

Application Number: F/YR13/0383/RM
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 29 May 2013
Expiry Date: 24 July 2013
Applicant: Mr & Mrs D & M J Patten
Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of 2-storey 4-bed dwelling with detached garage.
Location: Land North of Rose Lodge, Selwyn Corner, Guyhirn.

Reason before Committee: The Agent is a Councillor.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks planning permission for the reserved matters for a dwelling at Selwyn Corner in Guyhirn. The area is characterised by a number of dwellings and this application relates to a previous outline approval for 2 dwellings. This application seeks approval for the access, appearance, landscaping, layout and scale. The principle of development was established under the outline permission.

The key issues to consider are:

- Principle
- Site History
- 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 is:

F/YR11/0476/RM	Erection of a 2-storey 4-bed dwellings with detached garage (Plot 1)	Approved 12 October 2011
F/YR10/0294/EXTIME	Erection of 2 dwellings (renewal of planning permission F/YR08/0793/O)	Granted 10 June 2010
F/YR08/0793/O	Erection of 2 dwellings	Granted 24 November 2008

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 53: LPAs should consider resisting inappropriate development of garden land.

Paragraph 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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 ***Town Council***

Not received at the time of writing this report.

4.2 ***North Level IDB***

Not received at the time of writing this report.

4.3 ***FDC Scientific Officer***

No objections in terms of air quality or the noise climate. Contaminated land is not considered an issue.

4.4 ***Local Residents:***

1 letter of objection concerning: (in summary):

- The house will overshadow the rising sun from the east over their rear garden.
- The proposed height will tower over their property.
- 2 windows in the side elevation will be overlooking their property.
- If permission is granted they request that the existing tree boundary line stay to offer some form of privacy and noise control.
- The proposed dwelling is large and thinks a 1 and a half storey dwelling would be better.

- There is already a property being built to the West which overlooks and feel that they will be overlooked on all sides.

5. **SITE DESCRIPTION**

- 5.1 The site sits to the North of Selwyn Corner and is partially within the defined settlement core. Notwithstanding this, the area is characterised by residential development and has seen a number of new developments in recent times. The site sits to the rear of Rose Lodge and was originally garden land for this property. The site does form a backland development however it is noted that the site has the benefit of planning permission for 2 dwellings and there are a number of other backland developments to the East and West of the site. The River Nene runs to the South of Selwyn Corner with a high bank on the boundary.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Principle
 - Site History
 - Design and Layout

Principle

The site falls partly within the established settlement of Guyhirn. The access and part of the western side of the site falls within the main settlement and as such the remainder of the site immediately adjoins the built up settlement. The site is surrounded by residential development and benefits from outline planning consent, as such 'principle' is established.

Site History

This is a reserved matters application relating to an outline application for 2 plots approved in 2008 under planning permission F/YR08/0793/O. This permission established the principle of development on the whole site to the North of Rose Lodge. This consent was extended in 2010 under permission F/YR10/0294/EXTIME. In 2011 permission was granted for the Reserved Matters for Plot 1 which sits to the East of this application site. This was approved for a 2-storey 4-bed dwelling and consideration must be given to the design, scale and layout of this approval. The approved dwelling for plot 1 is a large 2-storey dwelling with a finished floor level of 600mm above existing ground level. Beyond Plot 1, to the East are 3 recently constructed 2-storey chalet dwellings. The area is characterised by a number of new dwellings, mainly 2-storey or 2-storey chalet dwellings and weight has to be given to the extant outline permission and the permitted dwelling for Plot 1.

Design and Layout

This application seeks the approval of the access, appearance, landscaping, layout and scale of the proposed dwelling. The principle of a dwelling in this location has been established under the 2008 outline consent. The proposal for this plot is a 2-storey 4-bed dwelling, which is in keeping with that approved on the adjoining plot.

The front elevation has the appearance of a chalet style dwelling with a dormer window and a feature door/window to the front. This is considered to reduce the appearance of the overall scale of the dwelling, given the 2-storey dwelling to the East, and bungalows to the South and West. The rear elevation is a standard 2 storey design overlooking the agricultural land to the North. To the rear of the dwelling is an enclosed private garden area and raised patio. The layout includes parking and turning and a detached double garage. Access to the site is via the existing access to Rose Lodge and Plot 1.

An objection has been received from a neighbouring dwelling, with the points of objection summarised in Section 4 of this report. The points of objection have been noted and considered. With regards to the scale of the property, it is noted that the objectors' property is a single-storey dwelling, however as there are a number of dwellings in the area that are 2-storey and the adjacent plot is 2-storey it is considered that, on balance, the proposed scale is acceptable, given the mix of dwellings in the immediate area. It is considered that the overall impact of the scale of the property upon the neighbouring site has been minimised through the proposed chalet-style design on the western side of the proposed dwelling. This is considered to have less of an overbearing impact on the adjoining property than a full 2-storey element would have in this location. It is considered that the design has attempted to read both with the bungalow to the West as well as the 2-storey dwelling to the East. There are 2 windows in the side elevation facing the objector's property however these are narrow and are at ground floor level only. Therefore, on balance, it is considered that there would be no adverse impact on residential amenity. The objector has requested that the existing screening on the boundary is to be retained if the development is approved and the LPA agree that this is required. A condition for tree protection can be applied to any permission given.

Whilst it is acknowledged that the adjoining dwelling to the West is single storey, it is considered that the design and layout has been produced in order to minimise the impacts on this dwelling. The proposed dwelling is to be approximately 3.6 metres from the site boundary and approximately 9 metres from the bungalow itself. In addition, the concerns raised must be considered against the history of the site and given the established principle of a dwelling in this location and the design, scale and layout of the dwelling permitted on Plot 1 it is considered that, on-balance, the proposal 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, given the different types of dwellings in the surrounding area that the proposal, which relates to the detail of the scheme rather than the principle of development, is on balance acceptable. As such it is recommended for approval with suitable conditions.

8. RECOMMENDATION

Grant

1. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

2. **Approved Plans**

Informative linking this application to the Outline Permission and the original conditions imposed on this.



