

**Application Number: F/YR13/0271/F**

**Minor**

**Parish/Ward: Wisbech**

**Date Received: 24<sup>th</sup> April 2013**

**Expiry Date: 19<sup>th</sup> June 2013**

**Applicant: Mr T Barnes**

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

**Proposal: Erection of a 2-bed 2-storey dwelling involving demolition of existing garage.**

**Location: Land West of 48 Ramnoth Road, Wisbech.**

**Site Area: 0.0125 hectares**

**Reason before Committee: The Agent is a Councillor.**

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

This application seeks full planning permission for 1 x 2-storey 2-bed dwelling involving the demolition of an existing garage at land West of 48, Ramnoth Road in Wisbech. The site fronts onto Prince Street and is within the defined settlement core of Wisbech in a predominantly built-up area.

The key issues to consider are:

- Relevant Policy
- Layout, Design and Impact on Residential Amenity.
- Highway Safety.

The proposal relates to an existing residential site which currently comprises a garage for 48 Ramnoth Road. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to Policy in terms of the form and character of the area and its detrimental impact on the amenities of adjoining residents and highway safety. Therefore the application is recommended for refusal.

## **2. HISTORY**

There is no recent history on 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: Seeks to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Safe and suitable access to the site can be achieved for all people.

Section 6: Delivering a wide choice of quality homes.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

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

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS4: Housing.

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.

TR3 – Car Parking

**4. CONSULTATIONS**

**4.1 *Town Council***

Recommend refusal as there are issues with congestion and access in this area.

**4.2 *FDC Scientific Officer***

Requests that the unsuspected contamination be attached to any permission given.

**4.3 *Local Residents:***

1 letter of objection received concerning (in summary):

- Object on the grounds of overdevelopment.
- The street already has difficulties regarding parking and access with no free space for parking.
- The owner does not use the garage on a regular basis due to difficulties with accessing it therefore how will it be any easier accessing a new property.
- Refuse and public service vehicles have considerable difficulties accessing the site and police are regularly called due to access being prohibited.
- Their deeds allow access to the garage only across their front garden.
- There will be a loss of natural light to the reception room in the adjacent property.
- The outlook of Greenways will be severely diminished by having a 2-storey property facing it.
- There are existing sewerage problems in the area which will be exacerbated.
- The building works in a cramped and busy street will cause considerable stress and

inconvenience.

## 5. SITE DESCRIPTION

- 5.1 The site currently comprises a detached single garage and rear amenity space for the existing dwelling at 48 Ramnoth Road in Wisbech. The site is within the main settlement core of Wisbech in an area predominantly characterised by residential dwellings. The existing garage is accessed off Prince Street which is a residential cul-de-sac. The site in question is situated at the Southern end of Prince Street.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Layout and Design
  - Impacts on residential amenity.
  - Highway Safety

### Layout and Design

This application seeks full planning permission for a 2-storey 2-bedroomed detached dwelling, fronting onto Prince Street. The proposal involves the demolition of an existing garage which serves 48, Ramnoth Road in Wisbech. The flank elevation of the dwelling will sit on the boundary with 48 Ramnoth Road, and a minimal area of residential amenity space is proposed to the south and west of the proposed dwelling. The design of the proposal is of a basic nature with a blank eastern elevation, 4 windows to the front elevation facing onto Prince Street. The doors to the property are sited on the southern elevation. The dwelling will provide a kitchen lounge and WC at ground floor level and 2 bedrooms and a bathroom at first floor level.

The design of the proposal is relatively featureless and is considered to be contrary to Policies CS16 and E8 and Paragraphs 17 and 58 of the NPPF which seek to ensure that new developments are of a high quality design and be visually attractive. Although it is noted that Prince Street is densely developed it is considered that the introduction of a new dwelling on this site would result in a cramped form of development that is demonstrated by the size of the proposed dwelling and the limited amenity space proposed together with its contrived layout. It is therefore considered that a dwelling cannot be accommodated in any form on this site and as such is contrary to the policies listed at the beginning of this report. The criteria within Policy CS16 includes the design and character of the proposed dwelling needing to be in keeping with the surrounding area and needing to make a positive contribution to the local distinctiveness and character of the area.

### Impacts on residential amenity

It is considered that a new dwelling in this location would have an adverse impact on the residential amenities of both the existing occupants in the area and any future occupiers of the proposed dwelling. The division of the plot leaves a limited area of amenity space for the existing dwelling at 48 Ramnoth Road and the proximity of the proposed dwelling to the boundary with the garden of 48 Ramnoth Road will result in an overbearing effect on the amenity of this existing dwelling. The siting of the dwelling would result in the main garden area being overlooked by the existing property at Greenways, which would be facing directly onto the garden area. In addition the proposed amenity space is very small and some of it is lost by the provision of the bin/cycle store.

The proposed dwelling has 2 parking spaces to the front of the site; however one of these is to be retained by 48 Ramnoth Road, with a pedestrian access by the side of the proposed dwelling leading to a gate into the rear garden of number 48. This would result in poor separation between the existing and proposed dwelling with an adverse impact on the future occupiers of the proposed dwelling through a car for a different property parking by their house and walking past their dwelling, within their private curtilage, to access their own property. The retention of the parking space for number 48 and access through the application site would suggest that the land is actually still required for the existing dwelling at 48 Ramnoth Road and that it cannot sustain the loss of this area of land to a separate dwelling. The adverse impacts on residential amenity identified results in the proposal being contrary to Policies CS16 and E8 and Paragraphs 17 and 32 of the NPPF. .

#### Highway Safety

The proposal is to be accessed off Prince Street in Wisbech which is a residential cul-de-sac that currently has a large amount of on-street parking. The site is at the far end of the cul-de-sac and will result in the loss of a garage serving 48 Ramnoth Road. The proposal includes 2 parking spaces to the front of the proposed dwelling, one for the dwelling itself and 1 to be retained for the use of 48 Ramnoth Road. As 48 Ramnoth Road has existing parking provision accessed from Prince Street the traffic generation for number 48 is as existing. However, coupled with the additional traffic movement generated by the proposed additional dwelling this will exacerbate an already congested situation along Prince Street. The retention of the parking for number 48 plus the new dwelling is considered to result in an adverse impact on the highway safety of Prince Street by the additional traffic movements that would occur. Prince Street already has a large amount of on-street parking along both sides of the narrow road.

## 7. CONCLUSION

- 7.1 Taking the above points into consideration, the site cannot comfortably accommodate a dwelling whilst providing satisfactory residential amenity space and the proposal is out of character with the surrounding area. The proposal is considered to be contrary to Policy in terms of highway safety, residential amenity and the design and character. As such the application is recommended for refusal.

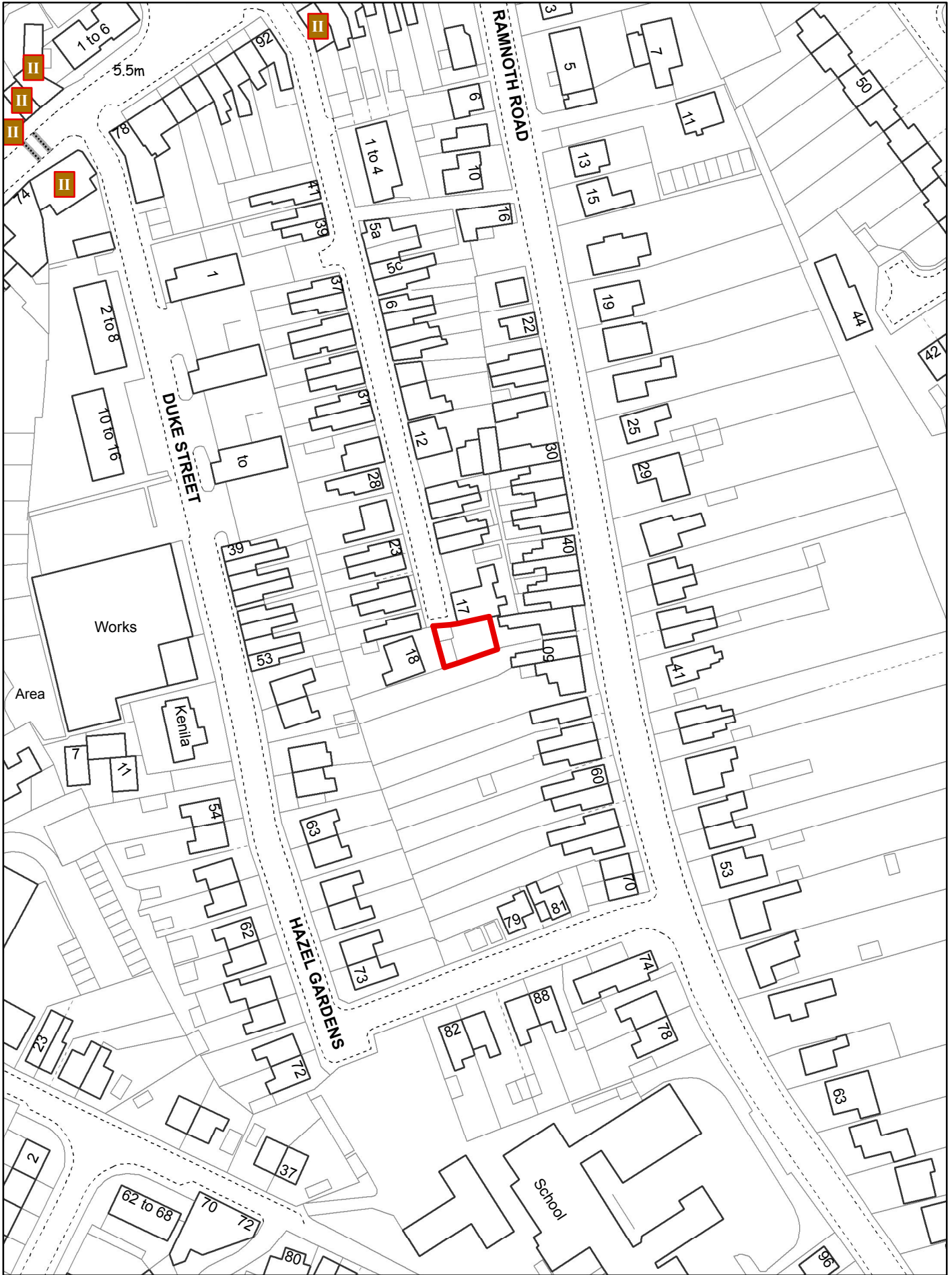
The proposed dwelling in this location is considered to be contrary to the relevant policies and as such the proposal is recommended for refusal for the reason listed below.

## 8. RECOMMENDATION

### **Refuse.**

1. **The proposed development is out of keeping with the existing form, scale and character of the surrounding area, by virtue of the size of the site, which cannot comfortably accommodate a dwelling. The proposal will result in the overdevelopment of the site and will be detrimental to the residential amenity of adjoining dwellings as well as future occupiers of the proposed dwelling and will result in an adverse impact on highway safety. As a result the proposal is contrary to the provisions of the**

**National Planning Policy Framework paragraphs 17, 32 and 58, Policy CS16 of the Draft Core Strategy and policies H3 and E8 of the Fenland District Wide Local Plan.**



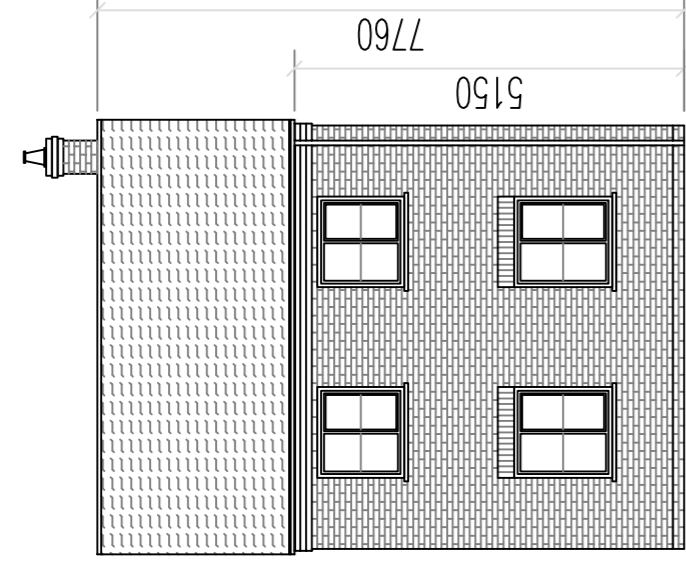
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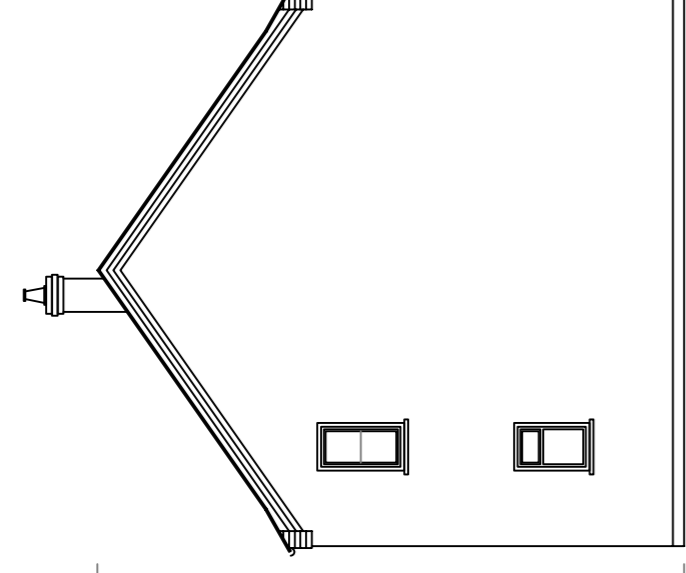
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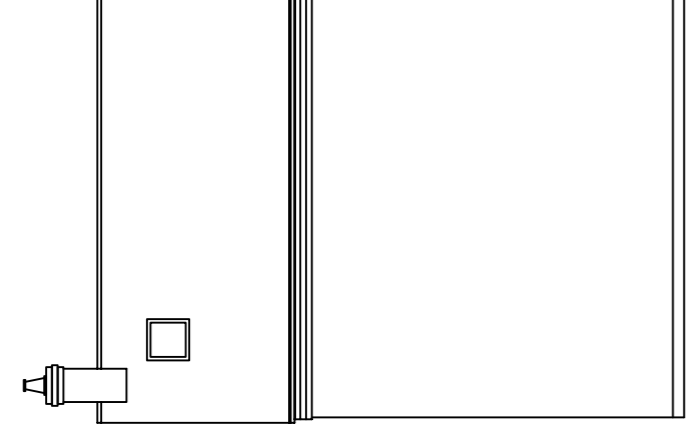




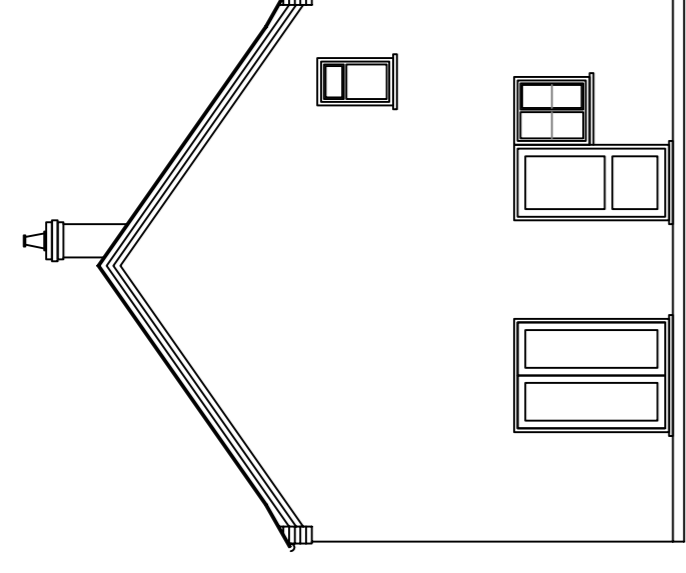
**WEST ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

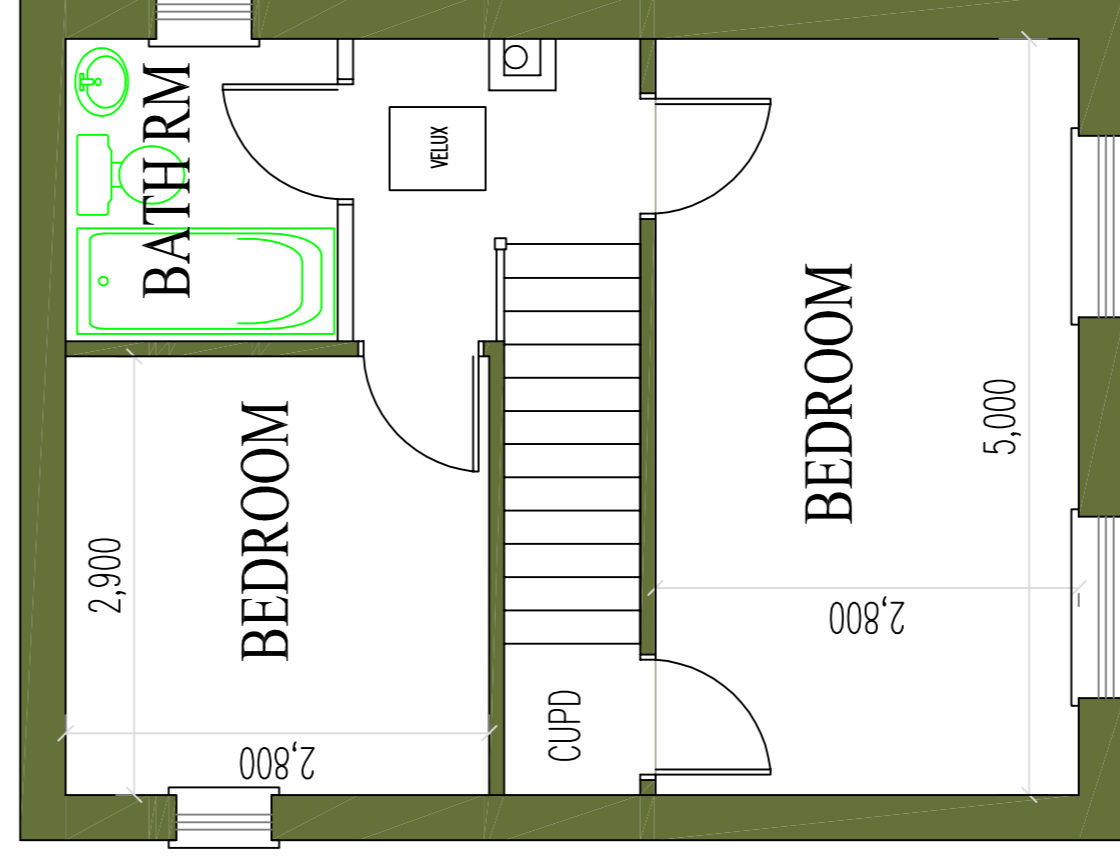
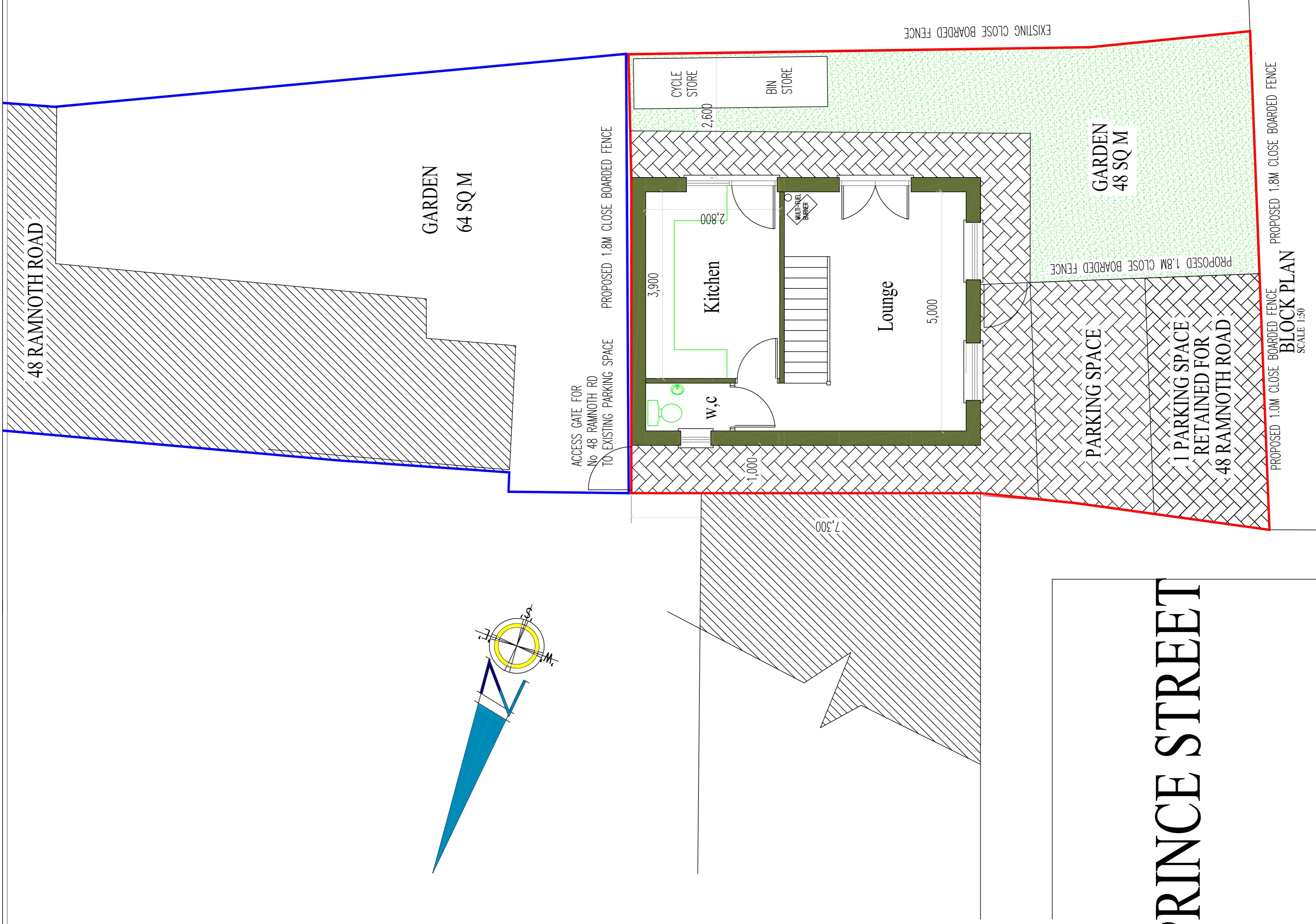
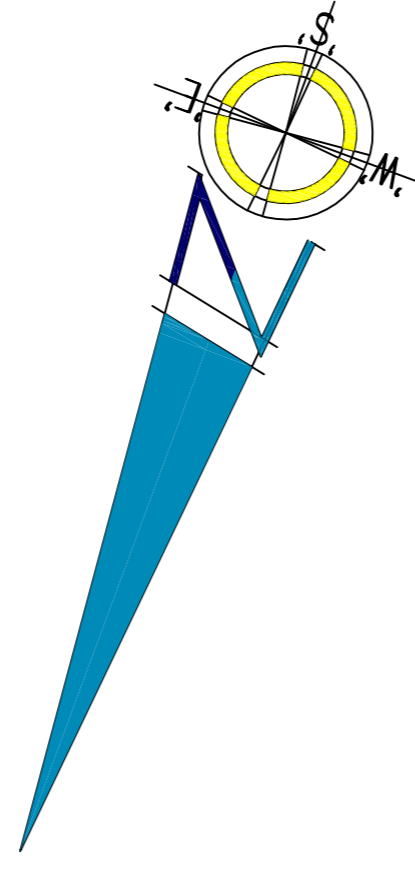


**EAST ELEVATION**  
SCALE 1:100

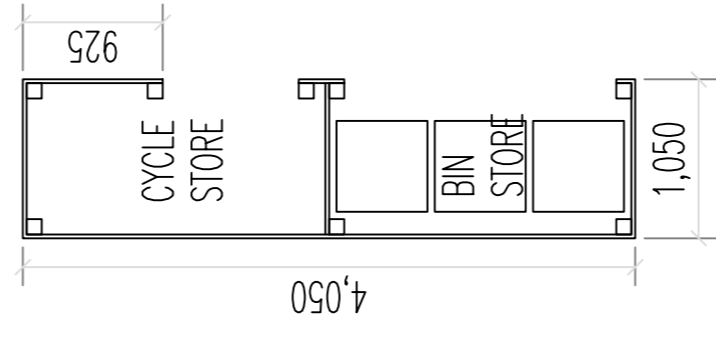


**SOUTH ELEVATION**  
SCALE 1:100

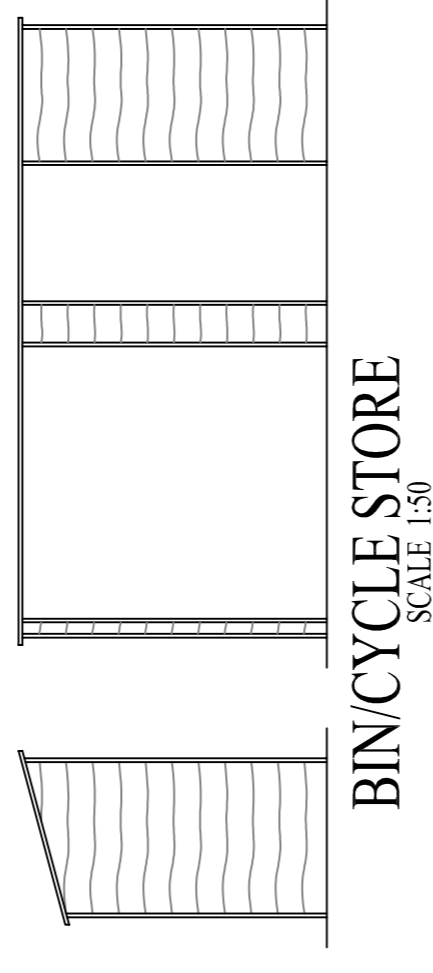
Hanson Atherstone Red Facing Bricks  
Marley Marquis Slate Grey tiles



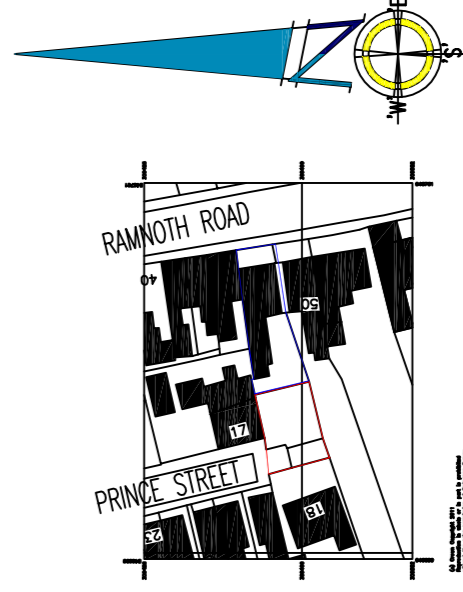
**FIRST FLOOR PLAN**  
SCALE 1:50



**FLOOR PLAN**  
SCALE 1:50



**BIN/CYCLE STORE**  
SCALE 1:50



**LOCATION PLAN 1:1250**



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Heritage award New Build  
2009

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**DBDS**

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

Client: MR T BARNES

Drawing No: 1639

Project: PROPOSED TOWN HOUSE WITH OFF ROAD PARKING

Site: ADJ. 17 PRINCE STREET SITE OF 48 RAMNOTH ROAD WISBECH

Permitted: PE13 21A

Form Scale: 1:50 @ A1

Date: JUNE 12

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 a contract. The architect and/or contractor shall be held responsible for any construction works undertaken prior to approval or before approved plans are issued. Any alterations to details or specifications may invalidate the approval and incur significant additional costs.