

Application Number: F/YR13/0784/RM

Minor

Parish/Ward: Parson Drove/Wisbech St Mary

Date Received: 16 October 2013

Expiry Date: 11 December 2013

Applicant: Mr & Mrs J Williams

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2-storey 4-bed dwelling with detached double garage.

Location: Land East of Nicola, Fen Road, Parson Drove.

Reason before Committee: The 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 planning permission for the reserved matters for a dwelling at Land East of Nicola, Fen Road in Parson Drove. The area is characterised by a number of dwellings and this application relates to a previous outline approval for 3 dwellings. The principle of development was established under the outline permission and there has been a previous Reserved Matters approval for one of the other plots which has been constructed and a full application for the other plot which is currently under construction.

The key issues to consider are:

- Site History
- Design and Layout

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in this instance, therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

F/YR11/0420/EXTIME	Residential Development (Max 3 dwellings) (Renewal of planning permission F/YR08/0391/O)	Granted 29 th July 2011.
F/YR10/0657/RM	Erection of a 4-bed detached bungalow with attic playroom above and attached car port and formation of vehicular access including culverting of drain.	Approved 10 th May 2010.

F/YR09/0385/F	Erection of a 3-bed detached bungalow with attic storage above, detached double garage and formation of vehicular access including culverting of drain	Granted 28 th August 2009
F/YR08/0391/O	Residential development (Max 3 dwellings)	Granted 6 th June 2008.

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.

Paragraph 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

3.2 **Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development

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

CS12: Rural Areas Development Policy

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.

4. **CONSULTATIONS**

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| 4.1 | <i>Parish Council</i> | No objections raised. Recommend approval is granted. |
| 4.2 | <i>North Level IDB</i> | No response received at the time of writing this report. |
| 4.3 | <i>FDC Scientific Officer</i> | No objections to the development as it is unlikely to have a detrimental effect on local air quality or the noise climate. Contaminated land is not considered an issue. |

- 4.4 **CCC Highways** No objections. Requests conditions relating to access construction, parking and turning and gate location.
- 4.5 **Local Residents:** None received.

5. **SITE DESCRIPTION**

- 5.1 The site comprises of an area of open land which has been partially developed. The site is flanked by dwellings, with open agricultural land beyond, to the rear. The site predominantly falls within the main settlement core of Parson Drove with a small section of the garden being outside of the defined settlement. The area is characterised by residential development, with a mix of 2-storey and single-storey dwellings. The site has the benefit of outline consent for a maximum of 3 dwellings, one of which has been constructed and another which is under construction. This is the final remaining plot to be developed.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Site History
 - Design and Layout

Site History

This is a reserved matters application relating to an outline application for a maximum of 3 plots approved in 2008 under planning permission F/YR08/0391/O. This permission established the principle of development on the whole site between Nicola, to the West and Mount Wickham, to the East. This consent was extended in 2011 under permission F/YR11/0420/EXTIME. In 2009 consent was given for the westernmost plot under planning permission F/YR09/0385/F which is currently under construction and is a 3-bed detached bungalow with attic storage above, detached double garage and formation of vehicular access including culverting of drain. In 2010 permission was granted for the Reserved Matters for the central plot which sits to the East of this application site. This was approved for a 4-bed detached bungalow with attic and playroom in the roof and an attached car port. This dwelling has been constructed on the site. Consideration must be given to the design, scale and layout of these approved dwellings.

Design and Layout

This application seeks the approval of the access, appearance, landscaping, layout and scale of the proposed dwelling for this easternmost plot. The principle of a dwelling in this location has been established under the 2008 outline consent. The proposal for this plot is a 2-storey 4-bed dwelling, which is in keeping with those approved on the adjoining plots. The design of the dwelling is that of a chalet style dwelling, resulting in the development being visually in keeping with the neighbouring dwellings to the East and West.

The dwelling is to be located centrally within the site which will result in a staggering between the adjacent plots to the East and West and will be in keeping with the form and character of the dwellings along this side of Fen Road.

The site layout includes areas of front and rear garden space with a patio area to the rear and driveway and turning space to the front. The driveway is to run along the Eastern side of the site, leading through the proposed car port to a detached double garage further within the site. The proposed site layout is considered to reflect that of the neighbouring dwellings and would not have an adverse impact on the visual characteristics of the surrounding area or any neighbouring residential amenity.

The proposal is considered to be acceptable in terms of the design and layout of the site and the impacts on the form and character of the surrounding area.

The additional condition requested by the LHA relating to access construction cannot be imposed, as it places additional requirements on the applicant not featured on the outline permission.

7. CONCLUSION

- 7.1 The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that the proposal, which relates to the detail of the scheme rather than the principle of development, is acceptable. As such it is recommended for approval.

8. RECOMMENDATION

Grant

1. **Before the dwelling hereby permitted is occupied the vehicular accesses from Fen Road shall be hard surfaced, sealed and drained away from the highway for a minimum length of 5m from the carriageway edge, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

Reason: In the interests of highway safety.

2. **Prior to the first occupation of the development the proposed on-site parking / turning shall be laid out 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.

3. **Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason: In the interests of highway safety.

4. **Any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway, and shall be hung to open inwards.**

Reason: In the interests of highway safety.

5. Approved Plans

Informative linking this application to the Outline Permission and the original conditions imposed on this.