

Application Number: F/YR13/0344/F
Minor
Parish/Ward: Slade Lode Chatteris
Date Received: 20 May 2013
Expiry Date: 15 July 2013
Applicant: Mr & Mrs D Griggs
Agent: Mr Anthony Fitzjohn, TFDesigns

Proposal: Conversion of one dwelling to form 1 x 2-bed dwelling involving demolition of existing section and erection of single storey extension and 1 x 3-bed dwelling involving erection of a 2-storey extension
Location: 5-7 Pound Road, Chatteris

Site Area/Density: 0.03 hectares.

Reason before Committee: At the request of Councillor Mrs Newell due to concerns in respect of insufficient parking provision and problems with access to the site.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the conversion of one dwelling to form two dwellings, comprising: 1 x 2-bed dwelling involving demolition of existing section and erection of a single storey extension and 1 x 3-bed dwelling involving the erection of a 2-storey extension at 5-7 Pound Road, Chatteris. The site fronts onto Pound Road and is within the defined settlement core of Chatteris in a predominantly residential built-up area.

The key issues to consider are:

- Layout, Design and Impact on Residential Amenity.
- Access and Parking

It is evident from viewing the site, reviewing the existing floor plans and researching the historic maps held by Fenland District Council that the existing dwelling was once two dwellings (5 and 7 Pound Road). Whilst the proposed 3-bed dwelling would benefit from on site parking to the side of the existing dwelling, the proposed 2-bed dwelling would use on street parking. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to comply with policies and therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--|----------------------------|
| 2.1 | F/YR13/0137/F | Conversion of one dwelling to form 1 x 2-bed dwelling involving demolition of existing section and erection of single storey extension and 1 x 3-bed dwelling involving erection of a 2-storey extension and detached garage | Withdrawn on 22 April 2013 |
|-----|---------------|--|----------------------------|

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

3.2 Fenland Core Strategy (Proposed Submission February 2013):

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside.

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

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

3.3 Fenland District Wide Local Plan:

H3: Settlement Development Area Boundaries.

E9: Extensions and alterations to existing buildings.

E8: Proposals for new development.

TR3: Parking requirements.

4. CONSULTATIONS

4.1 *Town Council*

Recommend refusal, insufficient parking provision and access to proposed garages too narrow with no visibility splays. There are already problems with parked cars in the area and this will only add to the problem.

4.2 *Middle Level Commissioners*

No comments received at the time of writing this report.

4.3 *FDC Environmental Health:*

No objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the proposal involves the demolition of part of the existing building, a condition relating to unsuspected contamination should be imposed.

4.4 *Local Residents:*

No comments received.

5. SITE DESCRIPTION

5.1 The site currently comprises an unoccupied detached 2-storey dwelling situated on the northern side of Pound Road. The site is within a built up residential area with a mixture of newly built dwellings and older style dwellings.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Layout, Design and Impact on Residential Amenity
 - Access and Parking

Layout, Design and Impact on Residential Amenity

The front elevation of the building would remain substantially the same as existing, with the proposed extensions located on the rear of the building. The existing pebble dash finish to the building would be removed and replaced with render in cream colour to match the proposed extensions. It is considered that this would enhance the existing building and character of the area.

The location of the proposed extensions, positioning of first-floor windows, and overall scale are such that it is considered unlikely that neighbouring residents would suffer as a result of the proposal.

It is considered necessary to impose a condition restricting any first-floor windows within the rear elevation of the proposed extension given the proximity the dwelling would be to the neighbouring dwelling, No.6 to the rear. This would be dealt with via a condition.

The larger dwelling of the two would benefit from a relatively large garden, whilst the smaller dwelling would have a much smaller garden, however it is considered commensurate to the size and location of the dwelling.

Access and Parking

There is an existing vehicular access point to the western side of the existing dwelling. The submitted plans originally showed double gates abutting the highway; however amended plans have been sought to position these 5 metres back from the highway in the interest of highway safety.

There is sufficient parking space for two vehicles to park clear of the highway for the proposed 3-bed unit, however the proposed 2-bed unit does not have any on site parking and therefore would be limited to on street parking, which is evident within Pound Road.

The Council's parking standards in respect of dwellings up to 3-bedrooms is a minimum of 2 parking spaces, however Policy TR3 of the Local Plan stipulates exceptions to this where proposals would bring back into use vacant buildings within built up areas.

This proposal would involve bringing back into use a dwelling which has been unoccupied for some time, in great need of refurbishment and given that this dwelling was originally two dwellings, it is considered that no on site parking for the smaller unit is acceptable. It is considered that a refusal on this basis is unjustified given the above and the sustainable location of the site.

7. CONCLUSION

- 7.1 The proposal brings back into use an unoccupied building in need of renovation. The proposal only allows for on site parking for one of the dwellings, however given that historically this building was indeed two dwellings, and the sustainable location of the site where good public transport links exist, it is considered that the proposal is acceptable and therefore approval is recommended.

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. **Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be provided within the site to enable vehicles to park clear of the public highway. The area shall be levelled, surfaced and drained in accordance with the approved plan(s). Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the approved scheme, and shall not be used for any other purpose.**

Reason - In the interests of highway safety.

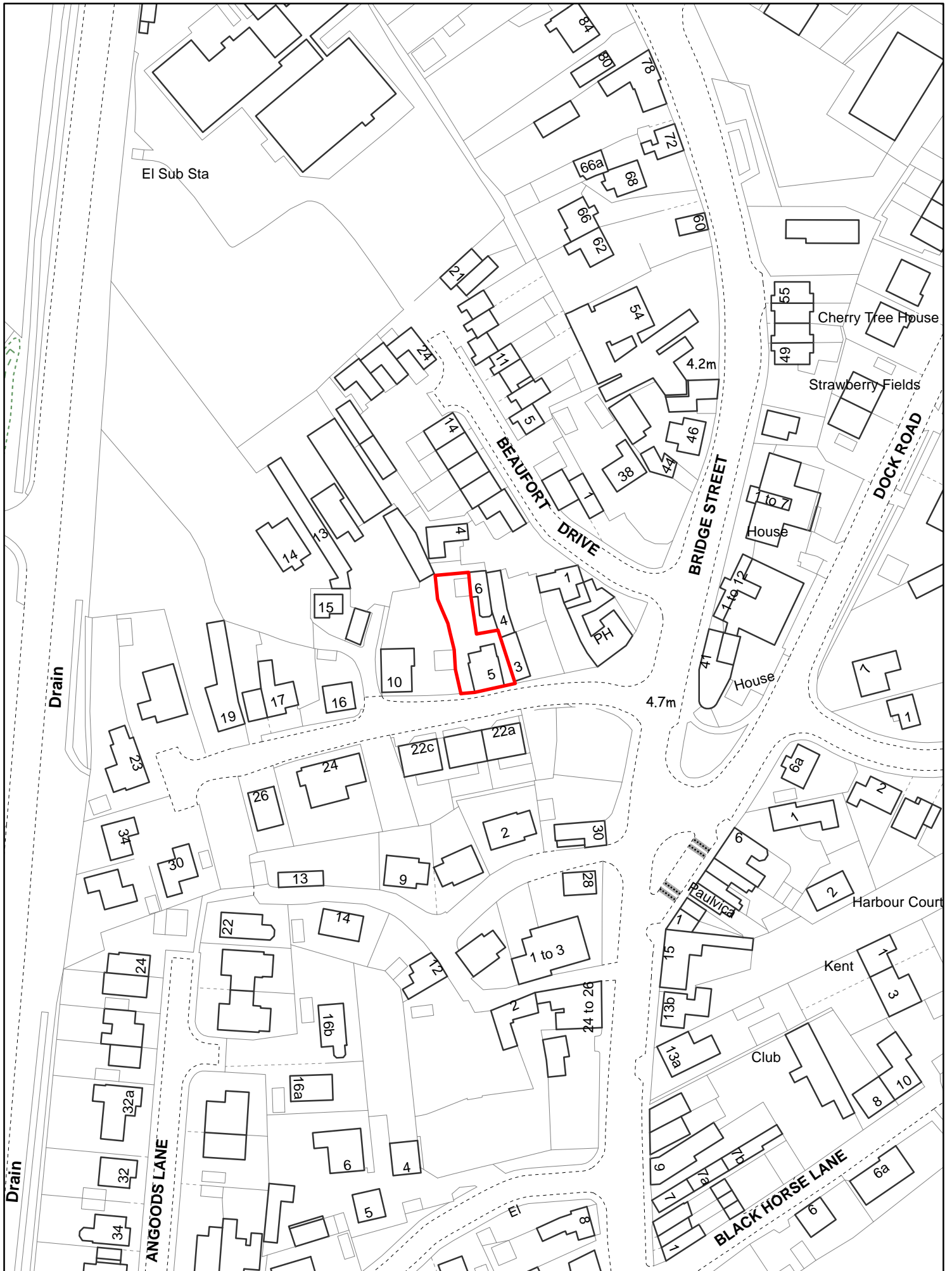
3. **If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local 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.

4. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no first-floor windows shall be placed in the northern rear elevation of the development hereby approved.**

Reason - To protect the amenities of the adjoining property.

5. **Approved Plans**



Created on: 05/06/2013

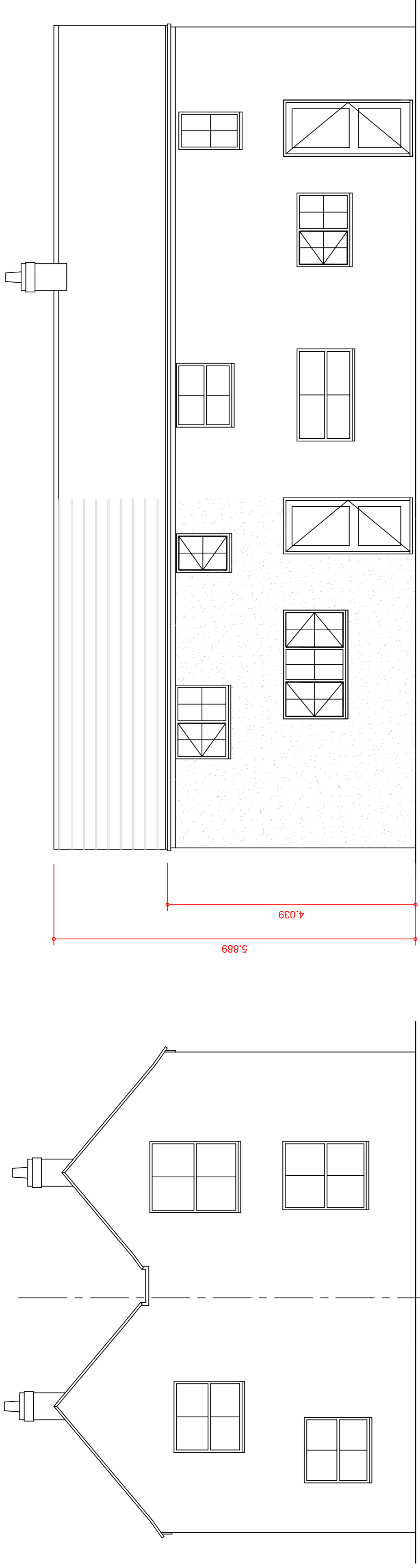
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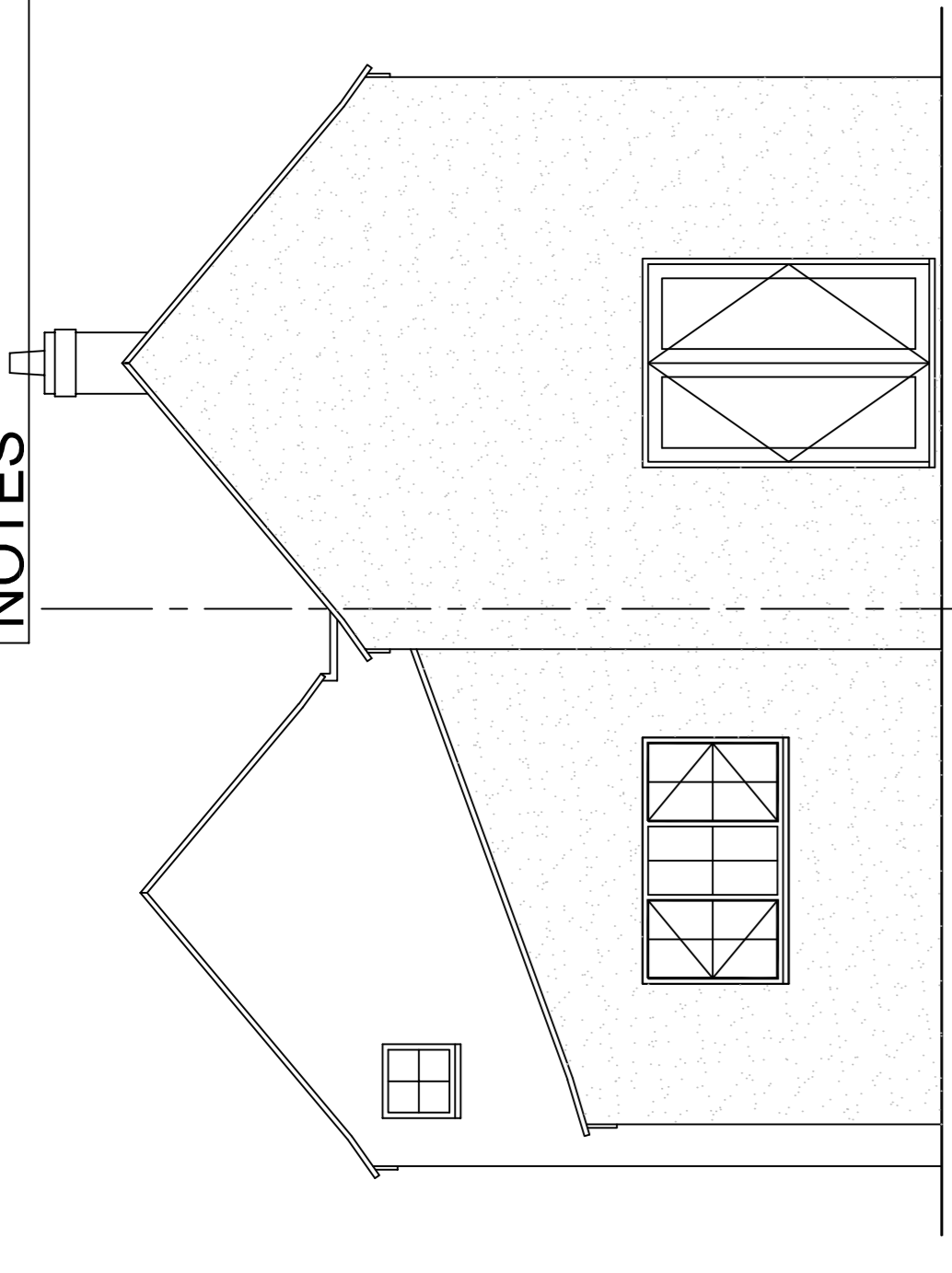


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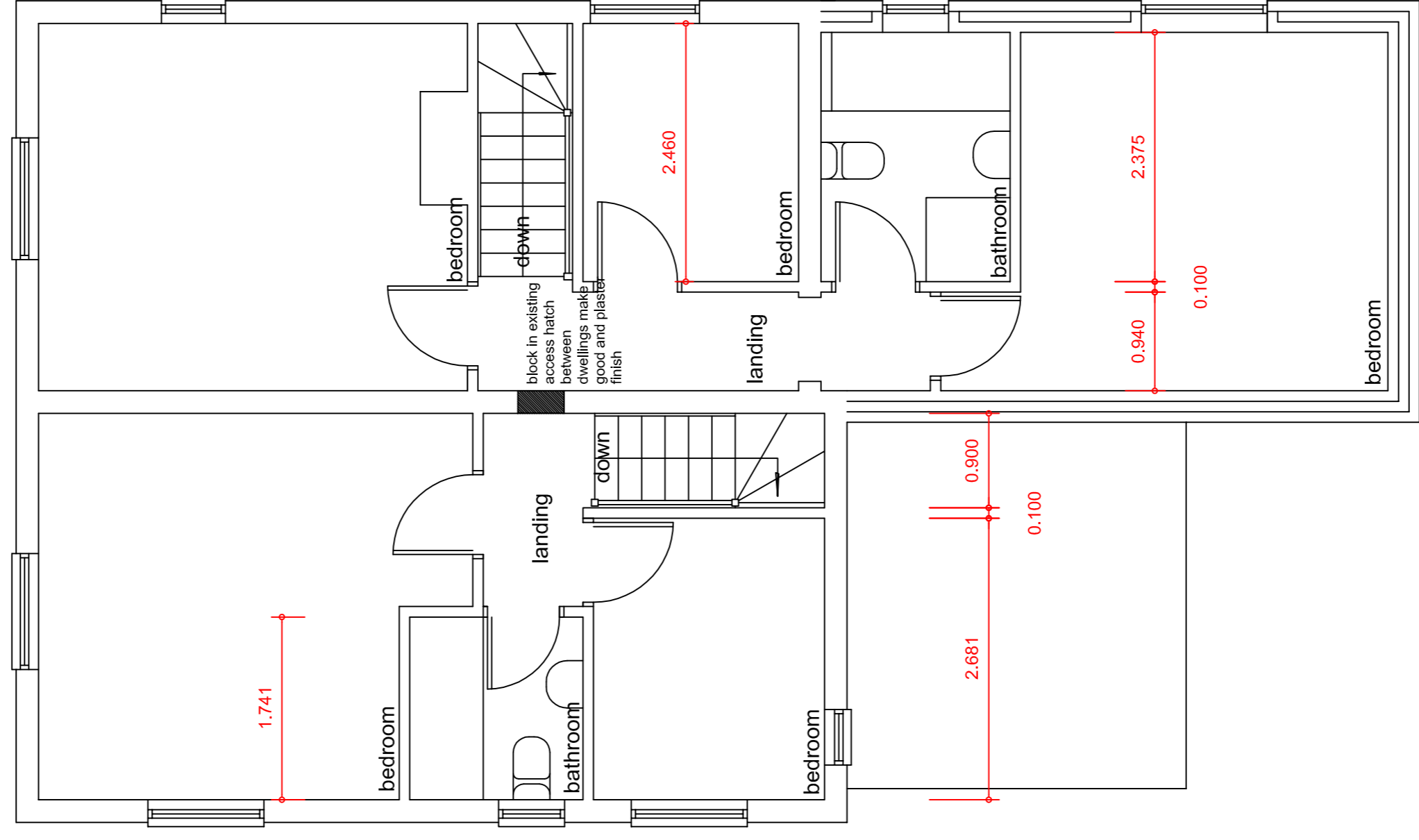


existing & proposed front elevation

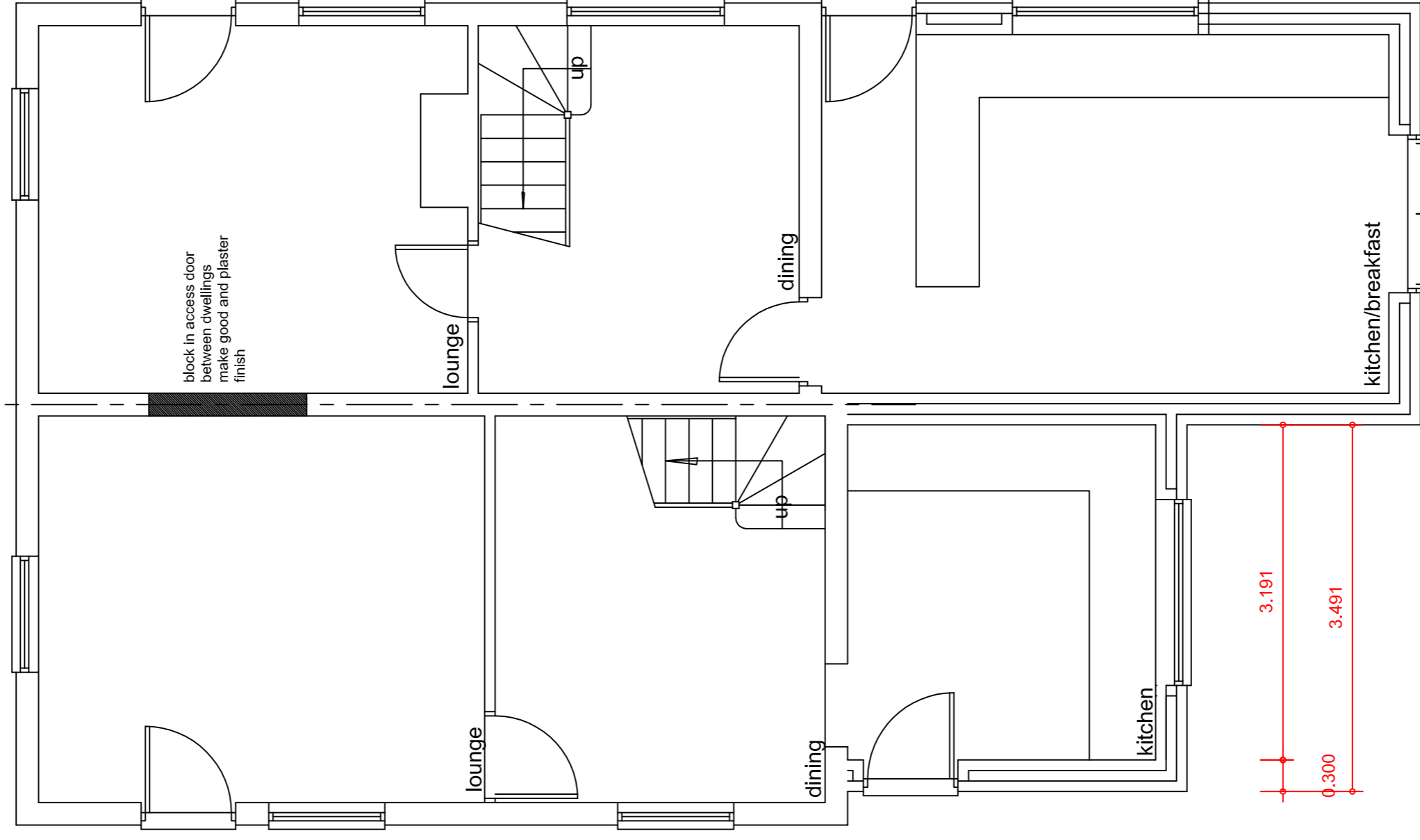
proposed rear elevation



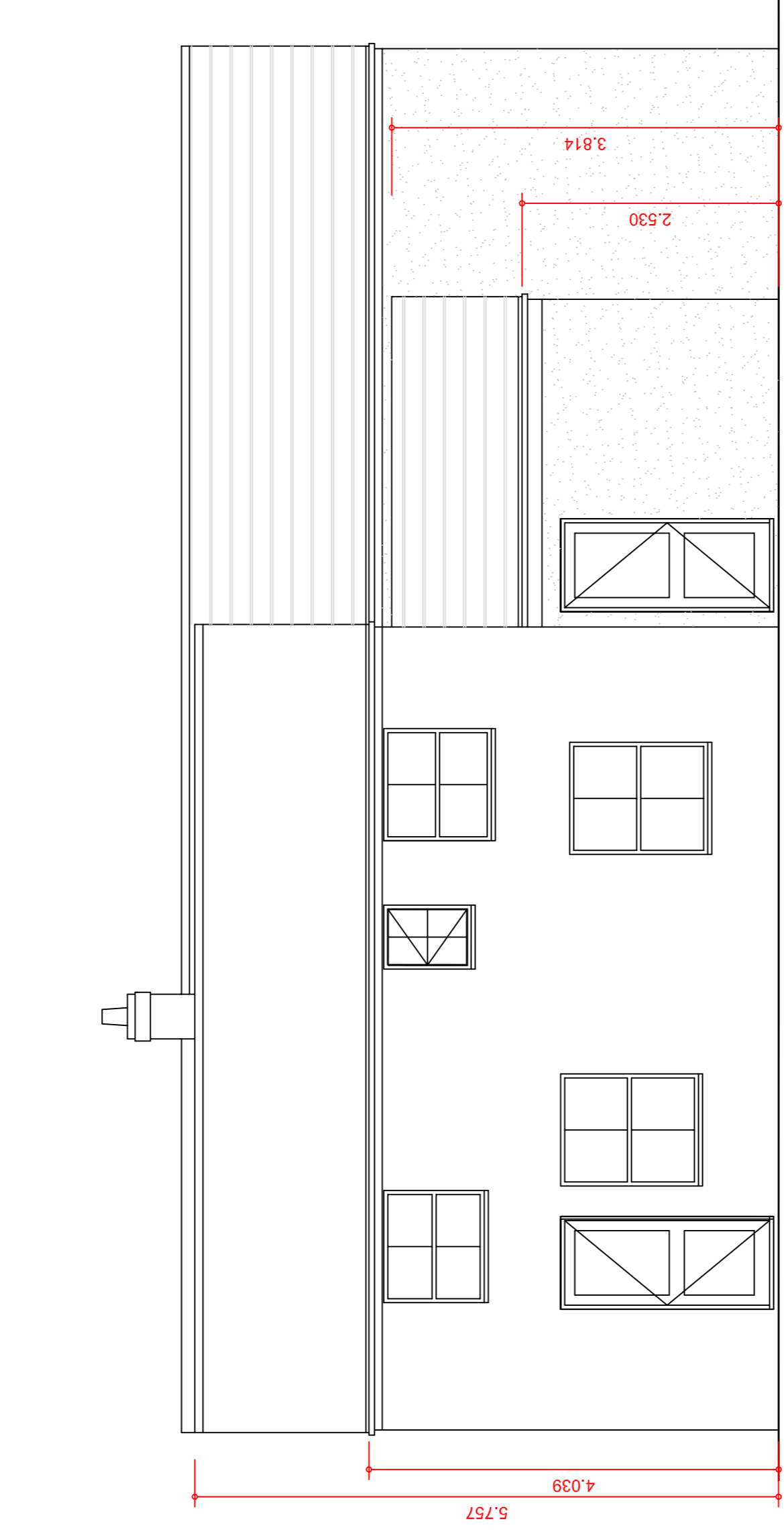
proposed side elevation from 3 bed cottage



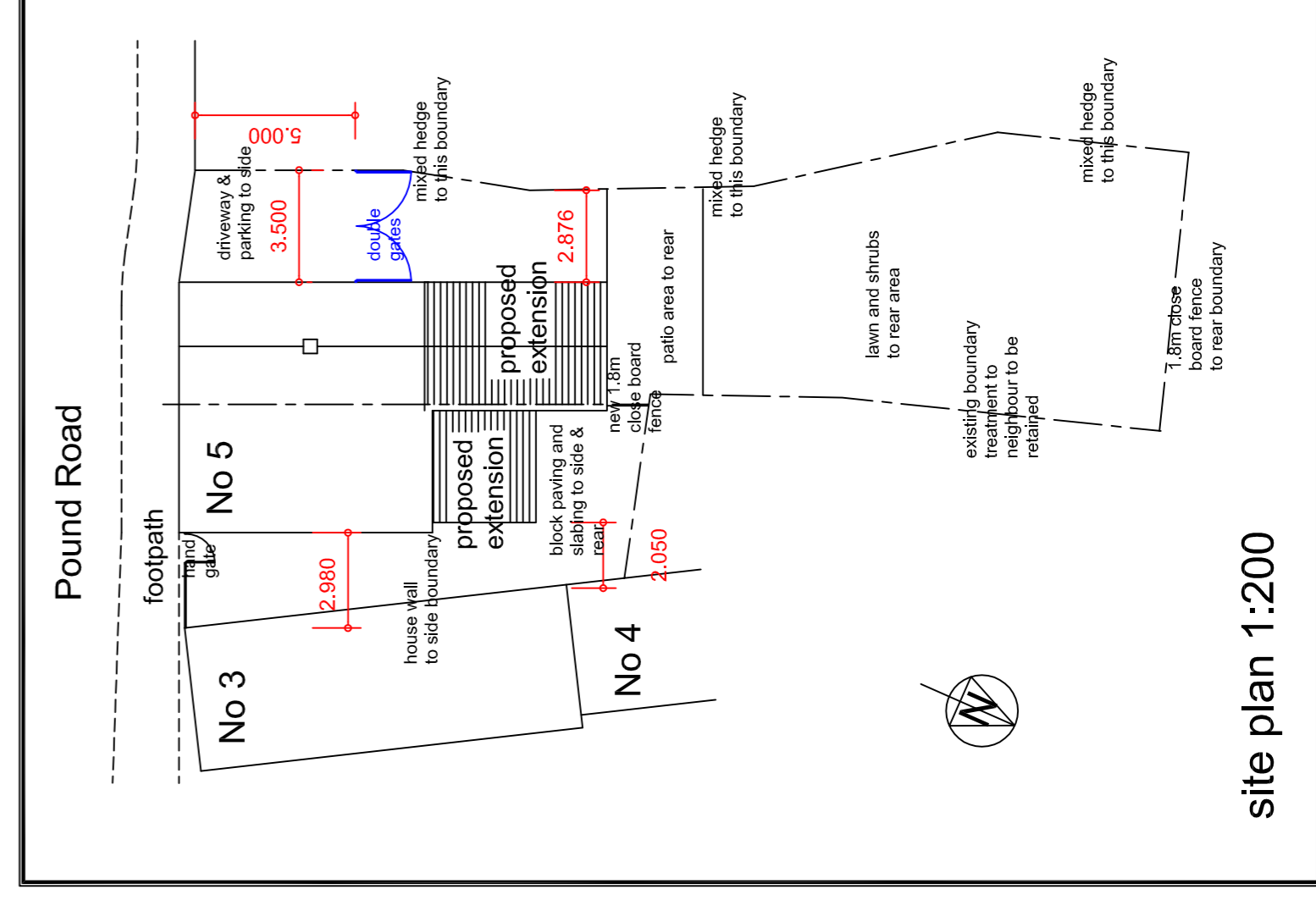
proposed first floor plan



proposed ground floor plan



proposed side elevation from 2 bed cottage



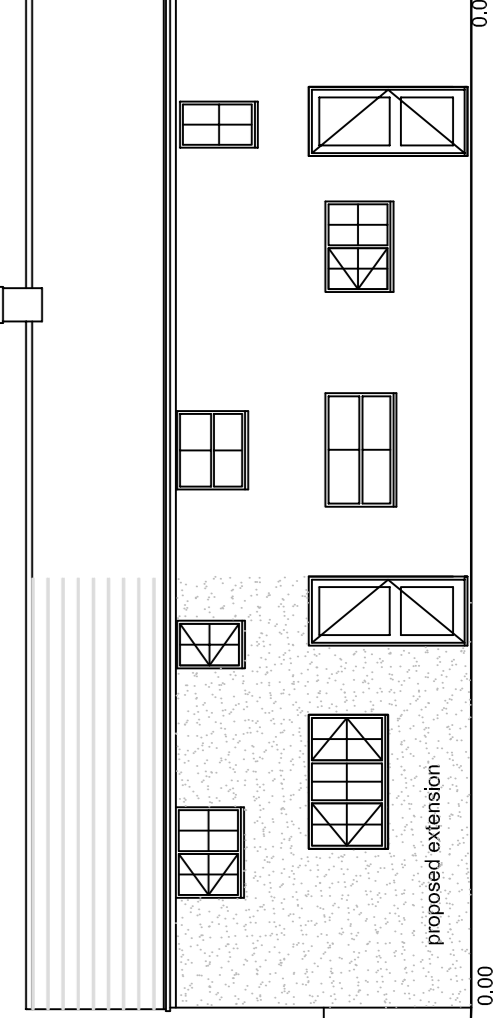
site plan 1:200

- external materials finishes
- existing walls - existing pebble dash to be stripped off and walls rendered to match new extensions.
- walls - new walls to be render finish colour wash finished in cream.
- roofs - through coloured concrete interlocking tiles double roman profile by Redland or similar company in dark brown.
- windows/doors - in white UPVC to styles as shown on elevations.
- facias - white UPVC.
- rainwater goods - white UPVC h.r. gutters to circular downpipes.

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CLIENT: Mr & Mrs D Griggs
 DATE: 21-01-2013
 SCALE: 1:50 1:100 & 1:200
 DRG No.: 12-014-2/2 Rev A

PROJECT: Proposed Conversion of One Dwelling to Two, One Two & One Three Bedroom Plus Extensions At:-
 No 5 Pound Road, Chatteris, Proposed Floor Plans, Elevations, Site Plan & Site Section.



site section