

**Application Number: F/YR13/0645/F**

**Minor**

**Parish/Ward: Gorefield Parish Council/Roman Bank**

**Date Received: 28 August 2013**

**Expiry Date: 23 October 2013**

**Applicant: Mr & Mrs B A Pooley**

**Agent: Mr David Broker, David Broker Design Services**

**Proposal: Erection of a 2-storey, 3-bed dwelling with integral garage involving demolition of existing dwelling and garage**

**Location: Colwyn, 9 High Road, Gorefield, Wisbech**

**Site Area/Density: 0.31 ha**

**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

This application seeks full planning permission for the erection of a 2-storey, 3-bed dwelling with integral garage involving demolition of existing dwelling and garage at 'Colwyn', 9 High Road, Gorefield.

The key issues to consider are;

- Policy Considerations;
- Layout, Design and Impact on Amenity;
- Highways and Access.

It is considered that the proposed development for the erection of a 2-storey, 3-bed dwelling with integral garage involving demolition of existing dwelling and garage would be acceptable in terms of design and appearance. Furthermore, the proposed development would not result in an adverse impact upon the amenity of the occupants of adjoining properties.

Therefore, the proposed development would comply with Policies CS3, CS12 and CS16 of the emerging Fenland Local Plan – Core Strategy (2013), Policies H3, E8 and TR3 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is therefore recommended that the application be approved.

## 2. HISTORY

Of relevance to this proposal is:

### 2.1 No relevant or recent history

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

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

CS12: Rural Areas Development Policy

CS16: High Quality Environments

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

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

E9: Alteration and Extension to existing buildings

TR3: Parking Standards

### 4. CONSULTATIONS

#### 4.1 *Parish Council*

No comments received at time of report -  
Full update at meeting

#### 4.2 *North Level IDB*

No comments received at time of report -  
Full update at meeting

#### 4.3 *CCC Highways*

Acceptable recommends conditions

#### 4.4 *EDF Energy*

No comments received at time of report -  
Full update at meeting

#### 4.5 *FDC Environmental Protection*

The Environmental Protection Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the proposal involves the demolition of an existing dwelling the unsuspected contamination condition should be imposed.

#### 4.6 *Local Residents*

No comments received at time of report -  
Full update at meeting

### 5. SITE DESCRIPTION

5.1 The site is located along High Road, Gorefield which consists of linear development characterised by bungalows. The site currently comprises a detached bungalow with a garage to the east of the dwelling and a private garden to the rear.

### 6. PLANNING ASSESSMENT

6.1 The key issues to consider are;

- Policy Considerations;
- Layout, Design and Impact on Amenity;
- Highways and Access.

## 6.2 Policy Considerations –

The site is located in a sustainable location within the built up limits of Gorefield and therefore the principle of the proposal is supported by Policy H3 of the Fenland District Wide Local Plan (1993), Policy CS3 of the emerging Fenland Local Plan – Core Strategy (2013) and the NPPF. The NPPF seeks to secure a high quality design and a good standard of amenity for all existing and future occupants of lands and buildings. The principles of the NPPF are echoed in Policy E8 of the Local Plan (1993) and Policy CS16 of the emerging Local Plan-Core Strategy (2013) which outline that when considering applications for new development, proposals should be of a design compatible with their surroundings and have regard to the amenities of adjoining properties.

## 6.3 Layout, Design and Impact on Amenity –

The proposed layout involves the demolition and replacement of the existing dwelling and garage and is considered acceptable with adequate amenity space provided. It is acknowledged that the proposed development will introduce roof lights into the front and rear elevations. However, it is noted that no neighbour comments have been received and it is considered that the proposal would not result in overlooking or impact upon the living conditions of neighbouring properties.

The proposed dwelling will increase the ridge height of the dwelling; however the applicant's agent has provided a streetscene elevation to illustrate the relationship with the adjoining properties. It is acknowledged that there will be a variance with the heights of adjoining properties, in particular to number 11 to the west of the site, however taking all issues into consideration and given the proposal will make a positive contribution to the area this difference in ridge height is considered to be acceptable.

Furthermore, in terms of design, and appearance the proposed dwelling is compatible with the surrounding area in terms of design, scale and materials.

Therefore, it is considered that the proposed development is in line with Policy E8 of the existing Fenland District Wide Local Plan 1993 and Policy CS16 of the Emerging Local Plan – Core Strategy.

## 6.4 Highways and Access –

With regard to the access, parking and turning arrangements, it is acknowledged that turning within the site has not been provided, however this is not uncommon along High Road.

CCC Highways have indicated that this is acceptable and have recommended conditions. The proposal provides adequate parking provision on-site.

## 7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of Policies CS3, CS12 and CS16 of the emerging Fenland Local Plan – Core Strategy (2013), Policies H3, E8 and TR3 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework.

## **8. RECOMMENDATION**

### **Grant**

- 8.1 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.**

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

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

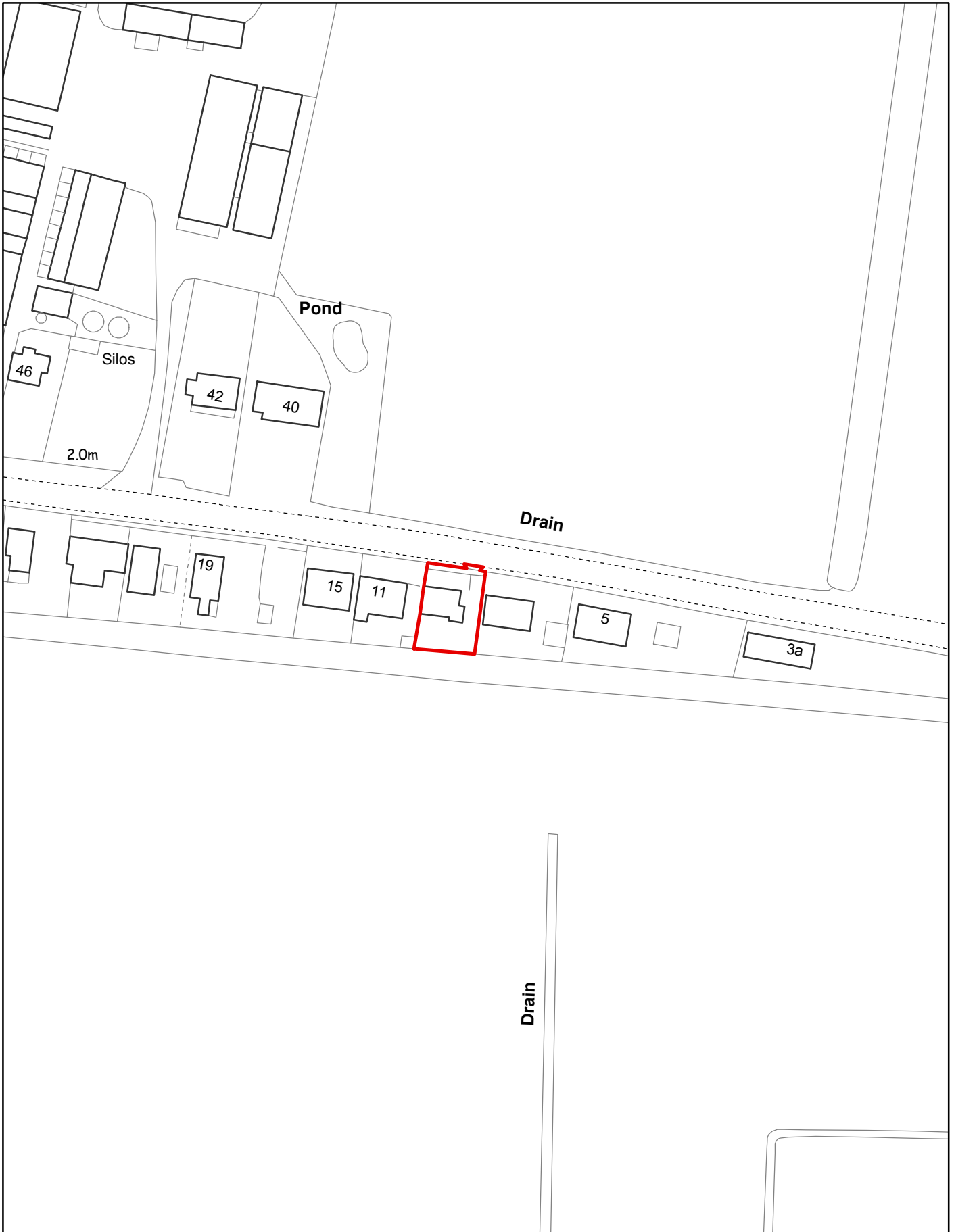
- 8.3 Prior to the first occupation of the dwelling hereby permitted the proposed on-site parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.**

**Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.**

- 8.4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.**

**Reason – To ensure that the development complies with approved details in the interests of the protection of human health and the environment.**

- 8.5 Approved Plans**



Created on: 05/09/2013

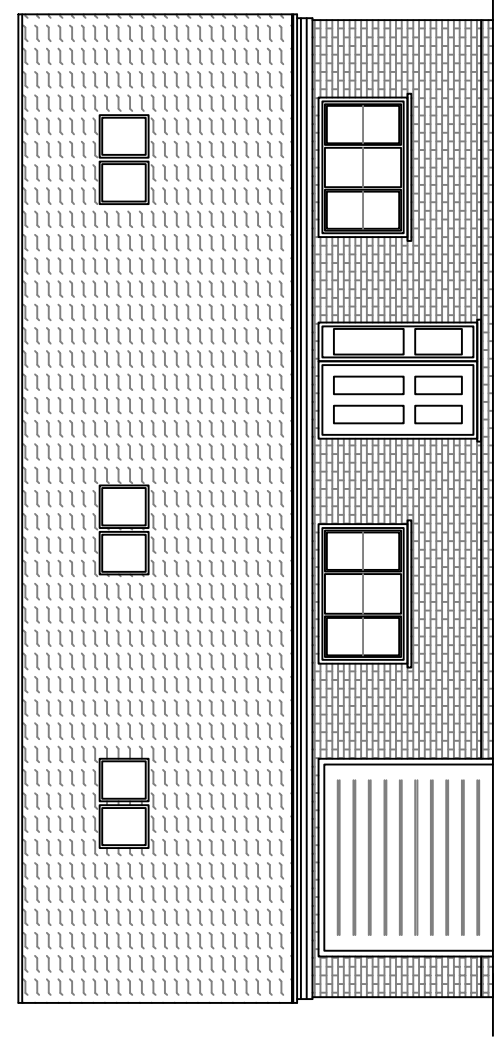
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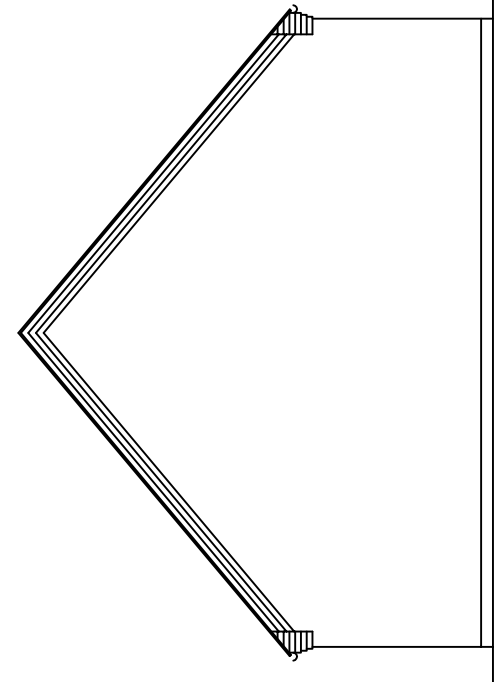
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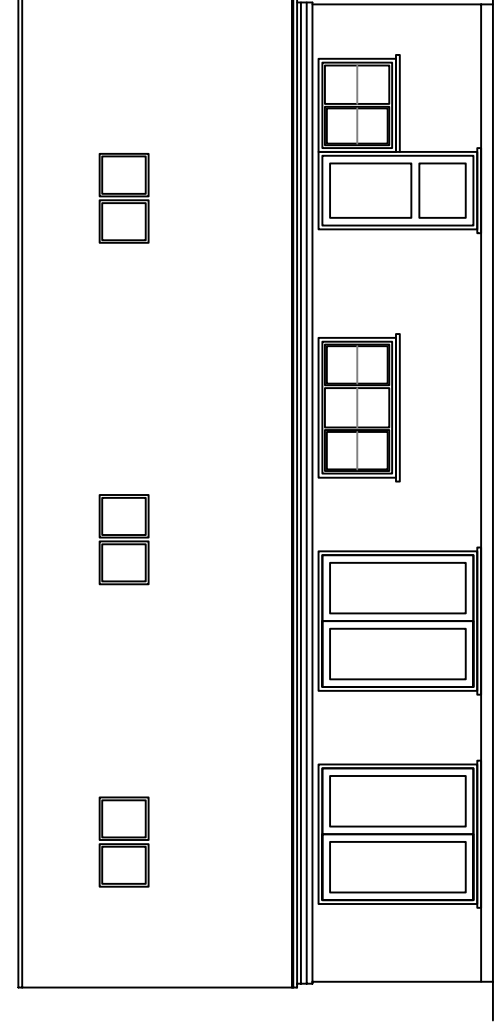




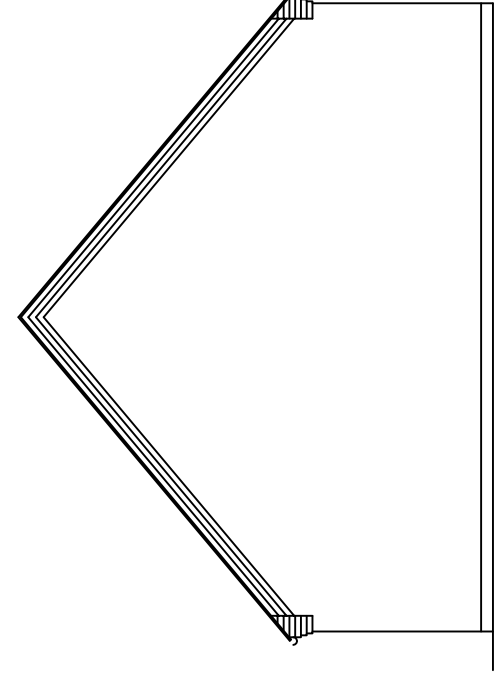
PROPOSED FRONT ELEVATION  
SCALE 1:100



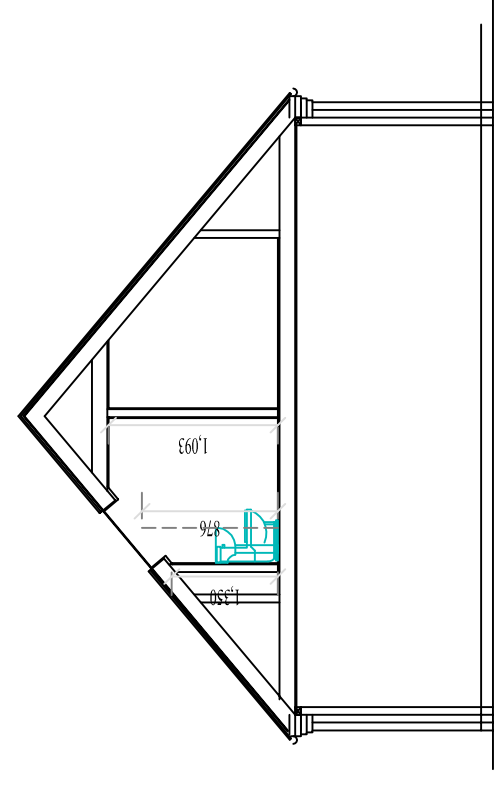
PROPOSED SIDE ELEVATION  
SCALE 1:100



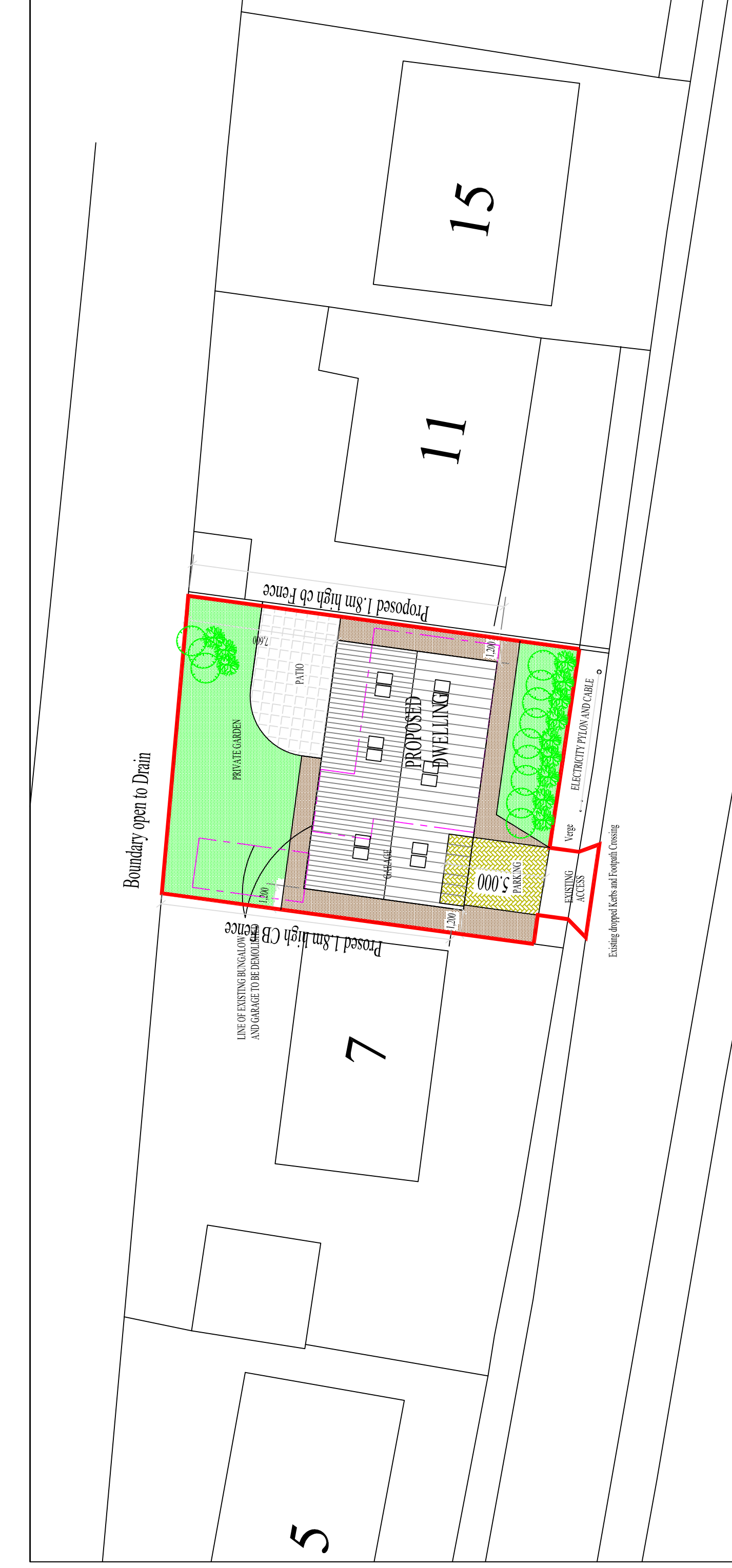
PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100

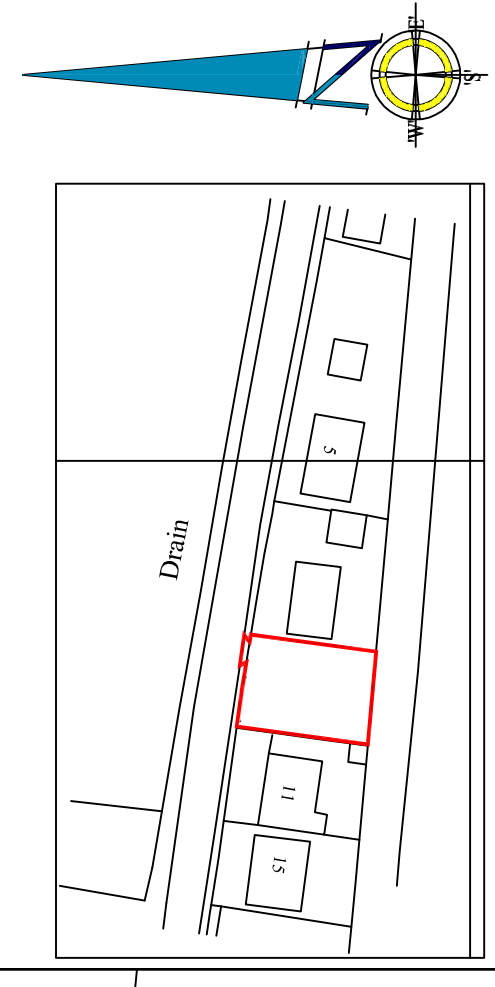
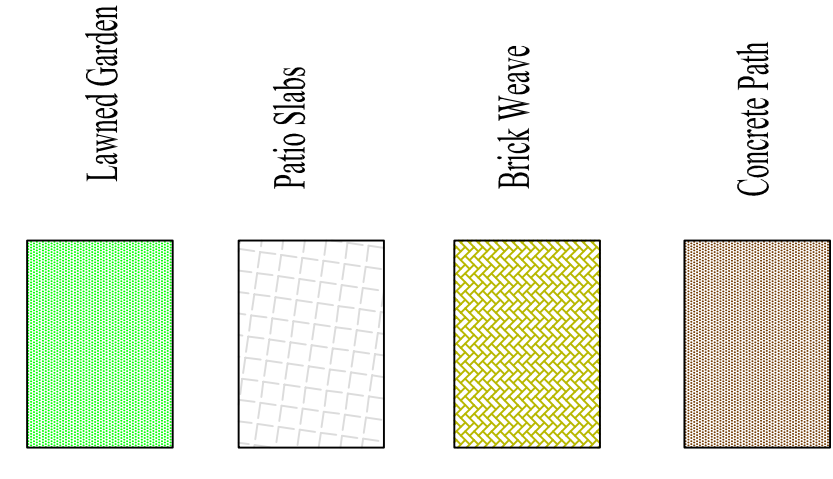


SECTION  
SCALE 1:100



BLOCK PLAN  
SCALE 1:200

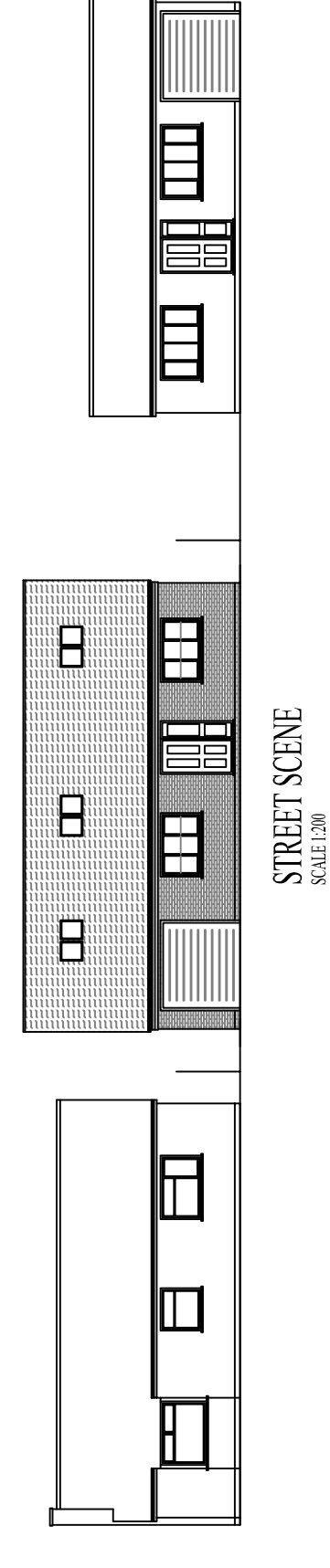
**MATERIALS**  
 FACING BRICKS - DESIMPLE HATHERWAY BLEND  
 ROOF TILES - SANDTOFT CALDERDALE SLATES, SLATE GREY  
 WINDOWS - WHITE UPVC



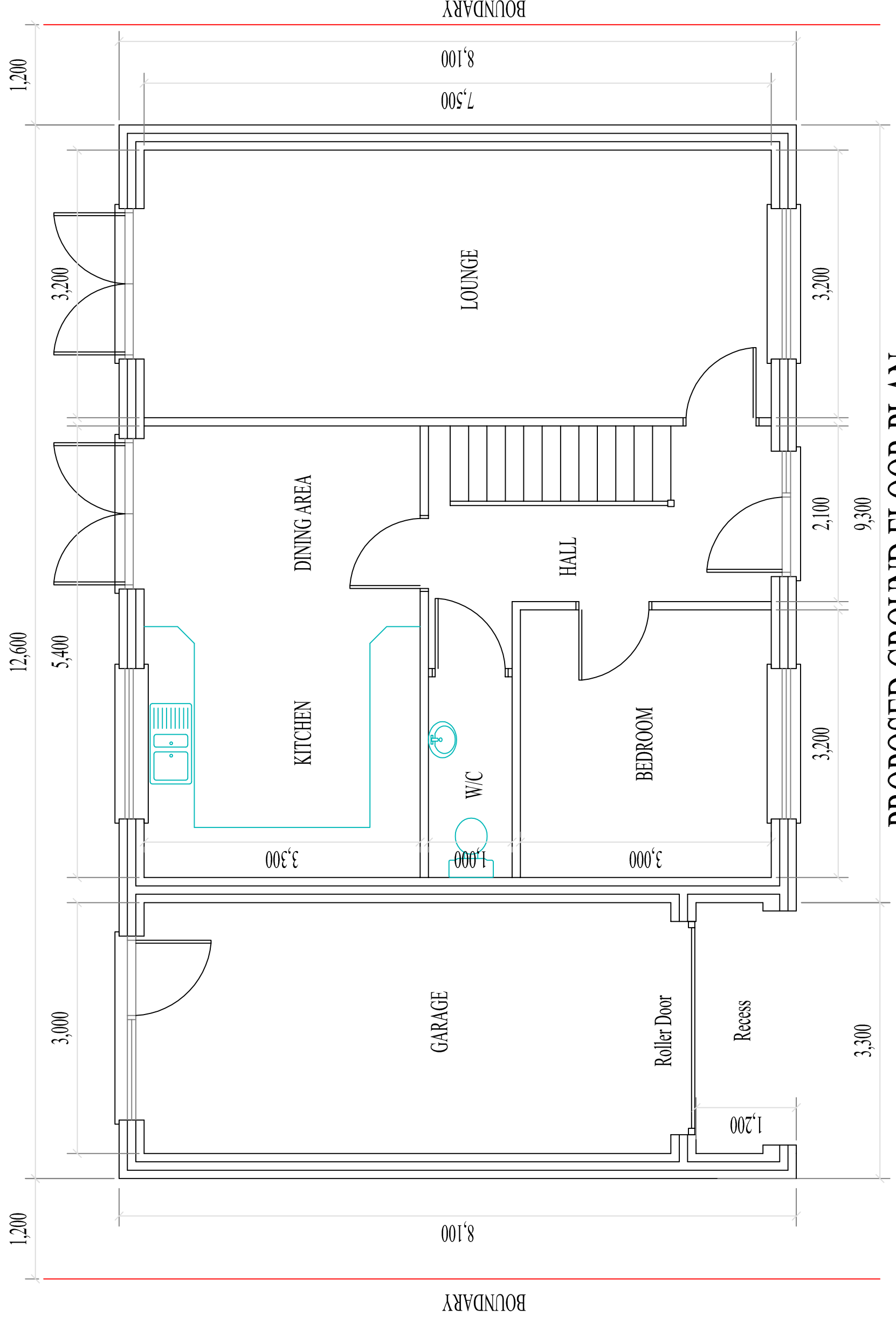
LOCATION PLAN  
SCALE 1:1250

**PLANTING AND LANDSCAPING**  
 Slimm Beds  
 Cotoneaster  
 Berberis  
 Autumn Glory  
 Fatsia Japonica  
 Choisya Ternata

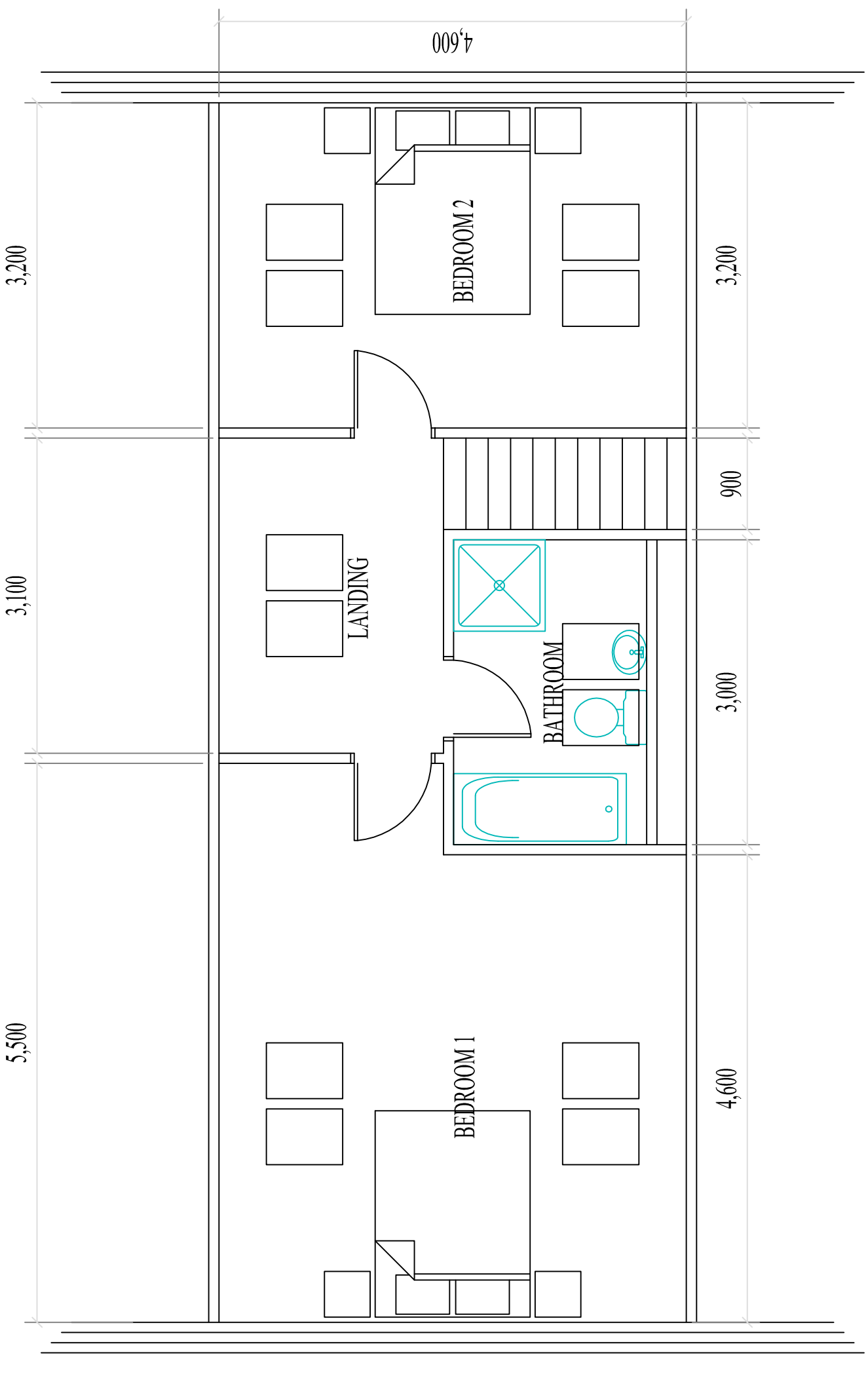
Plants cultivated prepared in a nursery to be planted in the garden. Plants are to be planted in the garden as indicated on the plan. All plants are to be planted in the garden as indicated on the plan. All plants are to be planted in the garden as indicated on the plan.



STREET SCENE  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50

Highly Commended  
 Recent Council of Kings Lynn Residential New Build  
 & West Norfolk The Mayors Award for Design in the Environment 2011

LABC  
 Local Authority Building Control  
 Peterborough City Council

Building Design Services  
 Design Awards  
 Building Excellence in Fenland  
 Heritage award 2010  
 for Conversion or Renovation  
 Highly commended  
 for Conversion or Renovation  
 2010  
 Heritage award New build  
 2009

Rev	By	Date
A	AS	10/03/2015
B	AS	10/03/2015

**DBDS**  
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Issue: No 1 For client comment and approval  
 Issued prior to Council approval and subject to amendment

Client: MR B POOLEY

Drawing No: 1671

Project: PROPOSED 3 BED CHALET BUNGALOW WITH INTEGRAL GARAGE

Site: COB WYN, 9 HIGHER ROAD, GOREFIELD

Drawn: A. Saitton  
 Checked: -

Print Scale: 1:50 @ A1  
 Date: FEB 12  
 Revision No: B

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