

**Application Number: F/YR13/0438/F**  
**Minor**  
**Parish/Ward: Parson Drove/Wisbech St Mary**  
**Date Received: 17 June 2013**  
**Expiry Date: 12 August 2013**  
**Applicant: Mr D Crawford**  
**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of a 2-storey 4 bed dwelling with detached double garage, and siting of a temporary static caravan.**  
**Location: Plot 4, Land east of The Cottage, 259 Main Road, Church End, Parson Drove**

**Site Area/Density: 0.09ha / 9 dph**

**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**

The proposal seeks full planning permission for the erection of a dwelling and detached double garage. The site already benefits from residential consent by virtue of planning permission which was granted for 4 dwellings involving the current application site and the adjoining land. The proposal is for a design change to plot 4 of the previous approval; the main amendments including a 2-storey rear projection and increase in size of the garage. It is considered that the changes will not harm the character of the wider scheme or the area in general and it is therefore recommended that planning permission is granted.

**2. HISTORY**

F/YR12/0832/F      Erection of 4 x 2-storey 4-bed dwellings with garages  
Granted 19.12.2013

F/YR12/0683/F      Erection of 4 x 2-storey 4-bed dwellings  
Withdrawn 10.11.2013

**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 **Draft Fenland Core Strategy:**

CS3: Spatial Strategy and Settlement Hierachy

CS12: Rural Areas Development Policy

CS16: Delivering High Quality Environments

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

E8: Landscape and amenity protection

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety

## 4. **CONSULTATIONS**

- |     |   |   |
|-----|---|---|
| 4.1 | <b><i>Parish/Town Council:</i></b>        | Support this application and recommend that planning permission is granted.   |
| 4.2 | <b><i>Environment Agency:</i></b>         | No objection subject to advisory comments.  |
| 4.3 | <b><i>Middle Level Commissioners:</i></b> | Will not be commenting.   |
| 4.4 | <b><i>CCC Highways:</i></b>               | No objections, highways conditions imposed on the previous consent should be appended to any consent given along with an informative relating to the construction of the access to be carried out in accordance with CCC specification. |
| 4.5 | <b><i>FDC Scientific Officer:</i></b>     | No objections.  |
| 4.6 | <b><i>Neighbours:</i></b>                 | None received.  |

## 5. **SITE DESCRIPTION**

- 5.1 The site is located on the northern side of Main Road, immediately adjoining the existing built up frontage and approximately 50metres from the easternmost established settlement at Church End. The site is currently agricultural land and has open boundaries.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy implications
  - History
  - Design and layout
  - Other matters

### (a) Policy implications

The site is located beyond any established settlement on land which is characterised as open countryside. The site forms one of 4 plots which were granted planning permission for housing in 2012. The principle of the development, and compliance with housing policies, has therefore already been established.

Policy E8 of the Local Plan seeks to ensure that when considering proposals for new development and the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, access and parking are taken into consideration. Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

(b) History

Members will recall an application for 4 dwellings on land east of 259 Main Road, Parson Drove which was granted consent by the Planning Committee in December 2012. The current application relates to plot 4 of the previous approval which has been submitted to enable changes to the scale and design of the dwelling.

(c) Design and Layout

The design and general appearance of the dwelling is similar to that which was previously approved. The main differences include the addition of a 2-storey projection to the rear of the dwelling, the inclusion of Juliet balconies to the north and east elevations and revisions to the garage. The garage will now feature a car port element and will be repositioned more towards the north west corner of the plot. The dwelling and garage will be of a similar character to plot 4 of the previous approval and therefore no concerns are raised with regard to the visual impact on the wider scheme. Due to its location, it is unlikely that the two storey rear projection will harm the amenities of the neighbouring plot 3. The additional first floor windows and Juliet balcony on the rear elevation are unlikely to result in overlooking of the neighbouring properties because of their positioning on the building. The additional west side window, serving the en-suite should however be conditioned to be obscure glazed to avoid loss of privacy to the adjoining plot. The Juliet balcony on the east side elevation will face an open field. There is ample space within the site for parking and turning of vehicles. The private garden space provided for the dwelling is considered to be small in relation to the size of the dwelling, however this is considered of insufficient concern to warrant refusal of the scheme.

(d) Other matters

No negative comments have been received in respect of this application and it is recommended that conditions imposed on the original permission are imposed on any consent given. The current submission proposes the use of Audley Antique bricks and Calderdale dark grey angle ridge roof tiles, which are acceptable and as such a condition relating to materials is not considered necessary. Despite the proposal being for a single plot it is still considered that the original landscaping conditions are necessary. This is in the event that the other three dwellings are finished with a comprehensive landscaping scheme and this scheme contains none.

## 7. **CONCLUSION**

- 7.1 This proposal constitutes a design amendment of one dwelling which formed part of a scheme of 4 dwellings approved in 2012.

The changes are considered to be acceptable and will not compromise the wider scheme or the area in general.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of the Development Plan and it is therefore recommended that planning permission is granted.

## **8. RECOMMENDATION**

**Grant subject to expiry of consultation and no new issues raised**

- 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 commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**

- a) means of enclosure**
- b) hard surfacing, other hard landscape features and materials**
- c) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
- d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
- e) management and maintenance details**

### **Reason**

**The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.**

3. 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.

4. No gate or gates shall be erected across the approved access.

**Reason**

In the interests of highway safety.

5. Prior to the first occupation of the development, sufficient space within the site shall be provided to enable vehicles to park clear of the highway and to enter, turn, and leave each plot in forward gear. The areas shall be levelled, surfaced and drained and thereafter retained for that specific use.

**Reason**

In the interests of highway safety.

6. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with a scheme submitted to an approved in writing by the Local Planning Authority prior to the commencement of development.

**Reason**

In the interests of highway safety.

7. 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 in writing by the Local Planning Authority prior to the commencement of development.

**Reason**

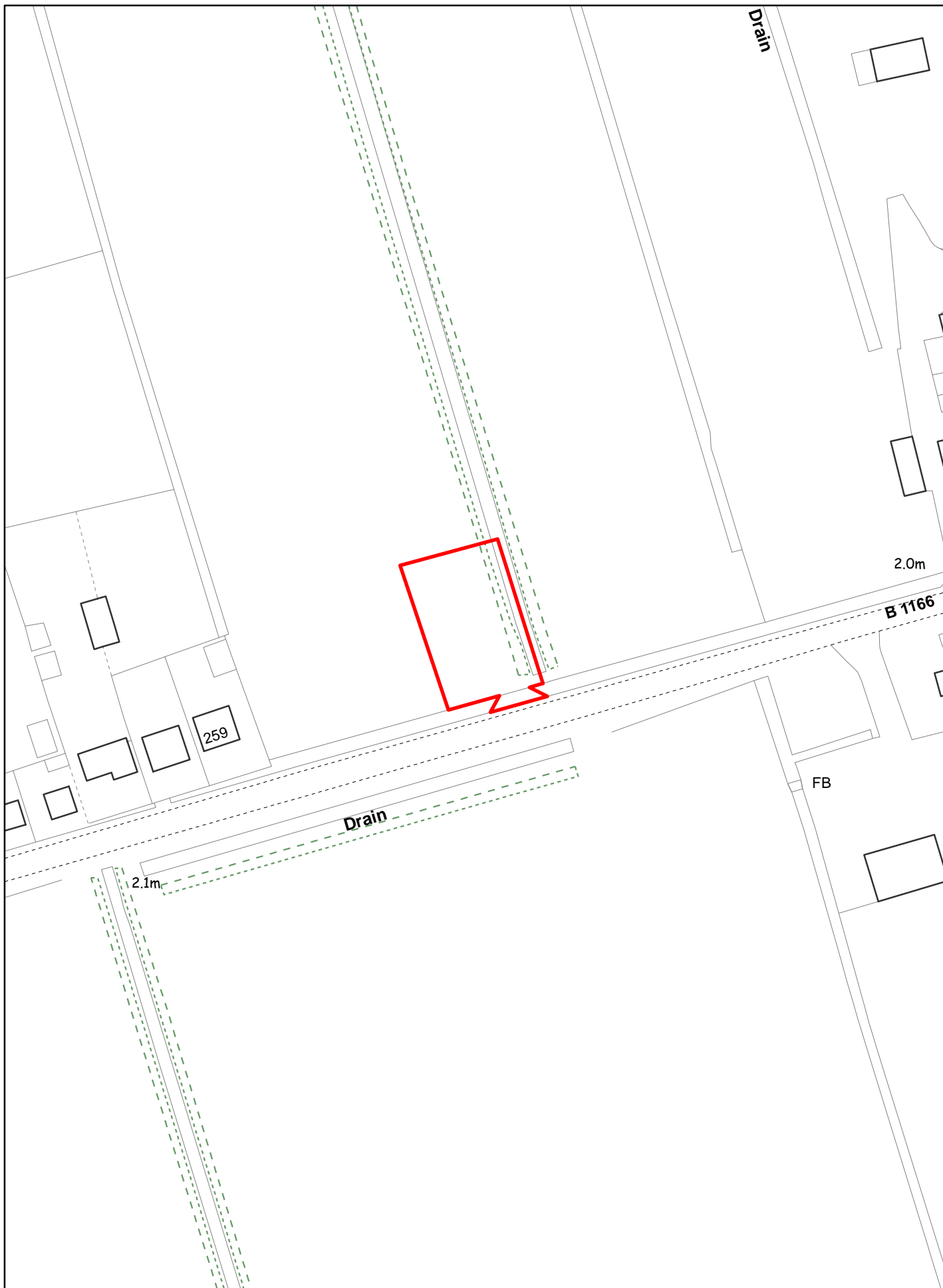
In the interests of highway safety.

- 8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.**

**Reason**

**To control pollution of land and controlled waters in the interests of the environment and public safety.**

- 9. Approved plans**

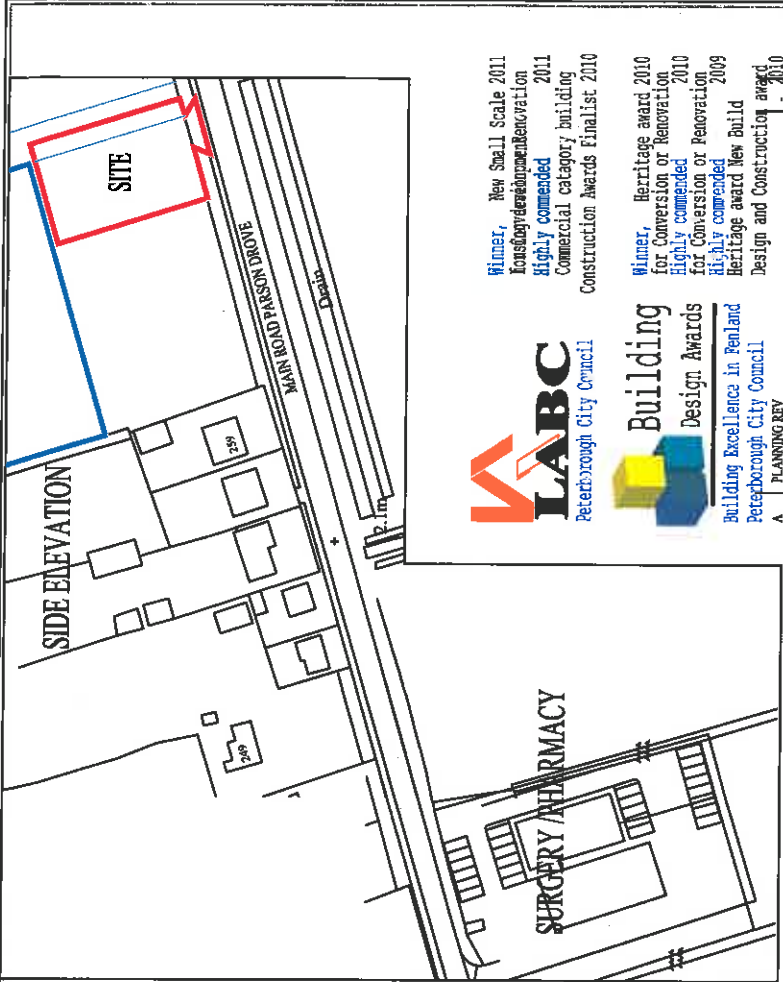


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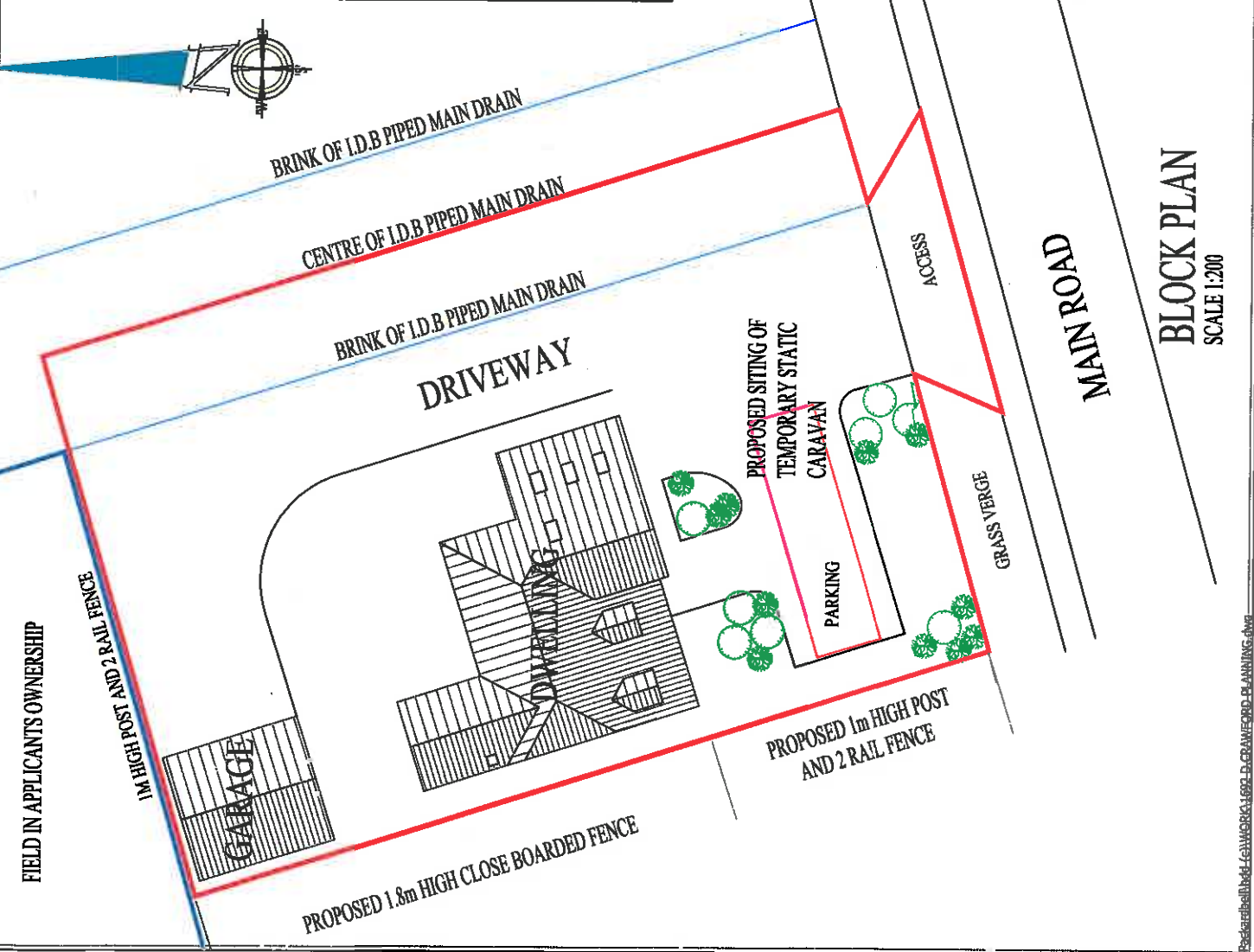
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Scale = 1:1,250





**LOCATION PLAN**  
SCALE 1:1250



**BLOCK PLAN**  
SCALE 1:200

**IABC**  
Peterborough City Council

Winner, New Small Scale 2011  
Conservation Award 2011  
Highly commended  
Commercial category building  
Construction Awards Finalist 2010

**Building**  
Design Awards

Winner, Heritage award 2010  
for Conversion or Renovation  
Highly commended  
for Conversion or Renovation  
Highly commended  
Heritage award New Build  
Design and Construction award

Building Excellence in Penland  
Peterborough City Council

Rev	By	Date
A	PLANNING REV	2010

**DBDS**

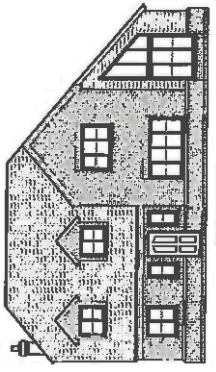
DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS  
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WISBECH CB35 9BY  
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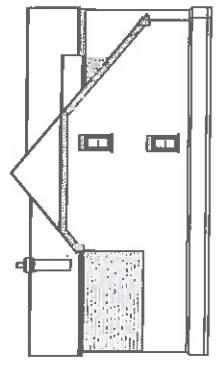
Issue:	No 1 For client comment and approval issued prior to Council approval and subject to amendment		
Client:	MR D. CRAWFORD		
Drawing No:	1692		
Project:	PROPOSED 4-BED DWELLING		
Site:	MAIN ROAD PARSON DROVE		
Periodic:	Drawn:	A. Sutton	Checked:
Print Scale:	1:50 @ A3	Date:	APRIL 2013
			Revision No:

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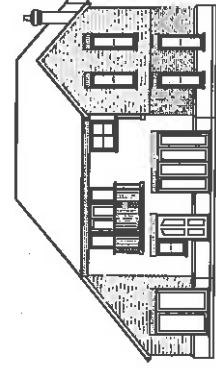




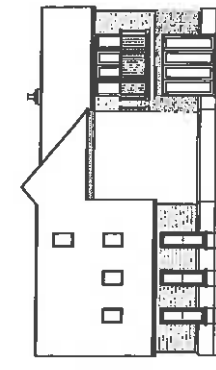
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SCALE 1:400



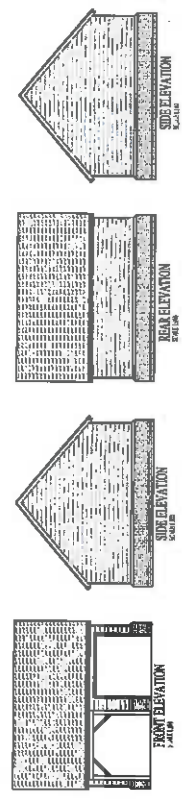
SIDE ELEVATION  
SCALE 1:400



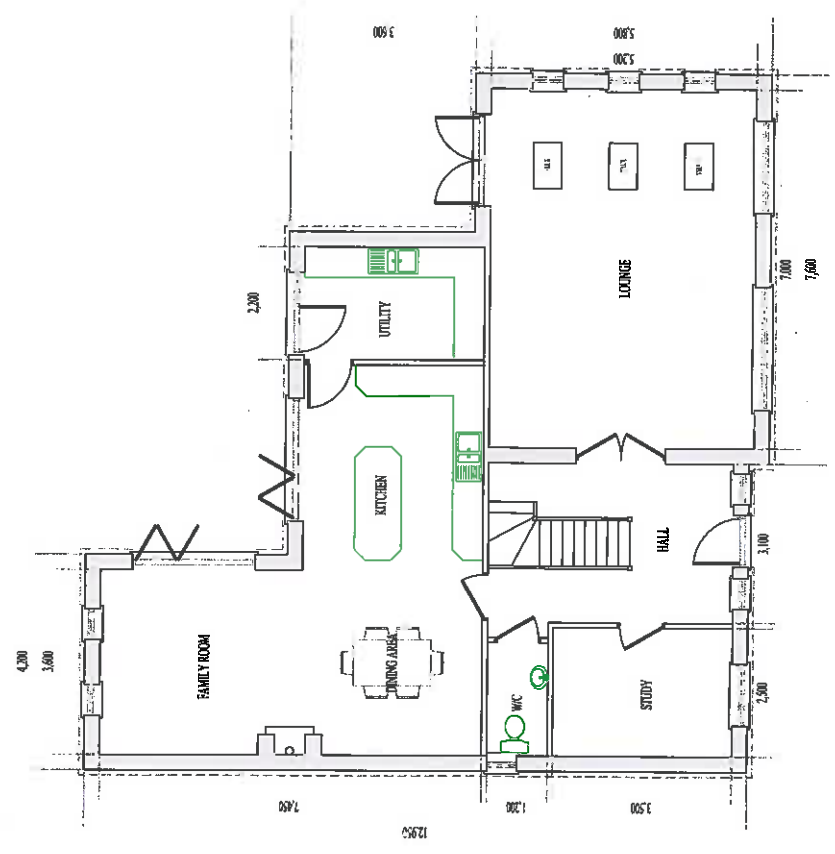
REAR ELEVATION  
SCALE 1:400



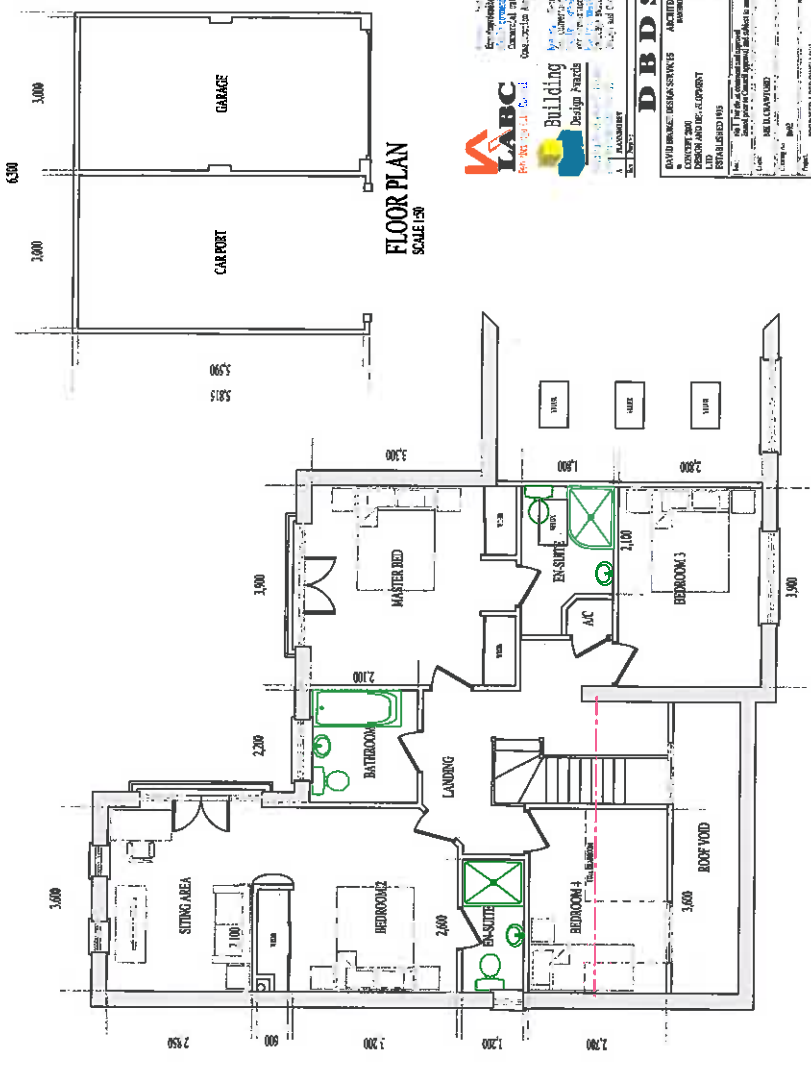
SIDE ELEVATION  
SCALE 1:400



**MATERIALS**  
 FACING BRICKS - TRADITIONAL BRICKS AND STONE  
 AUDLEY ANTIQUE  
 ROOF TILES - CALDERDALE DARK GREY AND ANGLE RIDGE DARK GREY  
 WINDOWS - CREATOPVC



GROUND FLOOR PLAN  
SCALE 1:50



FIRST FLOOR PLAN  
SCALE 1:50

**LABC**  
 Building Design Practice  
 100% RIBA Approved  
 100% RIBA Approved  
 100% RIBA Approved

**DBDS**  
 DAVID BRUCE DESIGN SERVICES  
 ARCHITECTS  
 100% RIBA Approved  
 100% RIBA Approved  
 100% RIBA Approved