

Application Number: F/YR13/0897/F
Minor
Parish/Ward: Benwick/Coates/Eastrea
Date Received: 2 December 2013
Expiry Date: 27 January 2014
Applicant: Mr R Coles
Agent: Mr K Lancaster

Proposal: Erection of 2-storey 3-bed dwelling with detached single garage

Location: West of 157 Kings Dyke, Whittlesey

Site Area/Density: 0.09ha / 11 dph

Reason before Committee: The proposal constitutes a departure from the Development Plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The site is located beyond any established settlement where special justification for new housing development would normally be required. However since the site lies within a cluster of nine other dwellings which form a continuous built up frontage along Kings Dyke it is considered that no harm will be caused on the character or appearance of the open countryside nor will the proposal undermine the policies of the Development Plan.

The site currently serves as garden land to 157 Kings Dyke and the submission demonstrates that the land can be adequately subdivided to allow for sufficient access, parking, turning and private amenity space to serve both the existing and proposed units. The scale and design of the development is considered to be acceptable and, subject to amended drawings, it is unlikely that harm will be caused to neighbouring residential amenities. Amended plans have been received relating to changes to the access and further comments are awaited from CCC Highways to confirm that the amendments are acceptable. Members will be updated with these comments at the committee meeting.

It is considered that the proposal is an acceptable form of development and as such it is recommended that planning permission is granted.

2. HISTORY

F/93/0748/O – Erection of a dwelling – Granted 02.09.1994 - Delegated

F/90/0857/O – Erection of a dwelling – Granted 20.02.1991 - Delegated

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 32: Decisions should take into account whether safe and suitable access to the site can be achieved for all people.

Paragraph 100: Inappropriate development in areas at risk of flooding should be avoided.

3.2 Draft Fenland Core Strategy:

CS3: Spatial Strategy and Settlement Hierarchy

CS12: Rural Areas Development Policy

CS14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

CS16: Delivering High Quality Environments

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 | Parish Council: | No objection therefore recommend approval |
| 4.2 | Middle Level Commissioners: | Comments awaited |
| 4.3 | CCC Highways: | Revisions to the access are required |
| 4.4 | CCC Waste and Minerals: | It is unlikely that mineral would be worked in this location or that the proposed development would prejudice the extraction of mineral at Kings Delph. No objections to this planning application. |
| 4.5 | FDC Scientific Officer: | No objections |
| 4.6 | Neighbours: | None received |

5. SITE DESCRIPTION

- 5.1 The site is located on the southern side of Kings Dyke, approximately 145m away from the McCains factory. The site is within a cluster of nine other dwellings and serves as garden land to 157 Kings Dyke. The land is currently grassed and has hedging on the boundaries. The dwellings within the cluster are a mixture in terms of their scale and appearance. The site is located beyond the defined settlement of Whittlesey in what could be described, in policy terms, as a countryside location.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:

- Policy implications
- Design, layout and highways

(a) Policy implications

The site is located beyond the established settlement of Whittlesey in what is considered to be a countryside location in planning policy terms. In principle the development of the site for housing in this location would not usually be supported. However in this instance, as it is located within a continuous built up frontage of nine other dwellings, it is considered that no harm will be caused by addition of a further dwelling in this location. The proposed dwelling will be located towards the centre of the existing group and as such will not result in ribbon development or sprawl.

(b) Design, layout and highways

The dwelling is positioned on garden land serving the existing dwelling at 157 Kings Dyke. The subdivision of the plot has resulted in sufficient space for access, parking and turning for number 157 as well as sufficient private amenity space. The proposal is for a bungalow with rooms in the roof space and a detached garage and is considered to be of an appropriate scale and design for the site and its surroundings. There is sufficient garden space available to the rear of the property and this will be made private by the existing hedging and new 1.38m high close boarded fencing. The materials for the dwelling and garage have not been specified and a condition would therefore be necessary to control these details. Amendments have been sought from the agent to remove/replace the side dormer window with a velux to ensure that neighbouring properties do not suffer from overlooking as a result of the proposal.

There is sufficient space within the site for the parking and turning of two vehicles in accordance with policies of the Development Plan. Concerns were raised by CCC Highways with regard to the position of the access and amended drawings have been received addressing these issues. Members will be updated on the day of Committee with the comments from CCC Highways on the revisions to the access.

7. CONCLUSION

- 7.1 The site lies beyond any established settlement and in most circumstances special justification would be required for the development of a new dwelling in this location. However the land is positioned within a continuous built up frontage of nine other dwellings and as such it is considered that no harm will be caused by the addition of another dwelling in this location.

The proposal is of an appropriate scale and design and slight revisions to the proposal will ensure that no harm is caused to neighbouring residential amenities. In addition revisions have been tabled to address highway safety concerns. With this in mind it is considered that the proposal can be supported.

8. RECOMMENDATION

Grant subject to no objections raised by CCC Highways

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

Reason

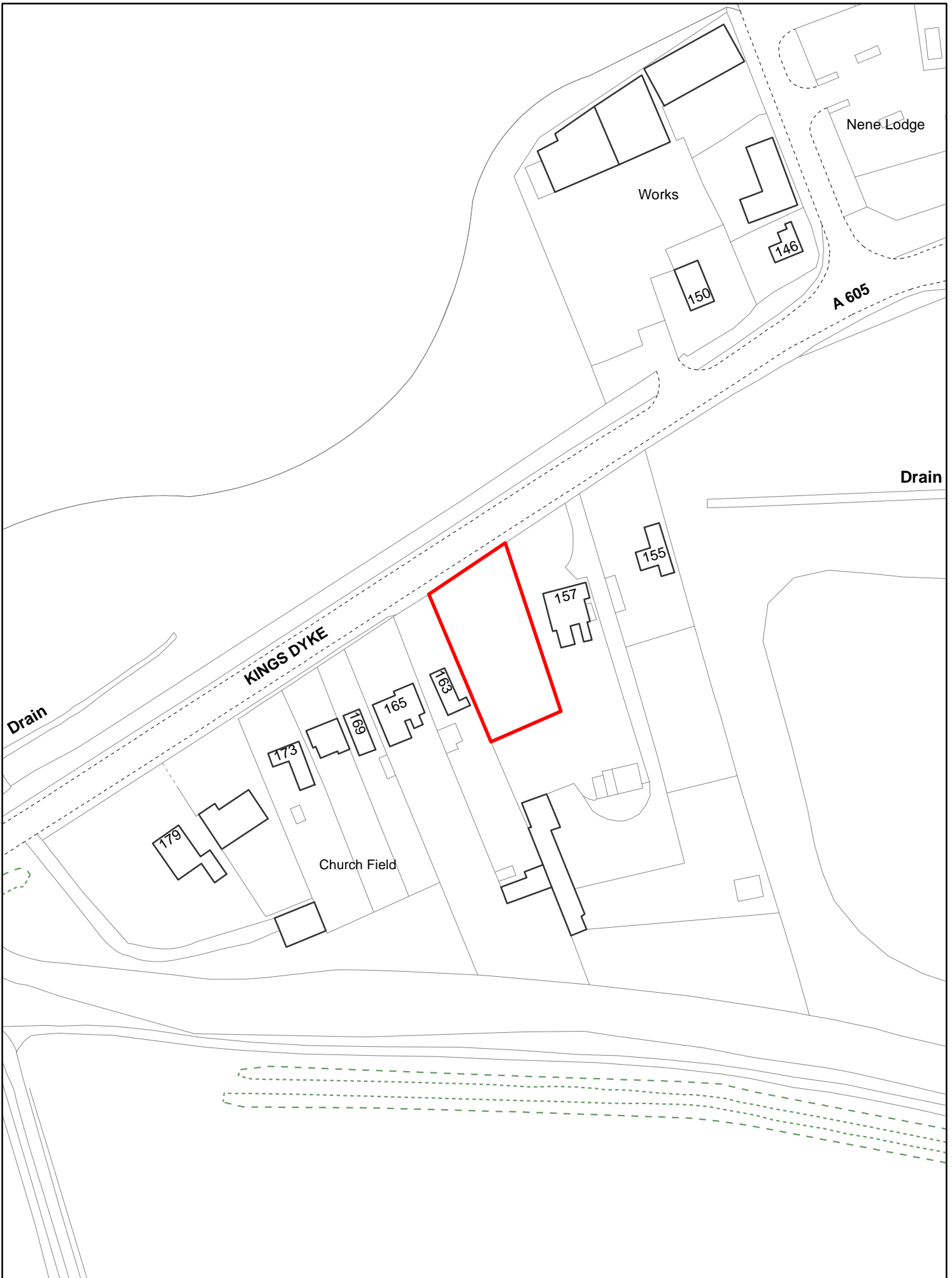
To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **Prior to the commencement of the development hereby approved full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.**

Reason

To safeguard the visual amenities of the area.

3. **Highway conditions as required by the Local Highway Authority.**
4. **Approved plans**



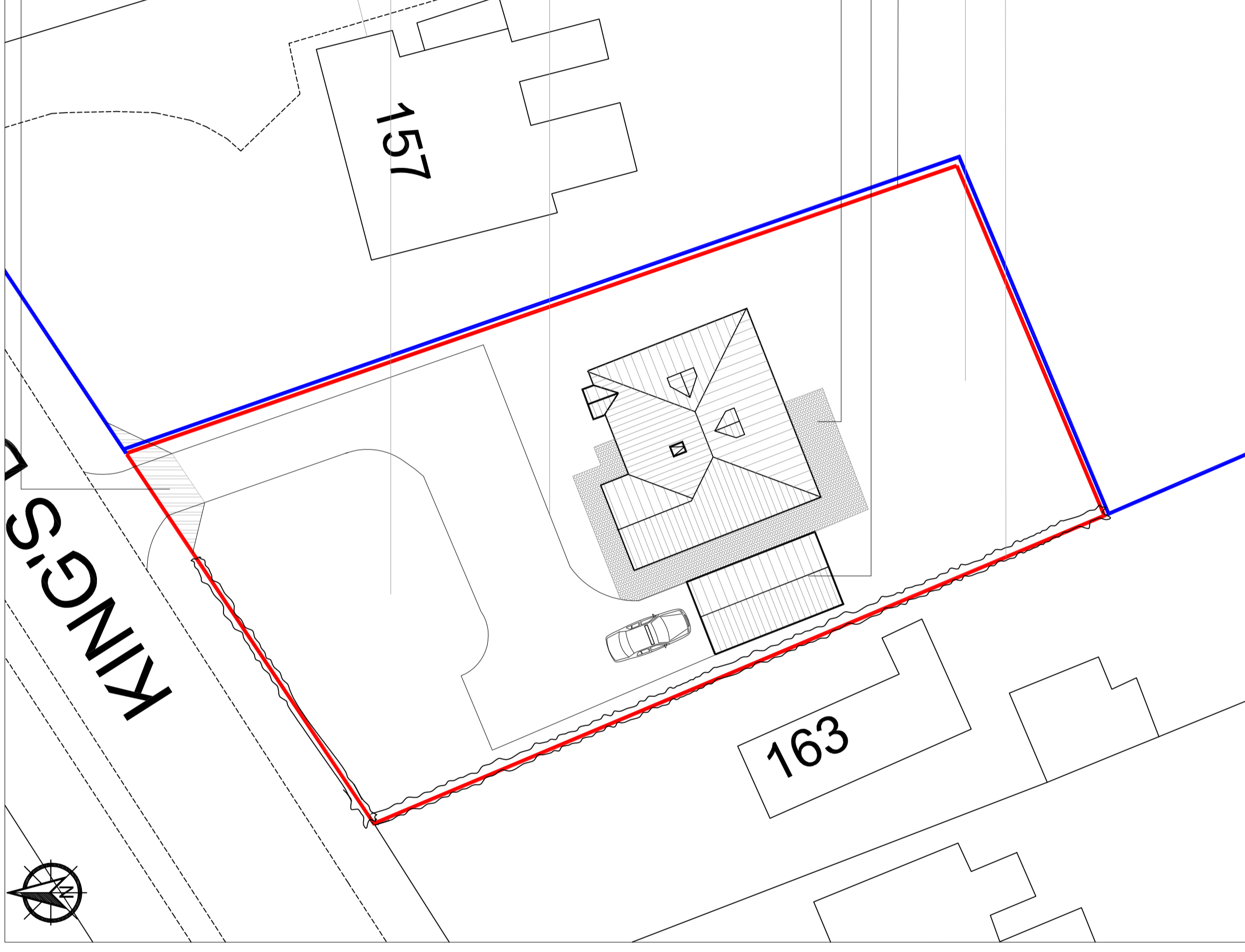
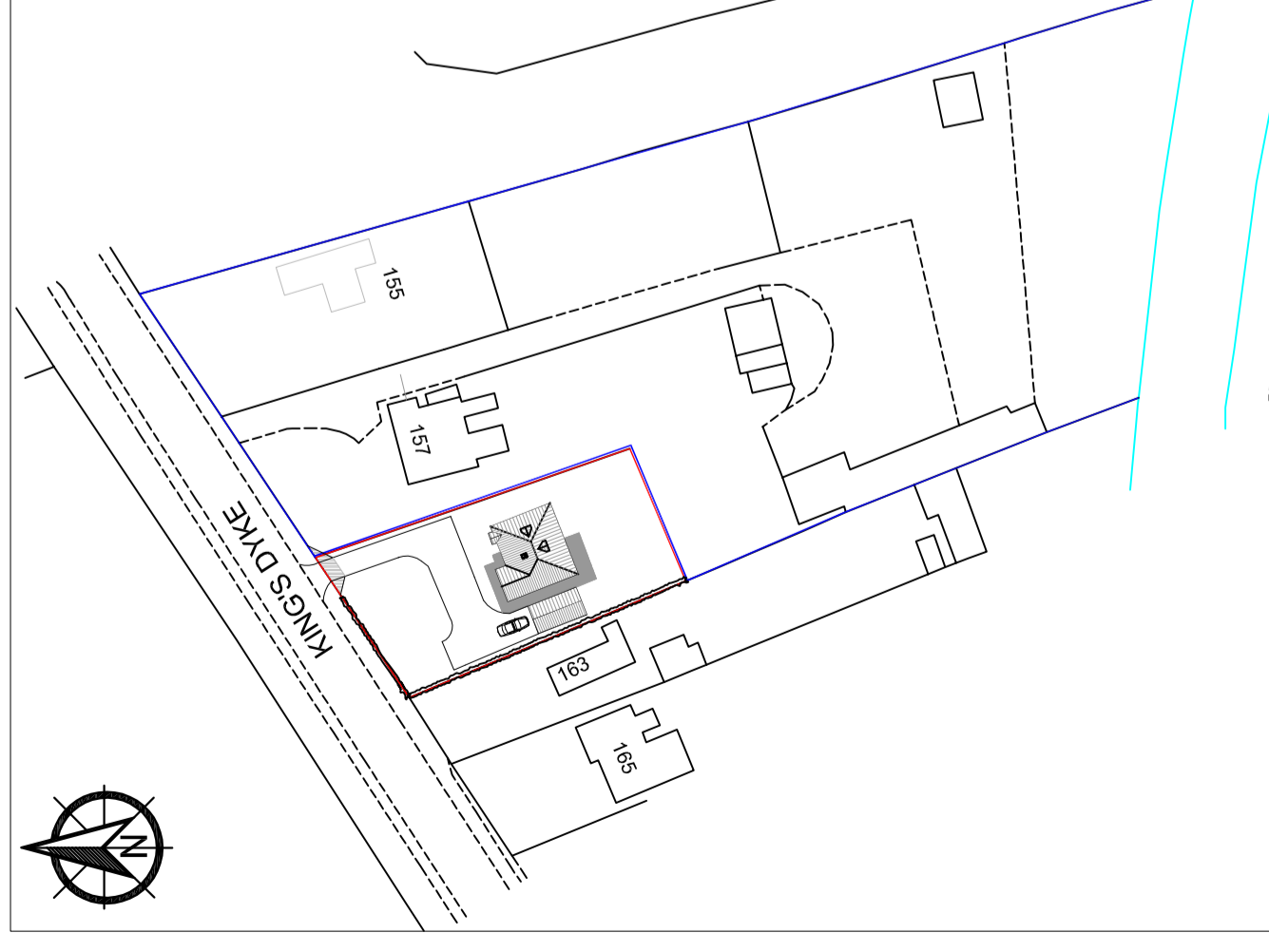
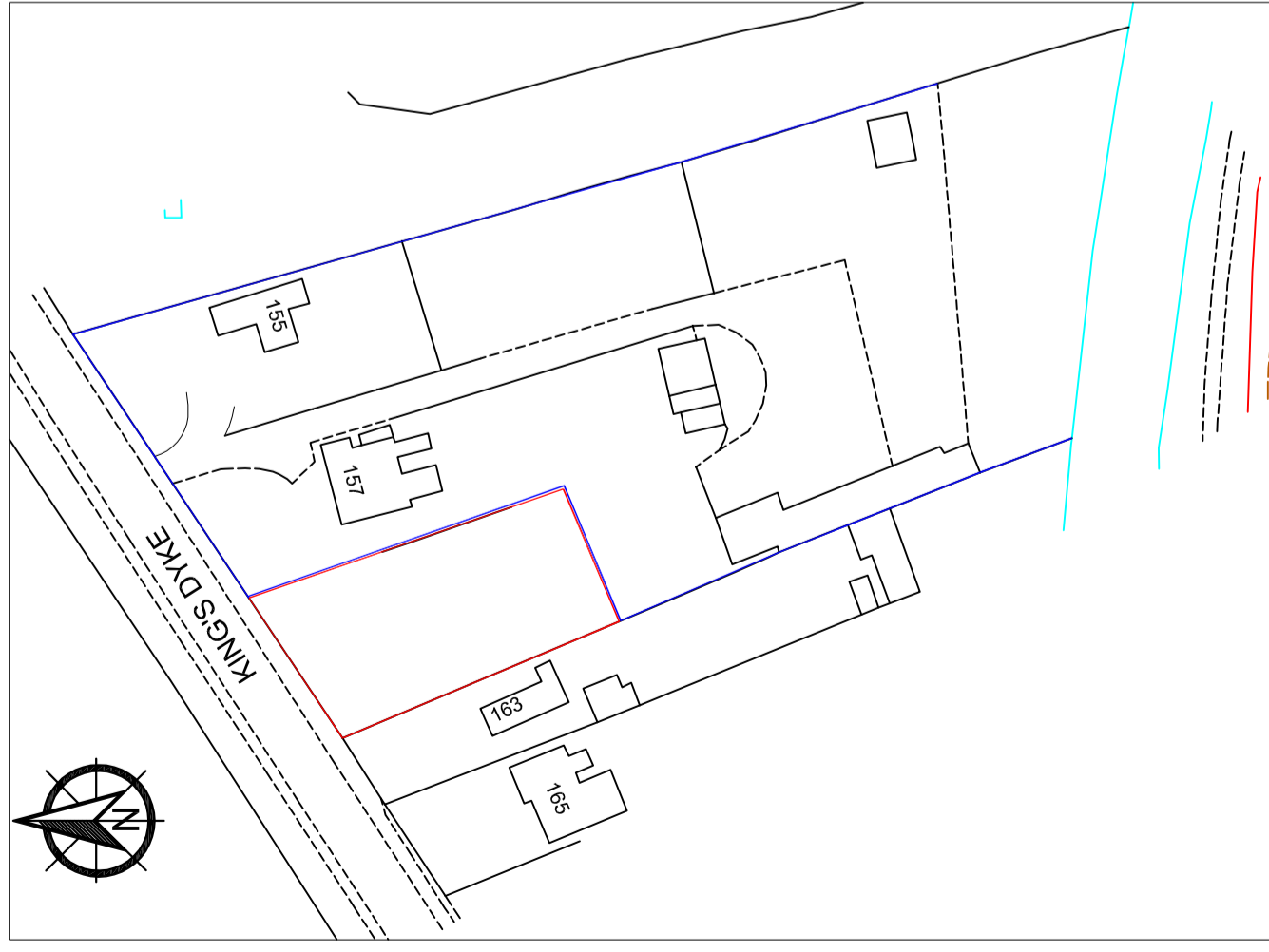
Created on: 10/12/2013

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Scale = 1:1,250





Hatched area denotes inter-visibility splays where hedges are fences are reduced to max 750mm high.

Access / Egress

Front boundary hedgerow to be maintained and adapted to allow maximum visibility and reduced in height to 750mm in accordance with Highway Department's requirements as per their guidance dated 3.1.14.

Existing hedgerow to be reduced to 750mm high and new opening formed off King's Dyke including 2m x 2m vehicle / pedestrian inter-visibility splays.

New drop kerb site access to be formed in strict accordance with Highway Departments specification and requirements.

Grassed lawn.

Edging kerb to gravelled access / parking / turning area.

Block paved pathway and patio.

New detached single garage.

New 1.8m close boarded timber fencing to east and south boundaries.

Grassed lawn.

Existing privvy hedge to remain to western boundary.

Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to KRL.
In the event of any dimensional conflict between KRL's drawings the matter must be referred to KRL for clarification.
This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

PLANNING

Revisions

Rev A 17.01.14: Alterations made to Highway's requirements.

Kevin Lancaster
18 Prestland
Market Deeping
Peterborough
PE6 8DT

Client
Mr R Coles

Project
Land West of 157 King's Dyke
Whittlesey
Peterborough
PE7 2PA

Drawing
Location and Block Plans

Job No.	10020	Draw No.	002A
Scale	A2@1:1000 & 1:200	Date	16/05/12
		Drawn	KRL