

**Application Number: F/YR13/0583/F**

**Minor**

**Parish/Ward: Wisbech/Waterlees**

**Date Received: 2 August 2013**

**Expiry Date: 27 September 2013**

**Applicant: Mr S Debnam, Debnam Brickworks Ltd.**

**Agent: Mr C Nash**

**Proposal: Erection of 3 x 2-storey 3-bed dwellings involving demolition of existing garages.**

**Location: Land East of 15, Cherry Road, Wisbech.**

**Site Area/Density: 0.09ha, 33 dwellings per hectare.**

**Reason before Committee: The land is owned by Fenland District Council.**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks full planning permission for the erection of 3 dwellings at land East of 15, Cherry Road in Wisbech. The site has formally been an area of garaging and is within an existing residential area of Wisbech. There has been a historic permission on the site for 2 dwellings.

The key issues to consider are:

- Site History
- Layout and Design

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that, on balance, there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

## **2. HISTORY**

Of relevance to this proposal is:

- |     |                 |   |   |
|-----|-----------------|---|---|
| 2.1 | F/YR12/0878/FDC | Erection of 2 dwellings involving demolition of existing garages. | Granted 20 <sup>th</sup> November 2012. |
|-----|-----------------|---|---|

## **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: Seeks to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Safe and suitable access to the site can be achieved for all people.

Section 6: Delivering a wide choice of quality homes.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

### 3.3 **Draft Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS4: Housing.

CS8: Wisbech

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

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

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

TR3 – Car Parking

## 4. **CONSULTATIONS**

### 4.1 ***Town Council***

Recommend approval as members have no objections in respect of this application but recognise that this area is used as a dropping off point for school traffic and the loss of this space and the increase in the size of the school may need addressing.

### 4.2 ***CCC Highways***

In order to provide the required visibility splay either the driveway should be realigned 1.5m west of the adjacent site boundary or land to provide the splay should be included in the red line and notice served on the owner. The width of the access to no. 11 should be shown on the plan and a 6m manoeuvring width should be provided. Upon receipt of a suitably amended plan requires conditions relating to footway reinstation, parking and turning, visibility splays, restriction of gates and temporary vehicle parking.

An amended plan has been received addressing these issues and further Highway comments are awaited.

- 4.3 **FDC Scientific Officer** No objections as the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Due to the previous presence of former garages on the land and the presence of made ground, the contaminated land condition is required to ensure that the land is suitable for its intended use.
- 4.4 **Environment Agency** Not received at the time of writing this report.
- 4.5 **Local Residents:** None received.

## 5. SITE DESCRIPTION

- 5.1 The application site is an existing area of garaging, accessed off Cherry Road in Wisbech. The site is in a predominantly residential area with a number of 2-storey semi-detached and terraced dwellings. The site comprises of an area of hardstanding with 2 rows of garages running along the site boundaries. The garages have been unused for a number of years and the site is now vacant of cars. The site was subject to an outline consent in 2012.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Site History
  - Layout and Design

### (a) Site History

In 2012 outline planning permission was given on this site for 2 dwellings, involving the demolition of the existing garages flanking the site under planning permission F/YR12/0787/FDC. The indicative layout for this 2012 application showed a pair of semi-detached dwellings with parking and private amenity space.

### (b) Layout and Design

The proposal seeks full consent for 3 dwellings in a terraced arrangement, which front onto Cherry Road. Each dwelling has 2 proposed parking spaces, with 2 of the plots having their parking to the front and 1 plot with the parking to the rear. The site arrangement seeks to retain a right of way that exists for 11 Cherry Road and 25 St Michael's Avenue. The dwellings have been positioned to sit in line with the existing adjacent dwellings to the West of the site. The proposed layout is largely similar to that approved under the 2012 outline, with the 1 additional dwelling making the arrangement a terrace rather than a pair of semi-detached dwellings. Each dwelling has its own rear private amenity space. The layout is considered to reflect the existing character of the area, which currently comprises of a large number of dwellings in either semi-detached or terraced forms. As such the proposed layout is acceptable in this instance.

The comments of the Local Highways Authority have been forwarded to the Agent for them to address and any amendments to the layout as a result of this will be updated to Members'.

The design of the proposal shows a terraced block of 3 x 2-storey dwellings of a relatively simple design. Each dwelling will comprise of a lounge and kitchen/diner to the ground floor and 3 bedrooms and a bathroom to first floor. The design of the proposal will see the dwellings have concrete interlocking tiles for the roof, white framed windows and facing brick which will reflect the general appearance of the surrounding area. The design of the proposal is considered to be in keeping with the existing dwellings in the area and will not have an adverse impact on the visual character of this part of Wisbech.

It is considered that the proposal is acceptable in terms of the layout and design of the proposal when considered against the character of the area. The existing garages are somewhat untidy and it is considered that the redevelopment of this site will improve the visual appearance of the area. There will be no adverse impacts on the character of the area and the site has the benefit of a recent outline consent for 2 dwellings.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate conditions.

## **8. RECOMMENDATION**

**Grant – Subject to the following 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. 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.***

3. **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.***

4. **The footway adjacent the Cherry Road carriageway along the frontage of the site shall be reinstated in accordance with Cambridgeshire County Council specification and accommodate the two proposed vehicular access crossings in accordance with a scheme to be submitted and agreed with the LPA prior to the first occupation of the new dwellings.**

**Reason - In the interests of highway safety.**

5. **Prior to the first occupation of the development the proposed on-site parking/ turning areas and associated driveways shall be laid out in accordance with the approved plan and thereafter retained for that specific use. The areas shall be levelled, surfaced and drained in accordance with details to be submitted to and approved in writing by the LPA.**

**Reason: To ensure the permanent availability of the access/ parking / manoeuvring areas, in the interests of highway safety.**

6. **Prior to the first occupation of the development, pedestrian visibility splays of 1.5m x 1.5m measured from an along the back edge of the footway shall be provided. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway to be provided.**

**Reason – In the interests of pedestrian safety.**

7. **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 approved accesses unless details have first been submitted to and approved in writing by the Local Planning Authority.**

**Reason: In the interests of highway safety.**

8. **Adequate 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 and such facilities shall be provided before the development commences in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

**Reason: In the interests of highway safety.**

9. **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 replacement or 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);**

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

- 10. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.**

**The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:**

- a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.**

**IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:**

- b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
  - (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.****

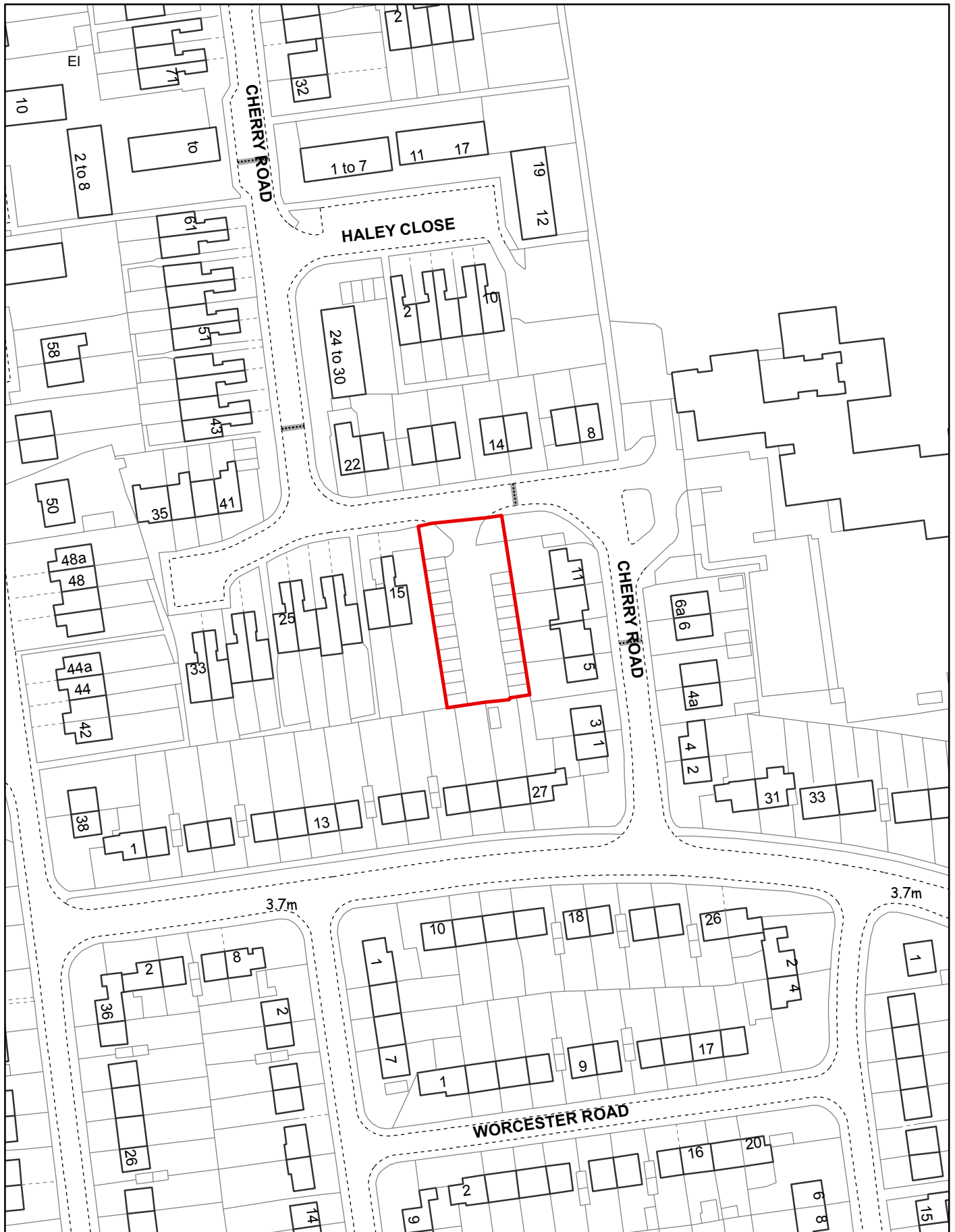
- (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and
- (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

- c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.
- d) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

*Reason- To control pollution of land or water in the interests of the environment and public safety*

## 11. Approved Plans



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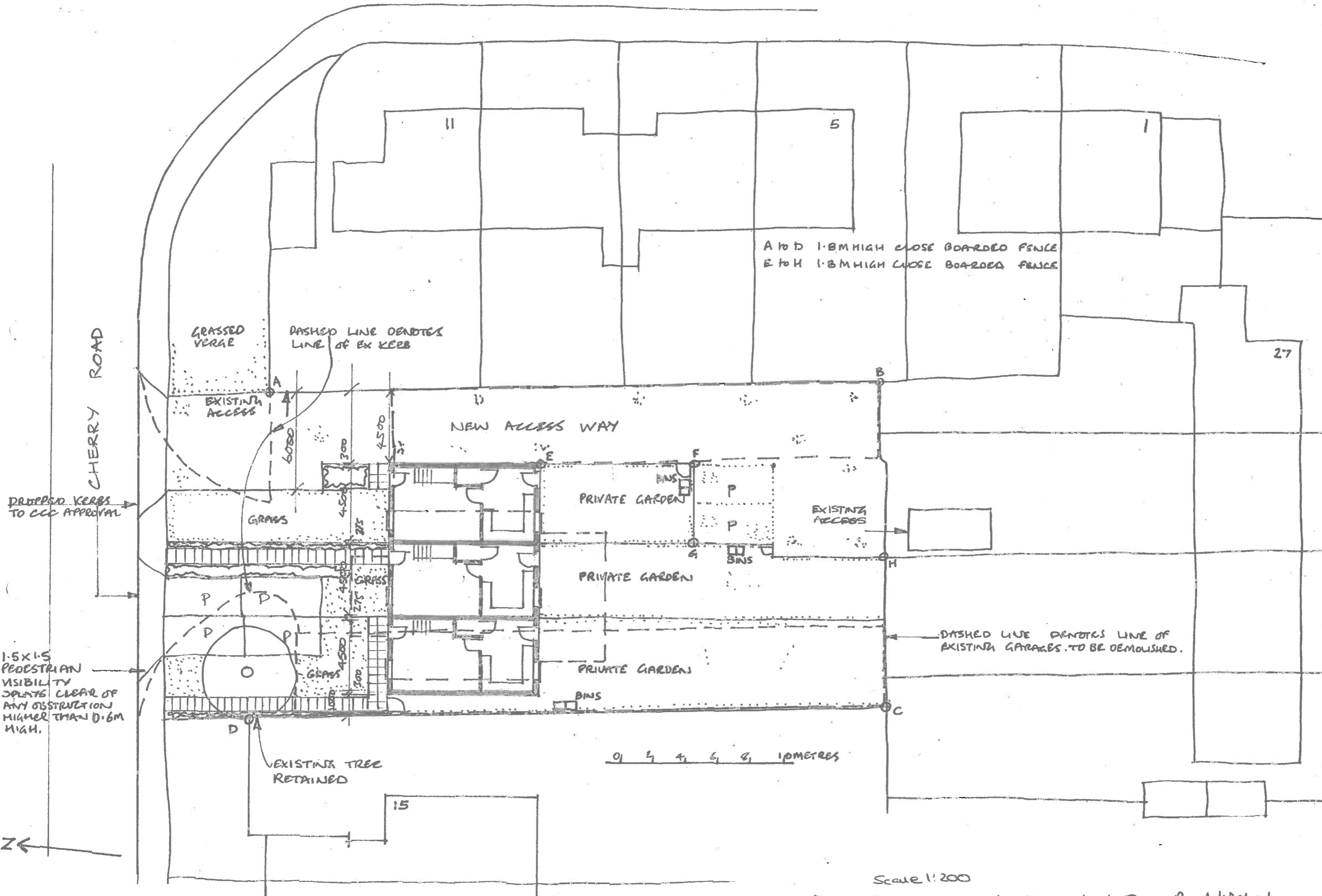
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Scale = 1:1,250







A to D 1.8M HIGH CLOSE BOARDED FENCE  
 E to H 1.8M HIGH CLOSE BOARDED FENCE

GRASSED VERGE  
 DASHED LINE DENOTES LINE OF EX KERR

NEW ACCESS WAY

PROPOSED KERBS TO CCC APPROVAL

1.5x1.5 PEDESTRIAN VISIBILITY SPLATS CLEAR OF ANY OBSTRUCTION HIGHER THAN 0.6M HIGH.

DASHED LINE DENOTES LINE OF EXISTING GARAGES TO BE DEMOLISHED.

EXISTING TREE RETAINED

0 2 4 6 8 10 METRES

Scale 1:200

Proposed residential development at Cherry Road Wisbech  
 PE13 3 PJ for Debraun Brickwork Ltd June 2013 Drg no CR/A