

Application Number: F/YR13/0750/RM

Minor

Parish/Ward: Wisbech Town Council/Hill Ward

Date Received: 3 October 2013

Expiry Date: 28 November 2013

Applicant: Mr D Edgeson

Agent: Mr N Lowe, Peter Humphrey Associates Ltd

Proposal: Erection of a 1 x 2-bed and 1 x 3-bed single-storey dwellings and 1 x 3 – bed 2-storey dwellings involving the demolition of existing dwelling.

Location: 47 Ramnoth Rd, Wisbech.

Site Area: 0.14 ha

Reason before Committee: This proposal is before the Planning Committee due to the recommendation being contrary to the views of the Town Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application relates to a bungalow fronting onto Ramnoth Rd with a long rear garden.

It seeks reserved matters approval for the erection of a 1 x 2-bed and 1 x 3-bed single-storey dwellings and 1 x 3 – bed 2-storey dwellings involving the demolition of existing bungalow.

The principle of developing the site for housing development in this location has recently been accepted by the granting of planning permission on appeal.

The submission broadly follows that submitted in indicative form for the outline permission.

The proposed layout and design of the site is 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

Planning permission for residential development of this site has previously been refused on a number of occasions in the last few years, i.e. F/YR11/0050/O & F/YR12/0085/O.

An appeal was also made on application ref: F/YR11/0050/O, which was dismissed on 28th June 2012 (Appeal Ref: APP/D0515/A/2169307/NWF)

Another application F/YR11/0633/O was the subject of a further appeal, which was allowed on 29th August 2013 (Appeal Ref: APP/D0515/A/13/2190458)

F/YR11/0050/O	Erection of 2 x 2-storey and 1 x single-storey dwellings and erection of carport involving demolition of existing dwelling	Refused 02.08.2011 Committee Decision
F/YR11/0633/O	Erection of 2 dwellings involving demolition of existing dwelling	Refused 22.01.2013 Delegated Decision Allowed on Appeal 29 th August 2013
F/YR12/0085/O	Erection of 2 x 2-storey dwellings and 1 x single-storey dwelling, involving demolition of existing dwelling and outbuildings	Refused 02.04.2012 Delegated Decision Dismissed on Appeal 28 th June 2012

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
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 refusal as this application is overdevelopment of the site. Members would welcome development but deem the site only suitable for a single replacement dwelling due to issues of access and parking.
- 4.2 ***FDC Environmental Protection*** Unsuspected contamination condition required.
- 4.3 ***Cambs CC Highways*** Note application was granted on appeal. Recommend appropriate conditions to secure the satisfactory implementation of the development.
- 4.5 ***Middle Level Commissioners.*** Awaiting.
- 4.6 ***Local Residents:*** 2 letters received, raising the following concerns:
- my neighbour and myself will be looking onto a mini-estate from the rear of our properties
 - loss of open views to rear of property
 - will increase noise in a tranquil part of the town
 - concern about potential impact on structure of our properties, which are old and prone to movement.
 - Proximity of roadway to my property boundary – will increase numbers of vehicles to rear of my property
 - will affect outlook of area
 - highway safety

5. **SITE DESCRIPTION**

- 5.1 The site is located within a predominantly residential area approximately 1.0 mile to the south east of Wisbech town centre. It comprises the existing bungalow on the site frontage and its long rear garden. Residential dwellings and their gardens adjoin each site boundary apart from the site frontage.

It is located in an area which is predominantly residential in character dating mainly from the early Edwardian period and comprises a range of detached, semi-detached and terraced houses which follow a fairly established building line on either side of the road.

The garden and adjoining gardens have a fairly open character with low dividing fences and has limited natural features, apart from a number of fruit trees adjacent to the existing house.

The site lies within Flood Zone 1

The site area measures 0.09 hectares.

6. **PLANNING ASSESSMENT**

6.1 **Background**

The principle of developing the site for 3 dwellings has been accepted by the granting of outline planning permission on appeal in August 2013. An indicative layout and design for the site was submitted with this application.

The current application comprises the 'reserved matters' to the above application. Whilst the development of the site for 3 dwellings is now accepted, it still falls on the Council to consider the acceptability of the following reserved matters:

- access
- layout
- appearance
- landscaping
- scale

6.2 **Access**

While the proposed access design has been strongly opposed at both appeals by officers with support from Cambridgeshire CC Highways, The Inspector at the second appeal considered, that by providing a wider road width at the site entrance (to allow two vehicles to pass), this overcame the main reason for the dismissal of the first appeal.

The Inspector (as in the case of the previous appeal) did not consider that the fact that the vehicle to vehicle sight lines would cross front gardens in third party ownership at the site access was sufficient to warrant refusal on highway safety grounds. He also considered that the access arrangements at the application site to be broadly similar to that approved previously at 41 to 43 Ramnoth Road, which also had similar characteristics. It is against this backdrop that Officers must accept the access arrangements to the site as proposed.

Additional conditions recommended by Cambs CC Highways will be included.

On the basis of this appeal decision, the proposal is therefore 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).

6.3 ***Layout, Scale & External Appearance.***

The submitted plans show the following:

- Plot 1 (a two-storey house) located on the site frontage adjacent to No. 45
- a 5.0m wide access road leading into the site alongside the boundary to No. 49, leading to a turning head, with a private drive running off to serve Plot 3.
- Plot 2 (a two-bed bungalow) located in the central part of the site facing towards No. 49
- Plot 3 (a three-bed bungalow) located at the bottom of the site facing Plot 2
- Two parking spaces are shown per property.

The proposed site layout is considered to be acceptable and there is suitable spacing between existing and proposed dwellings. The distance from the rear corner of 45 Ramnoth Rd to the corner of plot 2 measures 14.2m. From the rear elevations of 49 and 51 Ramnoth Rd, these distances measure 16.2m and 20.4m respectively.

Plot 2 measures 2.5m in height to the eaves and 4.5m to the ridge resulting in a building with a fairly low profile. It is also located next to a recently constructed garage. The proposal therefore respects neighbours residential amenities, although it is accepted that their outlook to the rear will change.

It is considered that a 2.0m high close boarded fence (with 300mm trellis above) should be provided alongside the whole of the shared boundary with No. 49, to the rear of this dwelling. This is to assist to improve the amenities of the adjoining dwellings and prevent overlooking from the Plot 2 over the garden of No. 49.

A condition is also recommended to restrict further extensions to these dwelling (Classes A –D), given the constraints of the site.

The proposed two-storey dwelling on the site frontage (Plot 1) contains gable ends and a pitched roof to match adjoining dwellings in this part of the road. A projecting bay window and brick detailing is considered to provide a level of visual interest in an area of mixed housing designs. The eaves and ridge heights on the new dwelling are also of a broadly similar height to those adjoining and the proposal is therefore considered to complement the existing street-scene.

The proposed materials are:

Roof – Sandtoft Double Pantile (Rustic Colour)
Walls – Desimple Kenilworth Multi (Red)
Windows – White UPVC

The proposed scheme is therefore considered to be acceptable in respect of these reserved matters.

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).

6.4 **Landscape.**

The amended plans show ground cover along the site frontage and in the front gardens of the bungalows.

It is considered that 600mm high railings or 'hit and miss' wooden paling fencing should be provided along the site frontage. This is required to provide a level of enclosure to the site frontage as per other properties in other parts of

On this basis the proposal is considered to be acceptable.

7. **CONCLUSION**

- 7.1 The principle of developing the site for housing, of the amount specified, in this location has been accepted previously by the recent appeal decision.

The proposal is therefore deemed 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).

The 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.

The landscaping proposal is also considered to be acceptable.

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 additional conditions to the planning permission granted under APP/D0515/A/13/2190458:

1. 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.

2. Prior to the first occupation 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;

and shall be levelled, hard surfaced and sealed and drained away from the highway and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

3. 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 approved access unless details, including timescale for implementation, has first been submitted to and approved in writing by the Local Planning Authority .

Reason - In the interests of highway safety.

4. Prior to the first occupation of the development the vehicle access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification

Reason – In the interests of highway safety and the satisfactory development of the site

5. A 600mm fence (maximum height) constructed in wooden 'hit and miss' pailings or metal railings shall be installed along the site frontage before the development is first occupied.

Reason - In the interests of visual amenity and to maintain the character of the area.

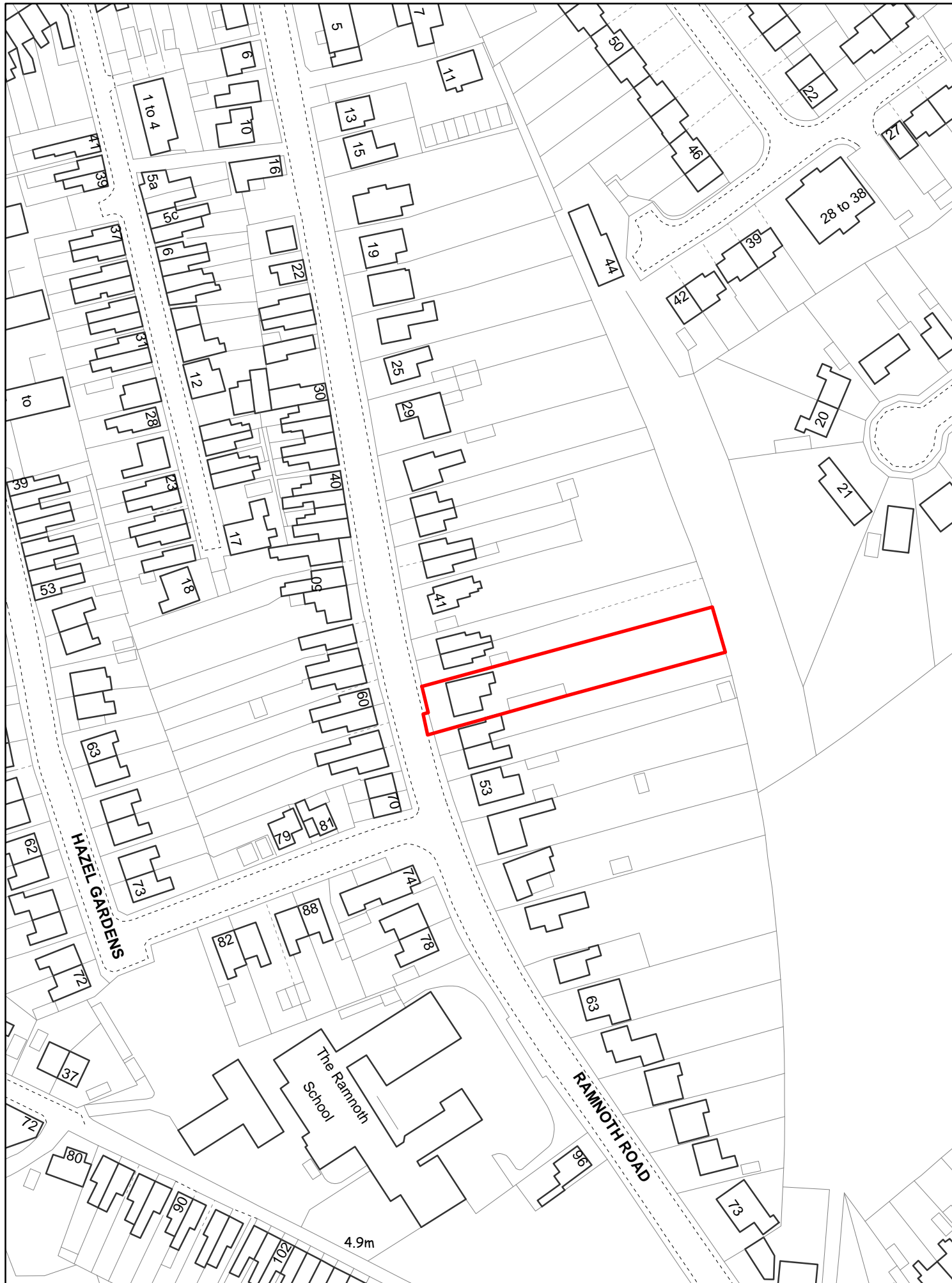
6. Before the development is first occupied a 2.0m high wooden close boarded fence with 300mm high trellis above shall be constructed along the site boundary with and to the rear of the dwellinghouse at No.49 Ramnoth Road.

Reason - In the interests of visual and residential amenity

7. 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 Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety

8. Approved Plans.



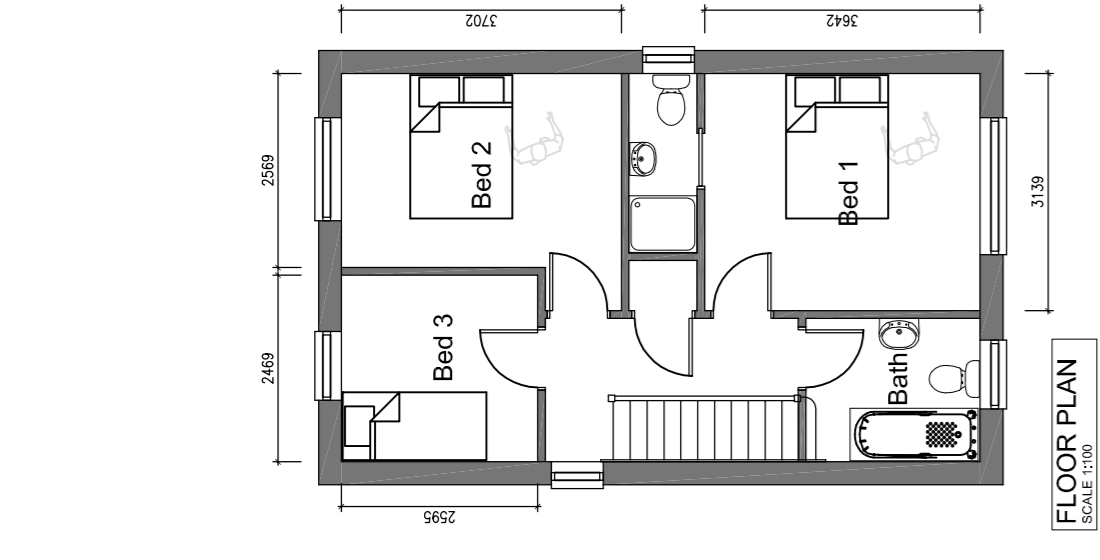
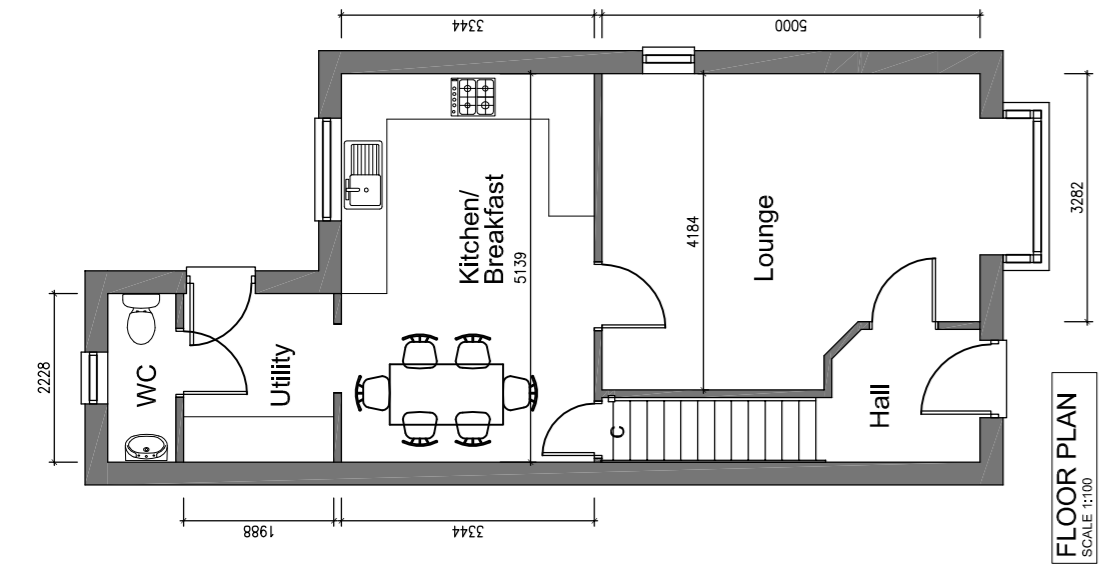
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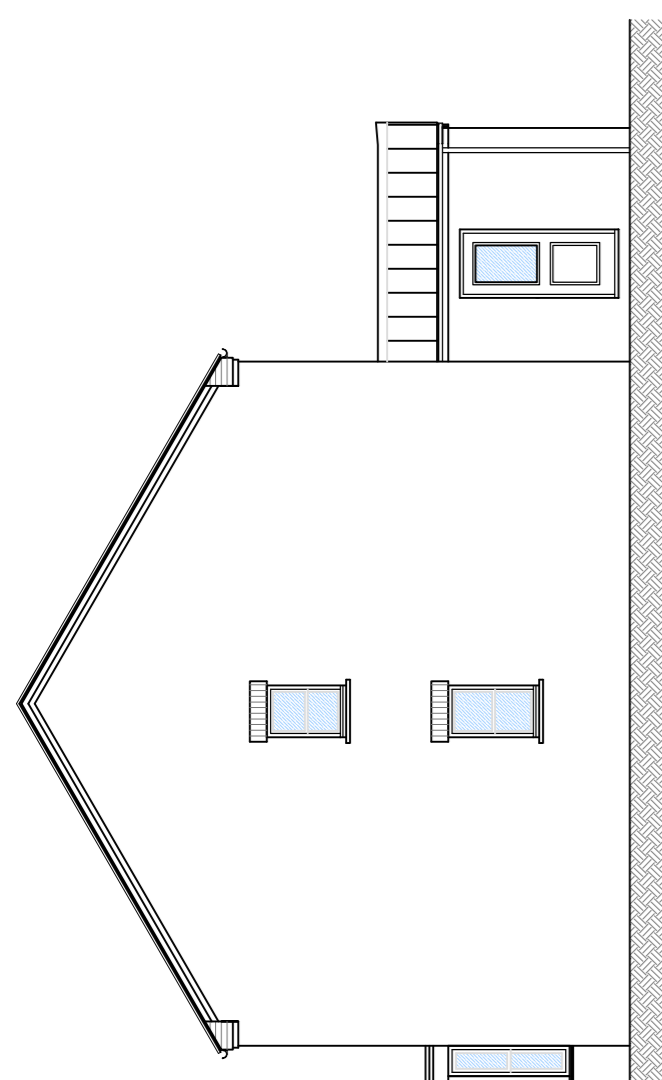
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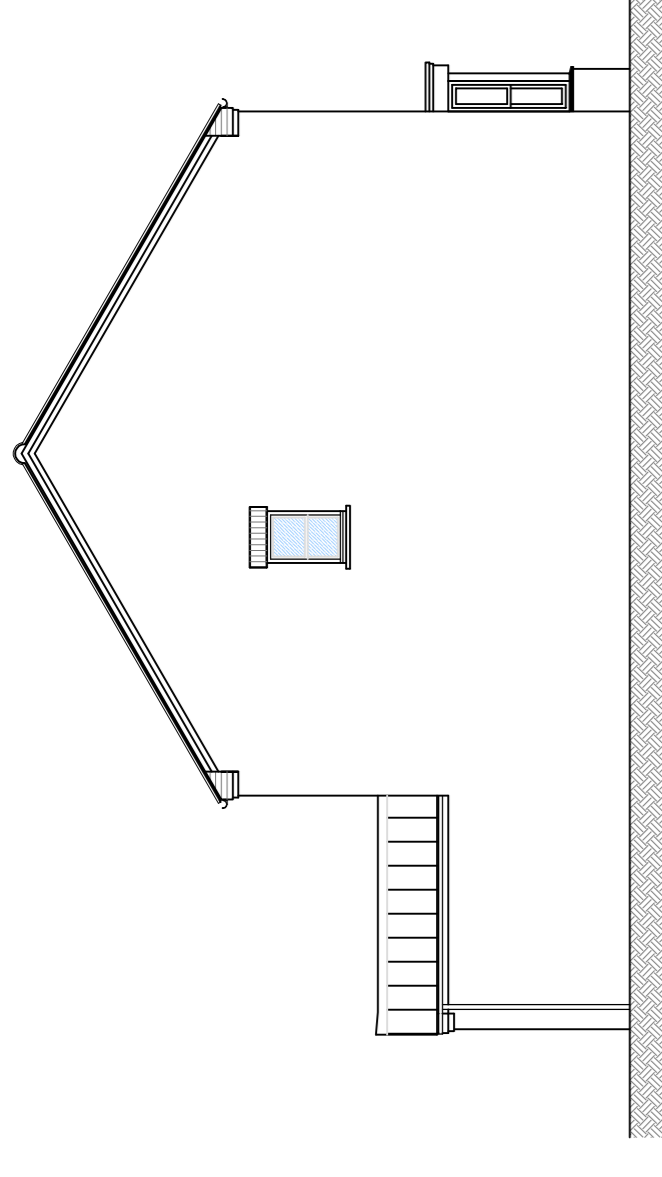
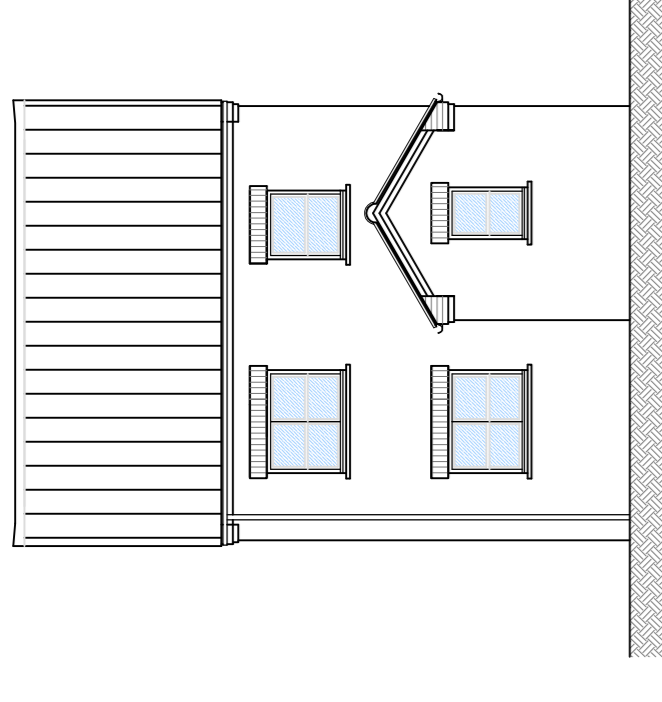




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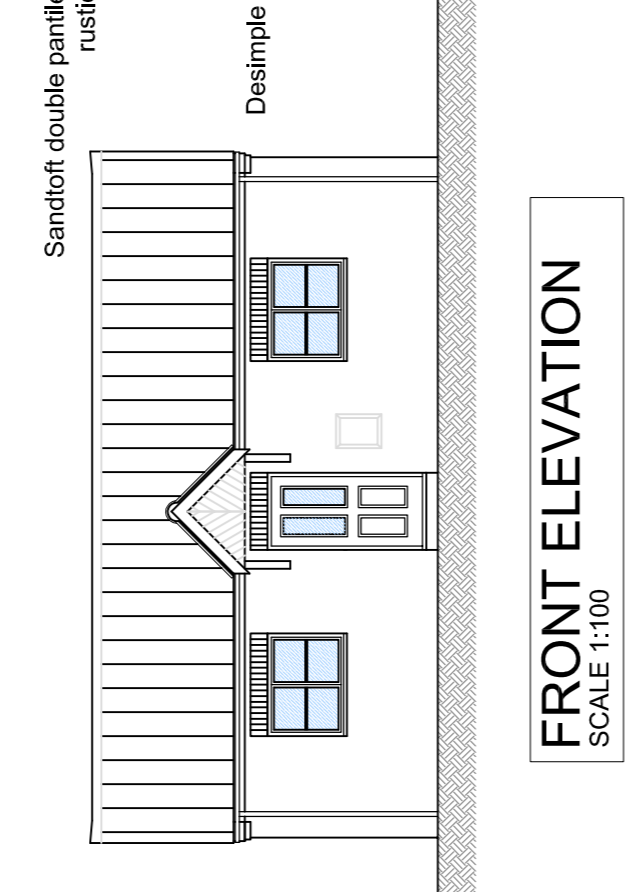
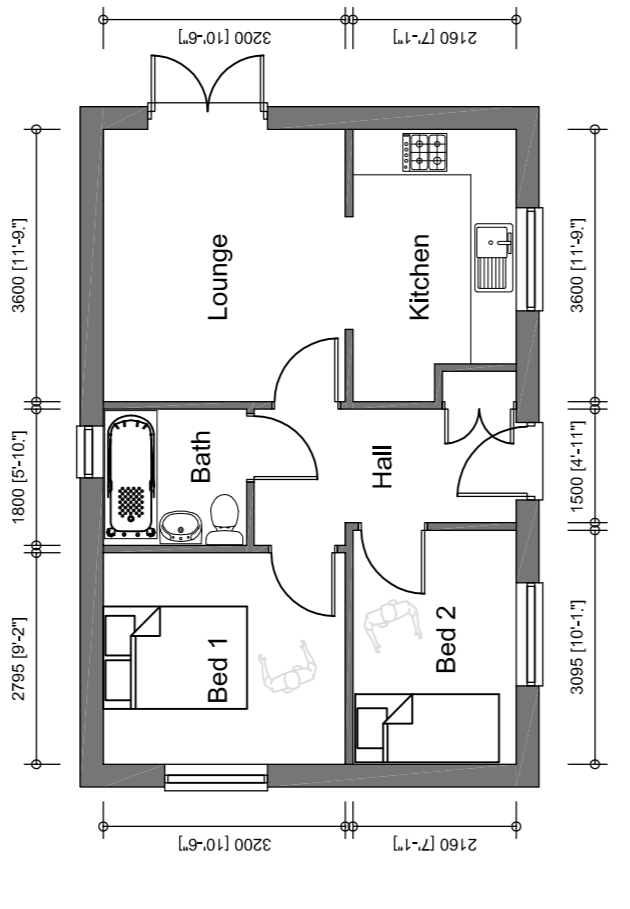


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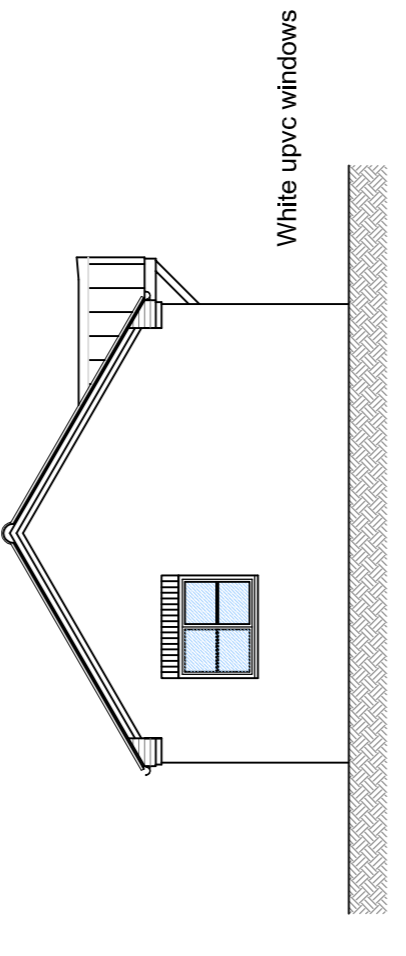


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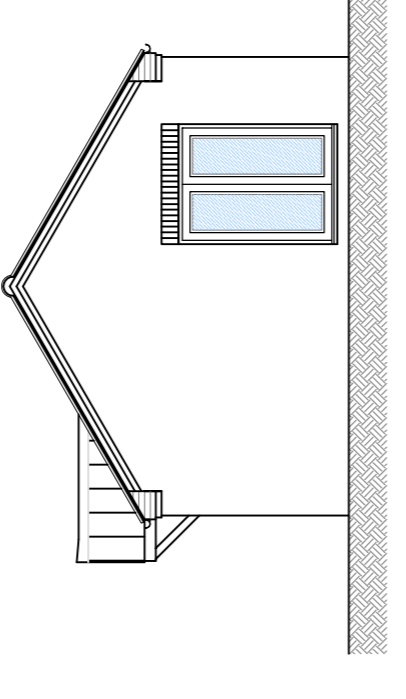
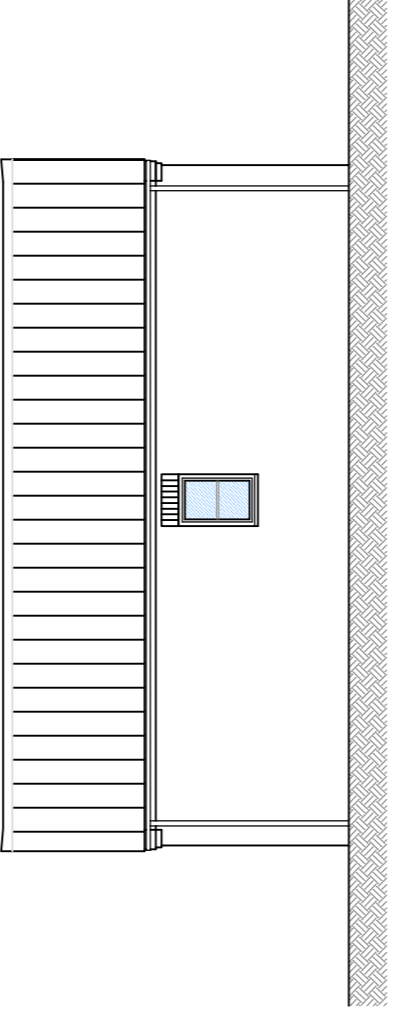
PLOT 1



SIDE ELEVATION
SCALE 1:100

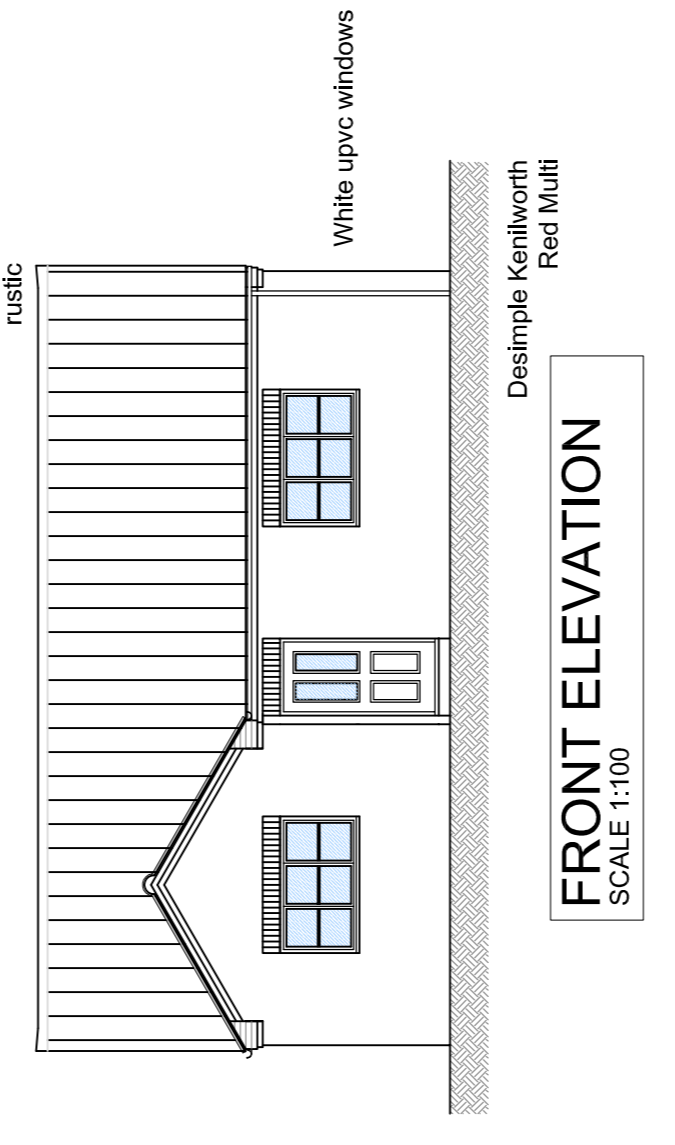
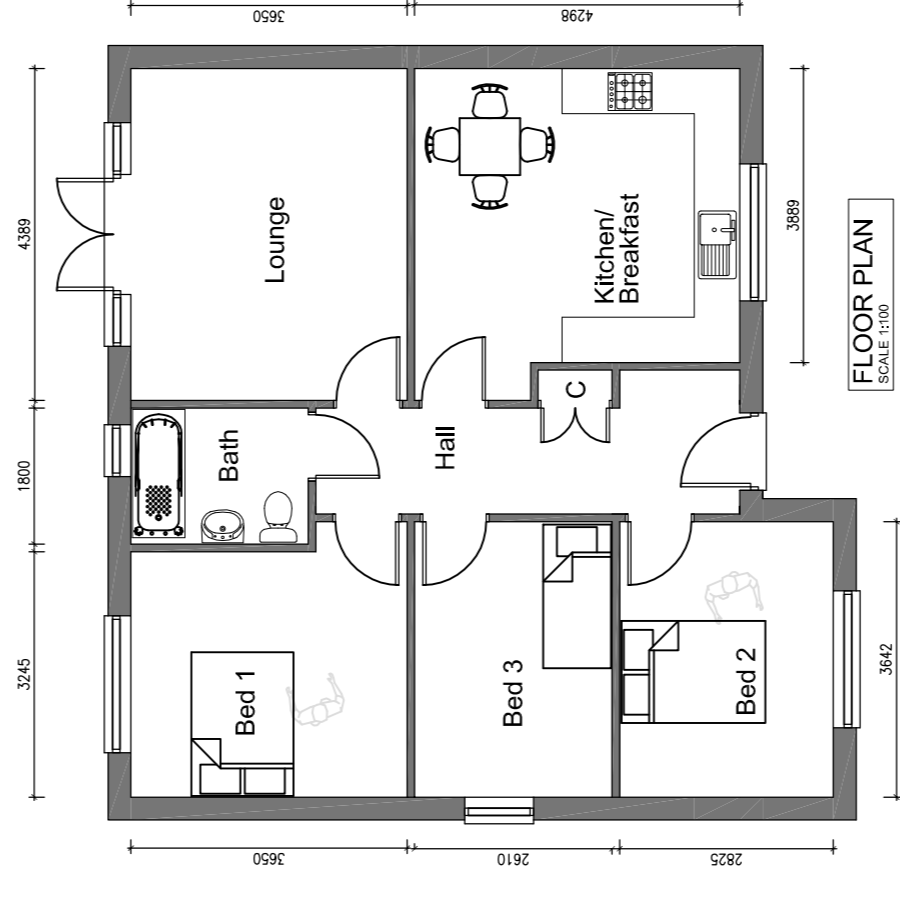


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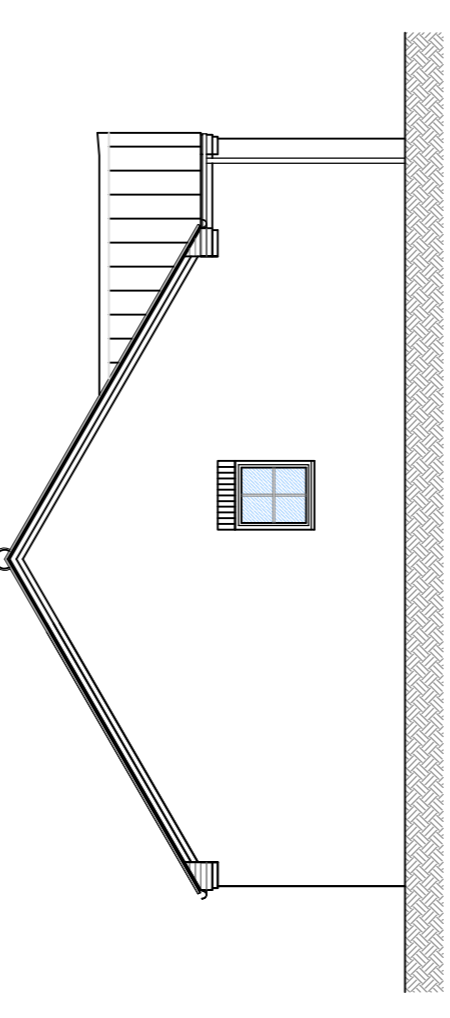


SIDE ELEVATION
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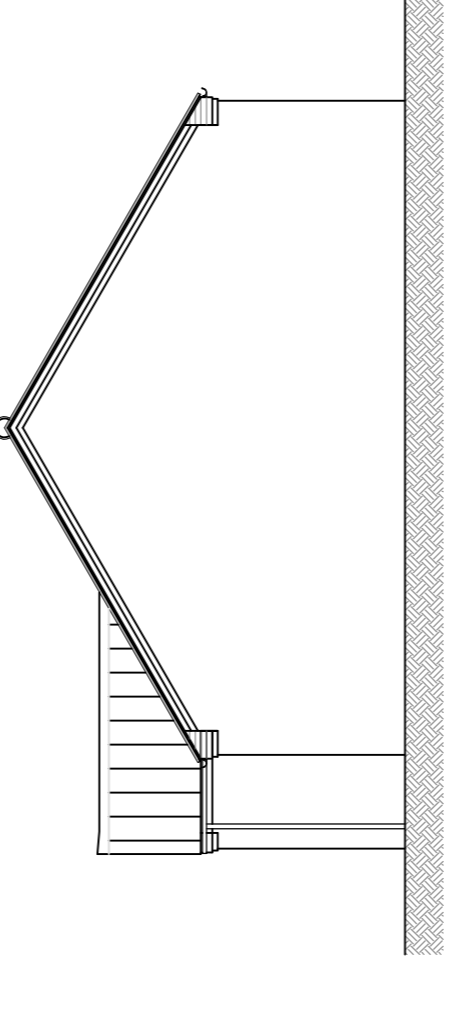
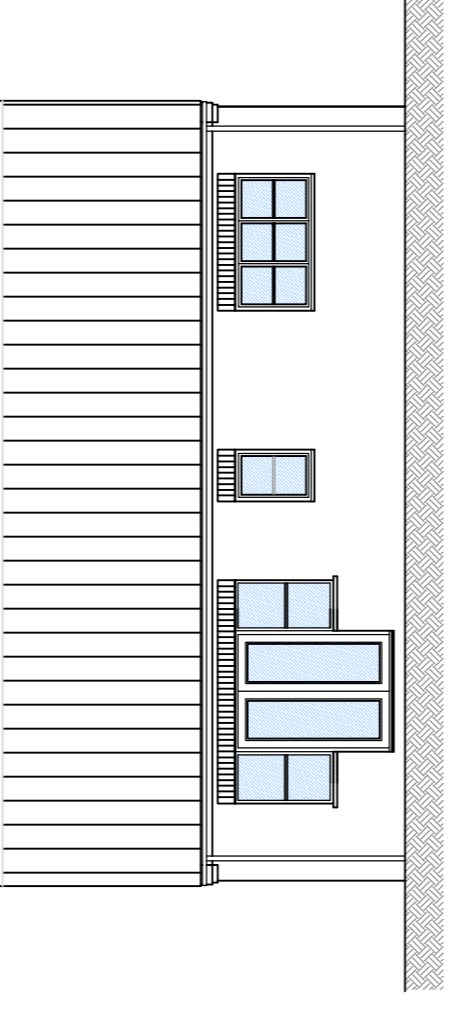
PLOT 2



SIDE ELEVATION
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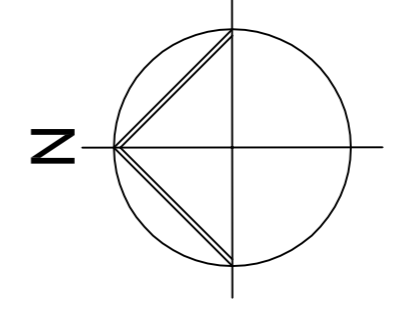
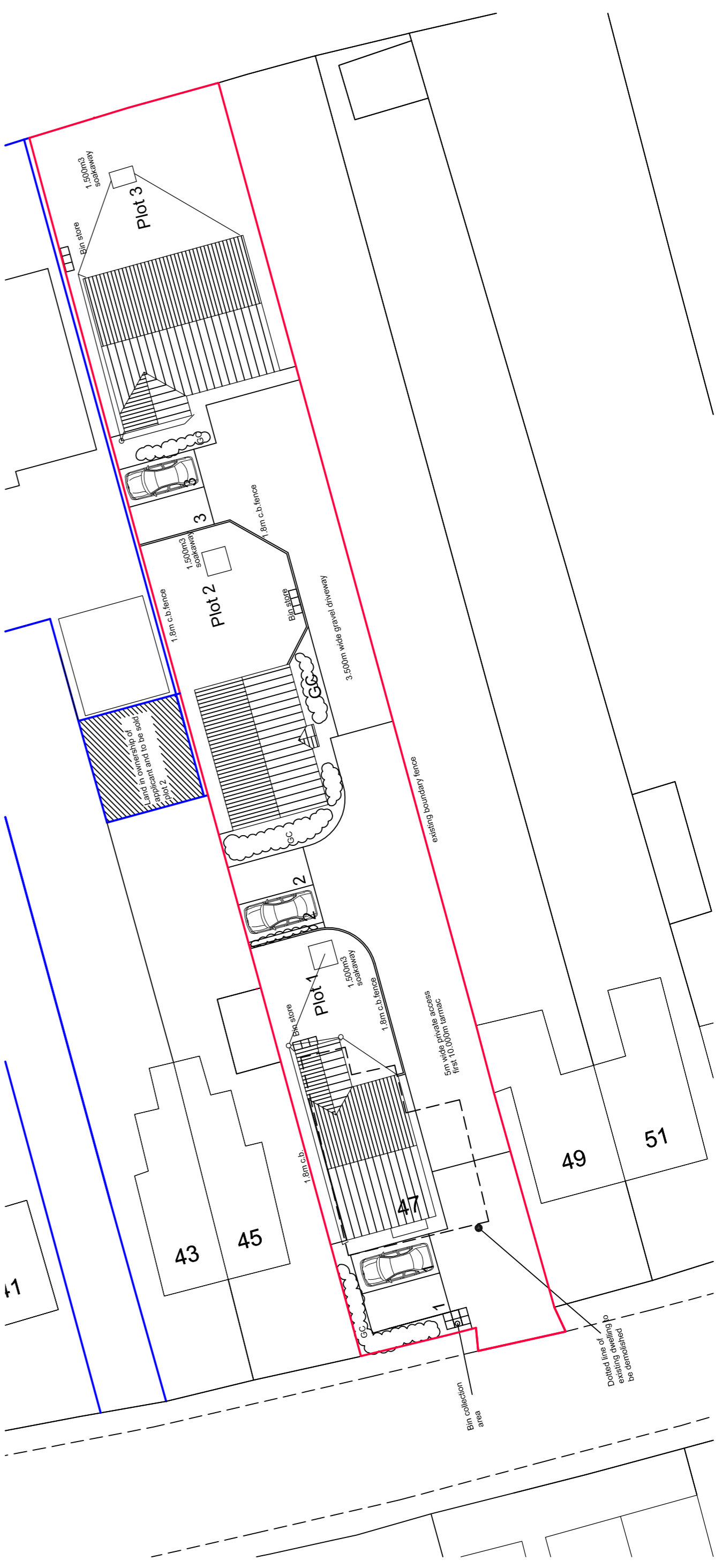
REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

PLOT 3

GC GROUND COVER PLANTS
COTONEASTER HORIZONTALIS,
HEDERA HELIX, LAVANDULA SPICA
6 PLANTS PER METRE SQ.



Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Land at 47 Ramnoth Road
Wisbech
Cambridgeshire

DRAWING TITLE **PLANNING**
CLIENT **DENE HOMES LTD**

DATE SEPT 2013 SCALE as shown JOB No. 5018-PL01A

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