

Application Number: F/YR13/0615/F
Minor Dwellings
Parish/Ward: Chatteris Town Council/Wenneye
Date Received: 15 August 2013
Expiry Date: 10 October 2013
Applicant: Mr P Murphy

Proposal: Erection of a 3-bed detached 2-storey house with attached car port

Location: Land west of 28 High Street fronting Railway Lane, Chatteris

Site Area: 0.04 ha

Reason before Committee: Member is the applicant

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 3-bed 2-storey dwelling on land west of 28 High Street, Chatteris. The site already benefits from full planning permission for a 3-bed house which was granted in 2009 and an extension of time was allowed in 2012. The difference between the 2 applications relates to the available plot size which is significantly reduced in size and consequently the footprint of the dwelling has also been reduced.

The key issues relate to:

- Policy considerations
- History of the site
- Design, layout and access

The site is located the town centre of Chatteris and is therefore considered to be sustainable. Weight has been given to the previous consent on the land and although access is restricted, the development makes best use of land. Similarly there will be minimal private amenity space available however consideration has been given to the location of the site and in particular its town centre location.

The design is acceptable and issues relating to overlooking have previously been assessed and again there will be no significant overlooking to neighbouring properties. It is proposed to use high quality materials to reflect its location within Chatteris Conservation Area and the dwelling will be timber clad with hard wood windows and doors and black cast iron rainwater goods.

Therefore the application is recommended for approval.

2. HISTORY

F/YR12/0490/EXT	Erection of a 3-bed detached house with attached car port (renewal of planning permission F/YR09/0320/F)	Granted 23 August 2012
F/YR09/0320/F	Erection of a 3-bed detached house with attached car port	Granted 7 June 2009

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.

3.2 Draft Fenland Local Plan Core Strategy:

CS1: Presumption in favour of sustainable development

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

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.

E12 – Development in Conservation Areas

4. CONSULTATIONS

- | | | |
|-----|------------------------------------|----------------------------|
| 4.1 | Parish/Town Council: | Application noted. |
| 4.2 | Local Highway Authority: | Comments not yet received. |
| 4.3 | Environmental Health (FDC): | Comments not yet received. |
| 4.4 | Local Residents: | No comments received. |

5. SITE DESCRIPTION

- 5.1 The site is existing garden land associated with No.28 High Street with existing vehicular access off Railway Lane, Chatteris. The site is a mix of partly graveled land and landscaped garden area. There is a large tree on the neighbouring property to the north of the site.

6. PLANNING ASSESSMENT

The site is located within the Chatteris Conservation Area and also within the town centre of Chatteris.

The key considerations are:

- Policy considerations
- Site History
- Design and layout
- Other considerations

Policy Considerations

The NPPF seeks to promote sustainable development and to promote the vitality of our main urban areas. The policies within the Local Plan and Core Strategy also support development where it does not harm the character of the area and provides adequate access, parking and amenity space.

National policy in Section 7 of the National Planning Policy Framework attaches great importance to the design of the built environment, a key aspect of sustainable development which is indivisible from good planning. Therefore, in light of national and local policies it is appropriate to assess the design of the proposed development and how it fits with the surrounding area.

Policy CS1 of the emerging Core Strategy seeks to take a positive approach to sustainable development and this proposal is considered sustainable.

Policy CS3 focuses development initially in the four Market towns of which Chatteris is one. This policy steers development to places that offer the best access to services and facilities thereby helping to reduce the need to travel as well as using previously developed land.

Whilst there is no longer a presumption in favour of development on garden land consideration is given to the sustainable nature of the site in the town centre and the proposal can therefore be supported.

With regards to the movement of domestic refuse, this site would require an occupier to move their waste approximately 40 metres instead of the 30 metres recommended in the Recap Waste Management Design Guide. The LPA has considered this particular aspect of the proposal and considers the extra distance involved is not such that the development could be refused on this basis.

Site History

The application site lies within an area of mainly garden land located between commercial and residential development along the High Street and mainly residential development fronting Railway Lane. There is a mix of backland development in this area with access off Railway Lane.

Permission was granted in 2009 for a 3-bed dwelling which was granted an extension of time in 2012. Whilst the site area has reduced in size the principle of developing the land is still acceptable.

Design and Layout

The site is mainly rectangular in shape and has a width of 11 metres and a total length of 18 metres. The access road is approximately 40 metres long with an overall width of 3.2 metres. The site layout is sympathetic to the linear form of development in the area.

The dwelling proposed is 2-storey in nature with an overall height of 7.1 metres. Parking for 2 cars is available on the site although turning within the site is not available and will require the use of the width of the access road. The garden area is approximately 26 sq metres.

The built form this part of Chatteris is mainly 2-storey in nature therefore the proposed development will assimilate well into the plot.

The design of the dwelling relates well to the surrounding built form and there will be no significant overlooking due to internal room layout and the use of roof lights. There will be no overlooking from the northern elevation however there will be some overlooking to the south to other existing amenity space but this is not considered significant enough to warrant a refusal.

The materials proposed are appropriate with the Conservation Area namely, timber feather edge cladding and timber windows and doors. Full details of the actual materials will be requested via a planning condition.

Access to the site is via an existing track off Railway Lane which is presently used by the applicant. This track is narrow with no passing places but given the low level of vehicle movements the access is considered acceptable. There is adequate vehicle and pedestrian visibility out onto Railway Lane.

Other considerations

The site lies within Flood Zone 1 and a detailed FRA is not required. Surface water from the site will be collected via soakaways in accordance with Part H of the Building Regulations.

The collection of waste refuse will be at a point where the access road meets the public highway. This will result in occupiers of the property moving their waste approximately 40 metres instead of the recommended 30 metres contained within the Recap Waste Management Design Guide. Given that the site is located within a sustainable location and the proposal is for only one dwelling it is considered that the LPA can support the application.

8. CONCLUSION

- 8.1 It is the opinion of the LPA that the erection of the dwelling as proposed can be supported in line with the policies contained within the Local Plan and supported by the NPPF. It is considered that the proposal will not have a detrimental impact on the character of the Conservation Area or on neighbouring properties.

The proposal is therefore recommended for approval.

9. 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. 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 house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
- ii) 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);
- iii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);

Reason

To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.

3. Prior to the commencement of the development hereby approved full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area.

4. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

- a) enter, turn and leave the site in forward gear;
- b) park clear of the public highway;

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety

5. All rainwater goods shall be of cast iron or cast aluminium painted in a colour to be agreed in writing by the Local Planning Authority and thereafter retained in perpetuity.

Reason

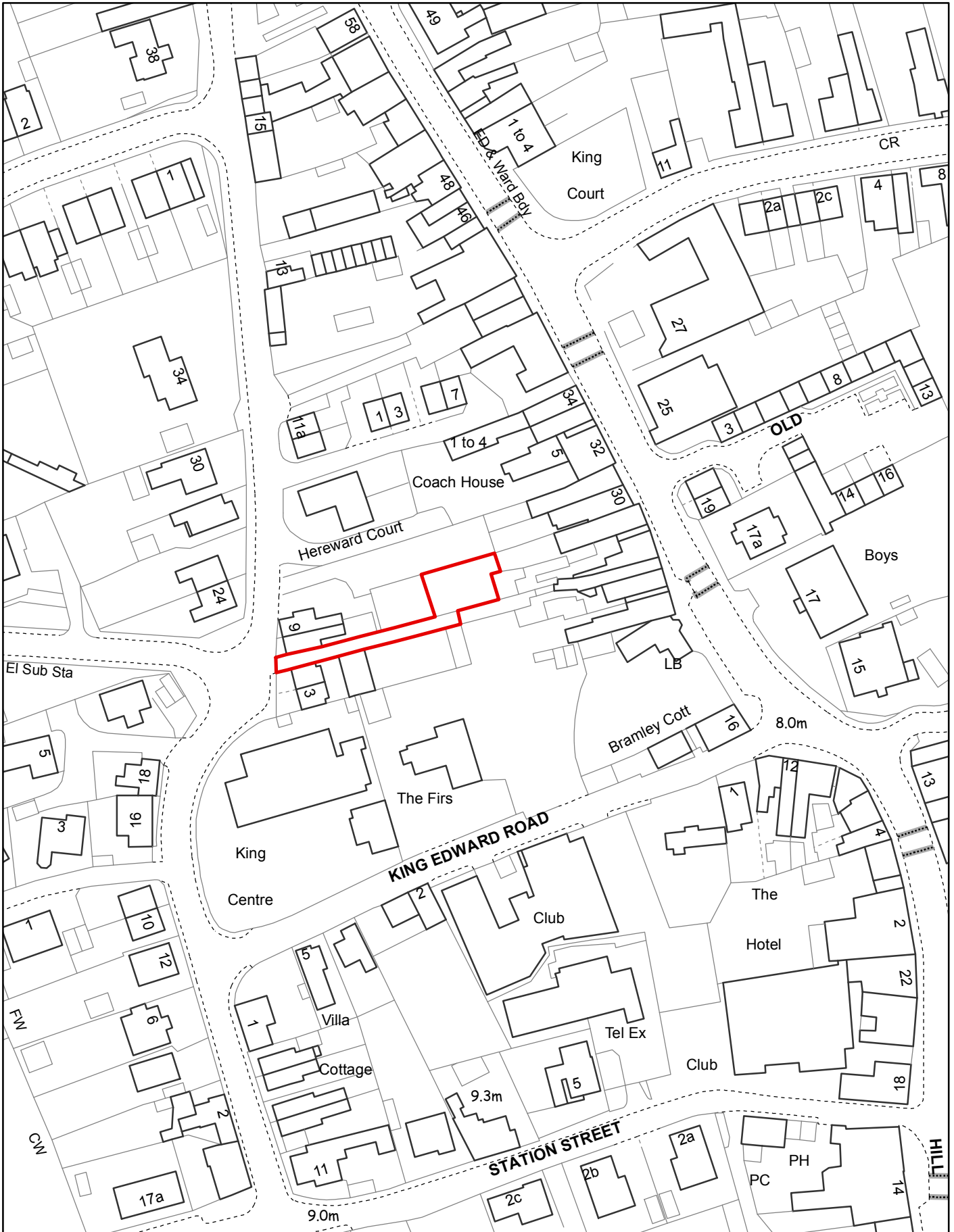
In order to safeguard the character of the Chatteris Conservation Area.

- 6. All joinery shall be in timber, not metal or plastic, and thereafter retained and maintained in perpetuity.**

Reason

In order to safeguard the character of the Chatteris Conservation Area.

- 7. Approved plans**



Created on: 06/09/2013

© Crown Copyright and database rights 2013 Ordnance Survey 10023778

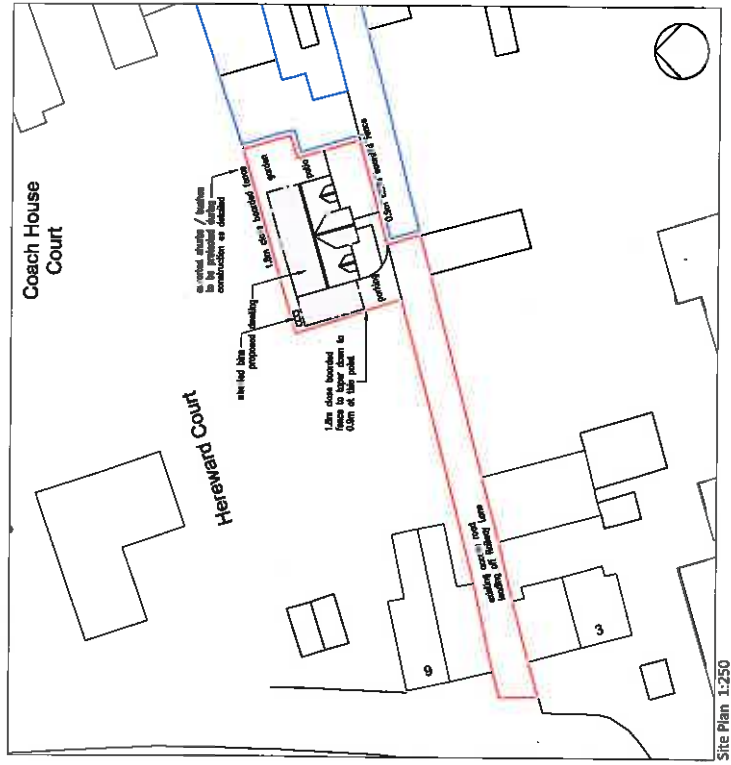
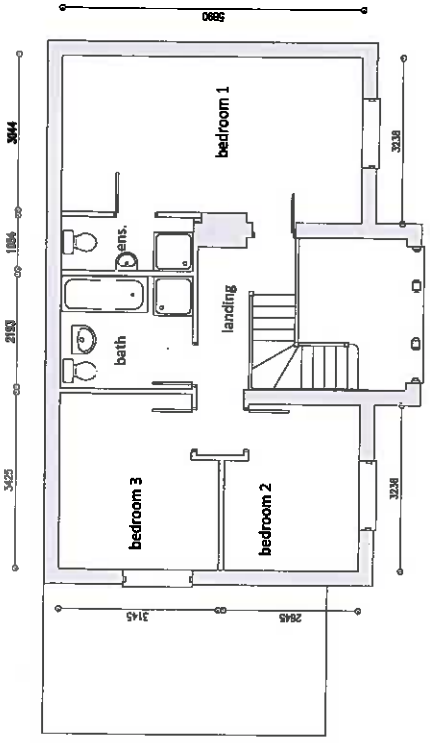
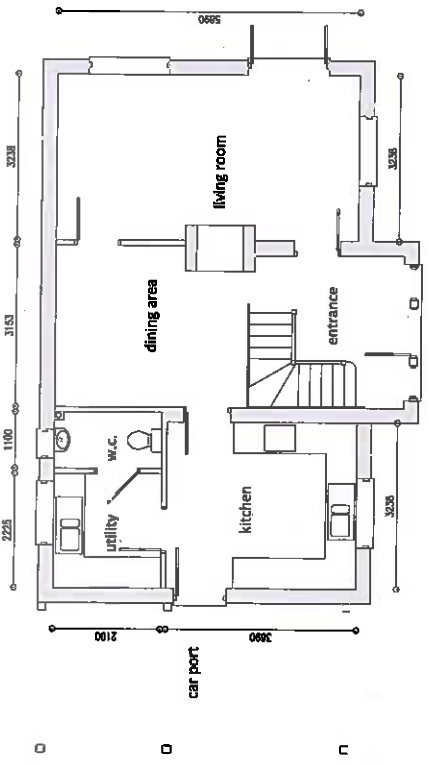
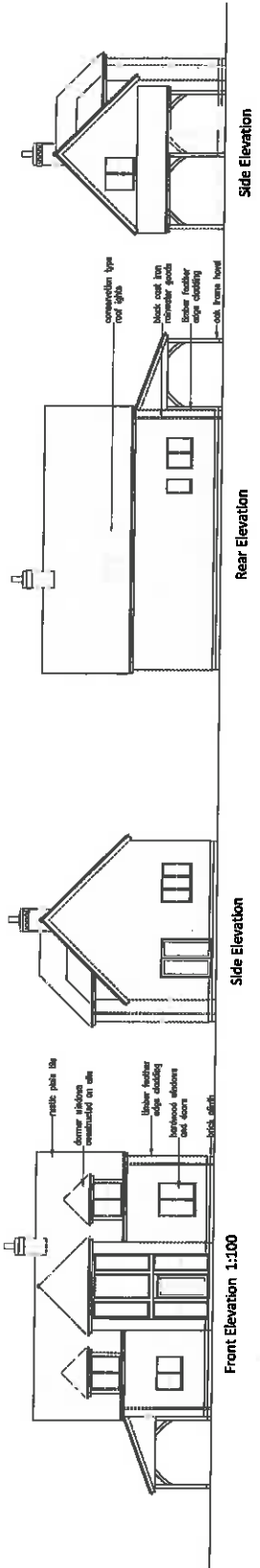
F/YR13/0615/F

Scale = 1:1,250

N

Fenland
CAMBRIDGESHIRE

Fenland District Council



Notes intended for circulation of site in the vicinity, construction.

1. Refer to the accompanying site plan for the site, construction details.

2. The house is to be built on the site of the existing building, which is to be demolished and replaced by a new building.

3. The house is to be built on the site of the existing building, which is to be demolished and replaced by a new building.

4. The house is to be built on the site of the existing building, which is to be demolished and replaced by a new building.

5. The house is to be built on the site of the existing building, which is to be demolished and replaced by a new building.

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Proposed 1No. Detached Dwelling
Lands to Rear Of
28 High Street
Chesters
Cambridge CB1 3HE

CLIENT
Proposed Loyalists
Mr. P. Murphy

DATE 28/01/2013 **SCALE** as shown **JOB No.** 4878-PILOT
DO NOT SCALE FROM THIS DRAWING
COPYRIGHT: THIS DRAWING IS THE PROPERTY OF PETER HUMPHREY ASSOCIATES AND SHOULD BE KEPT IN CONFIDENTIALITY.

Architectural
Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING
15, THE PALACE, ST ANDREW'S STREET
CAMBRIDGE CB2 3RQ
01223 353300
p.h.a@peterhumphreyassociates.co.uk
www.peterhumphreyassociates.co.uk