

Application Number: F/YR13/0361/O

Minor

Parish/Ward: Wisbech St Mary/Parson Drove and Wisbech St Mary Ward

Date Received: 23 May 2013

Expiry Date: 18 July 2013

Applicant: Mr Vanhinsbergh

Proposal: Erection of a two-storey dwelling involving demolition of outbuilding

Location: Land South of 88 Murrow Bank, Murrow

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

1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks outline planning permission for the erection of a 2-storey dwelling involving the demolition of an existing outbuilding. The application commits Access, Layout and Scale with Appearance and Landscaping reserved.

The application is to be assessed in line with Policy H3, and E8 of the Local Plan and Policy CS16 of the emerging Core Strategy, together with the National Planning Policy Framework (NPPF). These policies support new development which lies within established settlements, is sympathetic to the character of the area and does not adversely harm the amenity of neighbouring properties.

Key issues relate to:

- Site History
- Principle & Policy implications
- Access and Layout and Scale

The application follows favourable pre-application advice given with the principle of development in this location already established following approval for 3 dwellings immediately south of the site. The proposal can therefore be considered as development adjacent to the established footprint of the village.

The recommendation is to approve the proposal.

2. HISTORY

Of relevance to this proposal is:

- 2.1 **Adjacent Site: F/YR12/0276/F - Erection of 3 x 5-bed dwellings with detached garages - GRANTED**

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.

3.2 **Emerging Fenland Core Strategy:**

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: Residential development supported within the established settlement will be supported where it is sympathetic to the character of the location and not give rise to serious amenity problems.

E8: Respect style and scale and amenity protection.

4. **CONSULTATIONS**

- | | | |
|-----|------------------------------------|---|
| 4.1 | <i>Parish/Town Council:</i> | No comments received within the consultation period |
| 4.2 | <i>Environment Agency:</i> | No objection to the proposed development subject to conditions ensuring that the mitigation measures as detailed within the Flood Risk Assessment (FRA) are implemented. |
| 4.3 | <i>CCC Highways</i> | No objections subject to conditions regarding access gates, construction of access, visibility splays, turning and parking provision and construction of a footway to link to existing. |
| 4.4 | <i>Local Residents:</i> | No comments received |

5. **SITE DESCRIPTION**

- 5.1 The site is located on the eastern side of Murrow Bank, lying directly adjacent to the established footprint of Murrow. The site is set within Bank Farm House which lies to the North and is set back from Murrow Bank. The front boundary is currently lined with hedgerow, and a group of trees to the front separate the application site from Bank Farm House. There is a variety of dwelling styles in the vicinity of the site to the North but they generally maintain a set distance back from the highway. Opposite the site, to the West of Murrow Bank lies undeveloped farmland. The site lies within Flood Zone 3 and Murrow Bank is a Class B road.

6. PLANNING ASSESSMENT

6.1 Principle & Policy Assessment

The principle for residential development adjacent to this site already exists with previous approvals for 3No. 2-storey dwellings.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is the general thrust of policies contained within the Local Plan and Core Strategy where new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside. Policy CS3 limits development in small villages such as Murrow, to that of residential infilling and Policy H3 looks to resist development outside of the established settlement unless there are exceptional circumstances to support it. CS12 of the emerging Core Strategy however, will support development in villages where sites are adjacent to the developed footprint. The site abuts the developed footprint of Murrow and planning permission already exists on land directly south and adjacent to the site.

Policy E8 seeks to ensure, amongst other things, that the design is compatible with the character and scale of the surrounding area and has regard for the amenity of adjoining properties and the locality in general.

Policy CS16 of the emerging Core Strategy seeks to ensure that high quality environments are delivered and protected throughout the district. It sets out 14 relevant criteria including making a positive contribution to the local distinctiveness and character of the area, requiring development to be of a scale that is in keeping with the shape and form of the settlement pattern and ensuring that it does not adversely harm the character and appearance of the surrounding area.

Scale, Layout and Access

- 6.2 The proposal is for a 2-storey detached dwelling with an attached double garage measuring approximately 12.9m wide by 15.95m in depth with a maximum ridge height of 7.8m. Existing dwellings in the immediate vicinity are similar in scale and therefore it is considered that the proposal will appear sympathetic to the character of the area.

The development will be sited so as to accord with the proposed, permitted dwellings to the south and existing dwellings to the north (with the exception of Bank Farm House). These properties are found to be set back from the road edge, forming a continuous flow, and the proposed development will maintain this pattern. The proposed layout of the dwelling will see a stepped feature, not dissimilar to that of existing dwellings in the vicinity, with the garage sited forward of the dwelling.

The site will be accessed directly off of Murrow Bank (B1187) as with other dwellings in the vicinity. The plans submitted propose an access with a turning area approximately half way along the driveway. Following comments received by CCC Highways, an amended plan (Site Layout Plan Revision D) has been received.

This satisfies the requirement for turning and parking and for the provision of a new footway, which will link up with the existing footpath along Murrow Bank. In addition CCC Highways have also accepted the layout of visibility splays. Therefore the access arrangements are considered suitable for the proposal.

The Environment Agency raise no objections to the development which lies within Flood Zone 3, and are satisfied that measures to mitigate risks arising from flooding, can be controlled through conditions.

7. CONCLUSION

- 7.1 The application has been considered in line with the NPPF, policies H3 and E8 of the Fenland District Wide Local Plan and policies CS3, CS12 and CS16 of the emerging Core Strategy.

The principle of development in this location is considered acceptable by virtue of its immediate connection to the established footprint. The scale, layout and access details provided accord with local policy and the proposal satisfies flood risk and Highways requirements.

8. RECOMMENDATION

Approve

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. Prior to the first occupation of the development any gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason - In the interests of highway safety.

7. The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m (*or longer if in connection with a commercial development*) into the site as measured from the near edge of the highway carriageway.

Reason - In the interests of highway safety.

8. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason - In the interests of highway safety and to ensure satisfactory access into the site.

9. Prior to the first occupation of the development the proposed on-site parking and turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason -To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

10. Prior to the commencement of the use hereby permitted visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason - In the interests of highway safety.

11. Prior to the first occupation of the development hereby permitted a footway of minimum width 1.8m shall be laid out and constructed along the length of the site frontage to Murrow Bank and extended to link to the existing footway to the north in accordance with a detailed engineering scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the highway network is adequate to cater for the development proposed.

12. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for land south of Bank House Farm, Murrow Bank and the following mitigation measures detailed within the FRA:

1. The eventual occupiers will sign on to the Environment Agency's Floodline Warnings Direct Service.
2. Flood resilient construction will be incorporated into the development.
3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as detailed in section 'Impacts of flooding'.
4. No sleeping accommodation will be located on the ground floor.
5. Finished floor levels are set no lower than 1.8m above Ordnance Datum (AOD), 300mm above surrounding ground level.

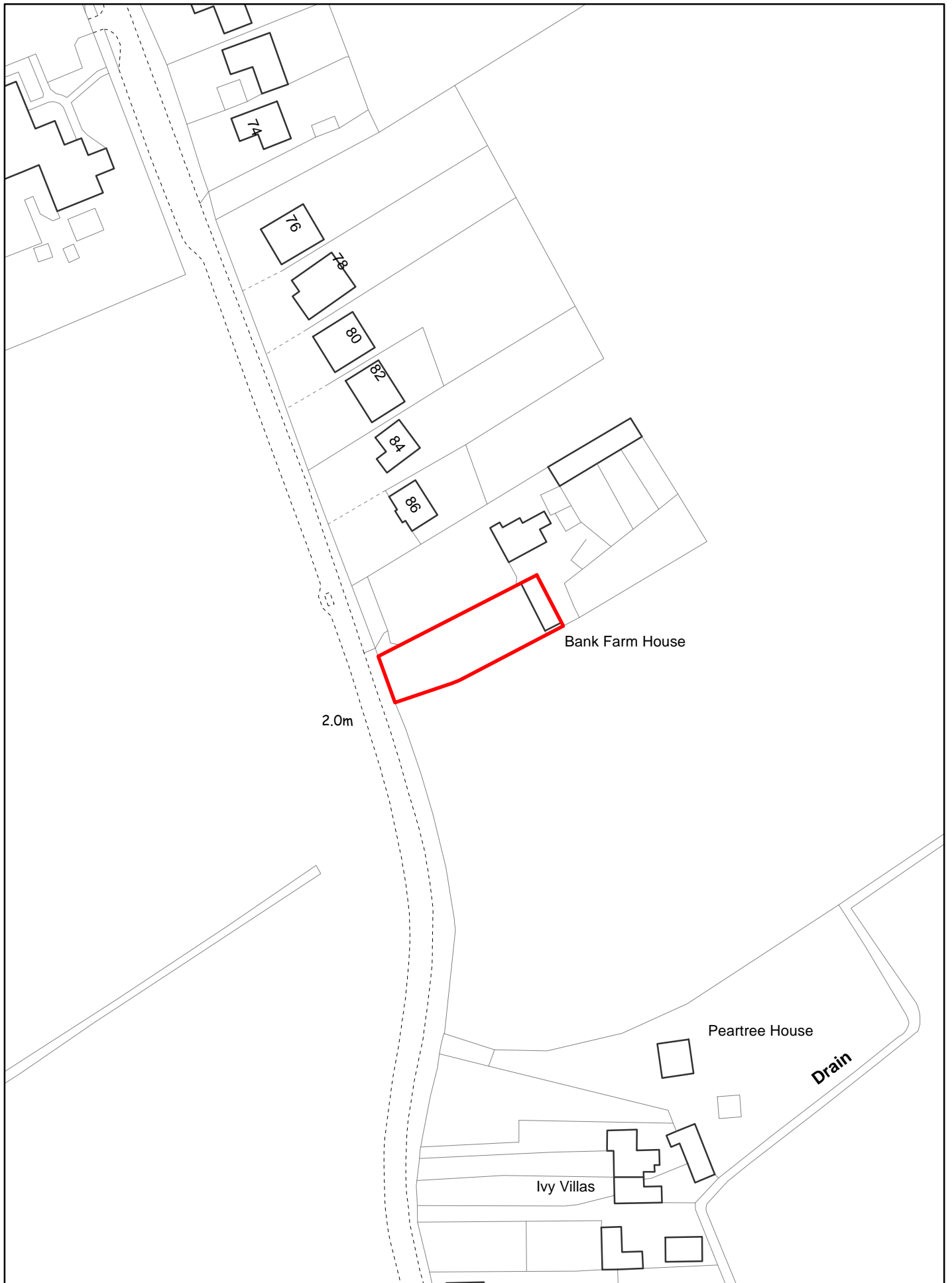
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason - To reduce the risk of flooding to the proposed development and future occupants, and to ensure adequate provision of a flood warning mechanism, in order to protect life and property on, and in the vicinity of, the application site.

13. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with 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.

Reason - To prevent the increased risk of pollution to the water environment.

14. Approved Plans



Created on: 13/06/2013

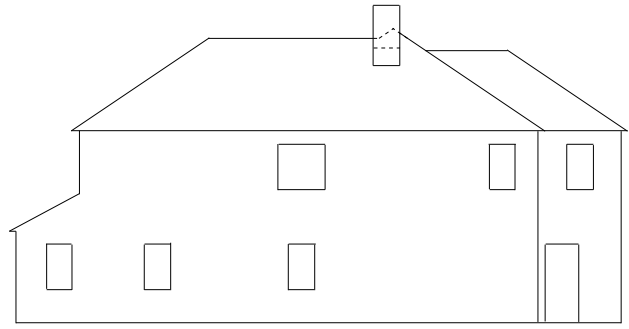
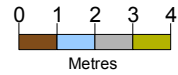
© Crown Copyright and database rights 2013 Ordnance Survey 10023778

F/YR13/0361/O
Scale = 1:1,250

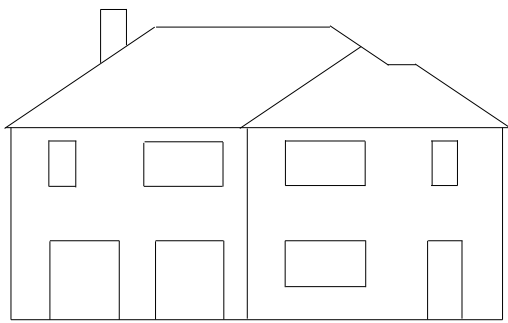
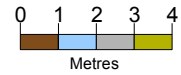




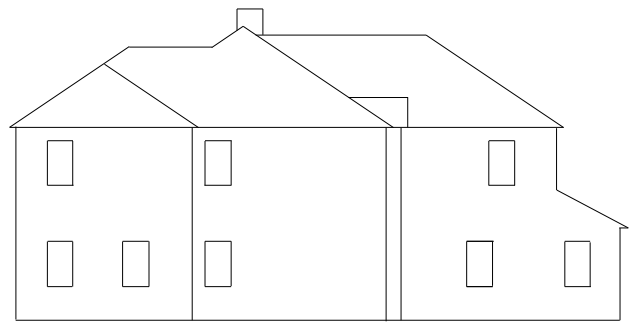
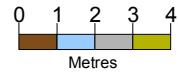
Front (SW) Elevation
Scale 1:200



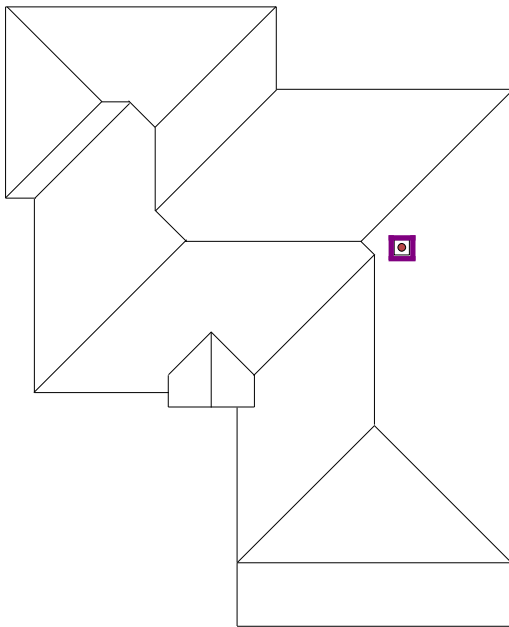
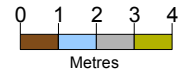
Side (SE) Elevation
Scale 1:200



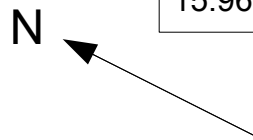
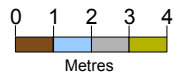
Rear (NE) Elevation
Scale 1:200



Side (NW) Elevation
Scale 1:200



Roof Plan
Scale 1:200



Roof Pitch 34 Degrees
7.81M to highest ridge
5.025M to eaves / underside roof
12.983M width not including roof overhang
15.965M depth not including roof overhang

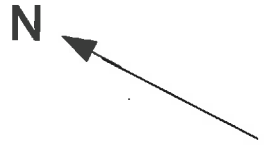
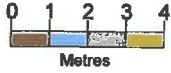
Drawing Title: Plan and Elevations
Revision: B Date:23/04/2013
Drawn: (c) A Vanhinsbergh
Bank House Farm
88 Murrow Bank
Murrow
PE13 4HD

Bank House Farm
No 88 Murrow
Bank PE13 4HD

Outbuilding to
be demolished

Relative Location

Scale 1:200



Concrete hard
standing to be
taken up

Root
protection
zones

Plot 1 of FYR12/0276/F

YEW1

Turning area
for Bank
House farm

TURNING
AREA

HC1 YEW2
ASH1 HC2
ASH2

Water
Meter

2.0M x 2.0M
PEDESTRIAN
VISIBILITY
SPLAYS

Existing access to
Bank House Farm

NEW 1.8M FOOTWAY

Colour Key

- Plot Boundary: ———
- Root Protection Zone ———
- Existing Hard Standing: ———
- Driveway: ———

Hatched areas A & B are
hard surfaced for first five
metres from edge of road.
Area B to be to CCC
Specification

New 1.8M footway to link
between new access and
existing footway to the north
adjacent Bank House Farm
Frontage to CCC specification

Drawing Title: Site Layout Plan Relative

Revision: D Date: 11/07/2013

Drawn: (c) A Vanhinsbergh

Bank House Farm, 88 Murrow Bank,
Murrow, PE13 4HD

B1187 MURROW BANK