

**Application Number: F/YR13/0635/F**  
**Minor**  
**Parish/Ward: Gorefield/Roman Bank**  
**Date Received: 22 August 2013**  
**Expiry Date: 17 October 2013**  
**Applicant: Mr D W Flint**  
**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of a 2-storey 3-bed dwelling**  
**Location: Land west of 60 Back Road, Gorefield**

**Site Area/Density: 0.07ha / 7 dph**

**Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

The proposal seeks full planning permission for the erection of a dwelling within an established settlement. The site already benefits from residential consent by virtue of a planning application which was approved for a dwelling in 2012. The design and layout of the scheme is considered to be acceptable and it is unlikely that the living conditions of neighbouring occupiers will be compromised. No negative consultation responses have been received in respect of the application.

It is therefore recommended that planning permission is granted.

**2. HISTORY**

F/YR12/0820/F      Erection of a 2-storey 4-bed dwelling with attached garage involving demolition of existing outbuilding  
Granted 13.12.2012

F/0438/85/F      Erection of a workshop for applicants own use  
Granted 07.11.1985

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

### 3.2 **Draft Fenland 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:**

E8: Landscape and amenity protection

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

## 4. **CONSULTATIONS**

- |     |   |   |
|-----|---|---|
| 4.1 | <b>Parish/Town Council:</b>                 | Not received at time of report                              |
| 4.2 | <b>North Level Internal Drainage Board:</b> | No comment to make  |
| 4.3 | <b>FDC Scientific Officer:</b>              | No objections, contaminated land is not considered an issue |
| 4.4 | <b>Neighbours:</b>                          | None received   |

## 5. **SITE DESCRIPTION**

- 5.1 The site is located on the southern side of Back Road, within the built up settlement of Gorefield. There is a detached workshop building positioned to the rear of the site, with the front section laid to grass. The wider area is residential in character with dwellings of various sizes and designs.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Policy implications
- History
- Design and layout

### (a) Policy implications

The site lies within the settlement of Gorefield where the principle of new housing is supported by the Development Plan. Design policies within the current Local Plan, the emerging Core Strategy and guidance contained within the NPPF (E8, CS16 and Section 7 respectively) stipulate that new development should respond to local character in terms of materials, scale, layout and landscaping and should not have an adverse impact on highway safety, neighbouring amenities or the natural environment. These points will be discussed in more detail in the 'Design and Layout' section of this report.

(b) History

A proposal for a new dwelling on this site was granted under delegated powers on this site in December 2012. The application involved the demolition of the existing workshop buildings. The principle of residential development on this site has therefore already been established.

(c) Design and Layout

The dwelling will be positioned towards the front of the site, in line with the neighbouring property to the east. The dwelling will have a gable front with a lower height side projection. The parking and turning area will be located to the front and side of the property and the existing workshop building to the rear will remain in place, leaving a relatively large rear garden area. The layout and position of the first-floor windows are such that the only overlooking which will occur is over the front parking area of the neighbouring property to the east. The neighbouring private amenity space is accordingly safeguarded.

**7. CONCLUSION**

- 7.1 The site is positioned within the established settlement of Gorefield where the principle of residential development is acceptable. The scheme is considered to be of an acceptable design and layout and it is unlikely that neighbouring occupiers will suffer as a result of the proposal. It is considered that the scheme complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

**8. RECOMMENDATION**

**Grant**

1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

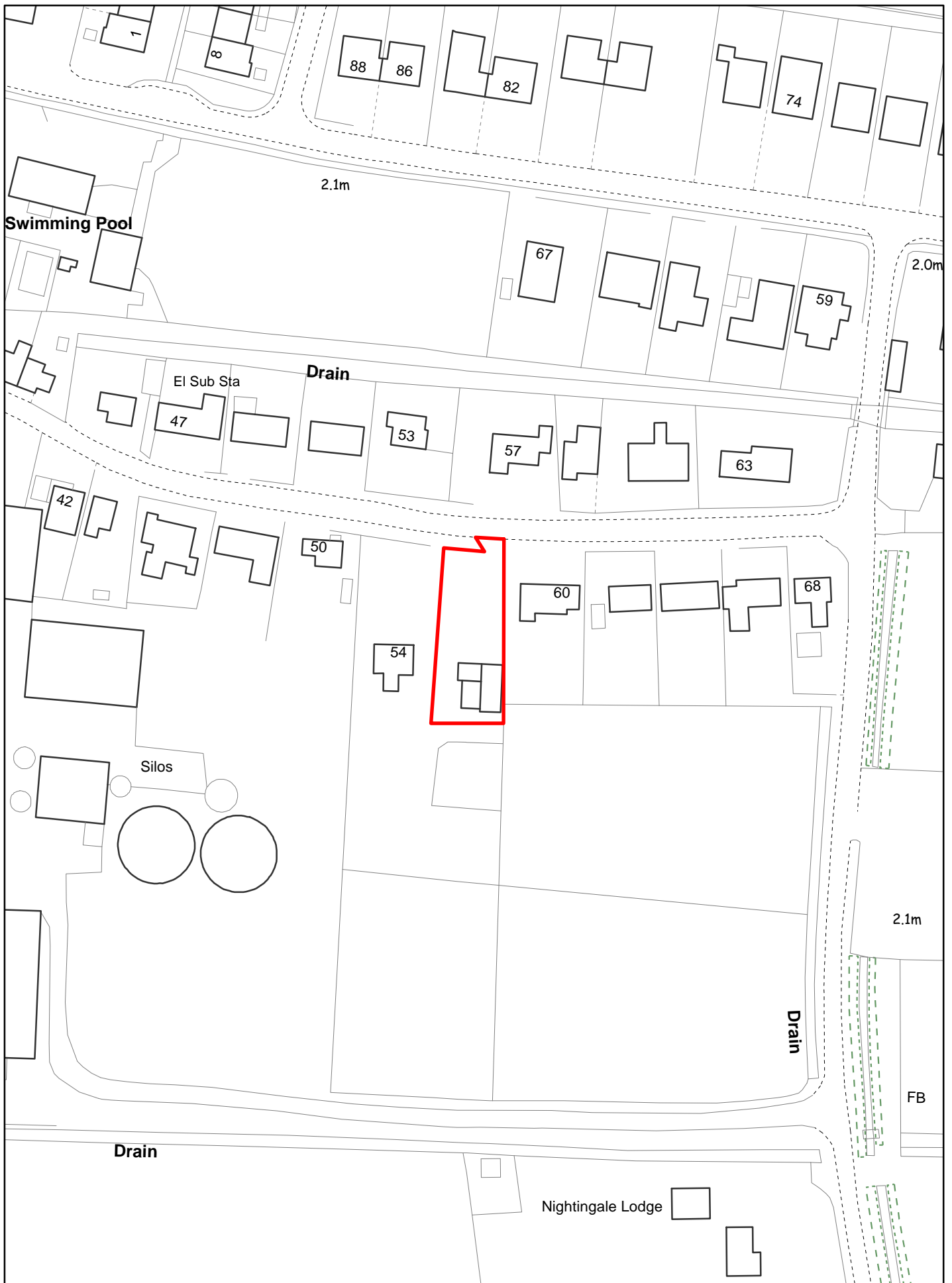
**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. **Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, levelled, surfaced and drained in accordance with the approved plan(s). Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents / occupiers of the approved scheme, and shall not be used for any other purpose.**

**Reason**

**In the interests of highway safety.**

3. **Approved plans**



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