

Application Number: F/YR13/0453/F

Minor

Parish/Ward: St Andrews Ward, Whittlesey, Whittlesey Town Council

Date Received: 18 June 2013

Expiry Date: 13 August 2013

Applicant: Mr R Gregory Rose Homes (EA) Ltd

Agent: Mr D Broker – David Broker Design Services

Proposal: Erection of a 1-bed single storey dwelling

Location: Land North of 28 Snoots Road Fronting Oxford Gardens, Whittlesey, Cambridgeshire.

Site Area/Density: 0.02 ha

Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 1-bed detached single storey dwelling on land which is located to the north of 28 Snoots Road and fronting onto Oxford Gardens. The land was previously earmarked for landscaping as part of the Oxford Gardens residential development but was never formally laid out as such. The key issues to consider are;

- Principle and Policy Implications;
- Impact on Character and Appearance of the Area;
- Layout, Design and Impact on Amenity.

This site is located within the established settlement of Whittlesey and therefore the proposal is supported by Policy H3 of the Fenland District Wide Local Plan (1993), Policy CS3 of the emerging Fenland Local Plan – Core Strategy (2013) and the NPPF. It is considered that the proposed 1-bed single storey dwelling would not result in a harmful impact upon the character, appearance or amenity of the area. In light of these considerations and taking all of the above into account on balance it is considered a favourable recommendation is warranted.

2. HISTORY

Of relevance to this proposal is:

2.1	F/YR12/0316/f	Erection of a 2-bed detached single storey dwelling	Withdrawn (20 th June 2012)
	APP/D0515/A/08/2087570	Erection of a 2-bed detached bungalow with detached single garage	Dismissed on Appeal (2009)
	F/YR08/0715/F	Erection of a 2-bed detached bungalow with detached single garage	Refused (9 th December 2003)

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 Local Plan - Core Strategy (Feb 2013):

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS4: Growth and Housing.

CS16: High Quality Environments

3.3 Fenland District Wide Local Plan (1993):

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

4. CONSULTATIONS

4.1 *Town Council*

No objection and therefore recommend approval

4.2 *FDC Environmental Protection*

No objections and land contamination is not considered an issue

4.3 *Local Residents*

No comments received at time of report - Full update at meeting

5. SITE DESCRIPTION

5.1 This application seeks full planning permission for the erection of a 1-bed detached single storey dwelling on land to the north of 28 Snoots Road which fronts onto Oxford Gardens. The land was previously earmarked for landscaping as part of the Oxford Gardens residential development to the north but was never laid out as such. The site is presently hard surfaced with a mix of low timber railings and heras fencing panels to part of the front boundary. There is existing 1.8 m high fencing to the south and west boundaries. To the south of the site is a bungalow and to the north of the site is a 2-storey dwelling with detached single-storey garage and parking area.

6. PLANNING ASSESSMENT

6.1 Principle and Policy Implications –

The site lies within the existing settlement of Whittlesey. The development of land within settlements is supported by Policy H3 of the Fenland District Local Plan and also by Policy CS3 of the Emerging Fenland Local Plan - Core Strategy (2013) with Whittlesey identified as a Market Town.

In addition design policies within the existing Local Plan (Policy E8), the emerging Core Strategy (Policy CS16) and guidance contained within the NPPF (Section 7) stipulate that new development should be compatible with the character and appearance of the area in terms of scale, layout, materials and landscaping and should not have an adverse impact on highway safety and neighbouring amenities.

As outlined above, the site was previously earmarked for landscaping as part of the Oxford Gardens residential development but was never implemented. However, taking into account the sustainable location of the site within the settlement, the principle of residential development is considered to be acceptable subject to satisfactory scale, design, layout, access and impacts on residential amenity and the surrounding area.

Impact on Character and Appearance of the Area -

The proposal is for a 1-bed single storey dwelling with a parking area for 2 cars to the north east of the dwelling. The site has had a history of applications including a refusal which was dismissed on appeal in 2009 as a result of the cramped nature of the development which was out of character with the scale and character of the area. The current scheme has been amended from the previous submissions and features a repositioned dwelling moved further back from the footpath edge and with a slightly reduced footprint. To the north of the site is the residential development of Oxford Gardens which features 2-storey dwellings; however the dwelling to the south of the site along Snoots Road is a bungalow.

Therefore, in light of the constrained nature of the site, the surrounding character of the area and local and national policy it is considered that the proposal would not result in a harmful impact upon the character and appearance of the area and would on balance be acceptable.

Layout, Design and Impact on Amenity –

In contrast to previous proposals for this site, the proposed scheme is based upon a slightly different layout and scale of unit and the applicant has attempted to show that the site can be successfully developed given its restricted size.

In addition to the impact upon the character and appearance of the area, the previously dismissed appeal also raised concerns as to how the proposal would be harmful to the living conditions of the future occupiers of the bungalow.

The previous application raised concerns over insufficient external amenity space being available and that this would have an impact on the quality of the living conditions of the occupants of the proposed dwelling. This application provides an area of private amenity space to the north of the dwelling. In view of the size of private amenity areas in the immediate surrounding area, this area when fenced off would create an area of private amenity space that would on balance provide an acceptable level of private amenity space in this instance relative to the scale of residential accommodation.

It is considered that the proposed dwelling would not impact upon the amenity of neighbouring properties or result in overshadowing or overlooking. The proposed dwelling is to be an antique yellow brick with a grey concrete roof tile to fit in with the Oxford Gardens development specific details shall be provided via a planning condition.

7. CONCLUSION

- 7.1 This site is located within the established settlement of Whittlesey and therefore the proposal is supported by Policy H3 of the Fenland District Wide Local Plan (1993), Policy CS3 of the emerging Fenland Local Plan – Core Strategy (2013) and the NPPF.

It is considered that the proposed 1-bed single storey dwelling would not result in a harmful impact upon the character, appearance or amenity of the area. In light of these considerations it is considered a favourable recommendation is warranted.

8. RECOMMENDATION

Grant with 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 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 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);**
- v) the erection of any walls, fences or other means of enclosure to all boundaries boundary of the site (as detailed in Schedule 2, Part 2, Class A).**

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

- 3. Prior to the first occupation of the development hereby approved, 1.8 metre high boundary fence panels shall be erected to the front of the site between the proposed dwelling and the existing garage associated with no 4 Oxford Gardens and thereafter retained in perpetuity.**

Reason - In the interests of residential amenity of the occupiers of the dwelling and to safeguard the visual amenities of the area.

- 4. Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, 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.

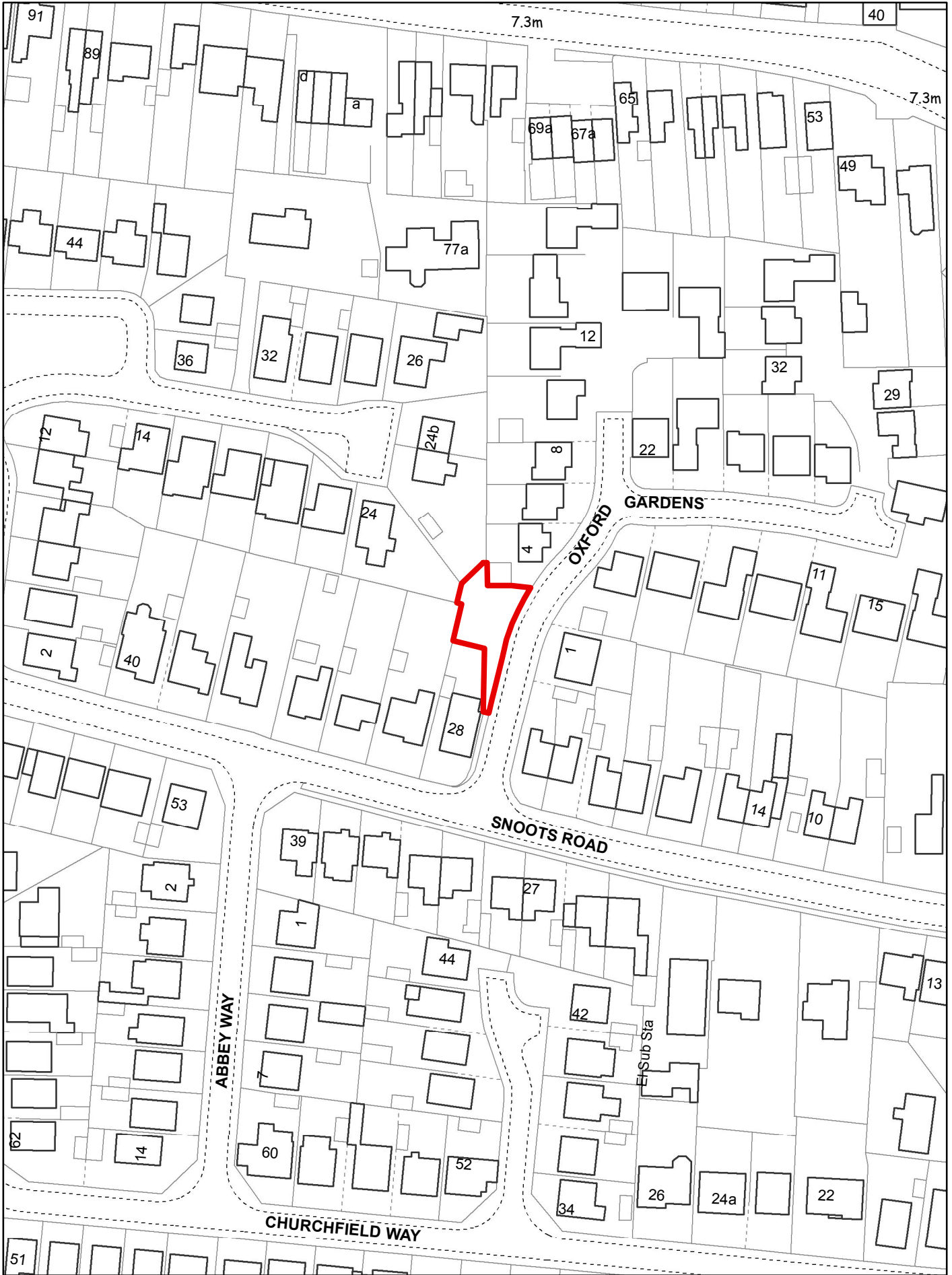
5. **Prior to first occupation of the development hereby approved visibility splays of 1.5m x 1.5m shall be provided each side of the vehicular access measured from and along the back of the footpath. Such splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the highway footway.**

Reason - In the interest 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 agreed with the LPA.**

Reason - In the interest of highway safety.

7. **Plans**



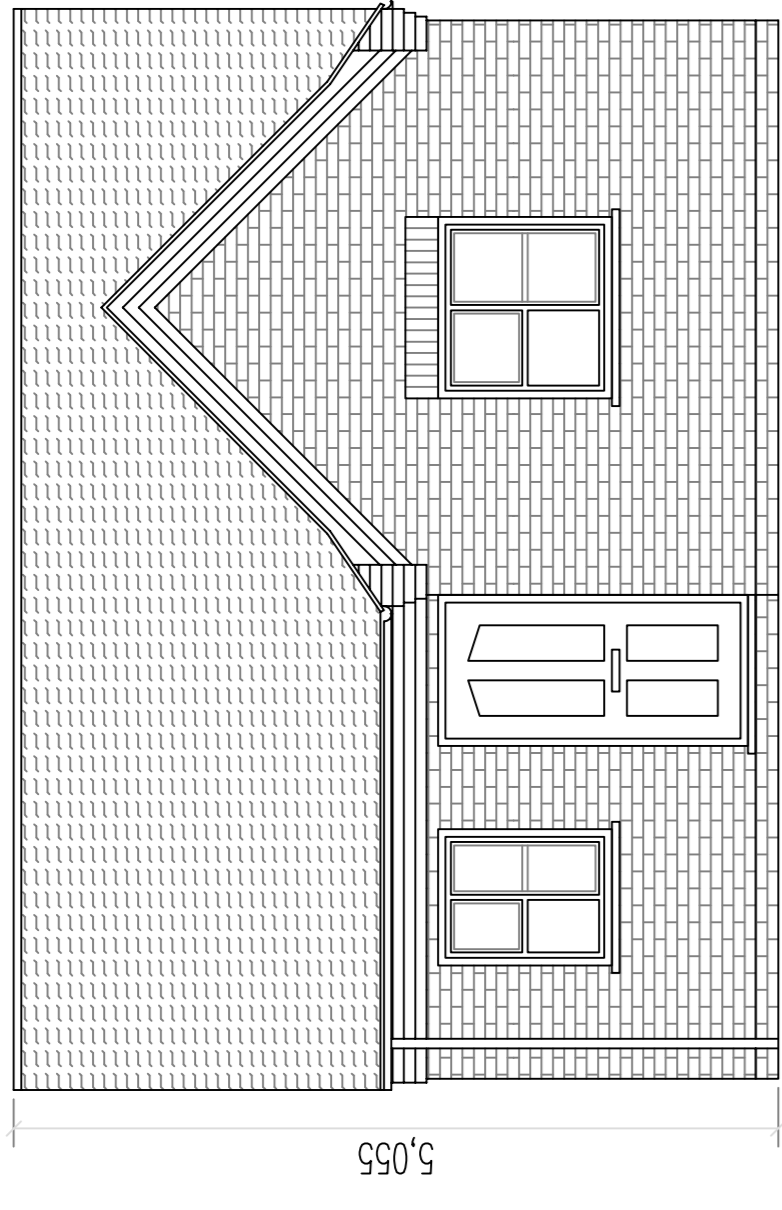
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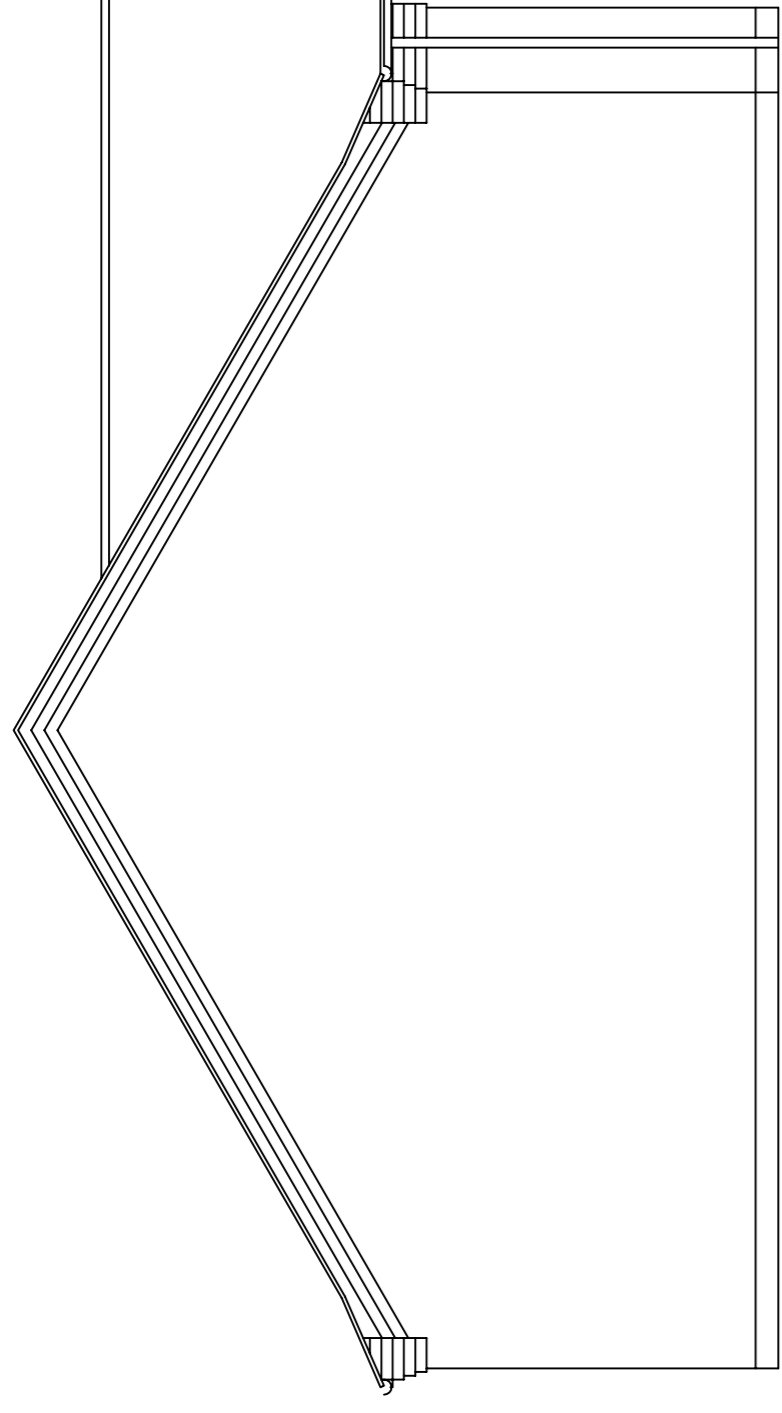
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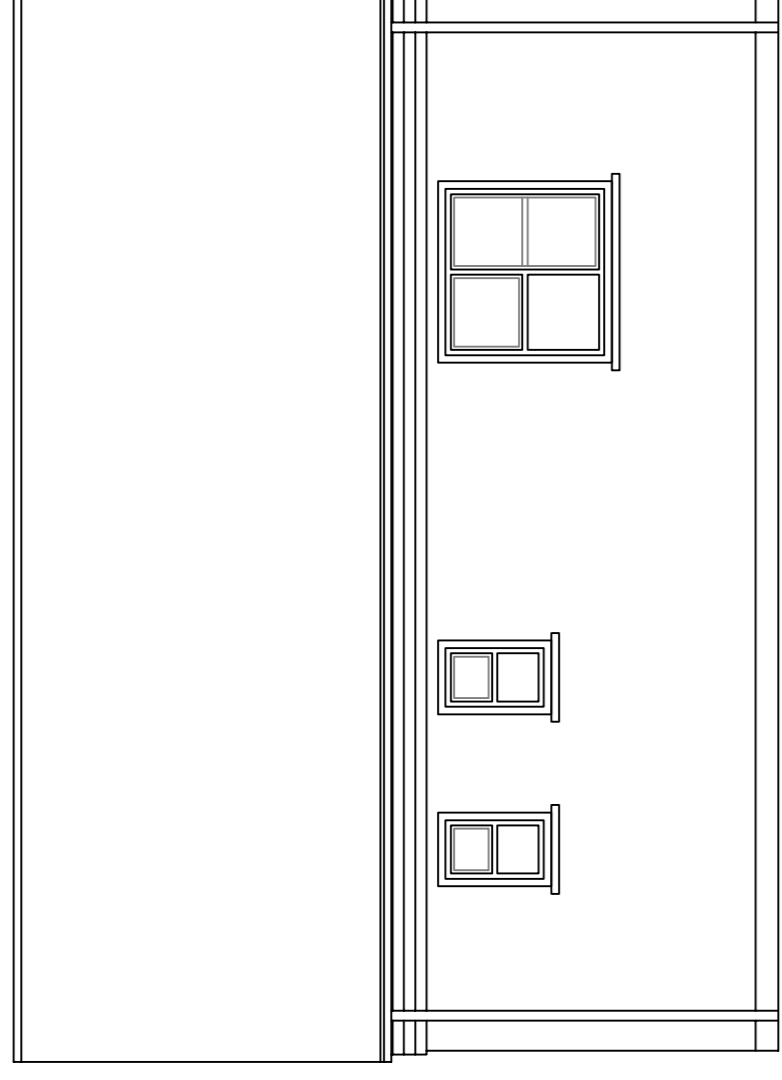


PROPOSED FRONT ELEVATION
SCALE 1:50

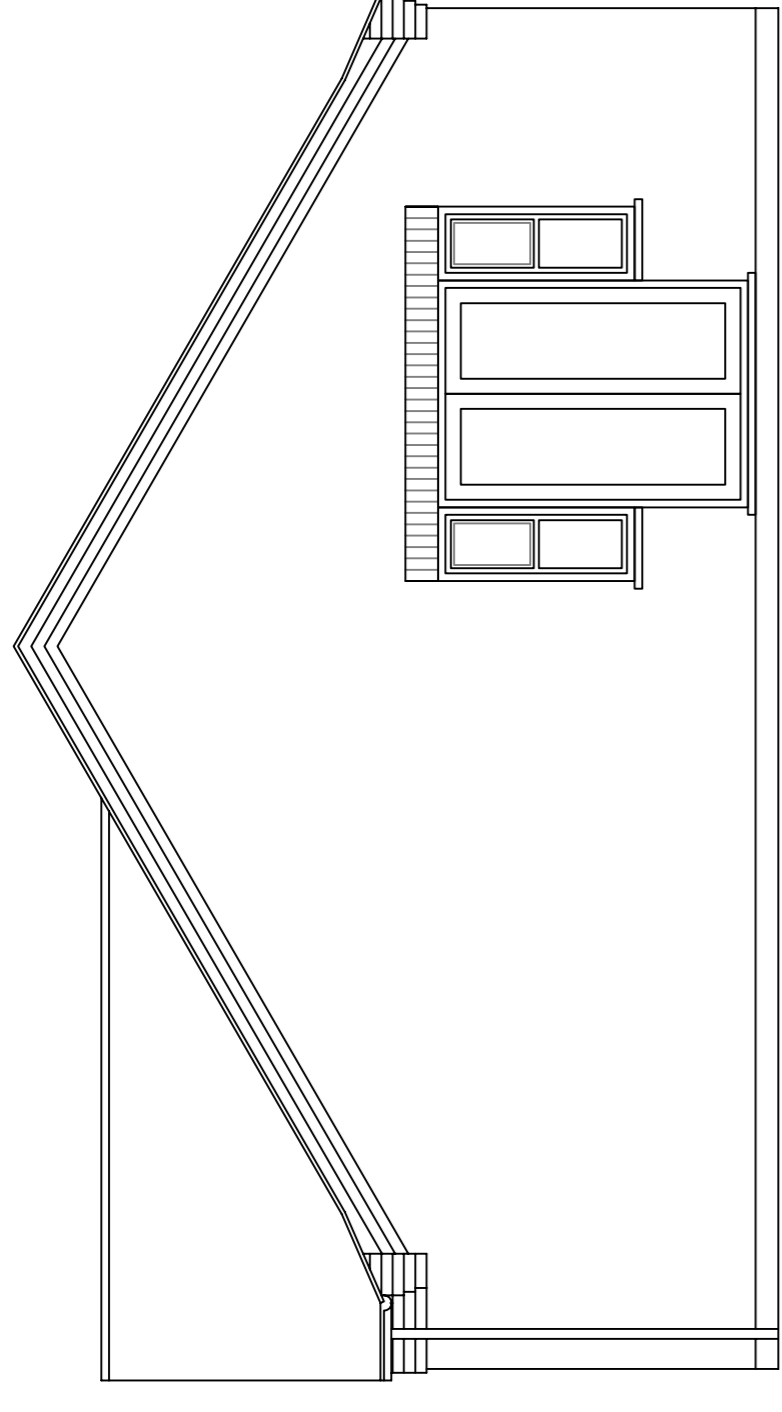
MATERIALS
 FACING BRICKS – BAGGERIDGE ANTIQUE YELLOW
 ROOF TILES – SANDTOFT SLATE GREY DOUBLE PANTILES
 WINDOWS – WHITE UPVC CASEMENT
 RAINWATER GOODS – WHITE PLASTIC SQUARE
 DRIVEWAY – GREY BLOCK PAVINGS



PROPOSED SIDE ELEVATION
SCALE 1:50

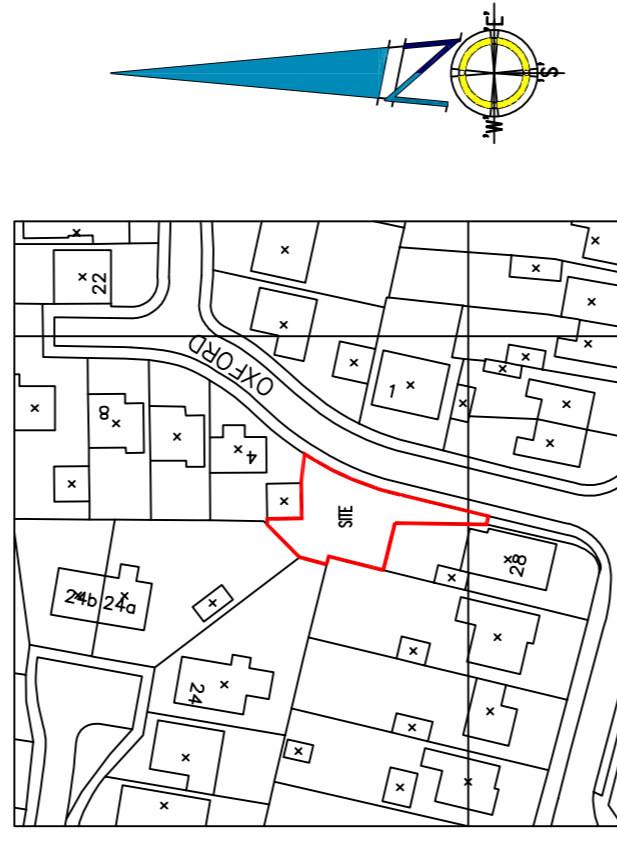
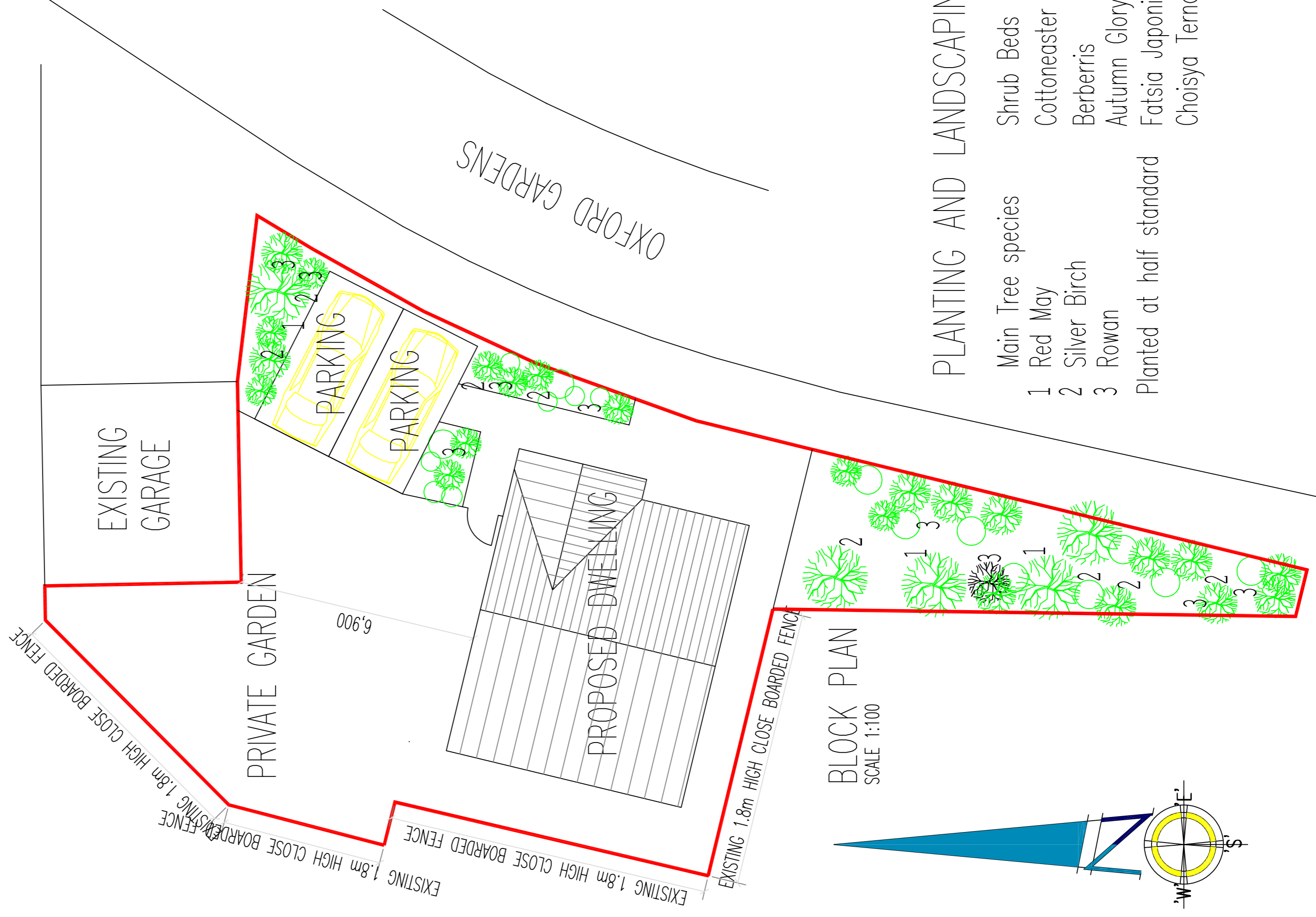
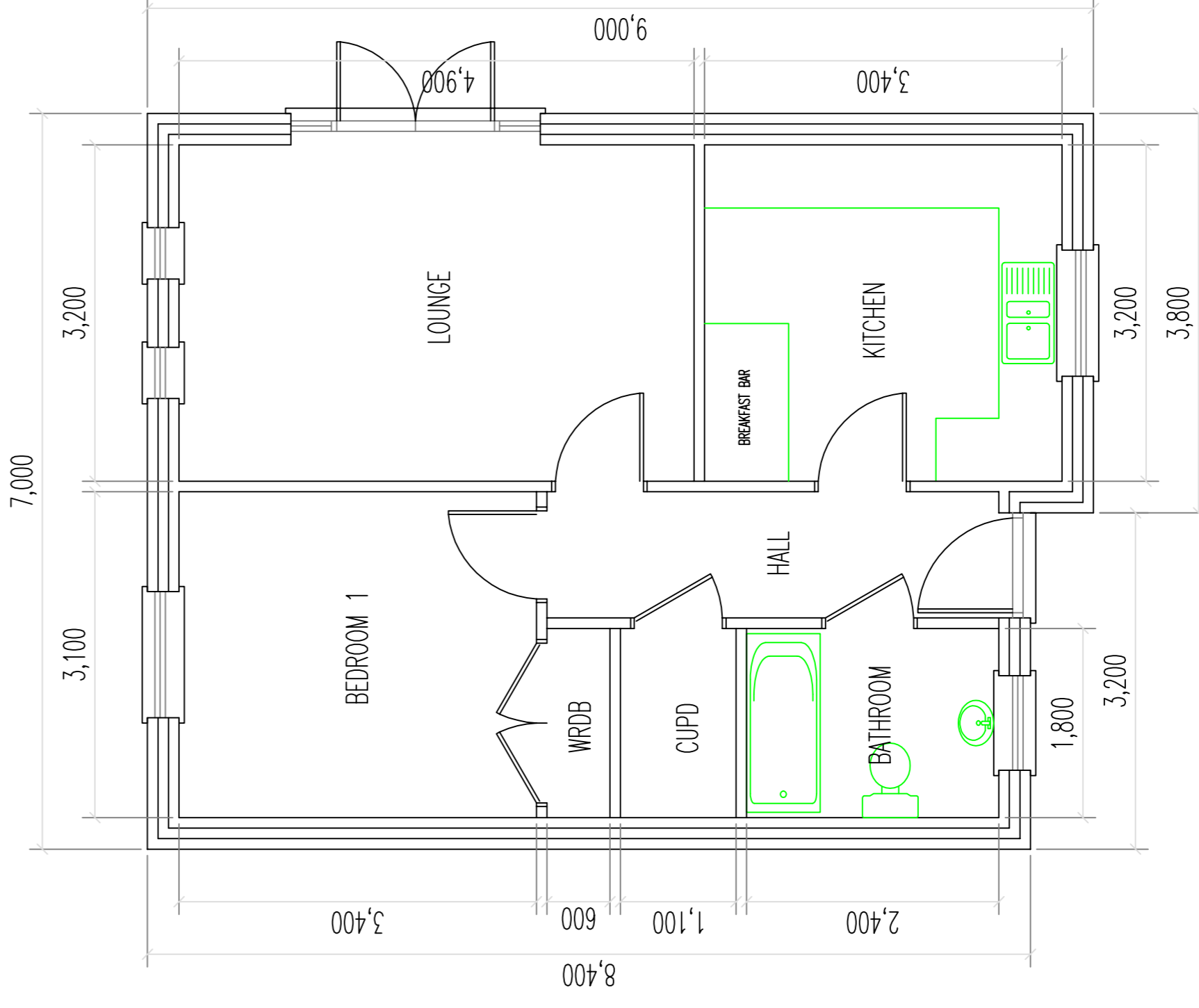


PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50

MATERIALS
 FACING BRICKS – BAGGERIDGE ANTIQUE YELLOW
 ROOF TILES – SANDTOFT SLATE GREY DOUBLE PANTILES
 WINDOWS – WHITE UPVC CASEMENT
 RAINWATER GOODS – WHITE PLASTIC SQUARE
 DRIVEWAY – GREY BLOCK PAVINGS



PLANTING AND LANDSCAPING

- | | | |
|--------------------------|-----------------|----------------------------|
| Main Tree species | Shrub Beds | Beds cultivated prepared |
| 1 Red May | Cottoneaster | fertilized. shrubs planted |
| 2 Silver Birch | Berberis | in rows 600mm apart |
| 3 Rowan | Autumn Glory | staggered with weed |
| Planted at half standard | Fatsia Japonica | control membrane and |
| | Choisya Ternata | covered with treated bark |

LABC
 Peterborough City Council
 Construction Awards Finalist: 2010

Building
 Design Awards
 Winner, Heritage award 2010
 for Conservation or Renovation
 City of Peterborough
 Building Excellence in England
 Heritage award New Build
 Design and Construction award
 2010

DBDS
 DAVID BROKER DESIGN SERVICES
 ARCHITECTURAL TECHNICIANS
 11 DANBROOK WINDMILL ROAD
 WISBECH CAMBRIDGESHIRE
 ESTABLISHED 1975
 Client: ROSE HOMES
 Drawing No: 1536
 Project: PROPOSED 1-BED BUNGALOW
 Site: SOUTH OF 'N' OXFORD GARDENS
 WHITTLESEY

Rev	Purpose	By	Date

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. - This drawing is for information only and does not constitute an offer of any construction works under any contract. David Brooker & Co. 2000 will not be held responsible for any construction works undertaken prior to approval or before approved plans are issued. - Any alterations to details or specifications may invalidate the approval and incur significant additional costs.

Drawn:	AS	Checked:	-
PEF/JLF	AS	Date:	APRIL 12
Print Scale:	1:50 @ A1	Revision No.:	-