

Application Number: F/YR13/0316/F

Minor

Parish/Ward: Parson Drove Parish Council/Parson Drove and Wisbech St Mary

Date Received: 9 May 2013

Expiry Date: 9 Sept 2013

Applicant: Mr C. Bellamy

Agent: Mr N Lowe, Peter Humphrey Associates Ltd

Proposal: Erection of a 3-bed single-storey dwelling with detached double garage.

Location: Land South of 6 Brewery Close, Parson Drove.

Site Area: 0.14 ha

Reason before Committee: This proposal is before the Planning Committee due to the application being a departure from the development plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application relates to a rectangular piece of land immediately to the south of No. 6 Brewery Close, Parson Drove, which is currently used as the garden to this property.

It seeks full planning permission to erect a single-storey dwelling on the site immediately to the south of No. 6 Brewery Close. The site lies partly within and partly outside the existing built-up limits of Parson Drove.

The principle of developing the site for housing development in this location is considered to be acceptable in policy terms

The indicative layout and design of the site is also considered to demonstrate an acceptable form of development, in terms of both the layout and potential impact on the amenities of neighbours, as well as its relationship to the built form of the settlement and the surrounding countryside.

The scheme is also considered to be acceptable in highway design terms.

Consequently the proposal is considered to be acceptable and complies with guidance contained in Policies H3, and E8 of the Fenland District Wide Development Plan and Policies CS3, CS4, CS12, CS15 & CS16 of the Fenland Core Strategy – Submission Version (Sep 2013).

2. HISTORY

The following planning applications are of relevance to this proposal.

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|-----|---------------|---|--------------------------------------|
| 2.1 | F/YR12/0416/F | Erection of 3-bed single-storey dwelling and detached double garage | Withdrawn 9 th July 2012. |
|-----|---------------|---|--------------------------------------|

2.2	<u>Adjoining Land</u> F/YR02/0791/RM	Erection of 2 no. 4-bed detached houses (Plots 5 & 6 Brewery Close)	Approved 13 th Nov 2002
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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(4): Seek to ensure high quality design and a good standard of amenity for all existing and future occupants (repeated and expanded on in paragraphs 56 to 56).

Paragraph 17 (5): Recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities.

Paragraph 32: Decisions should take account that a safe and suitable access to the site can be achieved for all people.

Paragraph 55: In rural areas, housing should be located where it will enhance or maintain the vitality of rural settlements.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 118: When determining applications LPA's should aim to conserve and enhance biodiversity.

3.2 **Draft Fenland Core Strategy – Submission Version Feb 2013:**

CS1: Presumption in Favour of Sustainable Development.

CS3: Spatial Strategy & Settlement Hierarchy and the Countryside

CS4: Housing

CS12: Rural Areas Development Policy

CS15: Creation of a More Sustainable Transport Network in Fenland

CS16: Delivering High Quality Environments

3.3 **Fenland District Wide Local Plan:**

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

E8: Landscape and amenity protection

TR3: Car Parking

4. CONSULTATIONS

4.1 *Parish/Town Council*

Recommend approval subject to conditions being imposed for the roadway to be built up to adoptable standard and appropriate sewerage provision to be applied. Would prefer if building is turned through 90 degrees

4.2 *FDC Environmental Protection*

No objections

4.3 *Cambs CC Highways*

Adopted highway only extends to western boundary of 14 Ingham Hall Gardens – application site does not abut a public highway. The proposal will result in total of 7 dwellings served from a private drive – FDC must consider implications of approving a further dwelling in terms of future maintenance of the private road and lack of drainage and street lighting. In addition, Brewery Close does not have a common turning area resulting in visitors/delivery vehicles etc having to reverse to Ingham Hall Gardens.

4.5 *North Level Internal Drainage Board.*

Awaited.

4.6 *Local Residents:*

1 letter received. No objection in principle, but have some concerns:

- proposal extends beyond the existing DAB and would set a precedent
- application contains no proposal for the disposal of sewage, which is already an issue in Brewery Close
- proposal shows close boarded fencing around plot, effectively shutting off the end of Brewery Close and preventing other residents from gaining rear access to their properties for the purpose of maintenance.

5. SITE DESCRIPTION

5.1 This application relates to a rectangular piece of land immediately to the south of No. 6 Brewery Close, Parson Drove, which is currently used as part of the side garden to this property.

The application site is bounded to the south and west by open countryside and to the north by the side boundary of No. 6 Brewery Close. The side garden fence of No. 7 Brewery Close and a small portion of open countryside form the eastern site boundary.

Brewery Close comprises a small housing development of bungalows and two-storey houses, which leads off Ingham Hall Gardens, within the built-up limits of Parson Drove. The application site lies partly within and partly outside the existing DAB for the settlement.

This site is accessed from the end of Brewery Close, which is an unclassified road.

The site lies within Flood Zone 1

The site area measures 0.14 hectares.

6. **PLANNING ASSESSMENT**

6.1 **Background**

A previous planning application was withdrawn in July 2012 (F/YR12/0416/F) due to concerns about the size of the dwelling and its relationship to the built form of the village.

This application again seeks full planning permission for the erection of a single-storey dwelling on land to the south of No. 6 Brewery Close, which comprises part of the existing side garden to this property. The land is fairly open with open views to the south and west.

This part of Parson Drove is characterised by a combination of single-storey bungalows and two-storey dwellings.

The application is considered to raise the following key issues;

- Principle and policy implications
- Layout & Design
- Access
- Landscape
- Flood Risk and Drainage.

6.2 **Principle and Policy Implications**

The site comprises the side garden of an existing dwelling, which partly falls within the DAB of Parson Drove, as identified in Policy H3 in the Fenland District Wide Local Plan (1993).

The emerging Fenland Core Strategy – Submission Version (September 2013), seeks to concentrate new housing development in the most sustainable locations principally in the main market towns and to a lesser extent in the growth villages.

Policy CS3 identifies Parson Drove as a “Limited Growth Village”, where development will be considered on its merits but is expected to be of a very limited nature and will be limited in scale to residential infilling.

Policy CS12 sets out detailed criteria for the assessment of new housing proposals in rural villages, such as Parson Drove.

This policy allows some new development in villages, where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Under this policy new development will need to satisfy the applicable thresholds set out in Policy CS3, as well as all of the criteria set out in Policy CS12.

The site is located in or adjacent to the existing developed footprint of the village and is not considered to have an adverse impact on the character and appearance of adjoining countryside or farmland. (Criteria (a) and (c)).

Of particular importance is Criteria (d) of Policy CS12 which requires that any new proposal should be of a scale and siting that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance. The size and design of the proposal (as shown in the amended scheme) is now considered on balance to have overcome the adverse impact on the character and appearance of this part of the village, as it has been reduced in size and a more rural building design in terms of materials has been provided – this is discussed in more detail below.

There are no concerns about satisfying most of the other criteria in Policy CS12 (e.g. loss of high grade agricultural land, respects existing archaeology on the site, would not lead to the loss of important spaces within the village impact of the proposal on existing ecology and natural boundaries including drainage ditches and can be acceptably served in terms of necessary infrastructure (access, drainage etc)).

The principle of developing the site, in the scale and format proposed, is therefore now considered to be acceptable when considered against guidance contained in Policies CS3 & CS12.

For these reasons the principle of developing the site is therefore acceptable in relation to guidance contained in Policies H3, & E8 of the saved Fenland Local Plan (1993) and Policies CS3 & CS12 of the emerging Fenland Core Strategy (2013).

6.3 **Layout**

The submitted plans show an overall building footprint measuring 14.0m x 13.5m overall (reduced from 15.5m x 13.5m in the previously withdrawn scheme), with the height to the eaves measuring 2.5m and 5.6m to the main ridge.

It is designed so that the main part of the building has a ridge line which runs parallel to other dwellings in this part of Brewery Close, with gable projections to the front and rear. A bungalow is considered to provide an acceptable transition between the adjoining two-storey house and the countryside beyond.

A separate open fronted garage (two car spaces) is also proposed to be provided, located at the end of the turning area.

The bungalow elevations that will be visible from the open countryside and the garage will be clad in horizontal timber boarding, to reduce the visual impact of the new buildings when viewed from the open countryside – in particular from Murrow Bank leading into the village.

The proposed site layout and design is therefore considered to be acceptable and complies with guidance contained in Policies E8 of the adopted Fenland Local Plan (1993) and CS16 of the emerging Fenland Core Strategy (2013).

6.5 **Access**

Brewery Close is unclassified. The highway boundary ends immediately to the west of 14 Ingham Hall Gardens, which then leads onto Brewery Close. Brewery Close currently serves 6 dwellings plus the application property. Planning permission has also been granted for 6 bungalows on land to the north of Brewery Close (F/YR09/0232/FDC), which was time-extended in 2012. The road extension to Brewery Close to serve this development (and shown on the approved plans - to the front of Nos. 1-5) has already been provided and this has been surfaced in tarmac, with kerbing and a footway provided on the north side. The remaining section of the road remains as a gravel roadway.

Cambs CC have raised concerns about the number of dwellings served of the private drive, the lack of street lighting and the lack of a turning head.

The plans have been amended to include a turning head at the end of Brewery Close, which is considered to address the main issue.

There is enough room for at least 4 cars to park within the application site and leave in a forward direction.

The proposed scheme (as amended) is now considered to be acceptable in respect of the proposed access arrangements, subject to a suitable condition requested by the highway authority to ensure that the required turning head is provided before the new dwelling is occupied.

In addition a separate condition is recommended, that the existing driveway is 'top dressed' with gravel to a new level 2.5cm above the existing driveway. This will ensure the existing pot holes and vehicle tracks within the driveway are infilled in a satisfactory manner.

The proposal is considered to be acceptable in highway terms and complies with guidance contained in Policies TR3 of the adopted Fenland Local Plan (1993) and CS15 of the emerging Fenland Core Strategy (2013).

6.6 **Landscape.**

The amended plans show a 1.2m high post and rail fence, with native hedging and tree planting, along the southern and western site boundaries which face the open countryside. This is considered to provide an appropriate relationship to the adjacent countryside.

6.7 **Flood Risk/Local Drainage.**

The site lies with Flood Zone 1.

The comments of neighbours regarding existing drainage problems are noted.

A condition requiring details of the foul and surface water drainage to serve the proposed dwelling, will be included to cover this matter.

7. CONCLUSION

- 7.1 The principle of developing the site for housing development in this location is considered to be acceptable in policy terms

The indicative layout and design of the site is also considered to demonstrate an acceptable form of development, in terms of both the layout and potential impact on the amenities of neighbours, as well as its relationship to the built form of the settlement and the surrounding countryside.

The scheme is also considered to be acceptable in highway design terms.

Consequently the proposal is considered to be acceptable and complies with guidance contained in Policies H3, and E8 of the Fenland District Wide Development Plan and Policies CS3, CS4, CS12, CS15 & CS16 of the Fenland Core Strategy – Submission Version (Feb 2013).

8. RECOMMENDATION

Approve 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. All hard and soft landscape works shown on the submitted plans, 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 use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**

- 1. enter, turn and leave the site in forward gear;**
- 2. park clear of the public highway;**
- 3. load and unload;**

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.

4. Before the development permitted is first occupied the turning head at the western end of Brewery Close as shown on the submitted plans shall be provided to the satisfaction of the Local Planning Authority.

Reason - In the interests of the proper development of the site and to ensure that satisfactory turning facilities are provided.

5. Before the development permitted is first occupied the existing gravel driveway forming the western part of Brewery Close as shown on the submitted plans shall be top dressed and all pot-holes and channel lines filled with gravel, to the satisfaction of the Local Planning Authority.

Reason - In the interests of the proper maintenance of the driveway.

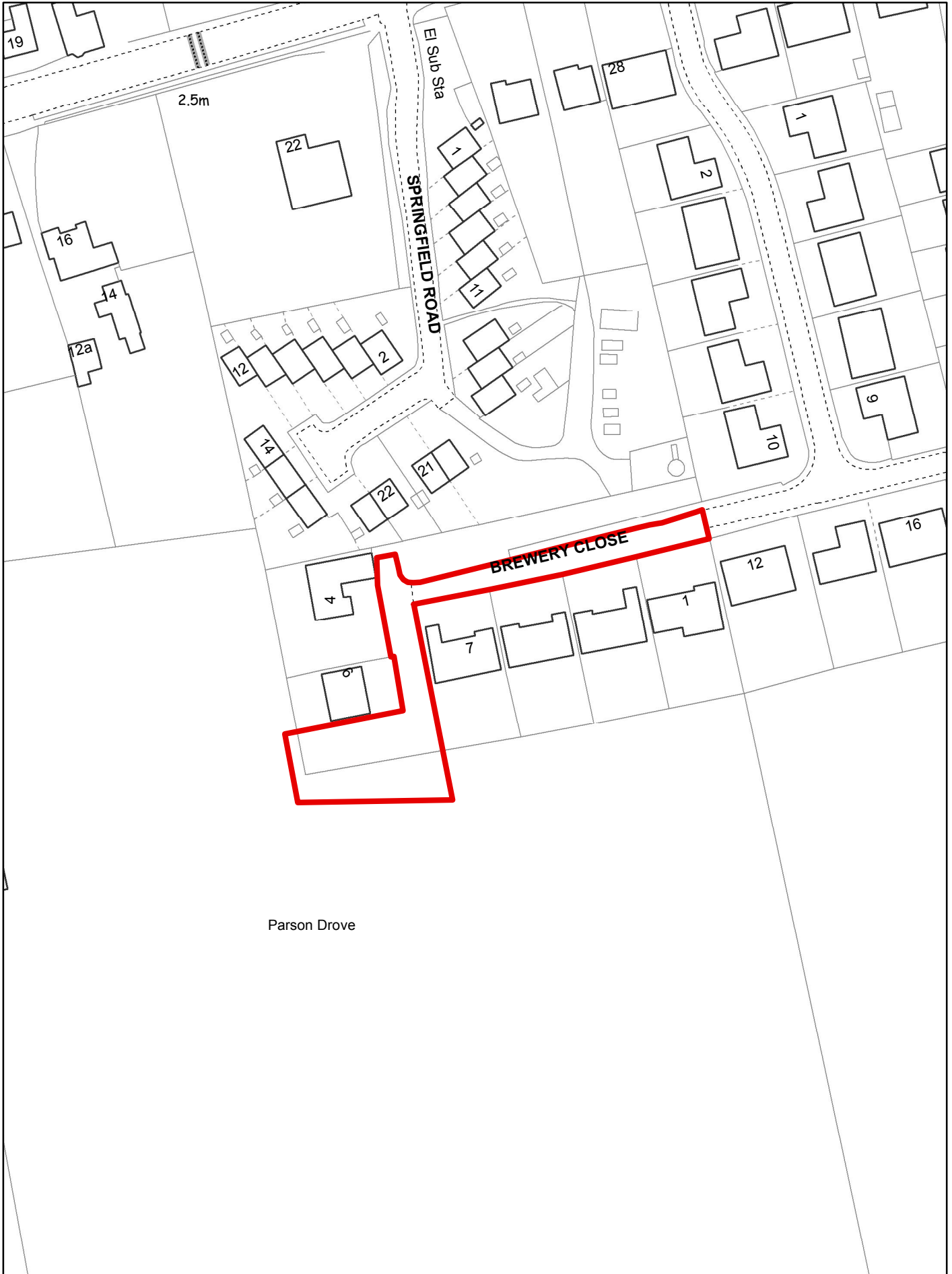
6. Prior to the occupation of the development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

7. Prior to occupation of the development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.

Reason - To ensure a satisfactory form of refuse collection.

8. Approved Plans.



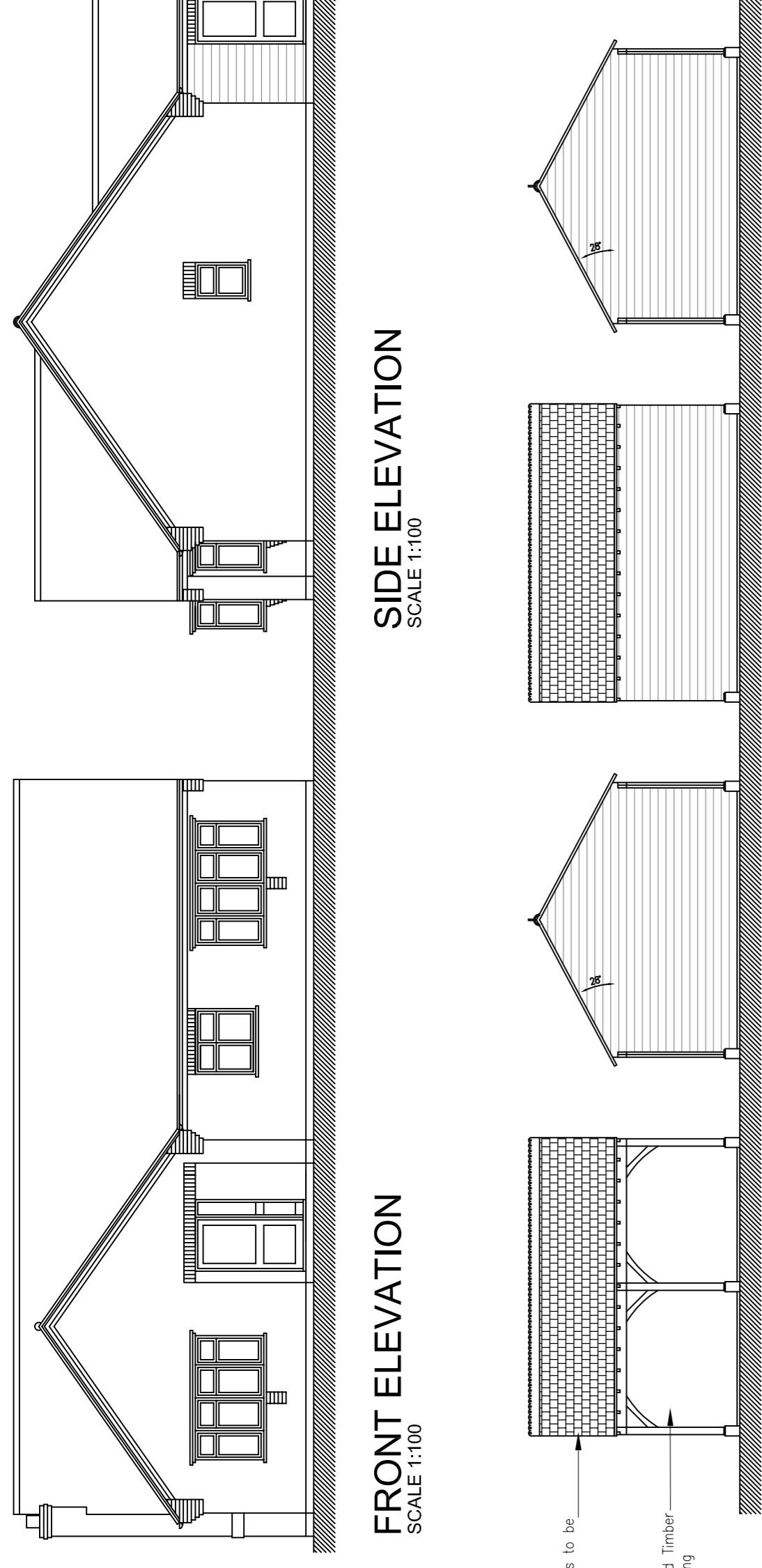
Created on: 07/08/2013

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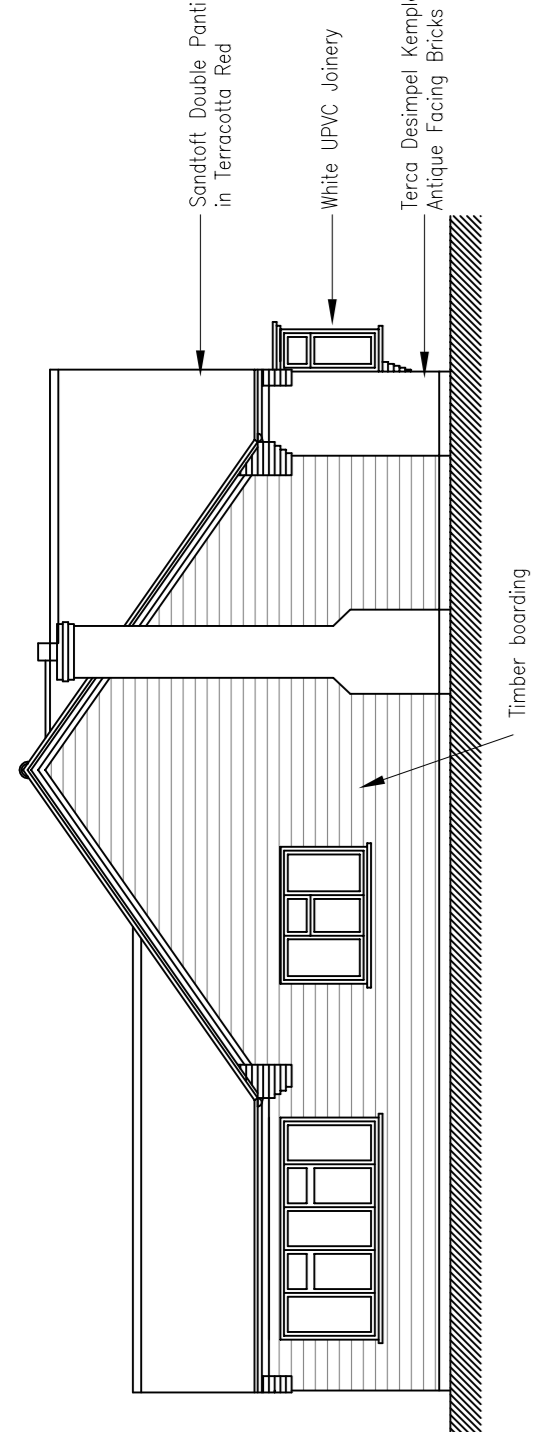


FRONT ELEVATION
SCALE 1:100

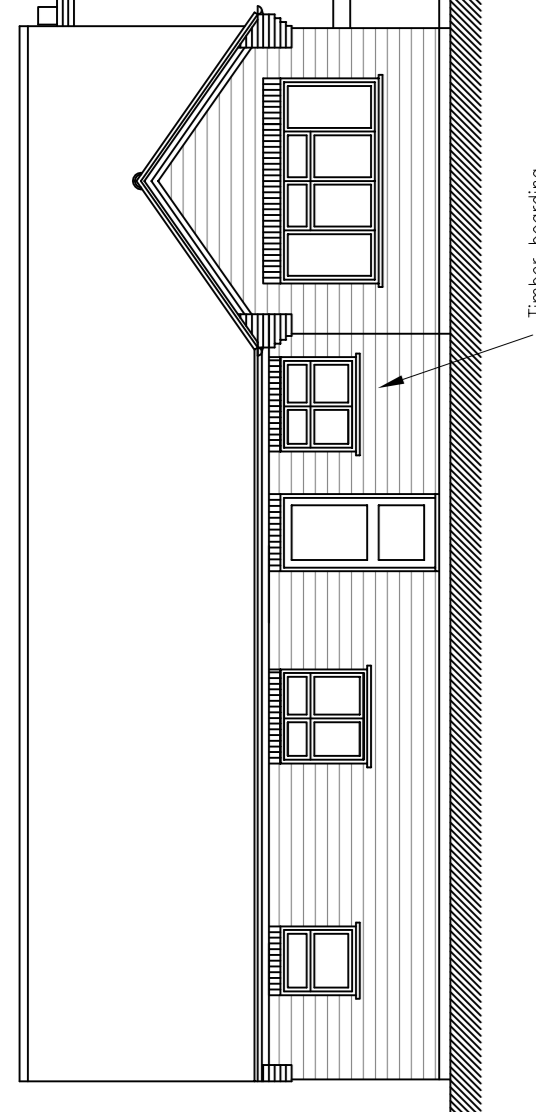
SIDE ELEVATION
SCALE 1:100

REAR ELEVATION
SCALE 1:100

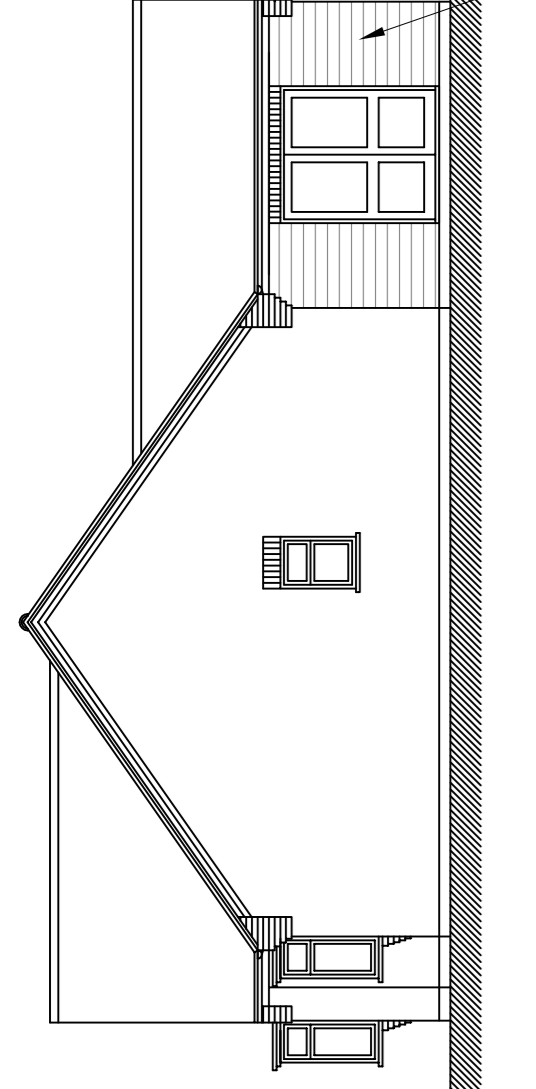
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SCALE 1:100



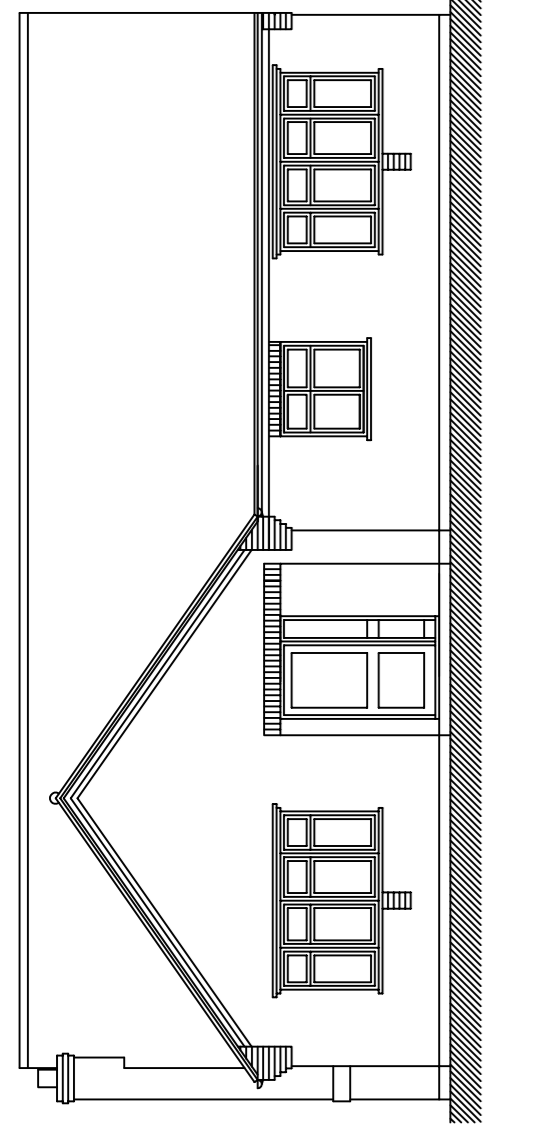
SIDE ELEVATION
SCALE 1:100



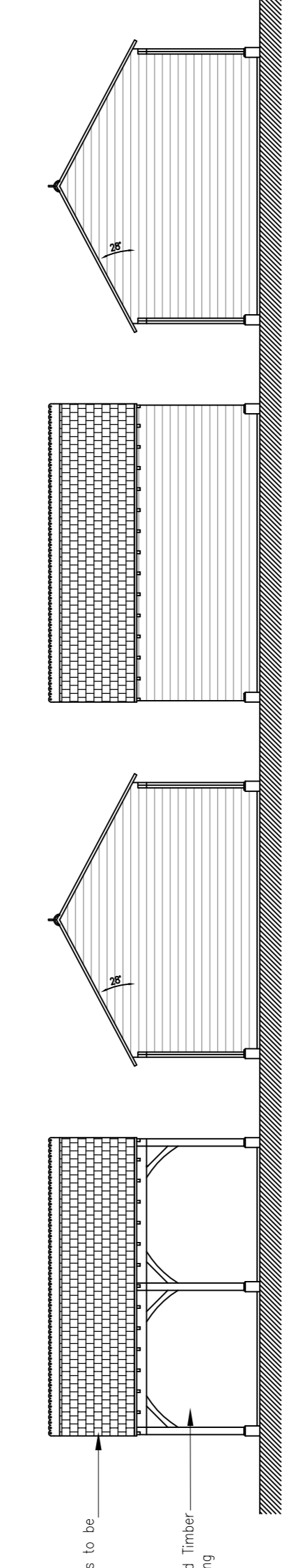
REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

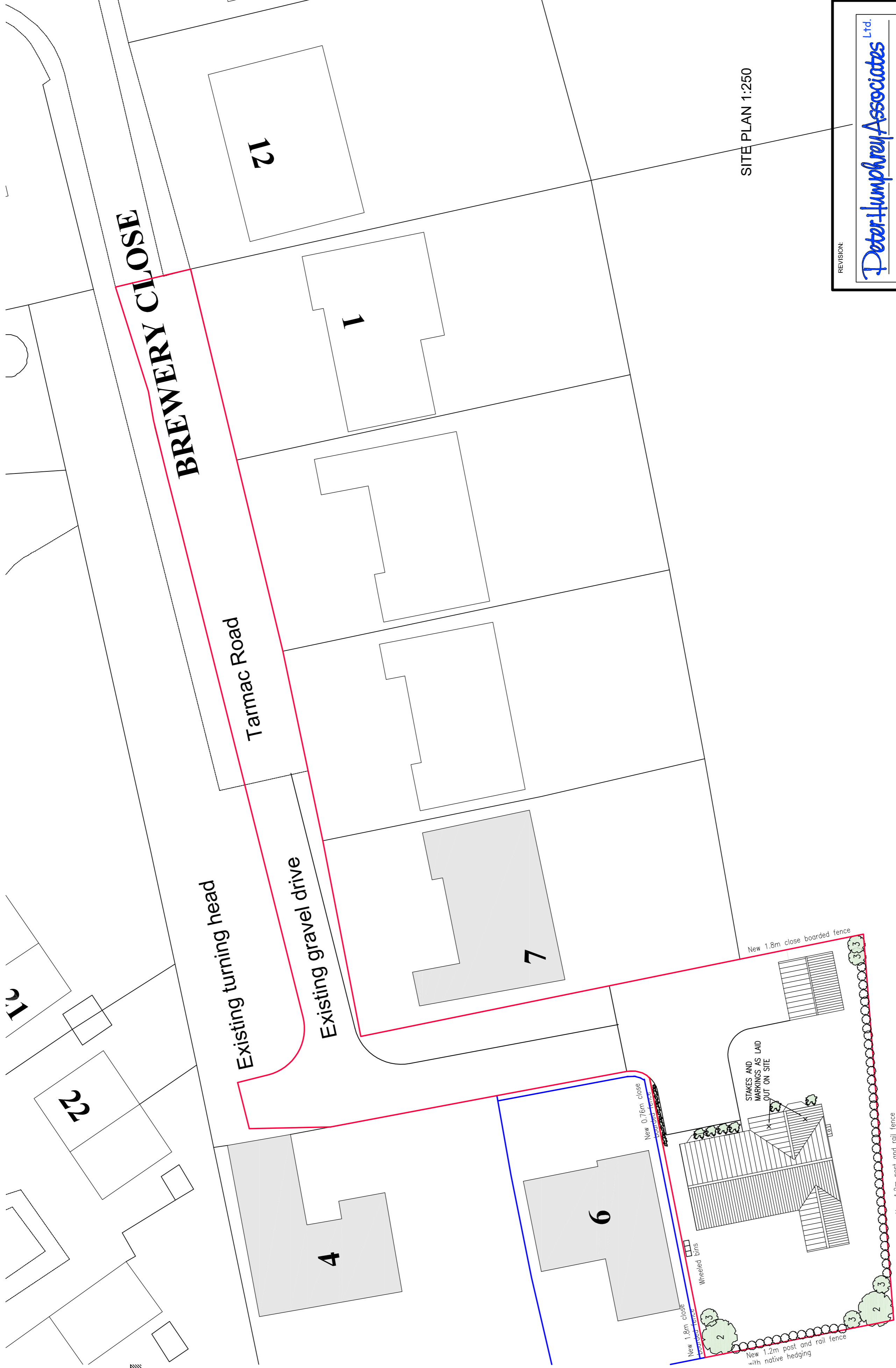


FRONT ELEVATION
SCALE 1:100

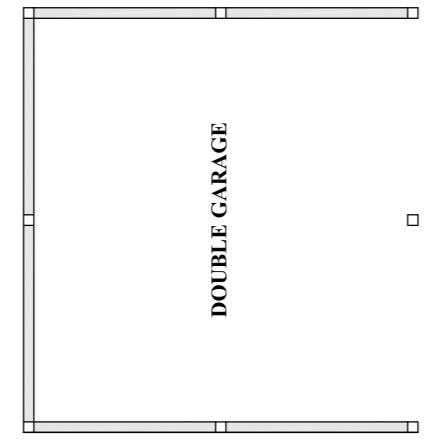
REAR ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



SITE PLAN 1:250



DOUBLE GARAGE
SCALE 1:50



FLOOR PLAN
SCALE 1:50



LOCATION PLAN
SCALE 1:1250

REVISION

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED DWELLING
ADJ. 6 BREWERY CLOSE
PARSON DROVE
WISBECH
CAMBS

CLIENT
MR C BELLAMY

DATE MAY 2013 SCALE AS SHOWN JOB No: 4945-PL01b

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