

Application Number: F/YR13/0311/F
Minor Dwellings
Parish/Ward: Chatteris Town Council/The Mills Ward
Date Received: 14 May 2013
Expiry Date: 9 July 2013
Applicant: Mr D White
Agent: Mr C George, CeGe Design

Proposal: Erection of a 2-storey 4-bed dwelling and detached garage/carport with storage area above and erection of 2 m high security fence and gates

Location: Land east of 134 London Road, Chatteris

Site Area: 0.125 ha

Reason before Committee: The proposal is before the Planning Committee due to a request from Cllr Melton as local Members would like to see this area of London Road developed and precedents have been set with the granting of other permissions along London Road

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 2-storey 4-bed dwelling.

The key issues relate to:

- Policy considerations
- Design and Layout
- Access and parking
- Other considerations

The site is located away from the established settlement limits of Chatteris and consists of an agricultural field located adjacent to an existing garden centre. The submitted justification for the application relates to the desire of the current owner of the garden centre who resides at 132 London Road to move to a more modern house which is easier to maintain and heat whilst still retaining some security measures for the garden centre. There is no evidence as to what is proposed for the existing dwelling at 132 London Road.

There is no Local or National Policy support for such a development given the dwelling is not required in connection with agriculture, horticulture or forestry and is not for a replacement dwelling in the open countryside. The site cannot be considered as a sustainable location as it is unlikely that a suitable pedestrian link to the town can be provided, although there is some evidence of an overgrown footpath on the opposite side of the road, and there is no public transport link close to the site.

Whilst there have been other approvals in this part of London Road which accord with local Member support, Officers must be mindful of Policy H3 of the Local Plan and policies CS1, CS3 and CS16 of the emerging Core Strategy and para. 55 of the NPPF. As such the professional recommendation, in light of policy framework must be one of refusal.

2. HISTORY

No history relevant to this proposal

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.

3.2 Draft Fenland Core Strategy:

CS1: A presumption in favour of sustainable development.

CS3: Spatial strategy, the settlement hierarchy and the countryside.

CS16: Delivering high quality environments

3.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlements

E8: Landscape and Amenity Protection

4. CONSULTATIONS

4.1 *Parish/Town Council:*

Raise no objection.

4.2 *Arboricultural Officer (FDC):*

No significant trees affected. Landscaping and tree planting can be dealt with as part of conditions.

4.3 *Middle Level Commissioners:*

No comments presently received.

4.4 *Police Architectural Liaison Officer:*

Concerns raised relating to the relationship between the dwelling and the business use in terms of access and security. Suggests that gates to the garden centre are relocated to 22 metres into the site to allow free access into the dwelling.

Surveillance of the garden centre is minimal and therefore it will be necessary to reduce the rear boundary fencing to 900mm with 900mm trellis so that surveillance can be maintained.

4.5 **Local Residents:** No comments received.

5. **SITE DESCRIPTION**

5.1 The site is located to the south of Chatteris approximately 0.7 miles outside the existing settlement limits. The site is presently open grassland with a range of landscaping along the front boundary with open views to the rear. Access is to be formed off the B Class road which will require the removal of a small section of hedge and vegetation. The site has an area of approx 0.125 ha.

6. **PLANNING ASSESSMENT**

The key considerations are:

- Policy considerations
- Design and Layout
- Access and parking
- Other considerations

Policy Considerations

The application site lies outside of the existing established limits of Chatteris and the area is characterised by a mix of sporadic development in the area including some recently approved dwellings and is considered rural in nature. Under criteria contained in Policies H3 and H16 of the Fenland District Wide Local Plan 1993 the principle of development in such locations is normally unacceptable unless associated with agriculture, horticulture or forestry.

The emerging Fenland Local Plan Core Strategy Proposed Submission February 2013 seeks to concentrate new housing development in the most sustainable locations principally in the main market towns and to a lesser extent in the growth villages.

Policy CS3 has an overarching strategy for sustainable growth in and around the four market towns and states that development outside of towns and villages will be restricted to what which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services and such development will be subject to a restrictive occupancy condition. Policy CS3 steers most new development to those larger places that offer the best access to services and facilities and help reduce the need to travel as well as making best use of existing infrastructure and previously developed land in built up areas. It is Government policy that development in the countryside should be strictly controlled in order to conserve its character and natural resources. By identifying the settlement hierarchy and distinguishing between settlements and the countryside the policy restricts development in the countryside other than that where a rural location is fully justified.

A justification has been put forward relating to the applicant's wish to relocate to a modern home which will be easier to maintain and heat than the present dwelling at No.132 London Road which is located to the east of the site.

The new dwelling will also be located closer to the existing garden centre which will enable the applicant to supervise and oversee the business which will benefit from 24 hour security.

This justification is noted however given that the existing dwelling is only approximately 70 metres to the east the Local Planning Authority do not consider that such a need exists sufficient to warrant an approval of this application.

Design and Layout

The dwelling proposed is 2-storey in nature with a ridge height of 8.5 metres and provides 4 bedrooms. Dormer windows are located on the front elevation and 2 No. roof lights are utilised on the rear roof slope. It is proposed to use buff bricks with blue/grey natural slates and black shiplap boarding will be used on the front entrance detail.

The dwelling will be located approximately 20 metres from the front boundary where parking and turning will be provided. To the rear will be a private amenity space approximately 17 metres long by 15 metres wide will be enclosed with 1.8 m high close boarded fencing.

The design and layout is acceptable and there are no near neighbours that could be affected by overlooking or overshadowing.

Access and Parking

A new access is to be formed off the B1050 which is a 50 mph road and visibility splays of 160 metres in each direction are required. These splays can be achieved however it is noted by the Local Highway Authority that the frontage hedge enclosure of the property to the east will need to be severely trimmed and retained in a trimmed condition in order that the splay is not compromised. Therefore it will be necessary to assess the visual implications of such trimming which are considered detrimental. The Local Highway Authority also reiterates that there is no safe pedestrian route to local facilities and therefore sustainability issues need to be taken into account when determining the application.

Other considerations

The formation of the access is located to ensure that visibility is acceptable and results in a drive with the approximate length of 60 metres. This will result in the occupiers of the dwelling having to provide a bin collection point at the back edge of the highway and move their refuse in excess of the recommended 30 metres as set out in the Recap Waste Management Design Guide.

8. CONCLUSION

- 8.1 The development proposed is located outside the established settlement limits of Chatteris and therefore is considered to be in open countryside. There is no identified justification for the dwelling in relation to agriculture, horticulture or forestry and therefore there is no policy support for such a proposal.

The area cannot be regarded as having a continuous built up frontage and is more akin to sporadic dwellings interspersed with the open countryside. Officers considered that there is an abundance of more suitable development land closer to the settlement limits before consideration of this site could be supported and also that the existing dwelling fulfils the current requirements of proximity to the existing building.

The formation of a new access will result in changes to the existing landscaped road frontage to the detriment of this rural location.

Therefore the development cannot be supported as it is not consistent with the principles of sustainable development and is therefore contrary to the NPPF and Policy H3 of the Local Plan and Policies CS1 and CS3 of the emerging Core Strategy.

9. RECOMMENDATION

Refuse

- 1. The proposed development is located in an unsustainable location outside the settlement limits of Chatteris where residential development is not normally supported unless justified. Development in this location would introduce additional ribbon development into an area that is currently open and has a strong relationship with the adjoining countryside. The proposal is therefore contrary to Policy H3 of the Fenland District Wide Local Plan 1993 and Policies CS1 and CS3 of the emerging Fenland Local Plan Core Strategy Proposed Submission February 2013.**

10. UPDATE

- 10.1 Members will recall this application being presented to the 26 June 2013 Planning Committee where it was resolved to defer the decision to 'enable the applicant to produce a business plan to justify the functional and financial needs of a further dwelling on the site'.

The applicant has submitted a business plan from a company known as Accountancy Solutions giving details of expected sales over the next 12 months. The summary concludes that the business will not be able to continue without this planning application being approved.

The applicant claims that with the sale of the existing house and the building of a more economical house they will be able to reduce the wages and fixed costs down to a level that works for the business. The applicants have agreed to put further expenditure into the business to help its future expansion.

The business plan has been noted however it is not a plan that details the functional or financial needs of the site and given that a dwelling already exists close to the site which is occupied by the applicant, this appears to satisfy the on-site 24 hour security issues.

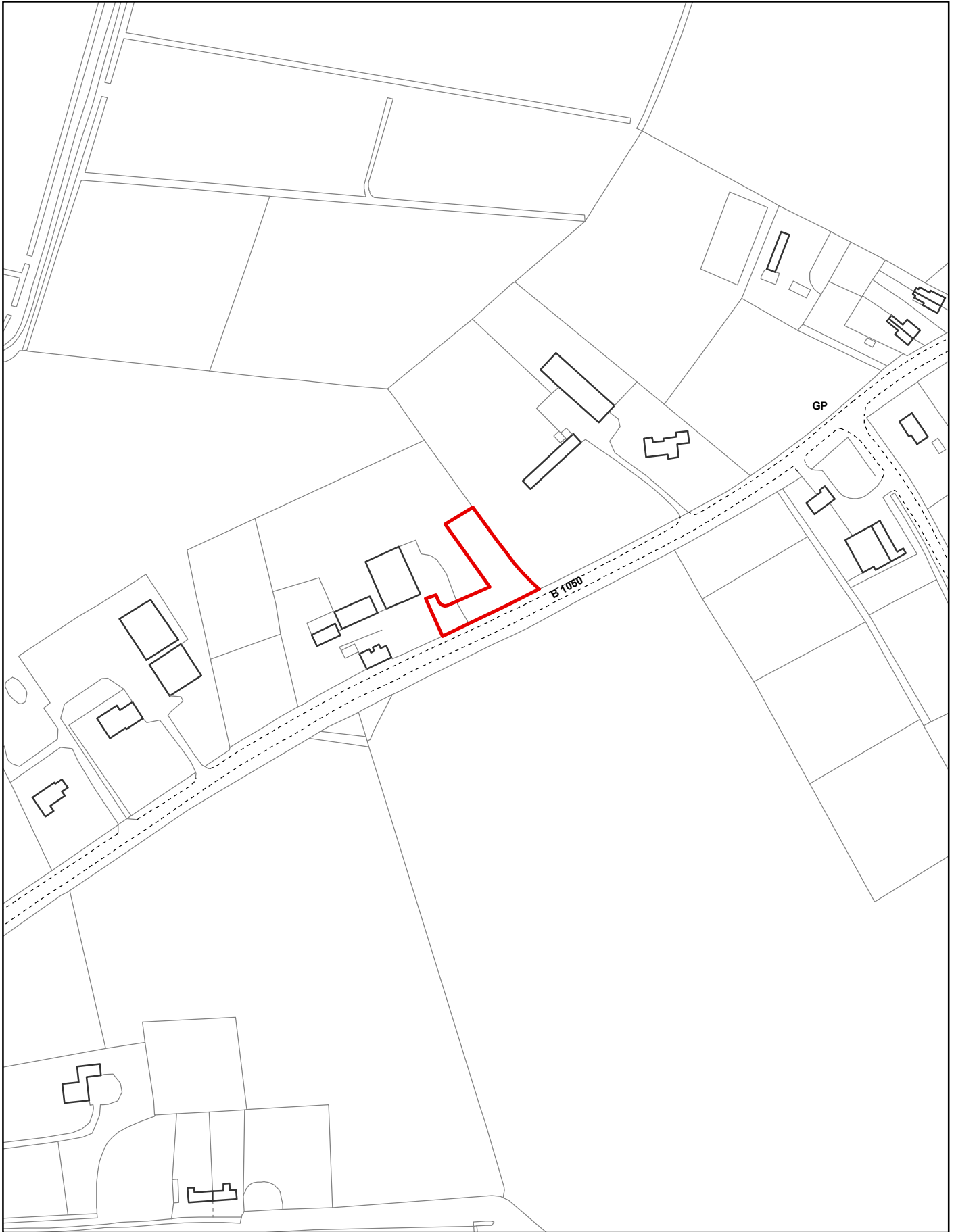
The applicant considers that with the sale of the existing dwelling, funds can be ploughed into the business, however unless the new dwelling is significantly smaller and built to a far greater environmental and energy efficient standards (which in itself is a costly exercise) it is unlikely that there would be significant receipts to inject directly into the business taking into account new build costs and renewable energy features.

Therefore the Local Planning Authority can see no 'business need' to justify the construction of an additional dwelling.

11. Recommendation

REFUSE

- 11.1 The proposed development is located in an unsustainable location outside the settlement limits of Chatteris where residential development is not normally supported unless justified. Development in this location would introduce additional ribbon development into an area that is currently open and has a strong relationship with the adjoining countryside. The proposal is therefore contrary to Policy H3 of the Fenland District Wide Local Plan 1993 and Policies CS1 and CS3 of the emerging Fenland Local Plan Core Strategy Proposed Submission February 2013.**



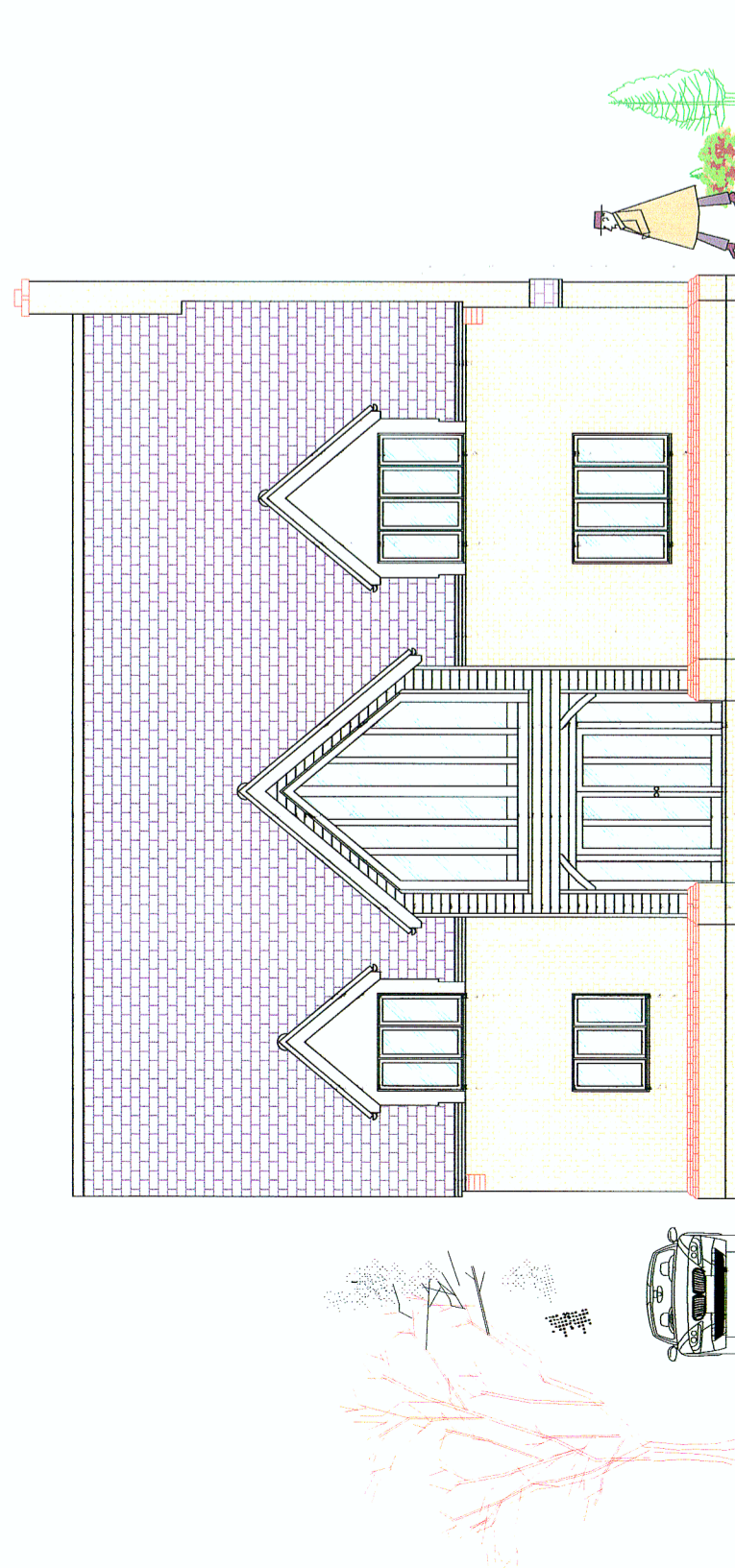
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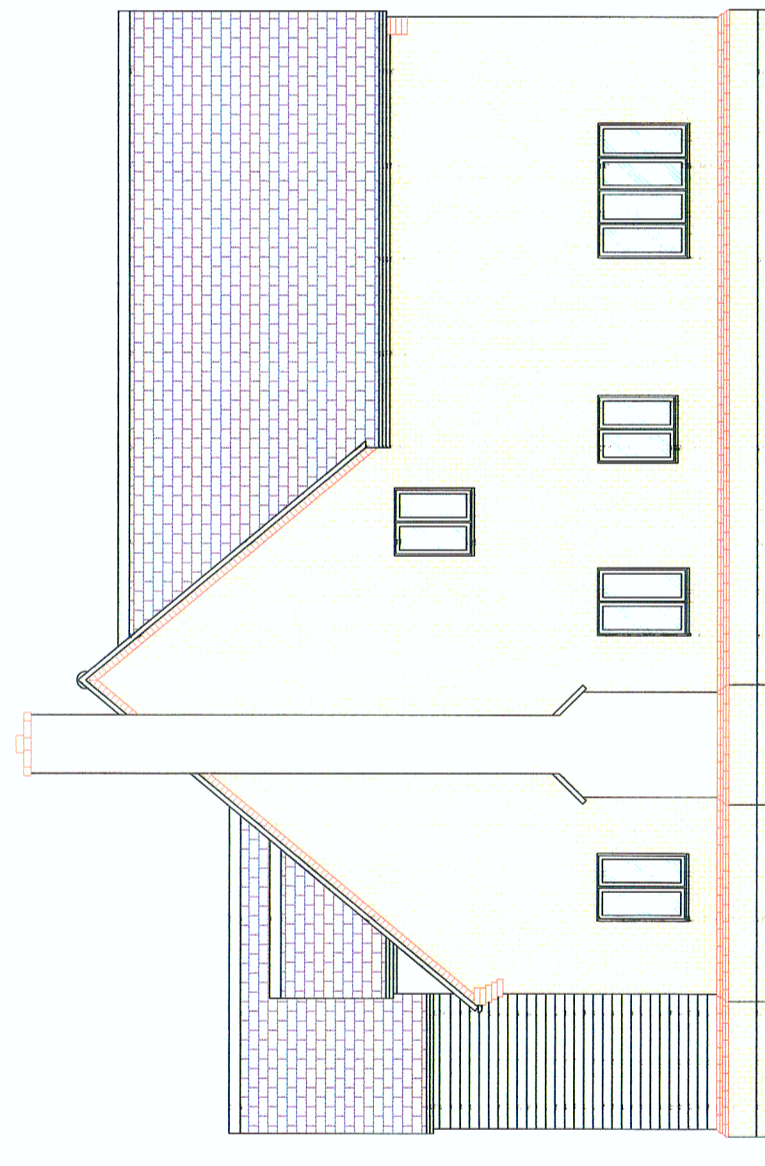
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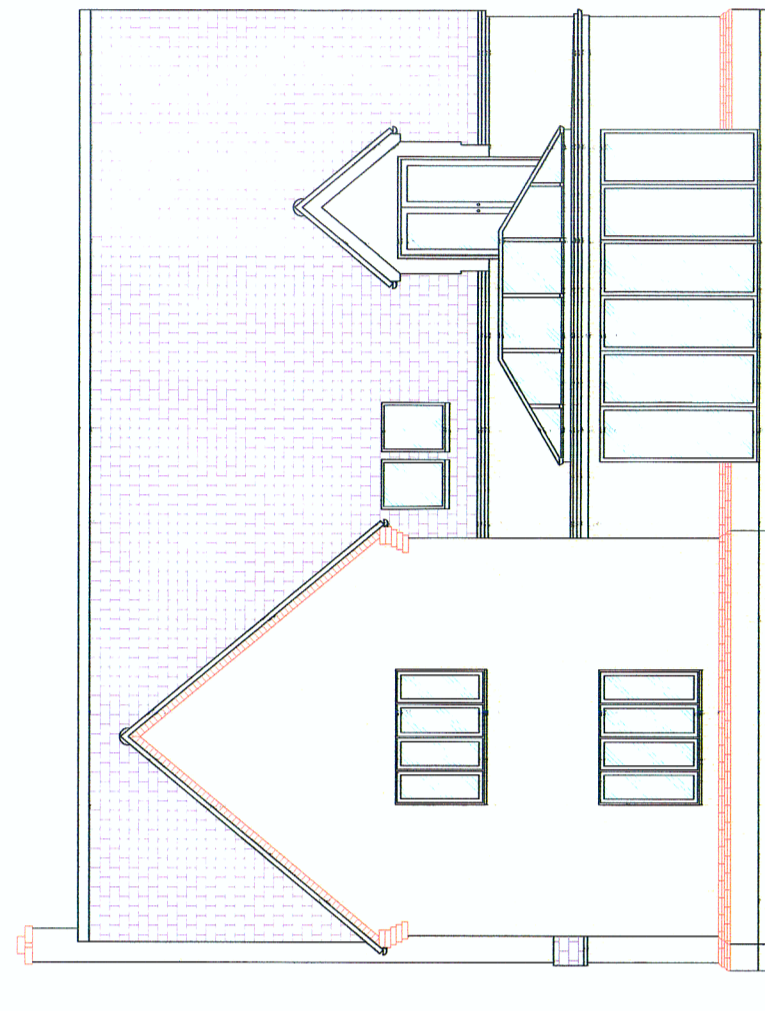




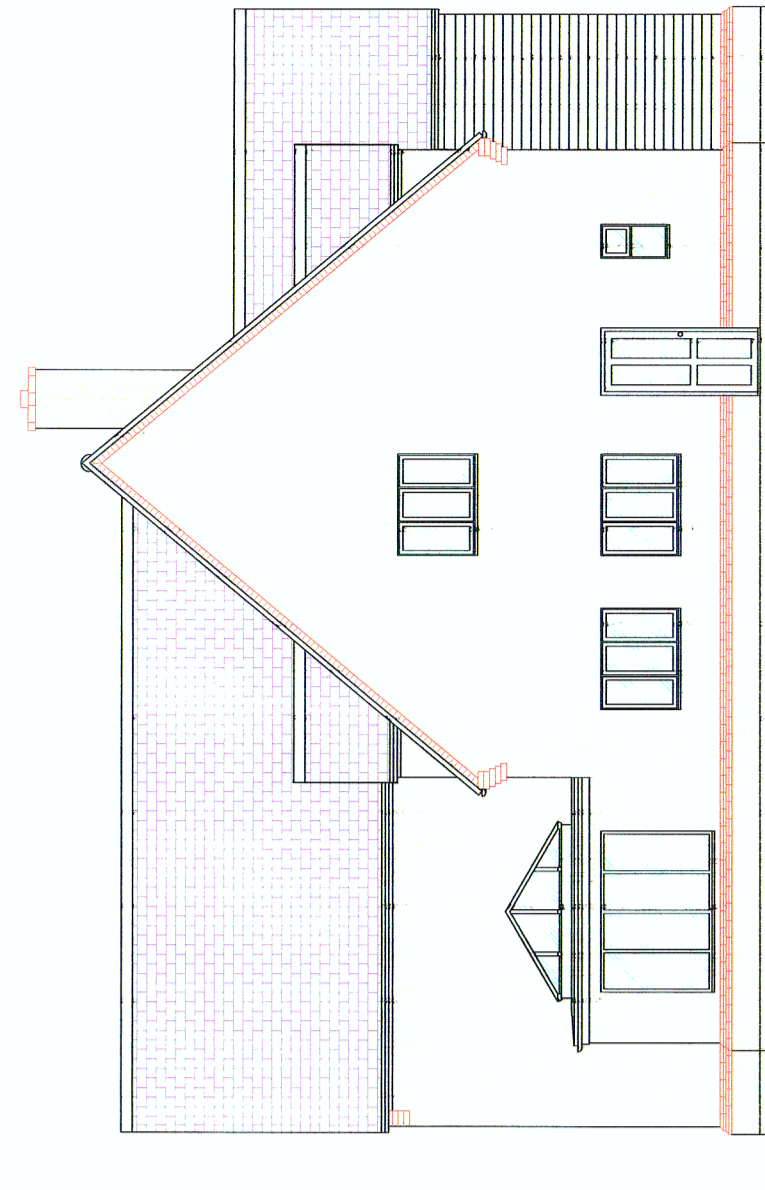
Front elevation. South east.
Scale 1 : 100.



Side elevation. North east.
Scale 1 : 100.



Rear elevation. North west.
Scale 1 : 100.

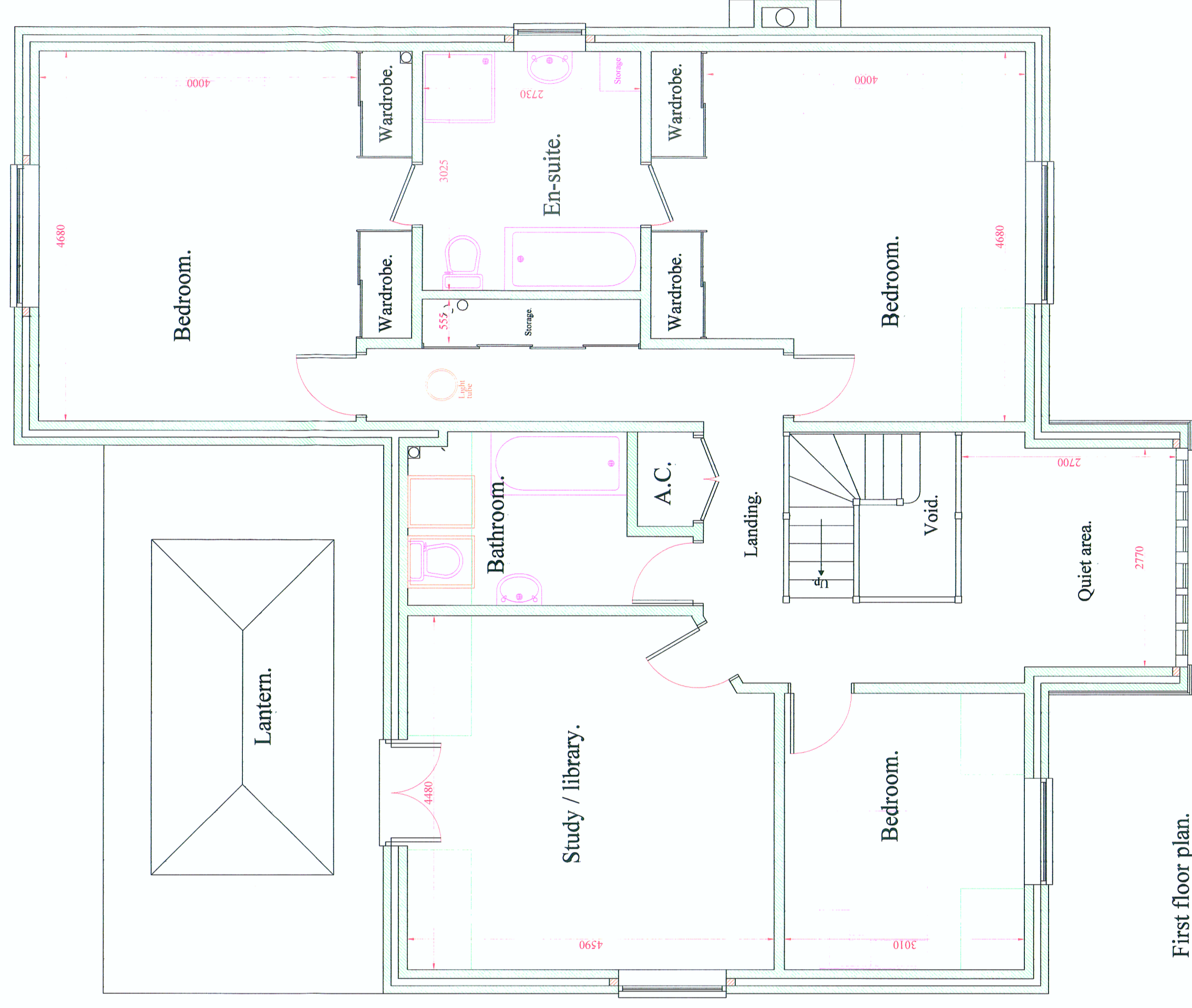


Side elevation. South west.
Scale 1 : 100.

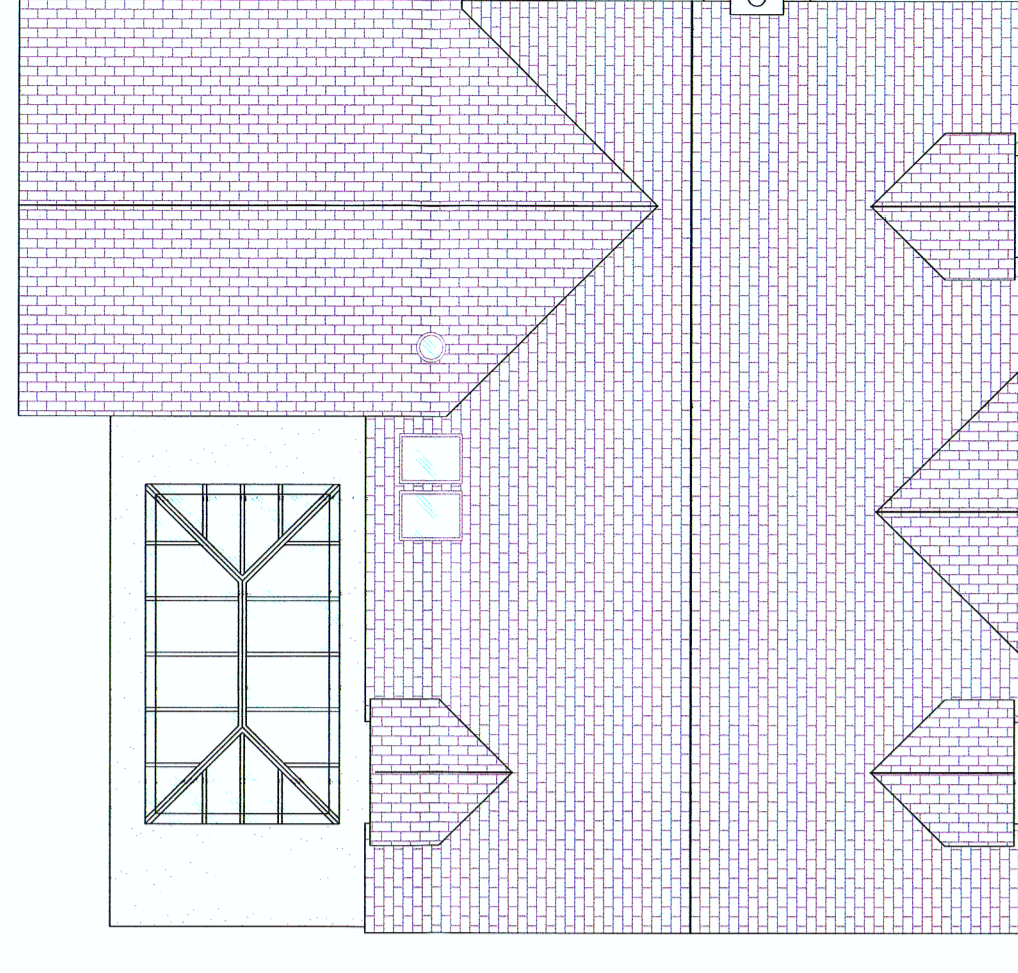
Brickwork: Baggebridge Old Ely Cream Multi facing bricks with matching plinth bricks.
Tiling: Blues/Grey Natural slate.
Windows: PVCu double glazed with cream finish.
Doors: Main entrance door in Oak, other frames cream where appropriate with entrance doors in choice.
Front projection / entrance area: black sliplap boarding over brick plinth.
Dormers finished in smooth cream self coloured flat render.
Garage: black horizontal boarding over brick and brick plinth.



Ground floor plan.
Scale 1 : 50.



First floor plan.
Scale 1 : 50.



Roof layout.
Scale 1 : 100.

