

**Application Number: F/YR13/0542/F**

**Minor**

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

**Date Received: 16 July 2013**

**Expiry Date: 10 September 2013**

**Applicant: Mrs A Beldom**

**Agent: Mr K Elener – KL Elener Architectural Design**

**Proposal: Erection of a single storey 3-bed dwelling with integral double garage**

**Location: Land South of 76 Main Road Parson Drove**

**Site Area/Density: 0.14 ha**

**Reason before Committee: This application is before committee due to a member call in by Cllr Booth with concerns raised for the loss of amenity to neighbouring properties.**

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

This application seeks full planning permission for the erection of a single storey 3-bed dwelling with integral double garage at Land South of 76 Main Road Parson Drove.

The key issues to consider with regards this application include –

- Principle and Policy Implications;
- Layout, Access and Impact upon Amenity;
- Other Matters.

The site is in a sustainable location within the defined settlement of Parson Drove and therefore the proposal is supported by Policy H3 of the Fenland District Wide Local Plan (1993), Policy CS3 and CS12 of the emerging Fenland Local Plan – Core Strategy (2013) and the NPPF.

Furthermore, it is considered that the revised proposal would not result in a loss of privacy or light to the occupants of neighbouring properties and would not result in an adverse impact upon the amenity of neighbouring properties.

Taking all of the issues and policy considerations into account it is considered that the proposal is on balance acceptable as the proposal would not harm the local area and is consistent with Policies H3 and E8 of the existing Fenland District Wide Local Plan (1993) and Policies CS3, CS12 and CS16 of the emerging Fenland Local Plan Core Strategy (Sept 2013).

It is considered that the proposed single storey 3-bed dwelling with integral double garage would not be detrimental to the local area. In light of these considerations it is considered a favourable recommendation is warranted.

## 2. HISTORY

Of relevance to this proposal is:

- |     |               |  |                  |
|-----|---------------|--|------------------|
| 2.1 | F/YR13/0231/F | Erection of a single-storey 3-bed dwelling with integral double garage | Refused 24/05/13 |
|-----|---------------|--|------------------|

## 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 Emerging Fenland Local Plan - Core Strategy (September 2013):

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside

CS12: Rural Areas Development

CS16: High Quality Environments

### 3.3 Fenland District Wide Local Plan (1993):

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

TR3: Parking

## 4. CONSULTATIONS

- |     |  |  |
|-----|--|--|
| 4.1 | <b><i>Parish Council</i></b>               | Recommend approval is granted subject to there being no objection from the Highways Authority and providing that a suitable splayed access is provided |
| 4.2 | <b><i>FDC Environmental Protection</i></b> | No objections and land contamination is not considered an issue  |
| 4.3 | <b><i>North Level IDB</i></b>              | No comment to make with regard this application  |
| 4.4 | <b><i>CCC Highways</i></b>                 | No objections and append conditions.   |
| 4.5 | <b><i>Local Residents</i></b>              | 1 x letter of objection with concerns including a loss of amenity (light, privacy and noise) and increased risk of flooding.                           |

## 5. SITE DESCRIPTION

- 5.1 This application seeks full planning permission for the erection of a single storey 3-bed dwelling with integral double garage at Land South of 76 Main Road Parson Drove. The site is located within Flood Zone 1. To the east of the site is the Newlands Road residential development, to the north of the site is a detached bungalow, whilst to the west of the site is a detached bungalow with the Lakeside Close residential development further east.

Along the western boundary of the site between the proposed site and no.72 Main Road is an approximately 2.7m high conifer hedge which is within the boundary of the adjoining property no. 72.

## 6. PLANNING ASSESSMENT

### 6.1 Principle and Policy Implications –

The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment ‘which is indivisible from good planning’, and paragraph 9 of the NPPF outlines that pursuing sustainable development involves seeking positive improvements in the quality of the built environment. The ‘Core Planning’ principle of ‘always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’ is outlined in paragraph 17 of the NPPF.

This is in contrast to previous national planning policy such as PPS3 which encouraged the efficient use of land and resulted in many similar ‘backland’ developments. However, whilst land that might previously have fallen within this category is no longer a priority for development, neither the NPPF nor local policies preclude such applications from being considered on their own particular merit. Therefore, it is necessary to assess how this proposal now fits with policy at the current time.

Policy CS3 of the Emerging Core Strategy identifies Parson Drove as a ‘limited growth village’. In these settlements, a small amount of development appropriate to the village will be encouraged and permitted in order to support the continued sustainability of the settlement. In addition, Policy CS12 of the Emerging Core Strategy 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. 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 site is classified as agricultural land, however the applicant has indicated that the site is *‘currently within the defined residential curtilage of the host dwelling and is laid to grass. It is cut on average twice a year to control weed growth. It has no other use’*. The majority of the proposal is within the built up limits of the settlement with residential development to the east, north and west.

The character of this area of Parson Drove is predominantly linear frontage development along Main Road. However, there are residential developments to the east (Newlands Road) and west (Lakeside Close) although these schemes constitute a more comprehensive form of development, in contrast to the proposed development which would result in a ‘tandem’ form of development. Furthermore, in consideration of the form, character and settlement pattern, the location and siting of the dwelling (no. 72) immediately to the west of the site is noted. However, it is considered that although it represents a form of ‘tandem development’ no. 72 holds a strong relationship to the more comprehensive ‘Lakeside Close’ development.

Therefore, it is considered that this proposal could be deemed 'piecemeal' in form. However, in acknowledging that this site is adjacent to the existing developed footprint of the village it is also necessary to assess the application in terms of Policy E8 of the Local Plan, Policy CS16 of the Emerging Core Strategy and the NPPF and assess whether, on balance, it would cause harm to the local area.

Local Policies such as Policy E8 of the Local Plan and Policy CS16 of the Emerging Core Strategy seek to ensure that when considering proposal for new development issues including the scale, style, character, appearance, amenity and access and parking are taken into consideration.

### **History**

The site has been subject to an earlier refusal, under Delegated powers, as detailed in the history section of this report. The revised scheme has been submitted to address the earlier refusal reasons which focused on the tandem nature of the scheme, likely impact on neighbouring residents (by virtue of noise and disturbance arising from the access, loss of privacy and light) and failure to meet RECAP guidance. The subsequent scheme revisions proposed in this submission are responded to below.

### **Layout, Access and Impact upon Amenity –**

The site is situated adjacent to the existing developed footprint of the village and the proposed access to the site consists of a track which currently serves the rear of the existing dwelling (no. 76).

The plans show an access width of 5m at its junction with Main Road which extends for approximately 8.5m into the site. At this point the width of the track gradually reduces to a width of 3m with a further 700mm area of cobbled/setts paved area to allow for larger vehicles to pass over. The plans show that the access runs directly alongside the western elevation of no. 76 and the occupants of no. 76 and the proposed new dwelling will both use the access. The advice from the County Highway officer is that these arrangements are acceptable in terms of highway safety.

The current proposal includes a 700mm high brick wall with 1100mm high close boarded fence over to offer protection to the amenity of the existing dwelling (no.76). In contrast to the previous application, this application features the driveway and access consisting of Bitumen Macadam surfacing replacing gravel and mixed surfaces which will reduce noise impacts.

The proposed layout consists of a generous plot containing a large detached dwelling and integral double garage. In terms of design and layout, both Policy E8 of the existing Local Plan and the emerging Policy CS16 seeks to ensure that new development does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.

The previous application raised concerns regarding the impact upon the amenity of neighbouring properties by virtue of the intensification of the use of the access and potential for noise and disturbance and the loss of privacy and light to neighbouring properties.

In terms of amendments from the previous application in addition to the use of Bitumen Macadam for the access surface treatment, the proposal will now be 4.9 metres from the boundary of the neighbouring property (No. 72). The previous application sited the proposed dwelling approximately 2.9m from the boundary with the neighbouring property (no.72) to the west. The application has also now features a 'hipped roof' as opposed to a 'gable' roof to minimise any impact.

This proposal introduces a new dwelling on a plot of land to the rear of the existing dwelling (no.76) along Main Road. Whilst, it is acknowledged that access to the rear of no.76 has been established here, it is necessary to consider whether the introduction of a further dwelling and the associated activity would intensify the use of the access and alter the character of the area or impact upon the amenity of the surrounding properties.

It is acknowledged that the proposed layout and relationship of the proposed dwelling with the neighbouring properties (including no.76 and 72) is not ideal. However, the key issue is whether the proposal and the level of activity associated with one dwelling would impact significantly upon the levels of amenity associated with neighbouring properties in particular no. 76 and 72.

In terms of the previous application the Parish Council objected to the application as it was felt it would result in loss of amenity with regards to light in the bedrooms of number 72. The Parish Council considered that the proposed dwelling should be sited in the centre of the plot to overcome the loss of amenity and detrimental effect it would have on the adjoining property number 72.

In response to this application the Parish Council have recommended approval is granted subject to there being no objection from the Highways Authority and providing that a suitable splayed access is provided. Comments from the adjoining neighbour regarding the siting of the proposed dwelling and potential loss of light and privacy to the neighbouring property (no.72) are also noted.

However, as a result of the amendments within this application it is considered that this proposal is on balance acceptable as it would not impact upon the amenity of neighbouring properties or result in the loss of privacy or light to neighbouring properties. In addition it is considered that the proposal would not harm the local area and would meet the requirements of existing and emerging policies.

#### **Other Matters –**

This access road is not adopted and as a result and waste collection will have to be at the access at Main Road requiring occupants of the proposed dwelling to wheel their bins to this collection point. This would result in the occupants carrying their bins a considerable distance from their dwellings and at a distance which exceeds the recommendations within the recently adopted RECAP Waste Management Design Guide which outlines that 30 metres should be the optimum distance. In light of the advisory guidance within the RECAP document this situation is regrettable, however given that in this instance it is only for one additional dwelling it would be difficult to refuse this application on this advisory advice alone.

## **7. CONCLUSION**

- 7.1 The site is in a sustainable location within the defined settlement of Parson Drove and therefore the proposal is supported by Policy H3 of the Fenland District Wide Local Plan (1993), Policy CS3 and CS12 of the emerging Fenland Local Plan – Core Strategy (2013) and the NPPF.

Furthermore, it is considered that the revised proposal would not result in a loss of privacy or light to the occupants of neighbouring properties and would not result in an adverse impact upon the amenity of neighbouring properties.

Taking all of the issues and policy considerations into account it is considered that the proposal is, on balance, acceptable as the proposal would not harm the local area and is broadly consistent with Policies H3 and E8 of the existing Fenland District Wide Local Plan (1993) and Policies CS3, CS12 and CS16 of the emerging Fenland Local Plan Core Strategy (Sept 2013).

In light of these considerations it is considered a favourable recommendation is warranted.

## **8. RECOMMENDATION**

### **Grant with 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 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.*

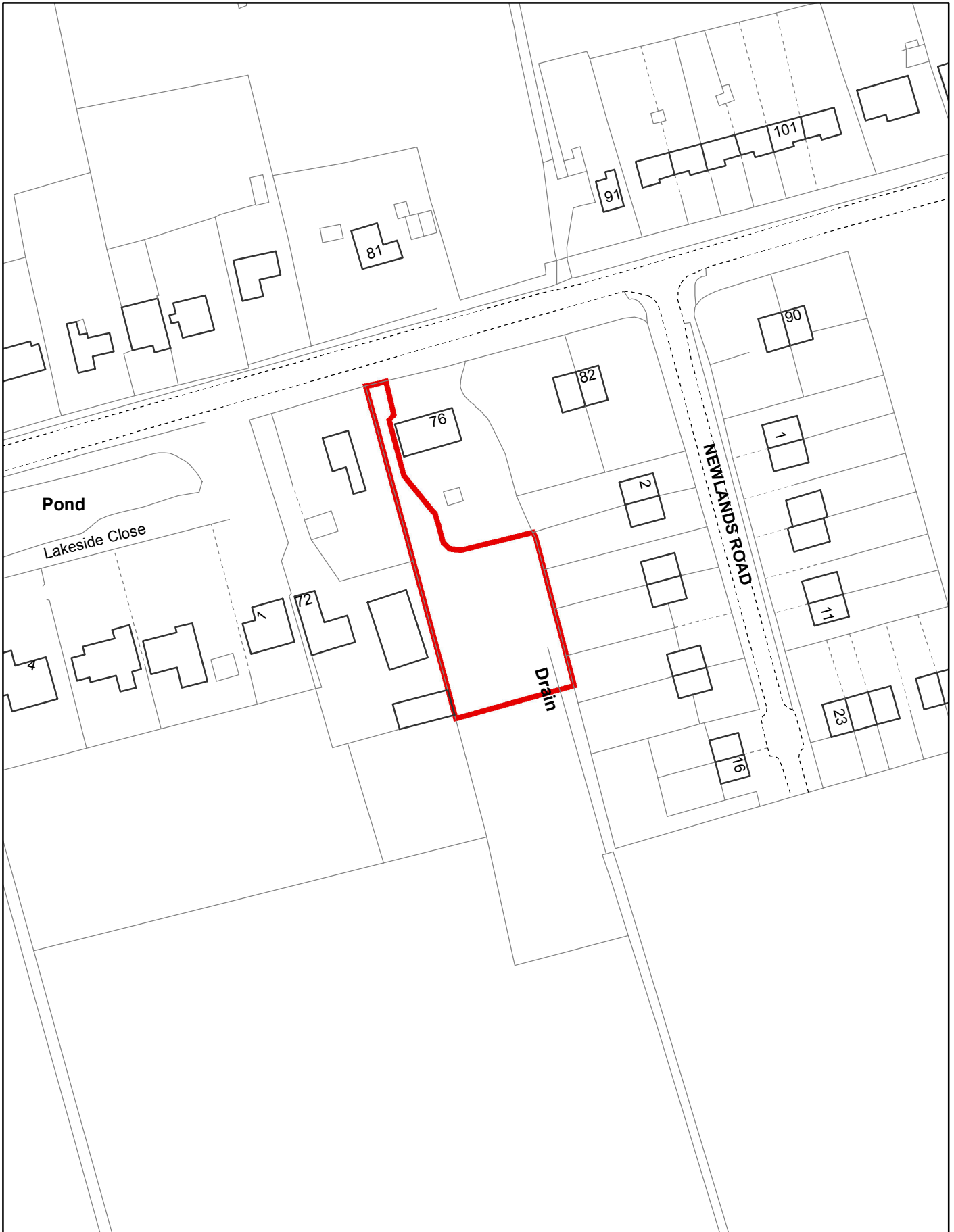
- 3 **Prior to the first occupation of the development the vehicular access shall be laid out in accordance with the approved layout plan and constructed in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

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

- 4 **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 Main Road.**

*Reason - In the interests of highway safety*

- 5 **Approved Plans**



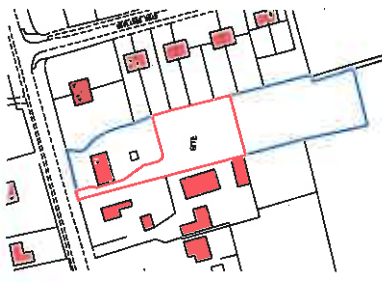
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Scale = 1:1,250





**LOCATION**



**Building Design Award**  
Category Winner 2009

**Building Design Award**  
Overall Winner 2008

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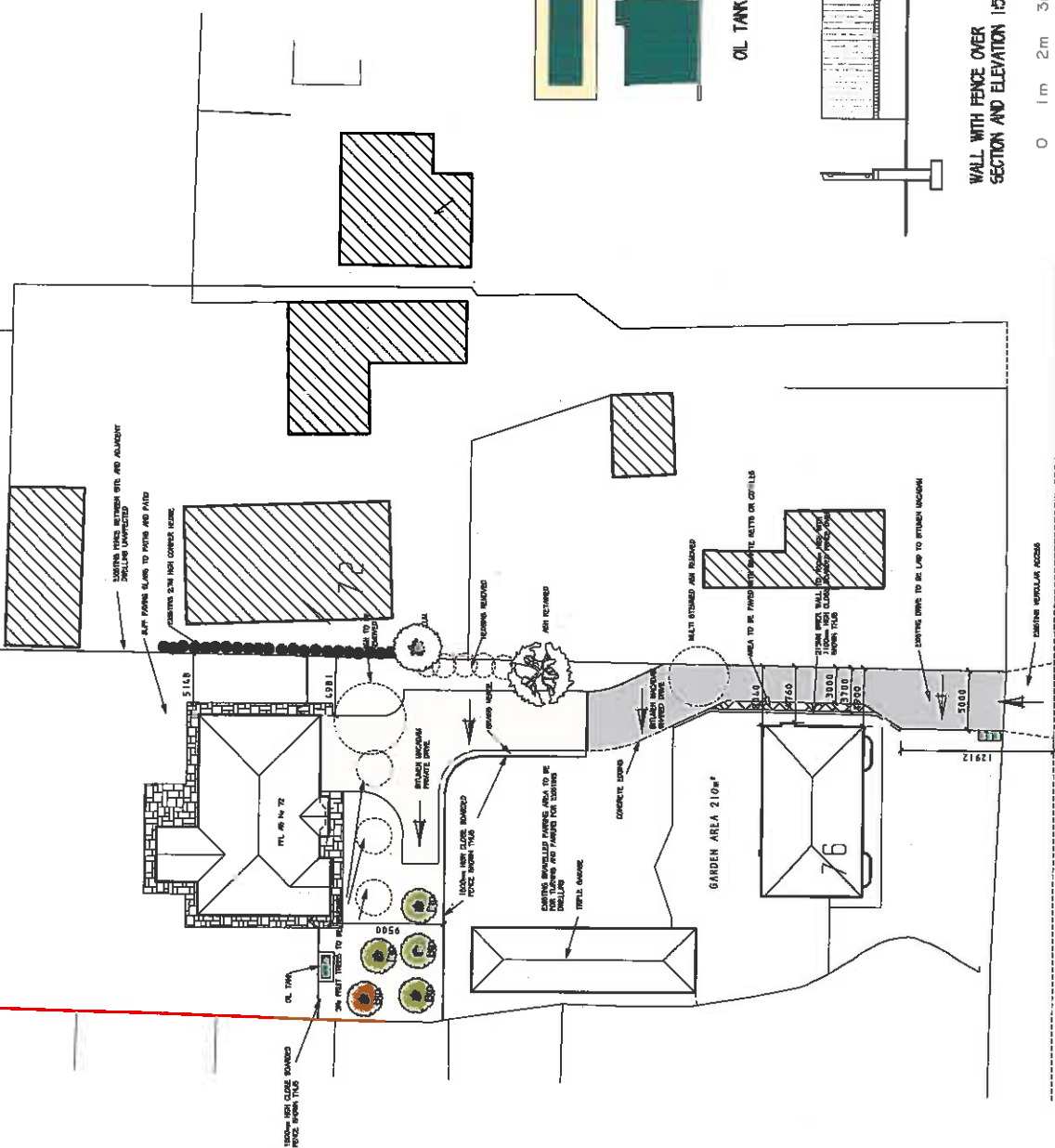
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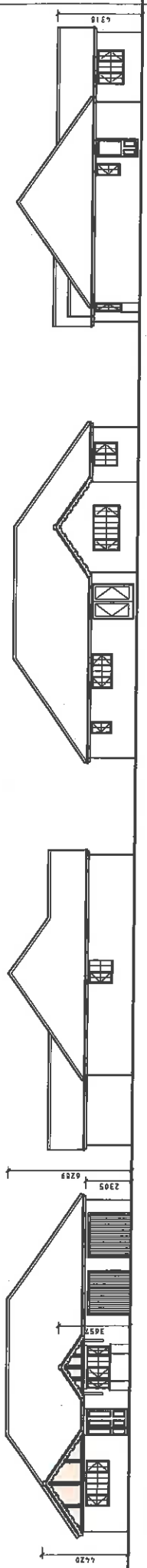
**Project**  
DETACHED BUNGALOW  
REAR OF 76 MAIN ROAD  
PARSONS GROVE

CLIENT	MRS BELDOM
DATE	
SITE & LOCATION	
REF	B30998
SCALE	1:200, 1:250
DATE	NOV 12



**SITE 1:200**



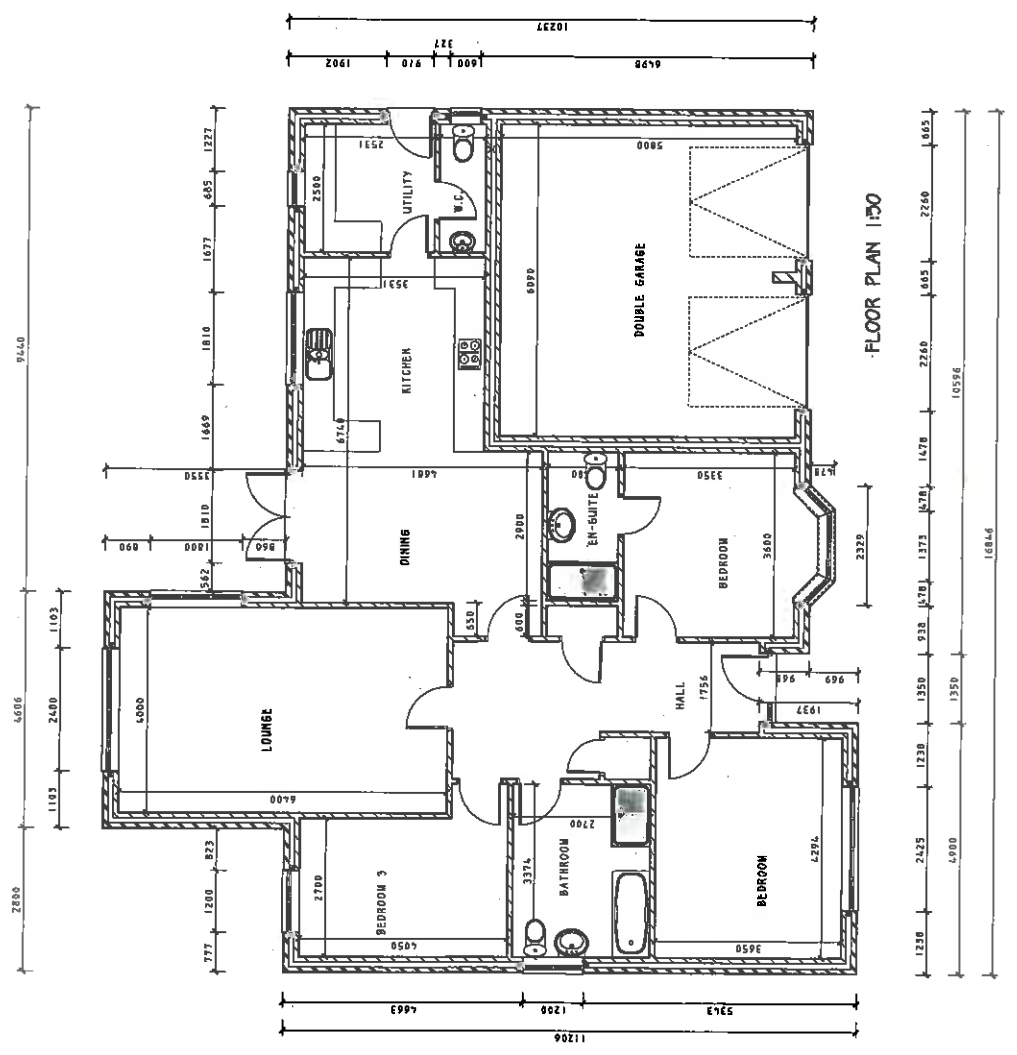


FRONT 1:100

SIDE

REAR

SIDE



FLOOR PLAN 1:50



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Project  
**THREE BEDROOM BUNGALOW**  
SOUTH OF 76 MAIN ROAD  
PARESON DROME

Client  
**MRS A BELDOM**

Title  
**PLANS AND ELEVATIONS**

Ref  
**B30716-7**

Scale  
1:50, 1:100  
Date  
1 MARCH 2008