

Application Number: F/YR13/0503/F
Minor
Parish/Ward: March North
Date Received: 2 July 2013
Expiry Date: 27 August 2013
Applicant: Mr A Brown
Agent: Mr David Broker David Broker Design Services

Proposal: Erection of 2-storey building consisting of 2 x 1-bed flats
Location: Land East of 20 Peyton Avenue, March

Site Area/Density: 0.019 hectares.

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 2-storey building consisting of 2 x 1-bed flats on land east of 20 Peyton Avenue, March. The site is currently vacant and was formerly garden land serving No.20 Peyton Avenue.

The site is located within the defined settlement core of March within a residential area. The site benefits from extant outline planning permission for the same type of development, however due to a foul water sewer which crosses the site the building has been repositioned to be clear of the sewer.

The principle of residential development in this location is considered acceptable in policy terms. The proposed design and layout of the building is considered appropriate for the site where there would be no undue impact on residential amenities or highway safety. As such the proposal is considered to comply with Policies H3, E8 and TR3 of the Fenland District Wide Local Plan and to Policies CS1, CS3, CS15 and CS16 of the Fenland Local Plan Core Strategy Proposed Submission February 2013 and approval is recommended.

2. HISTORY

Of relevance to this proposal is:

2.1	F/YR11/0470/O	Erection of a 2-storey building consisting of 2 x 1-bed flats	Granted on 8 August 2013
	F/YR08/0411/RM	Erection of 2 x 1-bed flats	Approved on 6 April 2008
	F/YR08/0120/O	Erection of 2 x 1-bed flats	Granted on 18 March 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 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

Paragraph 120: To prevent unacceptable risks from pollution and where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.

3.2 Fenland Core Strategy (Proposed Submission February 2013):

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside.

CS4: Housing

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

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

3.3 Fenland District Wide Local Plan:

H3: Settlement Development Area Boundaries.

E8: Proposals for new development.

TR3: Parking requirements.

4. CONSULTATIONS

4.1 **Town Council:**

Recommend approval.

4.2 **Middle Level Commissioners:**

Will be commenting, however no formal comments received at the time of writing this report.

4.3 **FDC Environmental Health:**

No comments received at the time of writing this report.

4.4 **Highway Authority:**

It is apparent that the existing highway bisects the allocated parking for the proposed development.

Accordingly, to deliver the development in the proposed form it will be necessary to stop up the highway under and appropriate method, i.e. Section 247/ S248 of the Town and Country Planning Act 1990.

For the purposes of this application the highway boundary should be clearly marked on the layout plan and a note regarding the stopping up added.

Recommend conditions in relation to parking and access construction.

4.5 **Local Residents:** None received at time of writing report.

5. **SITE DESCRIPTION**

5.1 The site is irregular in shape and formerly comprised the side garden to No.20 Peyton Avenue, March. The rear of the site is enclosed by 1.8 metre close boarded fencing with the front boundary consisting of temporary wire mesh fencing. The site is within the main settlement core of March and is characterised by residential development.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Layout and Design
- Impacts on Residential Amenity
- Access and Parking

Layout and Design

The proposed design and layout of the site broadly accords with the extant permission on the site (LPA reference, F/YR11/0470/O). The only difference is the siting of the building which would be repositioned 1 metre closer to the western boundary to enable clearance of a foul water sewer.

The proposal is also similar to the new developments located to the north of the site, namely, 59C and 59D Russell Avenue and 46 and 48 Peyton Avenue.

The area is characterised mainly via two-storey terraced and semi-detached style properties finished in either painted brick work or red brick work. It is considered that the proposed design including the hipped roof style and scale makes a positive contribution to the local distinctiveness and character of the area.

The proposed materials have been indicated to be of a red brick finish with grey double pantiles for the roof which would be compatible with the existing dwellings in the area.

The size of the site is smaller than other existing house plots in the immediate locality. Both the retained garden for No.20 and the shared private amenity area proposed for the flats would be in proportion to the size of the dwelling and flats.

Impacts on Residential Amenity

The proposed building faces the highway to the front and its own and neighbouring gardens to the rear. The proposed building is generally in line with the existing houses either side, albeit at an acute angle.

It is considered that the proposal would not give rise to any adverse impacts upon residential amenity in terms of overlooking or overshadowing given the layout and scale of the proposal. In this respect the proposal would accord with the relevant local plan policies.

Access and Parking

The proposed access to the site would be via Peyton Avenue at a reasonable distance from the bend in the road. It is considered that there would be no adverse effect on the safety and convenience of other road users and accordingly the scheme would accord with the relevant local plan policies.

The Highway Authority have highlighted that the existing highway bisects the parking arrangement for the proposed development, therefore to be able to deliver the development it would be necessary to stop up the highway, which would be covered in a separate application submission, subject to public consultation. In this respect a condition is recommended to ensure that the Stopping Up Order is applied and in force prior to any development commencing.

The proposed layout plan indicates that there would be adequate space on the site to accommodate two parking spaces clear of the highway. It is considered that this level of provision is reasonable for the locality and not out of step with the principles of the National Planning Policy Framework and the parking standards set out in the relevant local plan policies.

7. CONCLUSION

- 7.1 The proposal has been considered in light of the above points and the relevant national and local planning policies. The design, layout and scale of the proposed building is considered to be acceptable together with sufficient access and parking provision. Accordingly approval is recommended.

8. RECOMMENDATION

Grant

- 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. Prior to the first occupation of the development the proposed on-site parking 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.

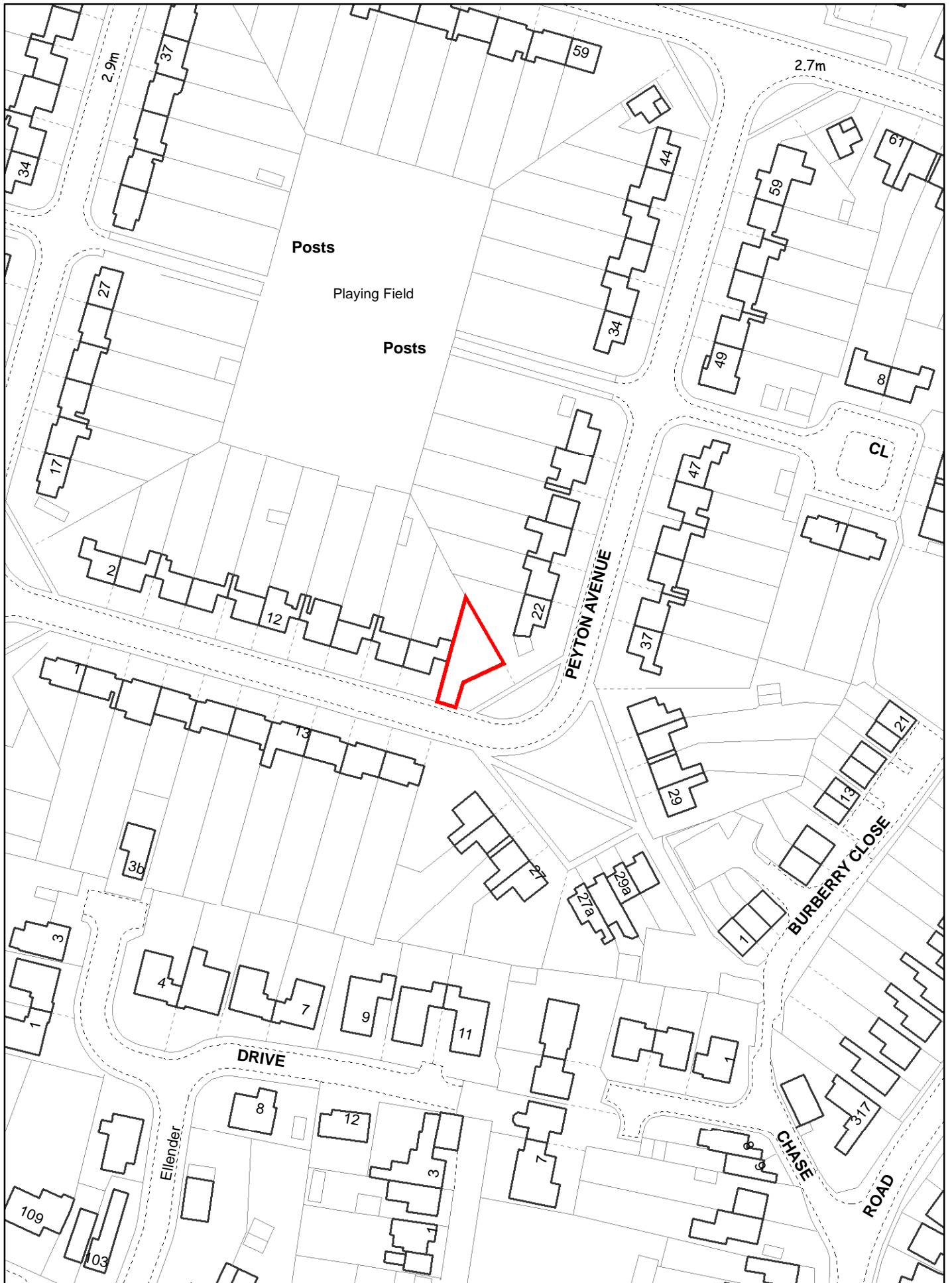
- 3. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

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

4. **No works shall take place on site until and unless a suitable Stopping Up Order has come into force. Following the completion of the said Order, details of the Order shall be submitted to, and their receipt confirmed in writing, by the Local Planning Authority before any development commences.**

Reason - The existing highway bisects the parking arrangement for the proposed development, therefore a Stopping Up Order is required to be made to ensure that this aspect of the development is acceptable to all interested parties in accordance with Section 247/ 248 of the Town and Country Planning Act 1990.

5. **Approved Plans**

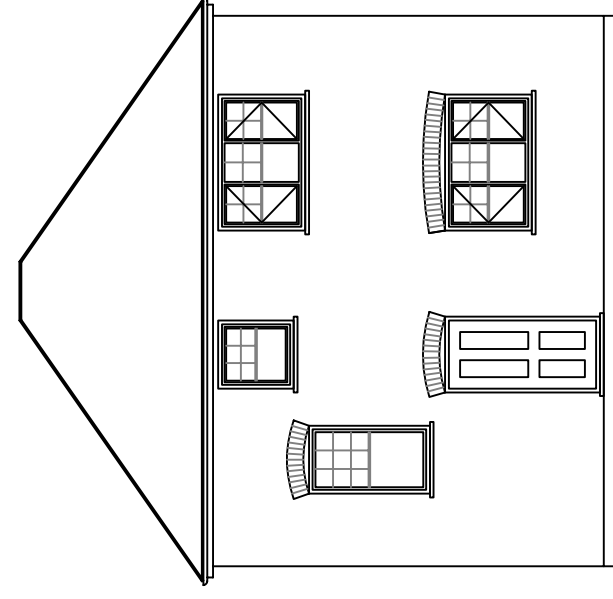


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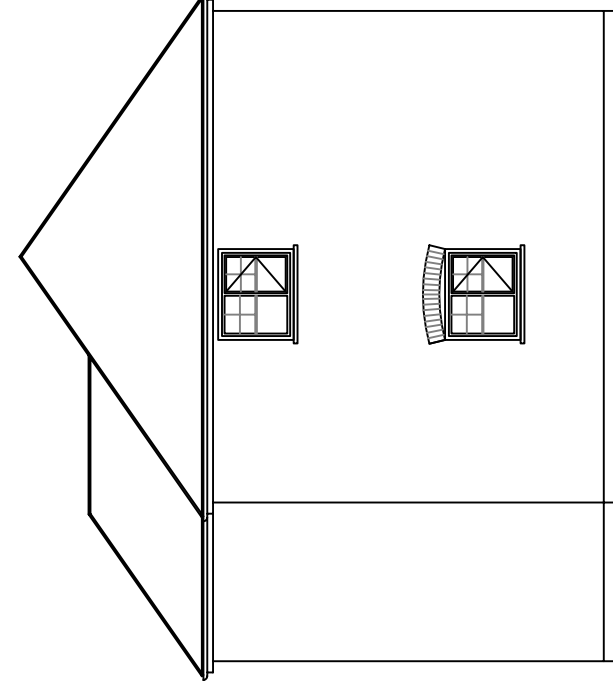
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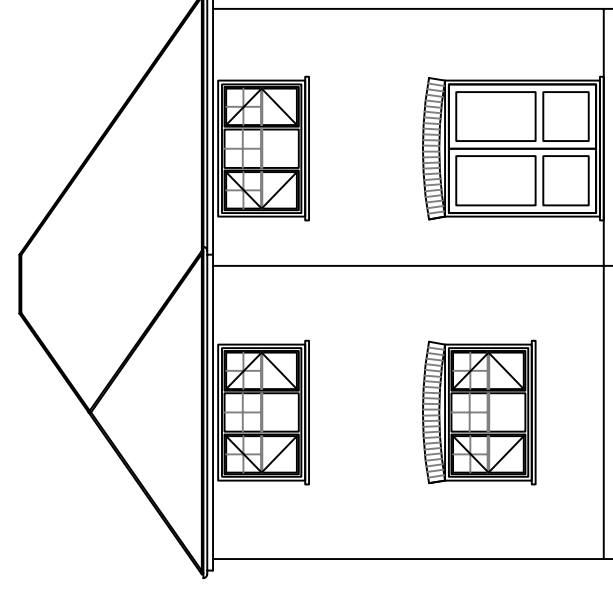




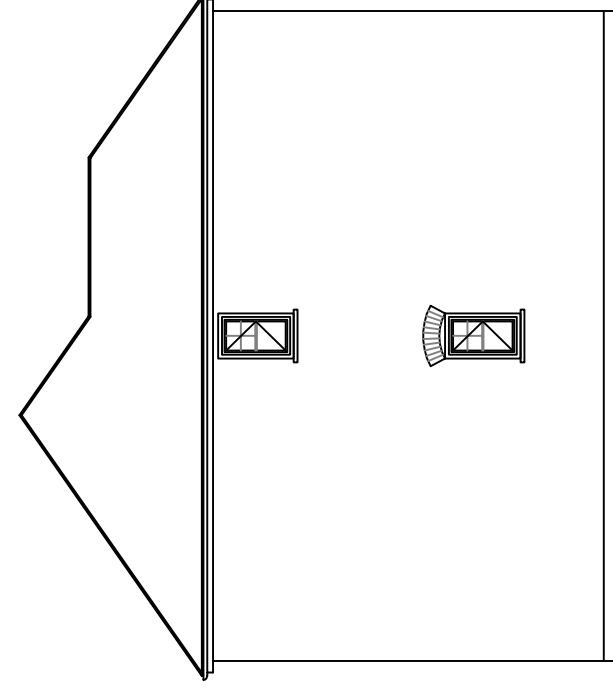
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
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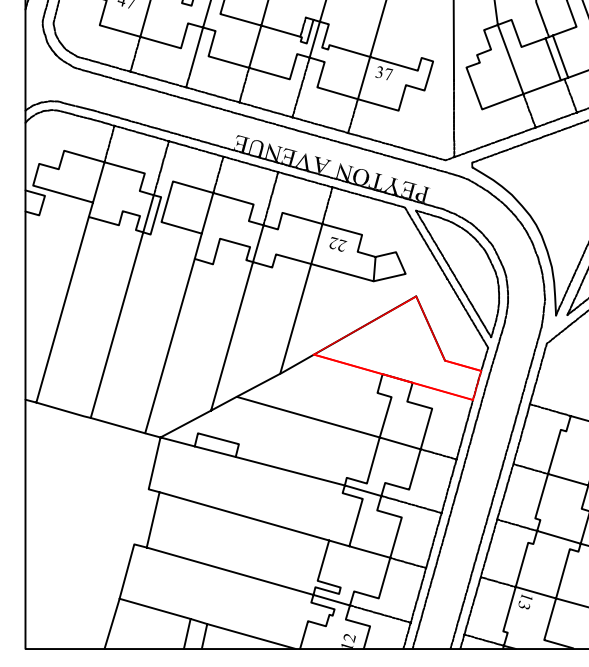


REAR ELEVATION
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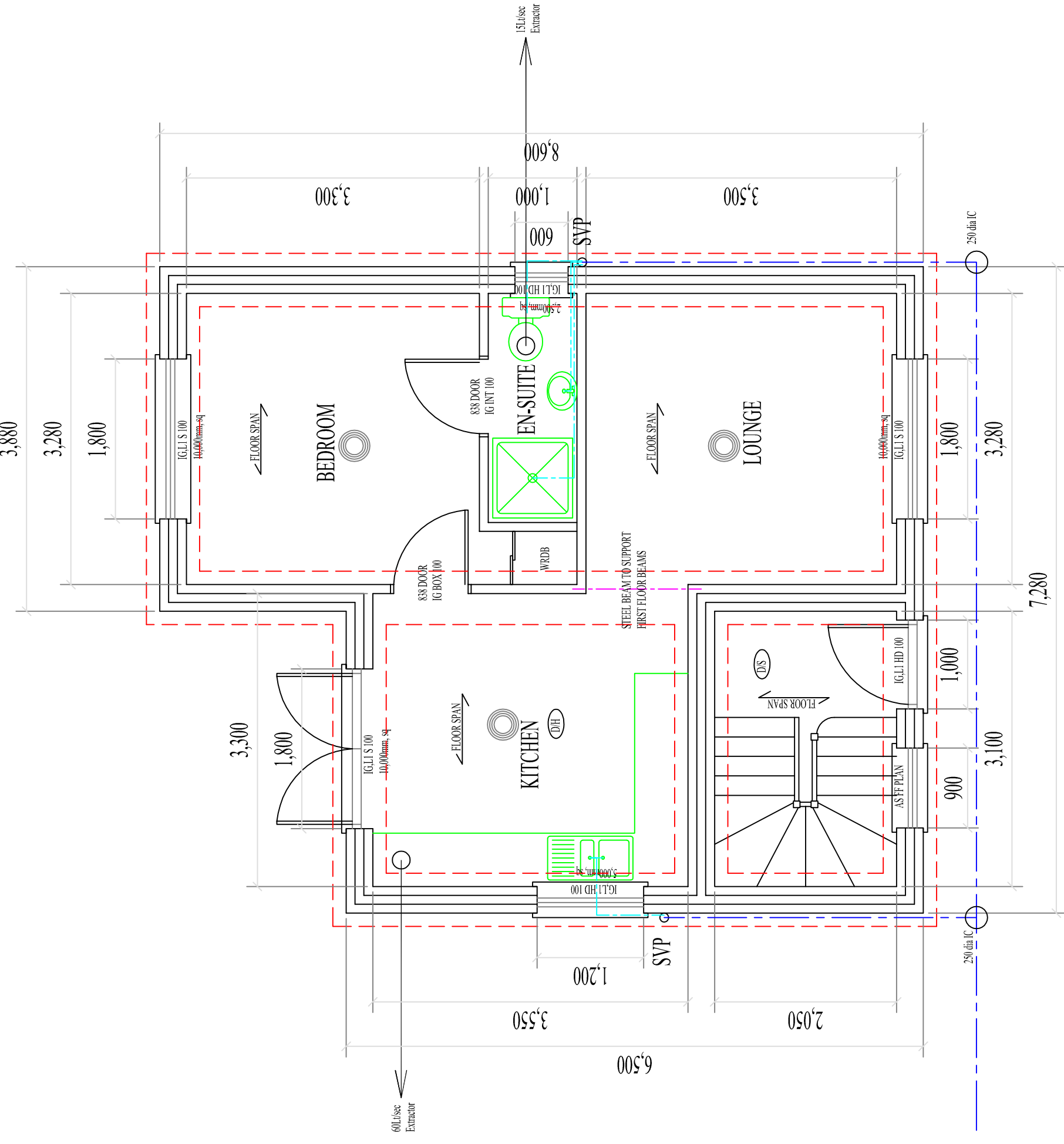
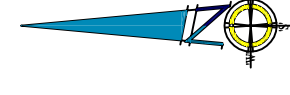


SIDE ELEVATION
SCALE 1:100

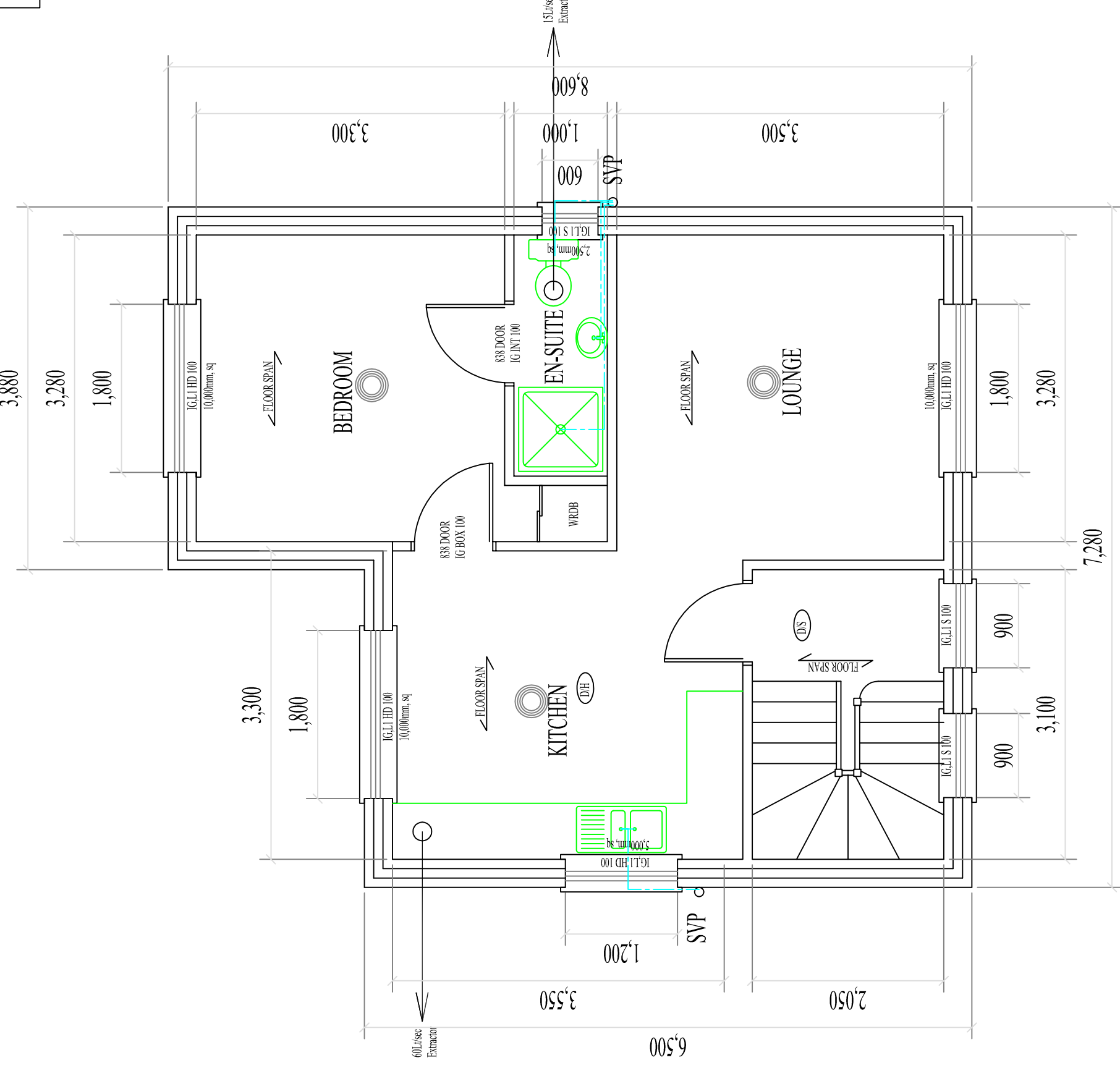
BRICKS
IBSTOCK IVANHOE COTTAGE BLEND
TILES
SANDTOFT DOUBLE PANTILE GREY



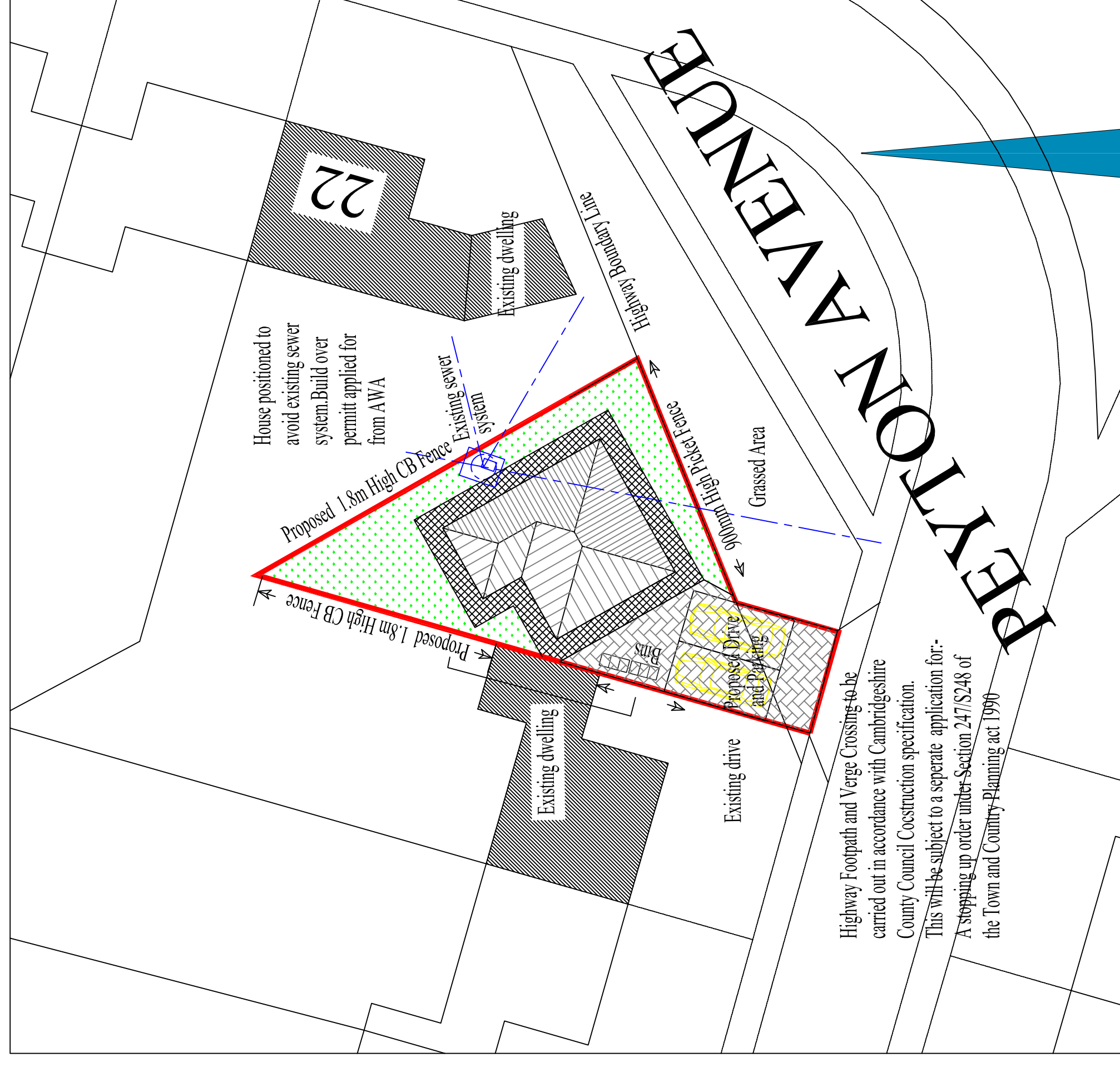
LOCATION PLAN 1:1250



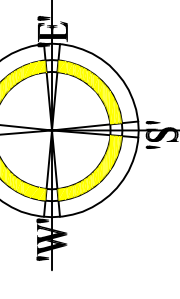
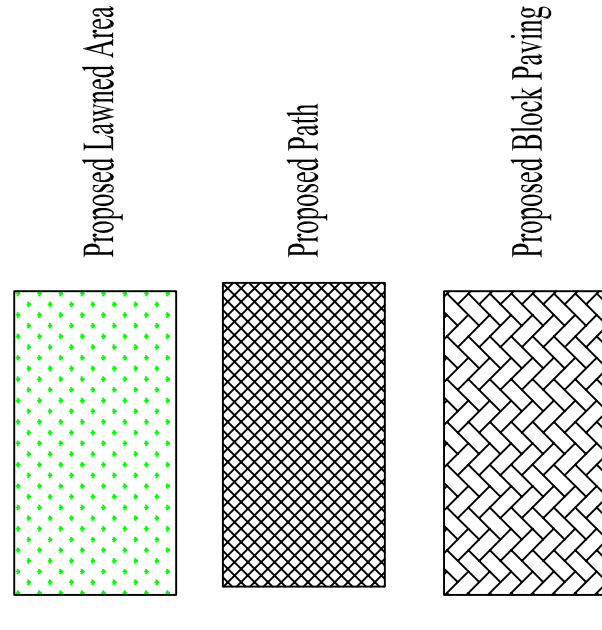
GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



BLOCK PLAN 1:200 SITE AREA 0.021ha



Highly Commended
Residential New Build
4 West Norfolk
Highly Commended
New Small Scale
2011
Highly Commended
Commercial category building
Design and Construction award 2010
Peterborough City Council



Winner, Heritage award 2010
Highly commended
For Conversion or Renovation
2010
Design Award
Heritage award New Build
2009

Rev	Purpose	By	Date
A	Highway boundary amended Stop up area added	DB	07/06/13

DBBDS

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MARCH

MR A. BROWN
1673 A PEYTON AVENUE
MARCH

PROPOSED PAIR 1-BED FLATS

Drawn	Checked
PELS KER	A. Sutton
Date	Revision No.
1:50 @ A1	MAR 13

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. This drawing is the property of David Broker or Concept 2000 and 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.

PREVIOUS PLANNING REF F/YR11/0470/0