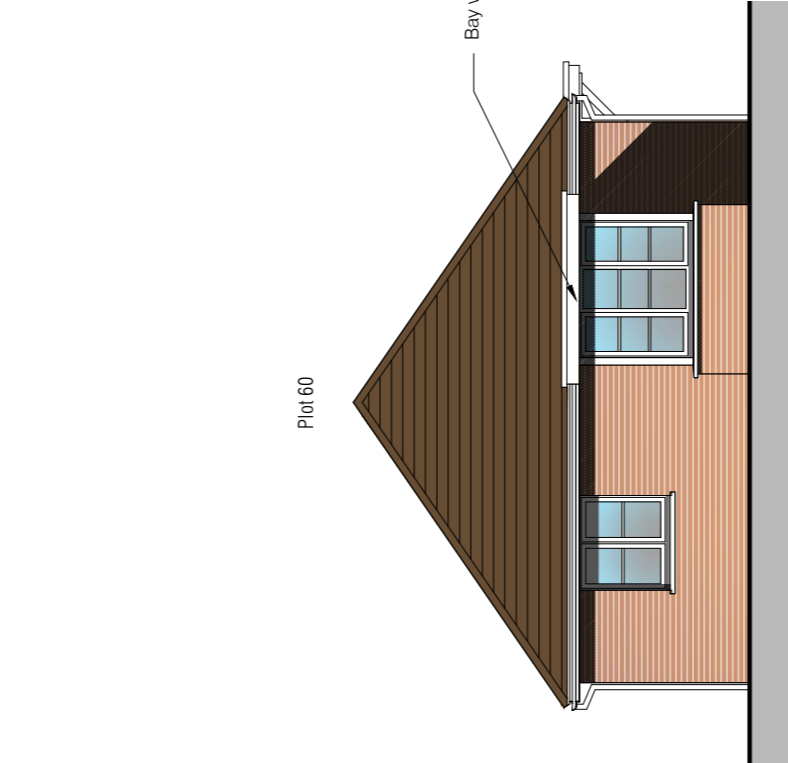
Rear Elevation
Plots 26-28 & 39-41



Front Elevation
Plot 60



Side / Rear Elevation
Plot 60

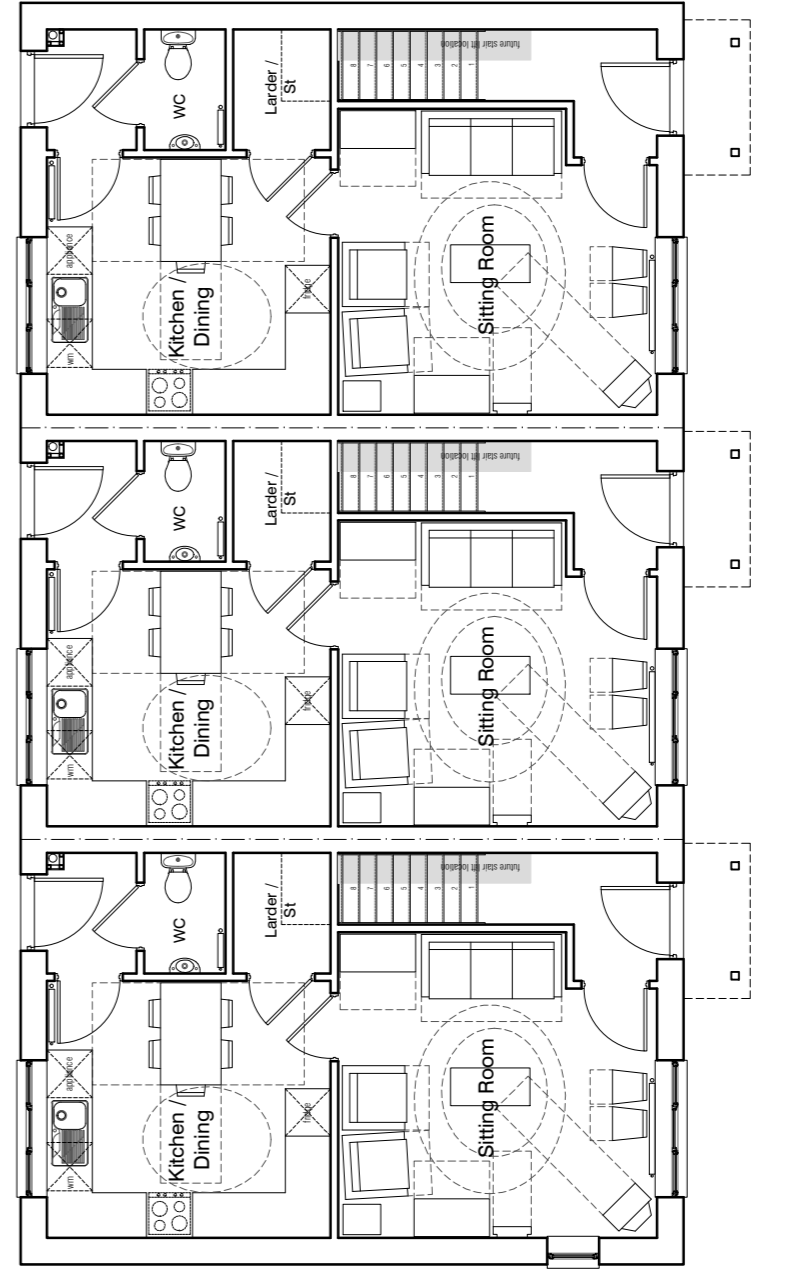


Side Elevation
Plot 60

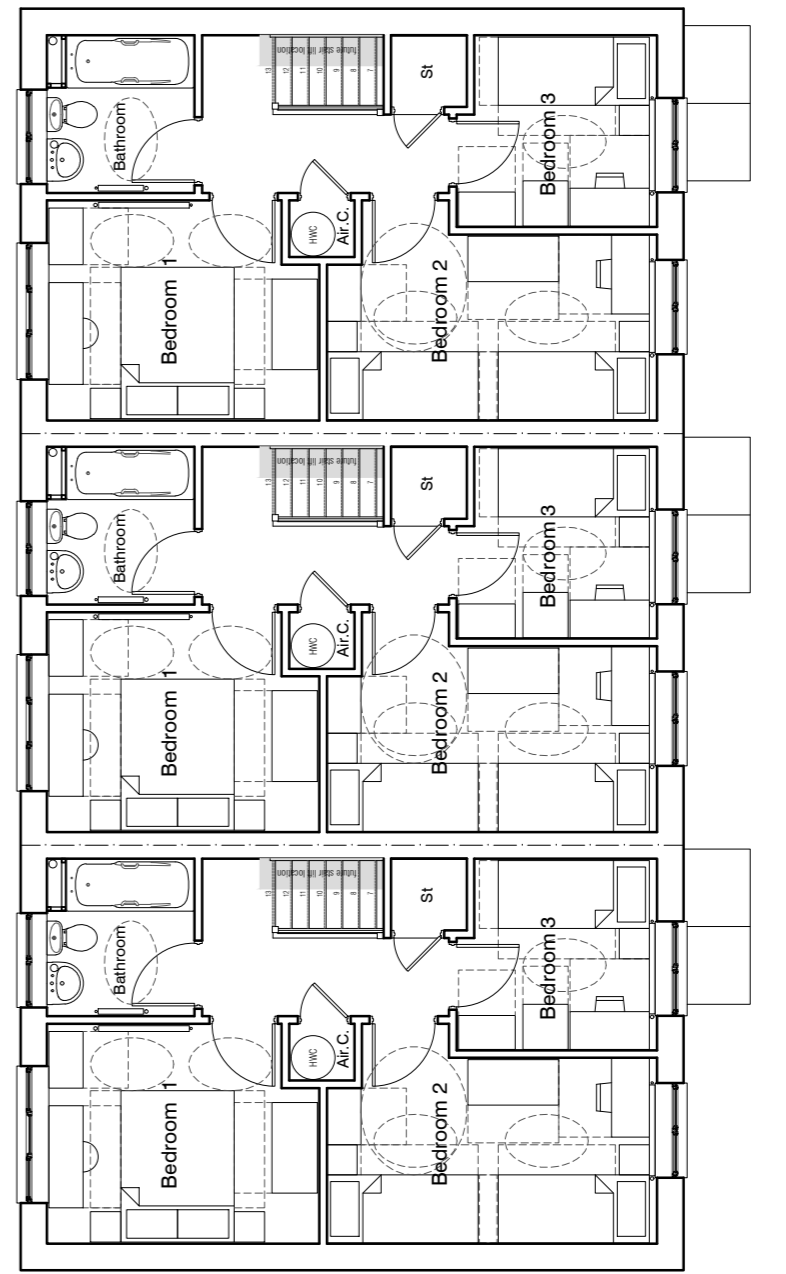
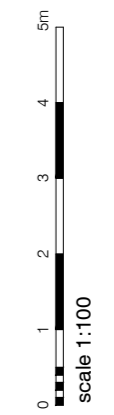


Materials Schedule:

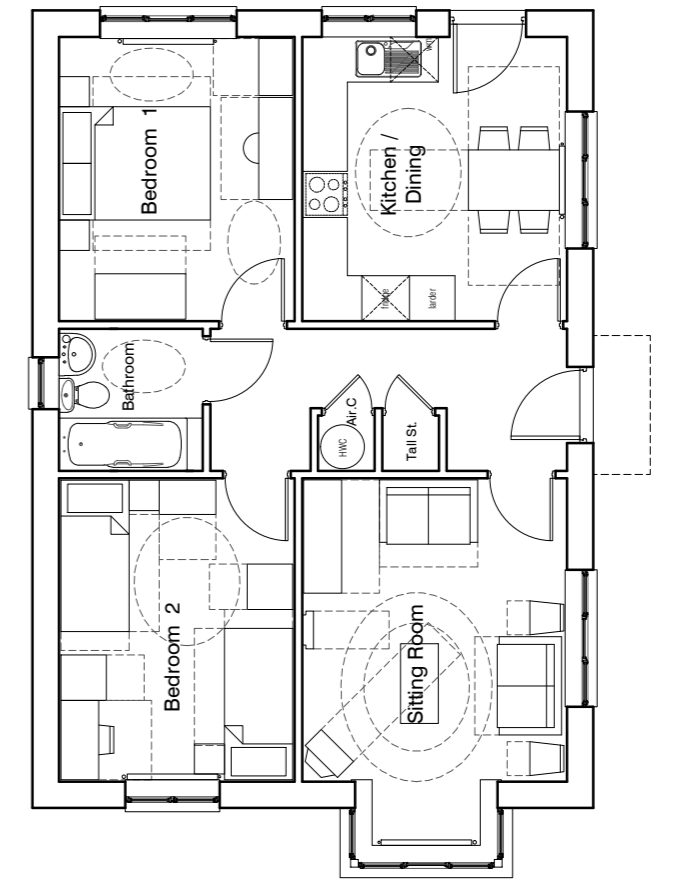
Walls	Roof (concrete tile)
Isabock Sunny Russet	Isabock Sunny Russet
Isabock Sunny Antique Chem Mull	Isabock Sunny Antique Chem Mull
Render:	Render:
Parax Monorex, Strapped, G50 Off-White	Parax Monorex, Strapped, G50 Off-White
Marley Mendip Interlocking Tile, Smooth Brown	Marley Mendip Interlocking Tile, Smooth Brown
Redland Mini Stonewold, 30 Slate Grey	Redland Mini Stonewold, 30 Slate Grey



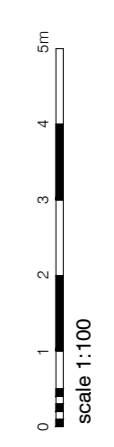
Ground Floor Plan
Plots 26-28 & 39-41



First Floor Plan
Plots 26-28 & 39-41



Floor Plan
Plot 60



Revisions	Date	Amendments
A	11.03.13	Updates for Planning Application Registration
B	09.04.13	Plot 60 Updated to HD



Job Title
 Proposed Residential Development
 Land Adjacent to 110 Elliott Road March for
 Crestel Construction

Drawing Title
 PLANNING SUBMISSION
 House Types - 2 & 3 Bedroom
 Plots 26-28, 39-41 & 60

Date	Scale	Drawn	Rev.
Nov 12	1:100 @ A1	GL	B