

Application Number: F/YR13/0536/F
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 16 July 2013
Expiry Date: 10 September 2013
Applicant: Mr & Mrs D Little
Agent: Mr R Swann, Swann Edwards Architecture.

Proposal: Erection of 1no x 4-bed and 1no x 5-bed 2-storey dwellings and 2 double detached garages.
Location: Land East of Ravens Farm, Plash Drove, Tholomas Drove.

Site Area: 0.024 hectares.

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

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for 2 dwellings at Land East of Ravens Farm, Plash Drove in Tholomas Drove. The site is vacant land which is heavily landscaped. The land is outside of the established settlement, however, as the proposal will not protrude any further into the countryside than existing dwellings, it is considered that it will result in no material harm to the area.

The key issues to consider are:

- Relevant Policy
- Design and Layout

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in this instance, therefore the application is recommended for approval.

2. HISTORY

There is no relevant history in relation to this site.

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications 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 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

3.2 **Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development

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 – Settlement Development Area Boundaries

H16 – Housing in the open countryside

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

4. **CONSULTATIONS**

- | | | |
|-----|--------------------------------------|---|
| 4.1 | <i>Parish Council</i> | No comments received at the time of writing this report. |
| 4.2 | <i>North Level IDB</i> | No comment to make in relation to this proposal. |
| 4.3 | <i>Environment Agency</i> | No objections subject to the inclusion of informatives relating to flood risk, surface water drainage, foul water drainage and pollution control. |
| 4.4 | <i>FDC Scientific Officer</i> | No objections as it is unlikely to have a detrimental effect on local air quality or the noise climate. Contaminated land is not considered an issue. |
| 4.5 | <i>CCC Highways</i> | The roads are in poor condition however the level of traffic likely to be generated by the development is unlikely to contribute materially to the further deterioration of the approach road or conditions of highway safety. Question the locations sustainability. Requests conditions relating to parking and turning provision, vehicular access width and construction, restriction of PD rights for gates and temporary facilities for construction traffic. |
| 4.6 | <i>Local Residents:</i> | 1 letter of objection received concerning (in summary): <ul style="list-style-type: none">• The trees on site are protected from development.• The removal of the trees along the side of their property will reduce privacy. |

- The design of the houses is out of keeping with the surrounding area.
- The adjacent property is 300 years old and will be degraded by new properties.
- The positioning of the adjacent dwelling is too close to the site boundary.
- The road is in poor condition with a number of potholes.
- Water pressure is already low in this area.
- Farm traffic generates this area and the roads are narrow.
- There will be adverse impacts on wildlife.
- The neighbours have not spoken to them or consulted them prior to submitting the application.

5. **SITE DESCRIPTION**

- 5.1 The site is located to the North of Plash Drove in Tholomas Drove. The site currently comprises an area of trees, gated and fenced off from the highway. The site sits between an existing farm, with associated buildings, to the West and an existing detached dwelling to the West. An area of community open space sits to the South of the site, with agricultural land associated with Ravens Farm to the North. The site measures 0.024 hectares in size. The area is characterised by a mix of dwelling types, including sites which currently have recent permissions for residential development.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Relevant Policy
 - Design and Layout

Relevant Policy

The site is located beyond the established settlement of Tholomas Drove on land which is vacant and somewhat overgrown. There is a working farm with a variety of buildings visible from Plash Drove to the West and a residential dwelling to the East. The proposal does not fully accord in principle to countryside housing policies, however this must be balanced with the overall character and form of the existing area. It is considered that the proposal represents an infilling of a continuous built up frontage and as such, on balance, is considered to be acceptable. It is considered that no harm would be caused to the character and appearance of this part of Plash Drove through the development of this site. In addition, the large area of open space opposite the site is to remain, thus retaining the character of this part of Tholomas Drove and its rural feel.

Policy CS3 of the Fenland Local Plan Core Strategy – February 2013, identifies Tholomas Drove as an 'Other Village', where residential development will be considered on its merits and will normally be restricted to single dwelling infill sites situated within an otherwise built up frontage. Although this application is for 2 dwellings it is considered that it will not compromise the future development or policy aspirations of the village. In addition the wording of the Policy says development should *normally* be of a single dwelling nature, however this site lends itself to the development of 2 dwellings and the application has been assessed on its own merits. This site represents one of the last remaining sites that lend themselves to 'infill type' development. As such the principle of development in this location is considered to be acceptable in this instance.

Design and Layout

This application seeks full planning permission for 2 detached dwellings fronting onto Splash Drove. The dwellings are to be sited in a linear fashion, side by side within the site. One of the proposed dwellings is to be a 4-bed dwelling with the other being a 5-bed dwelling. Each dwelling has a private area of residential amenity space and a detached garage. A shared access using the existing gated access has been proposed with ample parking and turning space provided for each dwelling. The points of objection have been noted in relation to the proximity of the proposed dwelling to the East of the site to the site boundary. This has been considered and the closest part of the dwelling to the boundary is a single-storey lean to element forming the utility room. In addition there is one narrow first floor window in the side elevation facing East. The separation distance between the proposed dwelling to the East of the site and the adjoining dwelling is approximately 11 metres.

The design of the proposed dwellings has been led by the previous planning consent on the site to the South West of the application site, land South of Ravens Farm. This was granted permission in 2012 by Committee under planning permission reference F/YR12/0572/F. This approval was for 3 dwellings arranged in a traditional manner and the merits of the overall design and layout led to the approval for this site. The proposed dwellings have been designed to have the appearance of 4 smaller units as would have historically been found accompanying a larger dwelling and barns, as approved on the nearby site. The application is for 2 dwellings only however, as this would result in fewer traffic movements and daily movements than a scheme for 4 dwellings. The dwellings are considered to be in keeping with the rural character of the surrounding area. There are a mix of dwelling types, scales and ages in the surrounding area and it is considered that due to the traditional design and the link with the design and layout of the nearby site, that this development would enhance the visual appearance of the area and street scene. The proposed materials are relatively traditional and include natural slate roof tiles, feather edged timber cladding for the single-storey lean to elements of the proposal, red brickwork and timber windows. The design also includes features such as corbelled verges and arched brickwork over the windows. It is considered that the design will enhance the appearance of the area and as such is acceptable. The design further adds to the acceptability of the development of this site in principle.

The proposal will result in the loss of a number of trees within the site however the application has been accompanied by a full tree survey. In addition, prior to the formal submission of an application, the site was inspected by the Arboricultural Officer who considered that a number of the trees were in poor

condition and did not merit preservation. It was considered that there would be no objection to the subsequent felling of any of the trees within the site. The proposal seeks to retain as many trees as possible, including a number of frontage trees to further soften the appearance of the development. In addition, landscaping within the site has been proposed and can be conditioned.

The proposal has been considered in respect of the relevant policies, giving due regard to its link with the previously approved site, the quality of the design of the proposal and the points of objection received and in this instance it is considered that this proposal is acceptable, on balance, in this location. It does not set a precedent for further development in this area and is not considered to raise any issues in terms of residential amenity or highway safety by virtue of the level of new accommodation proposed.

7. CONCLUSION

- 7.1 The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that, although the site is outside the defined settlement core, the proposal infills an area of existing built up frontage and, given the different types of dwellings in the surrounding area, the proposal is on balance acceptable. As such it is recommended for approval with suitable conditions.

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. **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.

3. **Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

4. **Prior to the first occupation of the development the proposed on-site parking / turning for 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.

5. **Prior to the first occupation of the development the vehicular access shall be laid out to comprise a minimum width of 5.0m and constructed in accordance with a detailed scheme to be submitted to and approved in writing by the LPA and such a scheme shall include the provision of a metalled surface for the length of 5m from the existing carriageway edge.**

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

6. **Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the access to Plash Drove.**

Reason: In the interests of highway safety.

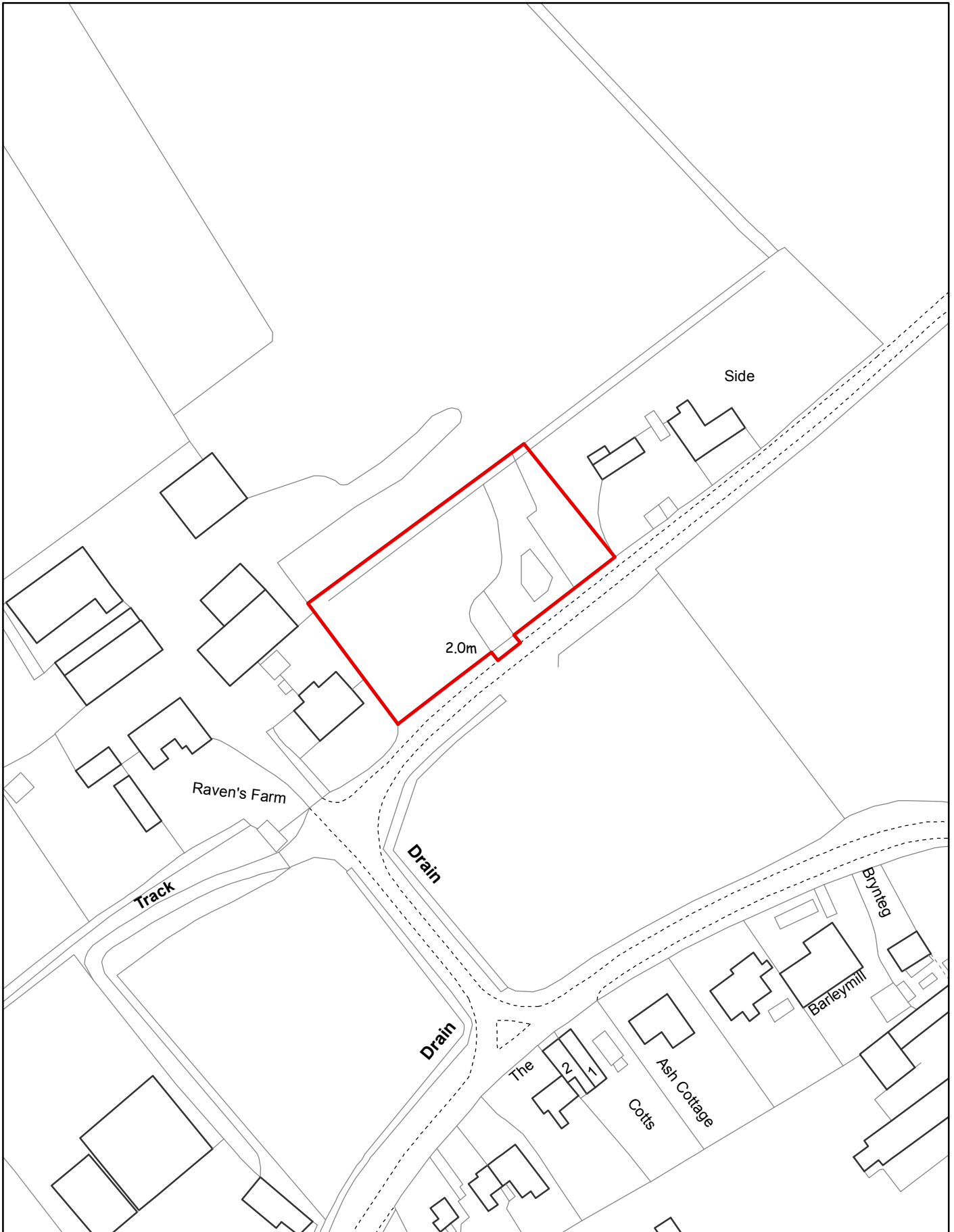
7. **Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason: In the interests of highway safety.

8. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

- 9 **Approved Plans**



Created on: 06/08/2013

© Crown Copyright and database rights 2013 Ordnance Survey 10023778

F/YR13/0536/F

Scale = 1:1,250

N



