

**Application Number: F/YR13/0352/F**  
**Minor**  
**Parish/Ward: St Mary's Ward, Whittlesey**  
**Date Received: 21 May 2013**  
**Expiry Date: 16 July 2013**  
**Applicant: AJB Holdings (Peterborough) Ltd.**  
**Agent: Mr D Coulling, PDG Architects.**

**Proposal: Erection of 4 x 2-storey 2-bed dwellings involving demolition of existing dwelling and outbuildings.**

**Location: 37A Gracious Street, Whittlesey**

**Reason before Committee: The application was called in by Councillor Swan as the development is overdevelopment of the site which will impact on the neighbouring properties and the proposal raises highway safety concerns.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 4 x 2-storey 2-bed dwellings involving the demolition of the existing dwelling and outbuildings on site. The site is at 37A Gracious Street in Whittlesey and is within the main settlement core of the town. The site historically had a similar permission which is detailed within this report.

The key issues to consider are:

- Site History
- Layout and Design
- Highway Safety

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that, on balance, there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

## 2. HISTORY

Of relevance to this proposal is:

- |     |               |  |  |
|-----|---------------|--|--|
| 2.1 | F/YR09/0223/F | Erection of 6 x 2-bed semi-detached houses with parking involving demolition of 37A Gracious Street and commercial unit. | Granted 3 <sup>rd</sup> September 2009.  |
| 2.2 | F/YR06/1352/O | Erection of 8 flats involving demolition of existing dwelling.   | Withdrawn 19 <sup>th</sup> January 2007. |

### **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.

#### **3.3 Draft Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS4: Housing.

CS11: Whittlesey

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

#### **3.4 Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

**TR3 – Car Parking**

### **4. CONSULTATIONS**

#### **4.1 *Town Council***

Reject this application on the grounds of over-intensification of site, street scene and highways issues.

#### **4.2 *CCC Highways***

Requests conditions. Visibility is adequate and a suitable separation from the roundabout and the pedestrian crossing is achieved. Requires clarification the ownership of the area of landscaping to the front of the site. The parking and turning is not overly practical and a reduction in the number of spaces to meet the FDC standard (2 per dwelling) may assist in the creation of improved manoeuvring areas, particularly to corner spaces. Requested clarification on the relationship between the proposed and existing uses and demonstrate that the remaining area retained for the commercial premises are fit for purpose.

- 4.3 **FDC Scientific Officer** Due to the previous potentially contaminative use on the site (motor vehicle garage), and the possible presence of made ground on the site the contaminated land condition is required.
- 4.4 **CCC Archaeology** Consider that the site should be subject to a programme of archaeological investigation which can be secured by condition.
- 4.5 **North Level IDB** No comments received at the time of writing the report.
- 4.6 **Local Residents:** None received.

## 5. SITE DESCRIPTION

- 5.1 The application site is located off Gracious Street/Orchard Street in Whittlesey and is within the main settlement core of Whittlesey. The site is adjacent to the Conservation Area, although not within it. The site currently houses an existing detached, two-storey dwelling which is to be demolished to make way for this proposed development. To the North of the site are residential dwellings and a commercial garage unit, opposite the site to the East is the Ivy Leaf Club and to the South are terraced and semi-detached dwellings.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:

- Site History
- Layout and Design
- Highway Safety

### (a) Site History

This site has been subject to a previous approval in 2009 which was for the demolition of the dwelling and the erection of 6 dwellings. This application also included the commercial land and unit which was also to be demolished. The application was approved by Planning Committee.

This current application seeks to replicate the southern part of the site, as approved previously. The application site no longer includes the commercial unit and as such removes the 2 dwellings originally approved in this part of the site resulting in the development being for the 4 remaining dwellings as approved in 2009.

### (b) Layout and Design

This application is for 4 dwellings including the demolition of the existing dwelling on site. The dwellings are to be sited to the southern part of the site, fronting onto Orchard Street. The dwellings will each have rear private amenity space. The dwellings have been arranged into two pairs of semi-detached dwellings with a parking area to the North of the dwellings. The layout of the dwellings is considered to be acceptable in this location given the form and character of the dwellings directly to the South East of the site and the number of semi-detached and terraced dwellings in the surrounding area.

There is a mix of designs in the surrounding area and as such it is considered that, given the historical approval for this part of the site, and the form, character and appearance of the surrounding area, that this proposal is acceptable in terms of design and layout.

(c) Highway Safety

This application has been called to Committee for a number of reasons, including concerns over the highway safety of the proposal. The site is relatively close to the roundabout at the end of Orchard Street and is opposite the Ivy Leaf Club. As such, traffic levels are likely to be high at times in this area. The Local Highways Authority have been consulted and have carefully considered the site and the surrounding area. They have advised that the development is relatively small scale, is served by an existing access, has adequate visibility and has a suitable separation distance from the roundabout, and as such it is considered that an objection in principle on highway safety grounds could not be substantiated in the event of any subsequent Appeal.

The proposal seeks to use the existing access of Orchard Street, which is of a suitable width and visibility. In addition, the previous approval also involved the use of this access for 4 dwellings. Within the site, there is a proposed parking area, which provides 10 spaces for the 4 dwellings. The LHA note that a couple of these spaces would be difficult to manoeuvre into and out of however they advise that 10 spaces is above the required amount in terms of the FDC parking standards requirements and as such there is no highways objection in terms of the proposed parking.

Given the previous approval on the site and the comments of the Local Highway Authority it is considered that the proposal is acceptable, on balance, in relation to highway safety.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate conditions.

## **8. RECOMMENDATION**

**Grant – Subject to the following conditions.**

- 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. The access shall be a minimum width of 5 metres.**

**Reason: In the interests of highway safety.**

3. Prior to the first occupation of the development hereby permitted, the proposed on-site parking and turning shall be laid out, levelled, surfaced, drained and demarcated in accordance with the approved plan and thereafter retained for that specific use.

Reason: In the interests of highway safety and satisfactory development.

4. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m measured along the centre line of the proposed access from its junction with the channel line of Orchard Street, and 43.0m measured along the channel line of the carriageway of Orchard Street from the centre line of the proposed access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the carriageway of Orchard Street.

Reason: In the interests of highway safety.

5. Prior to the first occupation of the development visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall be thereafter maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason: In the interests of highway safety.

6. The access 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.

7. Visibility splays of 43m x 2.4m. Prior to commencement of the first occupation of the development hereby approved, visibility splays shall be provided on both sides of the vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 43 metres x 2.4 metres measured along respectively the back of the footway.

Reason: In the interests of highway safety.

8. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

**Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.**

**IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:**

- b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
  - (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.**
  - (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and**
  - (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.****

**Following written LPA approval of the Site Investigation the LPA will require:**

- c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.**
- d) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.**

***Reason- To control pollution of land or water in the interests of the environment and public safety.***

- 9. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.**

**Reason: In the interests of protecting the historical integrity of the site.**

**10** Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

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

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

*Reason - In the interests of satisfactory development and highway safety.*

**11** 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.

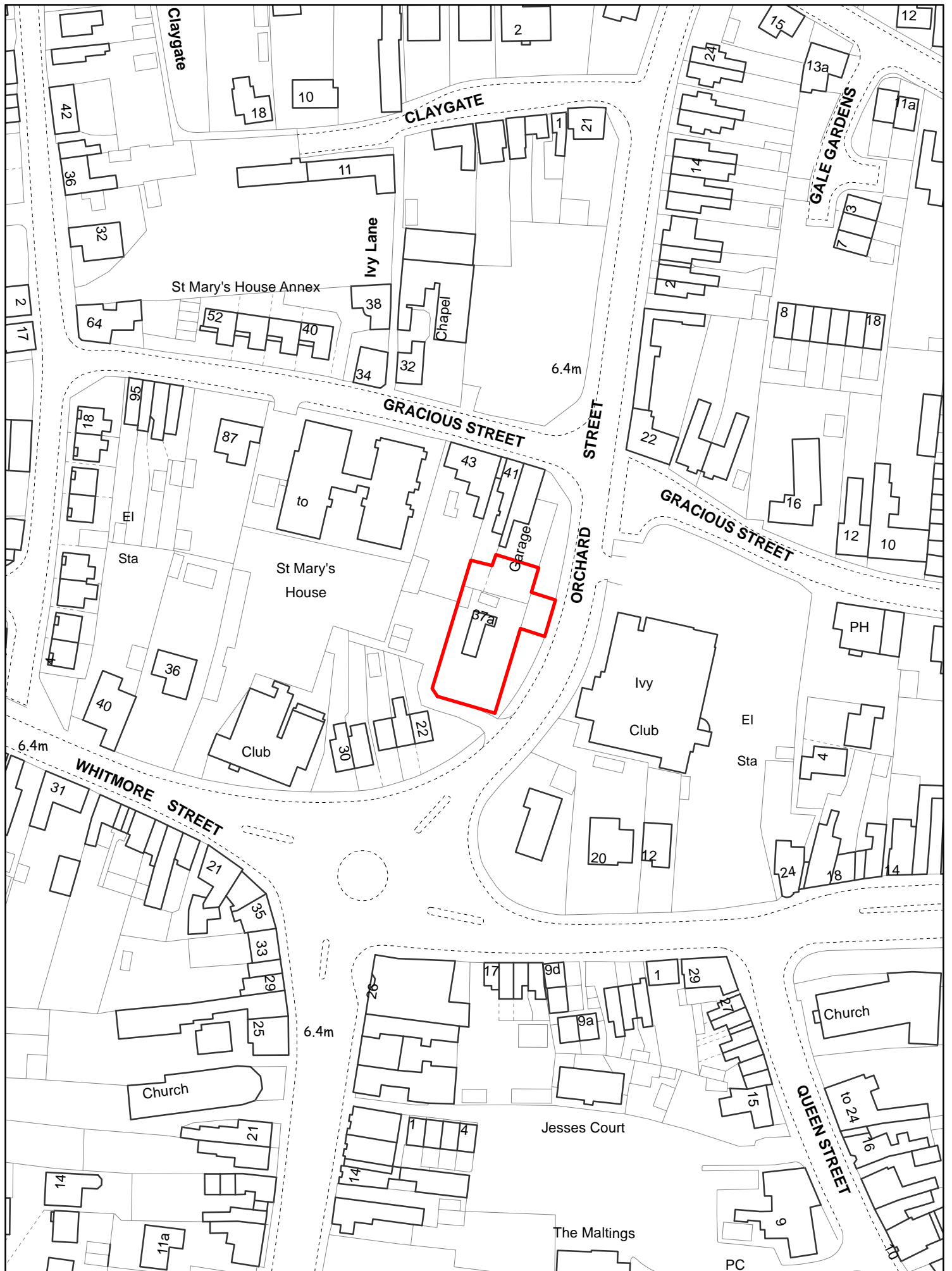
*Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.*

**12** Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
- iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);

*Reason: In order to control future development and to prevent the site becoming overdeveloped*

**13.** Approved Plans



Created on: 10/06/2013

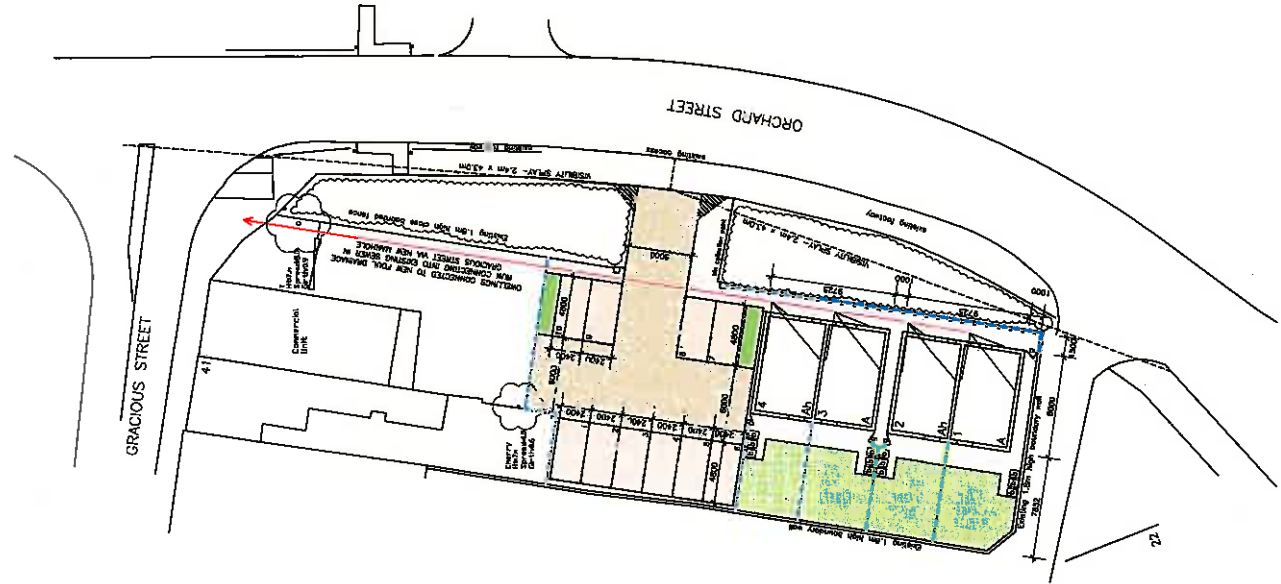
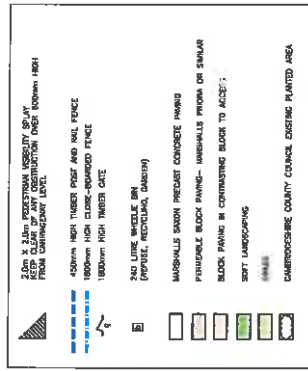
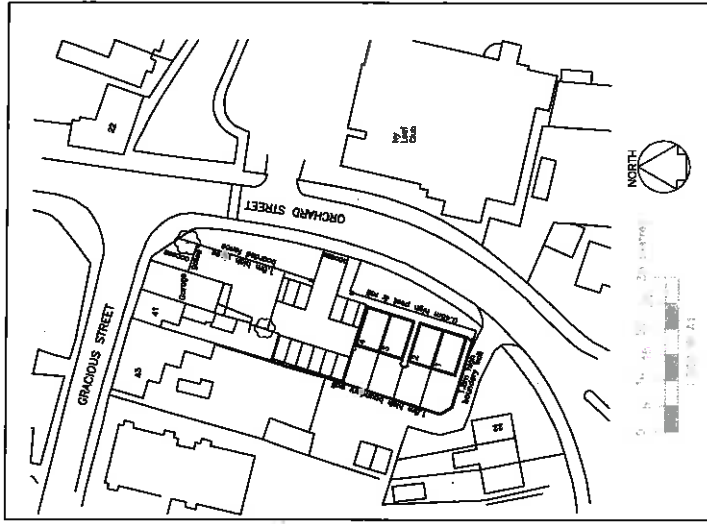
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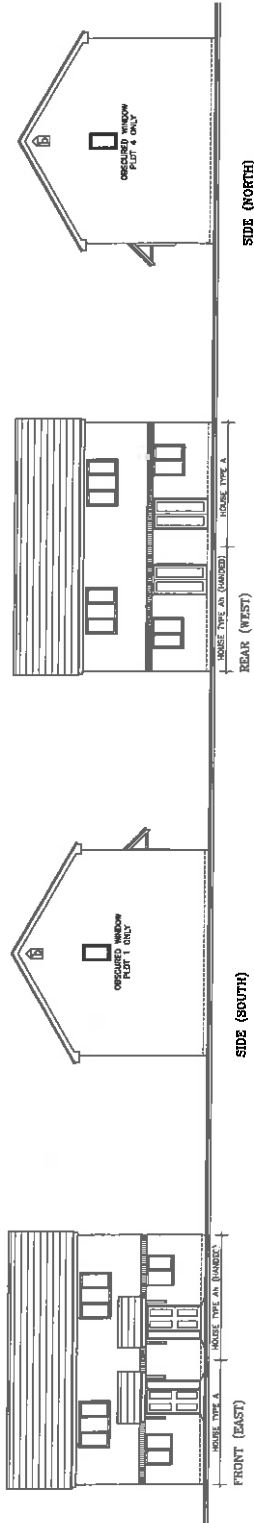
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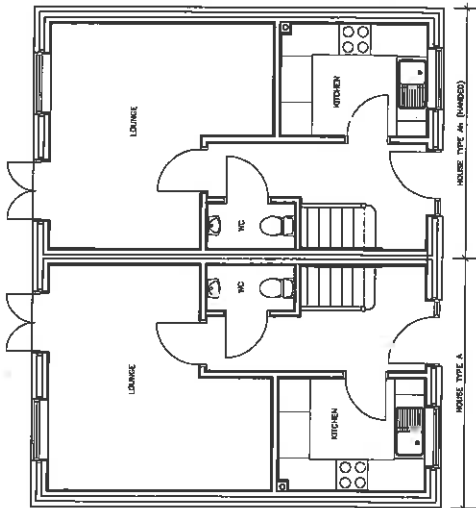


FRONT (EAST)  
 SIDE (SOUTH)  
 SIDE (NORTH)  
 REAR (WEST)

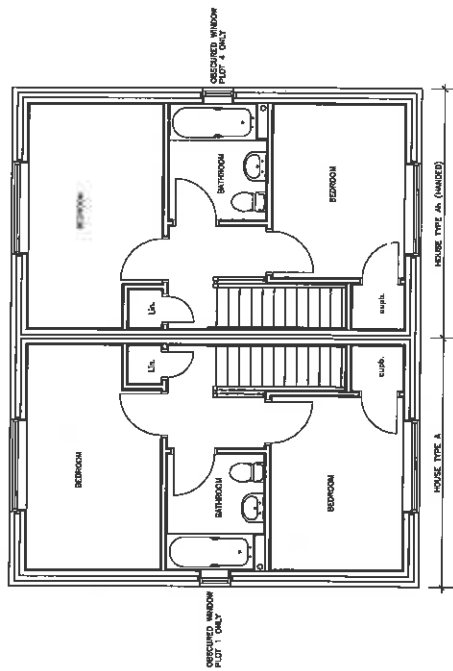
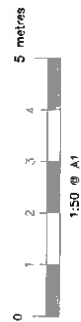
HOUSE TYPE A (Hatched)  
 HOUSE TYPE A (Hatched)  
 HOUSE TYPE A (Hatched)  
 HOUSE TYPE A (Hatched)

0 1 2 3 4 5 6 7 8 9 10 metres

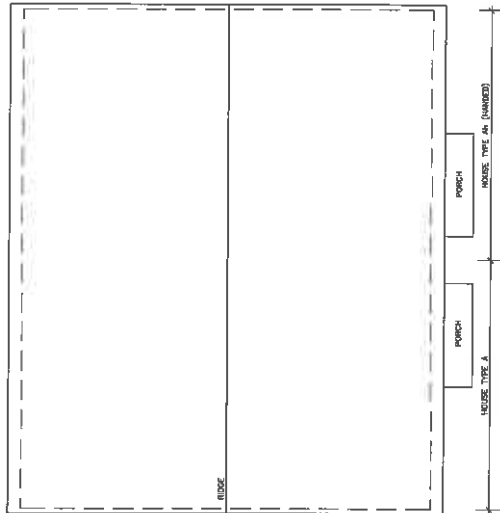
REMOVE ANY BALCONY, TERRACE, PORCH, PATIO, OR OTHER OUTSIDE SPACE FROM THE PLAN. DO NOT LOCK UP OR LOCK OFF ANY PARTS OF THE PLAN.



GROUND FLOOR



FIRST FLOOR



ROOF PLAN



**PJG ARCHITECTS LTD**  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

**HOUSING at GRACIOUS STREET/  
 ORCHARD STREET, WHITLESLEY  
 For AJB HOLDINGS (Peterborough) LTD**

PROPOSED: HOUSE TYPE A

Scale: 1/100 @ A1 Date: 17/04/18 Drawn: EC Checked: Drawing Number: 1004/7108  
 PJG ARCHITECTS LTD  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000