

Application Number: F/YR12/0962/O
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 11 December 2012
Expiry Date: 5 February 2013
Applicant: Mr A Spriggs
Agent: Mr A Faulkner, Maxey Grounds & Co.

Proposal: Erection of 4no. two storey chalet-style dwellings.
Location: Land North of 9 Riverside Gardens, Parson Drove.

Site Area: 0.19 hectares.

Reason before Committee: The application is a departure from the Development Plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission for 4 two-storey chalet dwellings at Land North of 9 Riverside Gardens in Parson Drove. The site is a piece of vacant land and is positioned adjacent to 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

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

Of relevance to this proposal:

F/YR06/1264/RM	Erection of 2 x 3-bed bungalows and 2 x 3-bed chalet bungalows, 2 detached double garage blocks and 1.8 metre high close boarded fence involving demolition of existing dwelling.	Approved 12 th December 2006.
F/YR06/0955/F	Erection of 2 x 3-bed bungalows and 2 x 3-bed chalet bungalows, 2 detached double garage blocks and 1.8 metre high close-boarded fence.	Granted 2 nd October 2006.

F/YR06/0041/O	Erection of 3 bungalows involving demolition of existing dwelling.	Granted 7 th March 2006.
F/YR05/0695/O	Erection of 4 bungalows involving demolition of existing dwelling.	Refused 16 th January 2006 – Allowed on Appeal 16 th May 2006.
F/YR03/0922/O	Erection of a dwelling	Refused 9 th September 2003 – Dismissed at Appeal 22 nd April 2004.

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 [and] encourage the effective use of land by reusing land that has been previously developed (brownfield land).

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 ***Parish Council***

Support the application and recommend that approval is granted subject to CCC Highways raising no objections and providing the access is co-ordinated with the hammerhead turning circle on the opposite side of the road.

- 4.2 **North Level IDB** No response received at the time of writing this report.
- 4.3 **Environment Agency** Recommend that the eventual occupiers sign onto the Environment Agency's Floodline Warnings Direct Service. All surface water shall be piped to an approved surface water system. An acceptable method of foul drainage disposal would be connection to the public foul sewer.
- 4.4 **FDC Scientific Officer** Requires the unsuspected contamination condition.
- 4.5 **CCC Highways** The development would result in 12 dwellings directly served from a private drive. The LPA need to consider the implications in terms of future maintenance of the roadway, drainage and street lighting.
- 4.6 **FDC Valuation & Estates** The development is likely to adversely increase the traffic flows along Riverside Gardens and the users of this roadway.
- 4.7 **Local Residents:** None received.

5. **SITE DESCRIPTION**

- 5.1 The site is located on western side of Riverside Gardens, and immediately adjoins the existing built up frontage. The site sits between the residential dwellings along Riverside Gardens and Swan Gardens. There is an area of garaging to the East and open land to the North. The site falls partly within the main settlement core of Parson Drove and is currently vacant after formerly housing a residential dwelling, The Oaks. There has been a history of residential approvals on the site, as summarised within Section 2 of this report, which, most recently, gave permission for 4 dwellings on the site.

6. **PLANNING ASSESSMENT**

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

Relevant Policy

The site is located partially beyond the established settlement of Parson Drove on land which is currently vacant but once housed a dwelling. As such the land is considered to be brownfield land. The site immediately adjoins the existing built up form with residential development to the East, South and West. The NPPF (Paragraph 17) encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

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 Parson Drove 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.

The site falls within Flood Zone 3. The Environment Agency have raised no objections in terms of river flooding, subject to the eventual occupiers signing on to the Floodwarnings Direct service. The location of the site within Flood Zone 3 has been carefully considered in respect of housing development and it is considered that given the previous approval on the site and the level of existing development in this location the proposal is, on balance, acceptable. In addition, it is considered that the development of this site would round off this particular part of Parson Drove and would not set a precedent for development further into Flood Zone 3 beyond this site.

Design and Layout

This is an outline application for 4 dwellings with all matters reserved. Initially the application was submitted with an indicative layout plan only, however it was considered that the level of information submitted with the application was insufficient in order to determine whether 4 dwellings could be accommodated on this site without causing adverse highway or residential amenity impacts. As such, a further layout plan and indicative elevations were requested under the Development Management Procedure Order 2010 Part 2 Article 4(2). Further plans were submitted which commits the layout, scale and access of the development. This leaves only the external appearance of the buildings, i.e. the materials, and landscaping as reserved matters.

The submitted layout and elevations are considered to demonstrate that 4 dwellings can be accommodated on this site without harm to the character and appearance of the area or neighbouring residential amenity. The indicative layout shows the dwellings arranged with adequate levels of parking for each dwelling and also provides private amenity space for each dwelling. The layout shows that the dwellings will not be in close proximity to the existing bungalows along Riverside Gardens and Swan Gardens and as such there will be no adverse impacts on residential amenity.

The indicative design shows two types of chalet dwelling, one being a 3-bed and one a 4-bed. Both designs show dormer windows in the roof to the front elevations only with the 3-bed having a traditional pitched roof design and the 4-bed dwelling having a mansard roof. The overall height to the ridge of all the dwellings is approximately 6.2 metres.

The design is considered to be acceptable given the mix of dwelling types in the area. There are 2-storey semi-detached dwellings along Riverside Gardens and bungalows within Swan Gardens.

The introduction of chalet bungalows in this location will therefore serve to make the development read as a whole, from 2-storey dwellings, stepping down to chalet dwellings, and then bungalows. Given the mix of the dwelling styles in the area it is considered that the indicative design is acceptable 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 partially outside the defined settlement core, the proposal is sited within an area of existing development and, given the different types of dwellings in the surrounding area and the previous approvals on the site for 4 dwellings, the proposal is, on balance, acceptable. As such it is recommended for approval with suitable conditions.

8. RECOMMENDATION

Grant

1. **Approval of the details of:**

- (i) the external appearance of the building(s);**
- (ii) 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. The details submitted in accordance with Condition 01 of this permission shall include:
- (a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.
 - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
 - (c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;
 - (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;
 - (e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;
 - (f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5. 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.

6. 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.

7. Prior to commencement of the use hereby approved a suitable area shall be provided within the site to enable vehicles to:

- a) enter and leave in forward gear;
- b) park clear of the public highway;
- c) load and unload clear of the public highway.

The extent of this area shall be shown fully dimensioned on the layout plans to be submitted as part of the Reserved Matters application and such space shall be retained thereafter for no other use in perpetuity.

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.

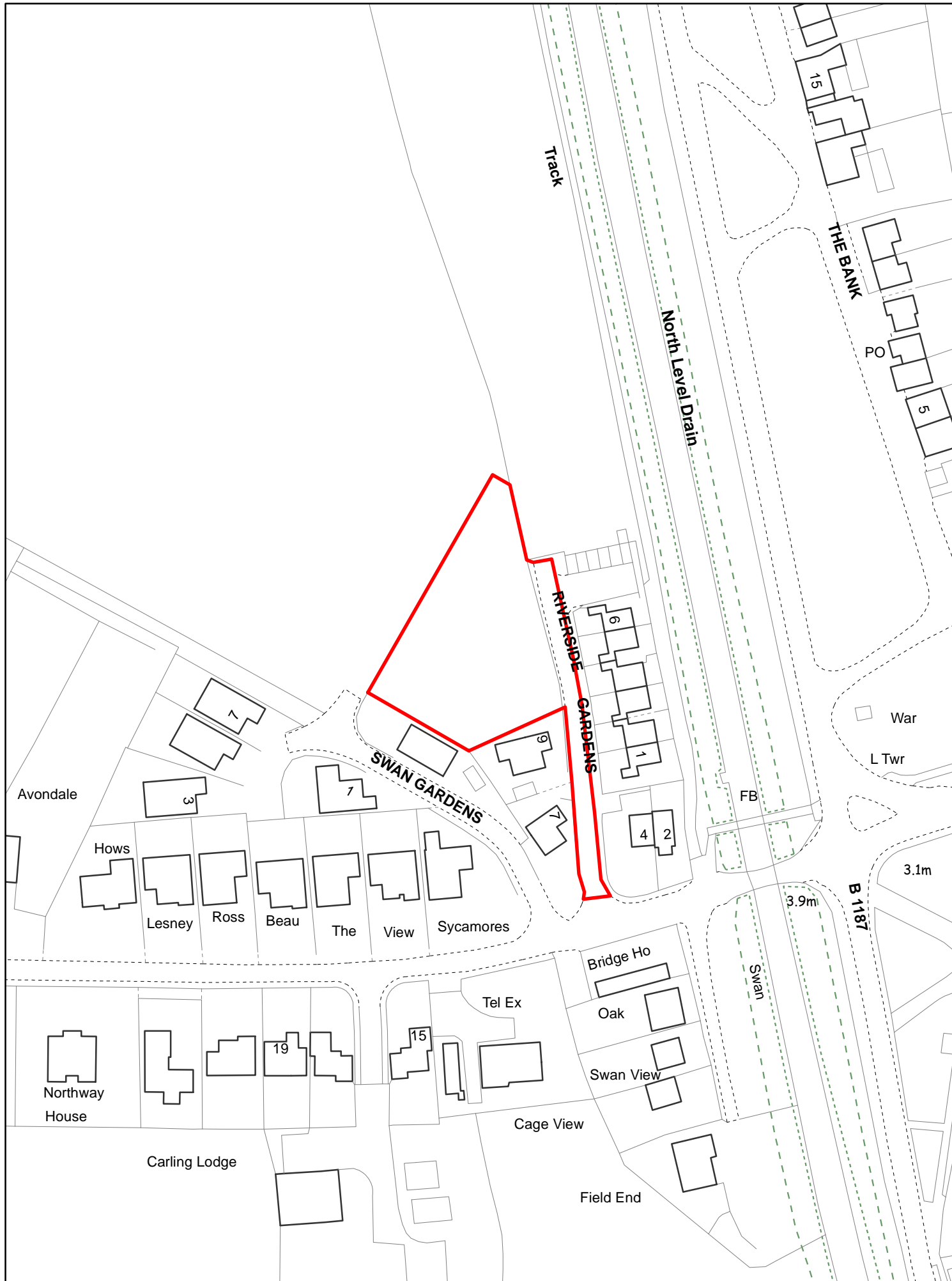
9. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved by the LPA.

Reason – In the interests of highway safety.

10. Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

11. Approved Plans



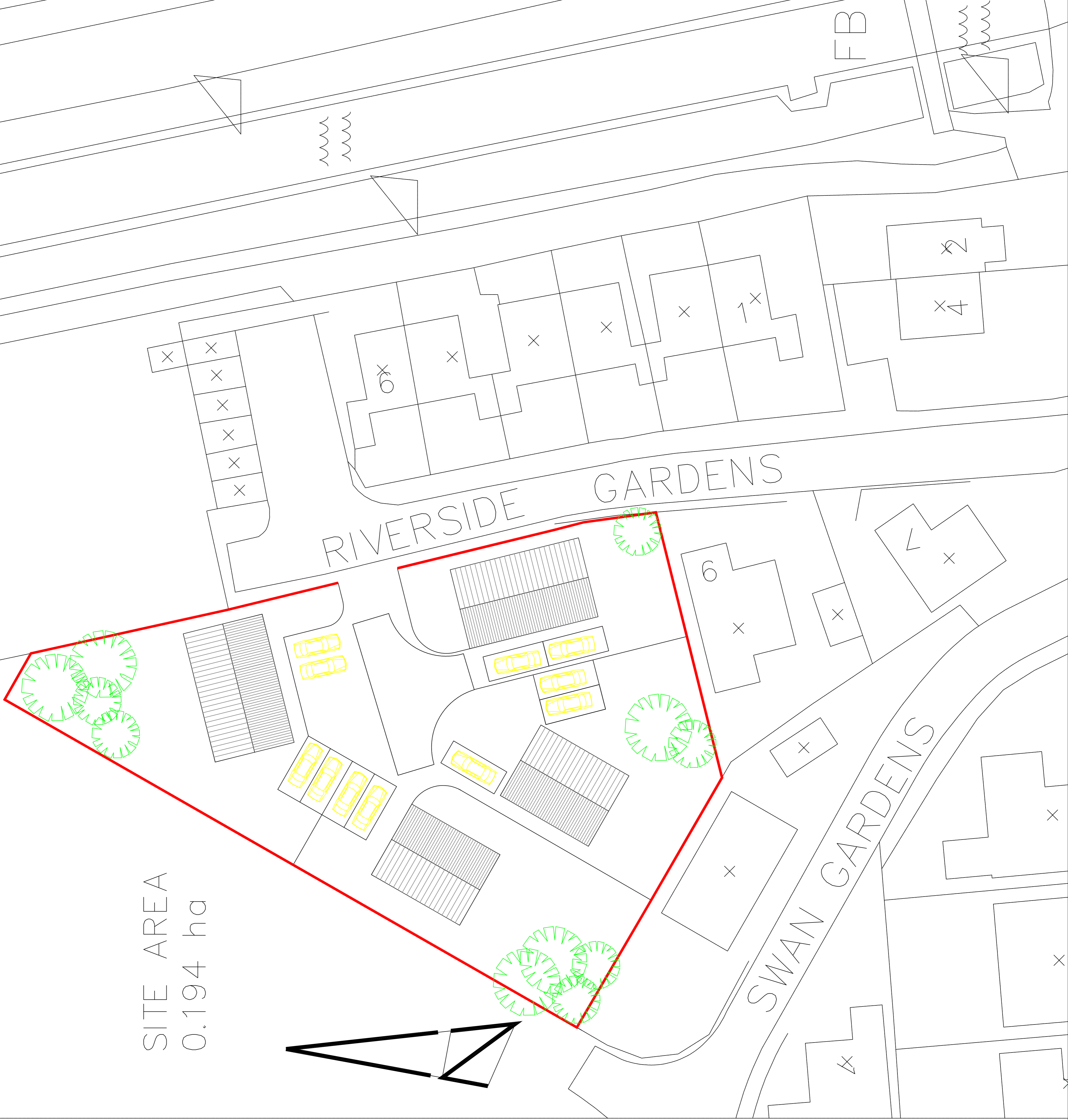
Created on: 17/12/2012

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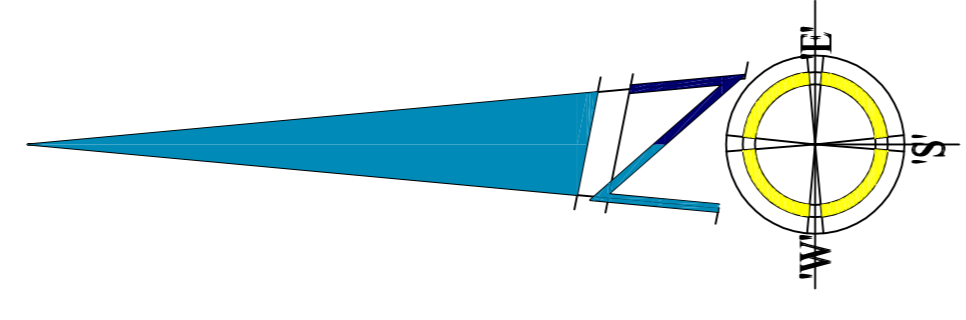
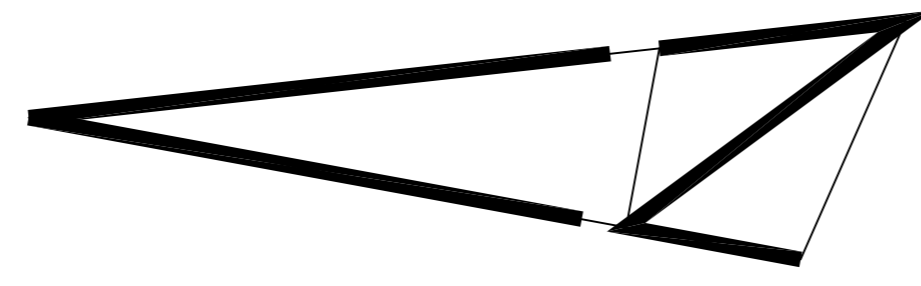
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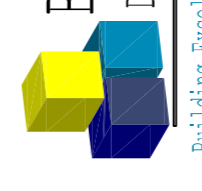
SITE AREA
0.194 ha



Highly Commended
European Council of Kings Lynn
& West Norfolk
The Mayors Award for Design in the Environment 2011
Residential New Build



LABC
Peterborough City Council
Winner, New Small Scale 2011
Housing development
Highly commended 2011
Commercial category building
Design and Construction award 2010



Building Design Awards
Heritage award 2010
For Conversion or Renovation 2010
Highly commended
Building Excellence in England
Heritage award New Build 2009

Rev	Purpose	By	Date

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Web site: www.davidbrokerdesign.com

Issue:	No. 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	A. SPRIGGS		
Drawing No:	1689 3 BLOCK PLAN		
Project:	PROPOSED 4 CHALET BUNGALOWS		
Site:	RIVERSIDE GARDENS PARSON DROVE		
Proposed:	Drawn:	AS	Checked:
Print Scale:	Date:	JUNE 13	Revision No:

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