

Application Number: F/YR13/0830/F
Minor dwellings
Parish/Ward: Chatteris Town Council
Date Received: 1 November 2013
Expiry Date: 27 December 2013
Applicant: Mr P Petrou

Proposal: Erection of 2 x 2-storey 2-bed dwellings

Location: Land west of 27 South Park Street, Chatteris

Site Area: 0.02ha

Reason before Committee: The application is before committee due to the wider concern of the proposal

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 2 x 2-bed semi-detached houses on land to the side of 27 South Park Street, Chatteris. The site is located within Chatteris Conservation Area and close to the town centre and is considered sustainable.

Through negotiations, the proposal has resulted in the provision of 2 dwellings which will compliment the existing built form of the area and tidy up a vacant site in the Conservation Area.

The proposal does not include any on-site parking but relies on street parking in the surrounding area. Whilst this does not accord with the provisions of the Local Plan, the LPA is mindful of the proximity of the site close to the town centre, and the importance of retaining the historic boundary wall, and therefore supports the proposal for 2 semi-detached dwellings.

2. HISTORY

F/YR05/1330/F	Erection of a 3-bed attached house involving part demolition of 27 South Park Street	Granted 11 January 2006 – Delegated
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3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Para 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Para 14: Presumption in favour of sustainable development.

Para 17(4): Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Section 6: Delivering a wide choice of high quality homes.

Section 12: Conserving and enhancing the historic environment.

- 3.2 **Fenland Local Plan Core Strategy (September 2013):**
CS1: A 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
CS18: The Historic Environment

- 3.3 **Fenland District Wide Local Plan:**
E8: Residential amenity
E12: Development in Conservation Areas
E14: Protection of features within Conservation Areas
H3: Development within Development Area Boundaries

4. **CONSULTATIONS**

- 4.1 ***Chatteris Town Council:*** Recommend refusal on the grounds of overdevelopment of the site, loss of an archaeologically important wall, the impact on the storage and parking area of the fish and chip shop and the design of the houses proposed is not in keeping with the existing street scene.
- Following revisions to the scheme the following comments have been received:
Recommend refusal overdevelopment of the site and lack of parking provision on the site.
- 4.2 ***Local Highway Authority:*** The LPA should be satisfied with the proposed no parking on site in relation to the Core Strategy Policies.
- 4.3 ***Environmental Protection:*** No objection to proposed development. The development involves the site of a previously demolished building and therefore it will be necessary to include an unsuspected contamination condition for any approval on the site.
- 4.4 ***County Archaeology:*** Records indicate that the site lies in an area of high archaeological potential. The site itself is located within what is thought to be the walls of the Benedictine Abbey of Chatteris, dating from the 11th - 16th century AD (HER No. MCB4530). Foundation walls and medieval stonework, including carved tracery, have been found in the immediate vicinity (HER No MCB15978). Recent archaeological works to the north of the site (on Victoria Street) uncovered the burial ground associated with the abbey.

We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95.

4.5 **Conservation Officer (FDC):**

Welcomes the retention and repair of the existing stone boundary wall on its current alignment. The agent has responded positively to comments regarding the house design and therefore would not wish to sustain any objections on those grounds. In terms of townscape the erection of the semi-detached dwellings will be a significant improvement in the street scene bringing back into use a redundant site but also acting as a screen to the unattractive gable wall of number 27 South Park Street.

Requests conditions relating to repairs of the wall; external materials; solar panels; porches and windows and door details.

The amended scheme is acceptable and therefore recommend approval.

4.6 **Middle Level Commissioners:**

The site is within the area of the Nightlayers Internal Drainage Board. No additional volumes of flow or increased rates of run-off to the Board's/ Commissioners' system in the area will be consented. Applicant will need to demonstrate that a viable scheme for appropriate water level/flood risk management that meets current design standards exist and can be constructed. The applicant will need to comply with the Board's byelaws and discharge consents.

4.3 **Local residents:**

1 letter of objection re:

- Loss of historic wall

5. **SITE DESCRIPTION**

- 5.1 The site is located within the built settlement of Chatteris and is within the Chatteris Conservation Area. The site is the former garden area of No.27 South Park Street and is presently overgrown. Part of No.27 has been demolished, the footings of which are still evident, and consent was granted for an attached 3-bed house. To the side, rear and front of the parcel of land is a range of brick walls some of which are historic. The site is presently secured by Heras fencing.

6. **PLANNING ASSESSMENT**

The key issues for consideration to this application include:

- Policy considerations
- Site history
- Historic walls
- Design considerations
- Parking

Policy Considerations

The site is located within the built settlement of Chatteris close to the town centre and is considered to be a sustainable location. Chatteris is highlighted as a Primary Market Town in the emerging Core Strategy and as such is an area identified to accommodate the majority of the district's new housing (CS1).

Policy CS16 of the emerging Core Strategy seeks to deliver and protect high quality environments across the district and sets out the criteria which will result in acceptable development.

The NPPF seeks to promote sustainable development and to promote the vitality of our main urban areas. The policies within the Local Plan and Core Strategy also support development where it does not harm the character of the area and provides adequate access, parking and amenity space.

Policy E8 of the Local Plan sets out how development should assimilate into the surroundings without having a detrimental impact on residential amenity or the character and form of the surrounding area. Policy E8 also seeks to achieve adequate access, parking and amenity space in accordance with the Council's adopted standards.

Site History

The site is the garden area of No.27 South Park Street which originally had a single-storey side extension which has now been demolished. Permission was granted to erect an attached 3-bed dwelling in 2006 which provided 2 parking spaces to the rear of the site. However this access and parking area did not benefit from any pedestrian or vehicle visibility splays and would not now be acceptable in terms of highway safety.

The current application originally was submitted for the erection of 2 x 2-bed dwellings with parking and the removal of the historic wall to the front of the site to facilitate the parking spaces.

Following objections to the removal of the wall from the Town Council and the Council's Conservation Officer, the proposal has been amended to retain the wall and to remove the parking spaces. This will result in the provision of 2 x 2-bed semi-detached dwellings with no parking spaces on site.

Historic Walls

There are three sections of stone wall adjoining the application site. The first is to the right-hand side of the entrance to the courtyard behind numbers 23 and 23a West Park Street. This wall is traditionally constructed and clearly has significant age. It is built in coursed limestone of varying sizes with a traditional lime mortar. It includes Barnack rag limestone which is much used in the region for ecclesiastical buildings. Other local (unidentified) stone types are present. The brick pier is modern and would appear to have been rebuilt following a vehicle collision.

The second section of the wall runs north-south adjoining the first section at its southern end adjacent to the footpath. The first few metres are again traditionally constructed with lime mortar, a rubble infill and tying stones. Beyond this there is a sequence of five brick piers with coursed limestone infill panels. The bricks are mid 19th century which would suggest that the limestone material has been salvaged and reused to create a shared boundary around this time.

The third section is at the northern end of the application site. Here is a predominantly 19th century brick wall of different phases. However, there is a short section of historic stonewalling to the left-hand side with several brick courses above.

The first section of walling on the back edge of the footpath has undeniable historic interest and is a positive feature within the streetscape and the wider conservation area. It is structurally sound and requires only simple maintenance (repointing with a lime mortar and the removal of inappropriate ordinary Portland cement pointing).

The middle section of the walling is slowly rotating into the site. It currently has no capping to prevent water ingress. The adjacent buddlea, elders and arborescent ivy are all causing further damage and rotation of the wall due to their proximity and vigorous growth habit. The brick retaining wall and planting bed within the courtyard has restricted the ability of the historic walling to breathe causing saturation of the fabric, hastening its decline and failure.

Given the parlous condition of this section its careful dismantling and rebuilding subject to the use of traditional techniques and materials as well as the reuse of the reclaimed material will need to be conditioned. This work should be carried out by a specialist historic walling contractor.

The section of the stone wall at the end of the plot appears to be in reasonably good condition. It is recommended that the arborescent ivy be cut off at ground level and carefully removed once it has died back sufficiently.

Design considerations

The proposal is for 2 x 2-bed 2-storey dwellings set back approximately 1.5m from the back edge of the footpath. Each dwelling will have access directly off the footpath and each dwelling will have rear access to the side where refuse wheelie bins will be accommodated.

The principle elevation has been amended to provide a more modest design to compliment the character of South Park Street. The large solar panels are considered to have a significant impact on the conservation area and before these can be supported a condition will be imposed to provide full manufacturers details to ascertain whether they will be suitable for the area.

Private amenity space will be provided to the rear of the dwellings with an approximate area of 9 m x 7 m (63 sq m). This is considered an acceptable level of space for each of the dwellings.

Parking

The development of 2 x 2-bed dwellings would require the provision of 4 parking spaces in accordance with the requirements of the Local Plan. The proposed development does not provide any on-site parking and will rely solely on on-street parking.

The site is restricted in terms of developable area by virtue of the need to retain the historic wall on the southern boundary and the proximity of No.27 South Park Street which is located directly at the back edge of the footpath. This has resulted in either the removal of the wall to create a parking space(s) or the retention of the wall and no parking spaces as to create parking between the flank wall of No.27 South Park Street and the new development would result in vehicles backing out onto the highway with no visibility splays resulting in highway safety issues.

There is unrestricted parking in the area and the LPA consider that due to the site's proximity to the town centre, which benefits from good transport links, that on this occasion, in order to retain the historic wall, support can be given to a development that does not benefit from on-site parking.

Conclusion

This proposal seeks full planning permission for the erection of 2 x 2-bed semi-detached houses on land to the side of No.27 South Park Street, Chatteris. The dwellings are modest in size and design and will not have a detrimental effect on the character of the area.

The dwellings will have good surveillance and security by means of front access and private rear gardens secured by side gates. The proposal will retain the historic boundary walls and will make a positive contribution to the local distinctiveness and character of the area.

There will be no adverse impact on neighbouring properties by virtue of overlooking or overshadowing. Adequate private amenity space is provided. The proposal accords with policy CS16 of the emerging Core Strategy.

The proposal does not allow for any on-site parking but the LPA has taken into account the proximity of the site to the town centre, which has good transport links, and considers that, on balance, the development can be supported.

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 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 and the Chatteris Conservation Area.

- 3. Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority, setting out the means of repairing the existing historic wall on the southern and western boundary of the site. Details shall include the timing of the works and the protection of the wall during construction of the dwellings hereby approved.**

Reason – To safeguard the fabric of the historic wall and the character of the surrounding area.

- 4. Prior to the commencement of development hereby approved full details of the proposed solar panels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved details and retained in perpetuity thereafter.**

Reason – To safeguard the visual amenities of the area and the Chatteris Conservation Area

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5. 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.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

- i) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
- ii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);

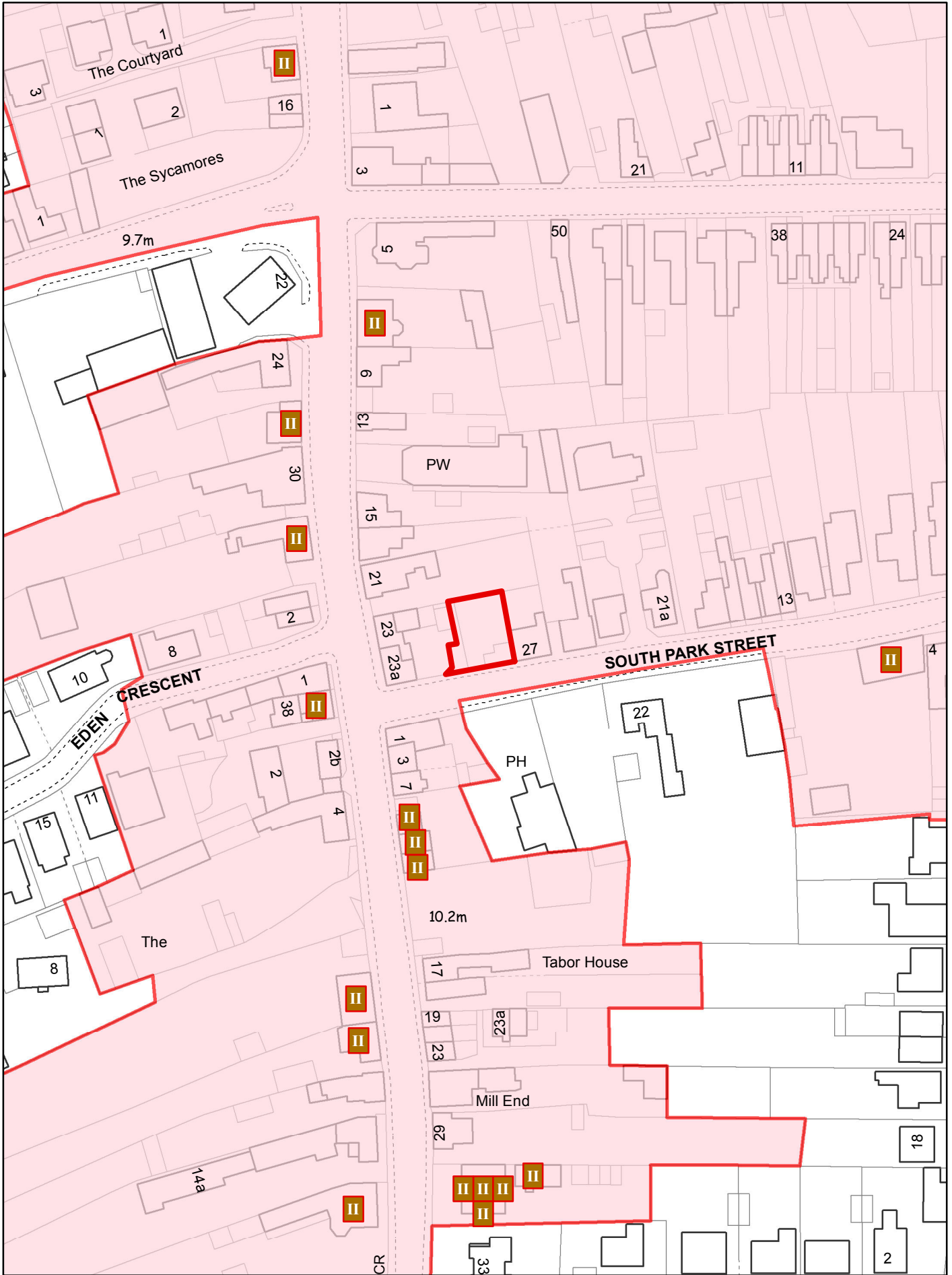
Reasons:

To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.

7. **Approved plan**

Informatives:

- 1. Policies
- 2. Compliance
- 3. Protection of wall within Conservation Area
- 4. Building Regs
- 5. Bins



Created on: 11/11/2013

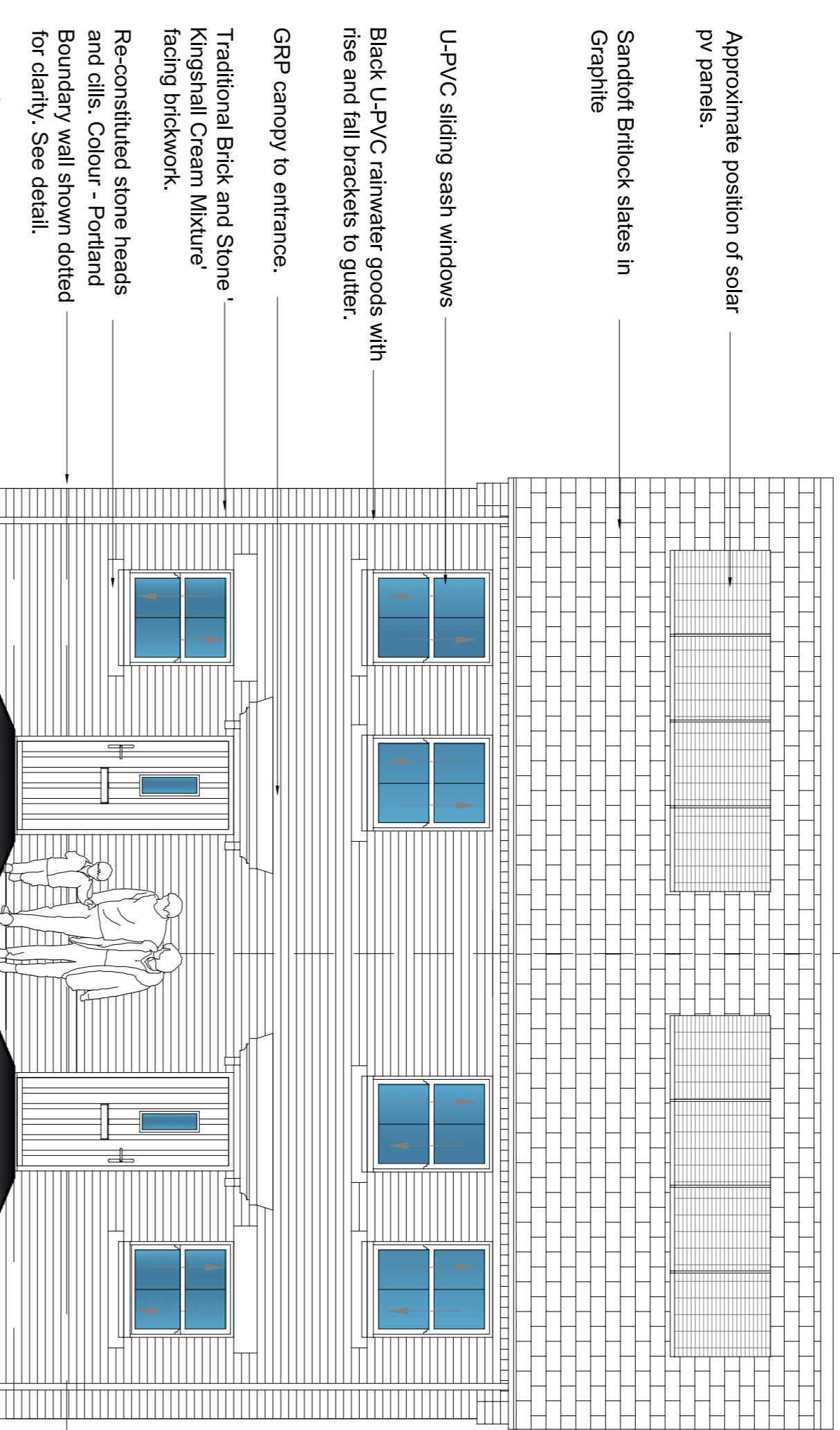
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F/YR13/0830/F
 (showing Conservation Area)
 Scale = 1:1,250



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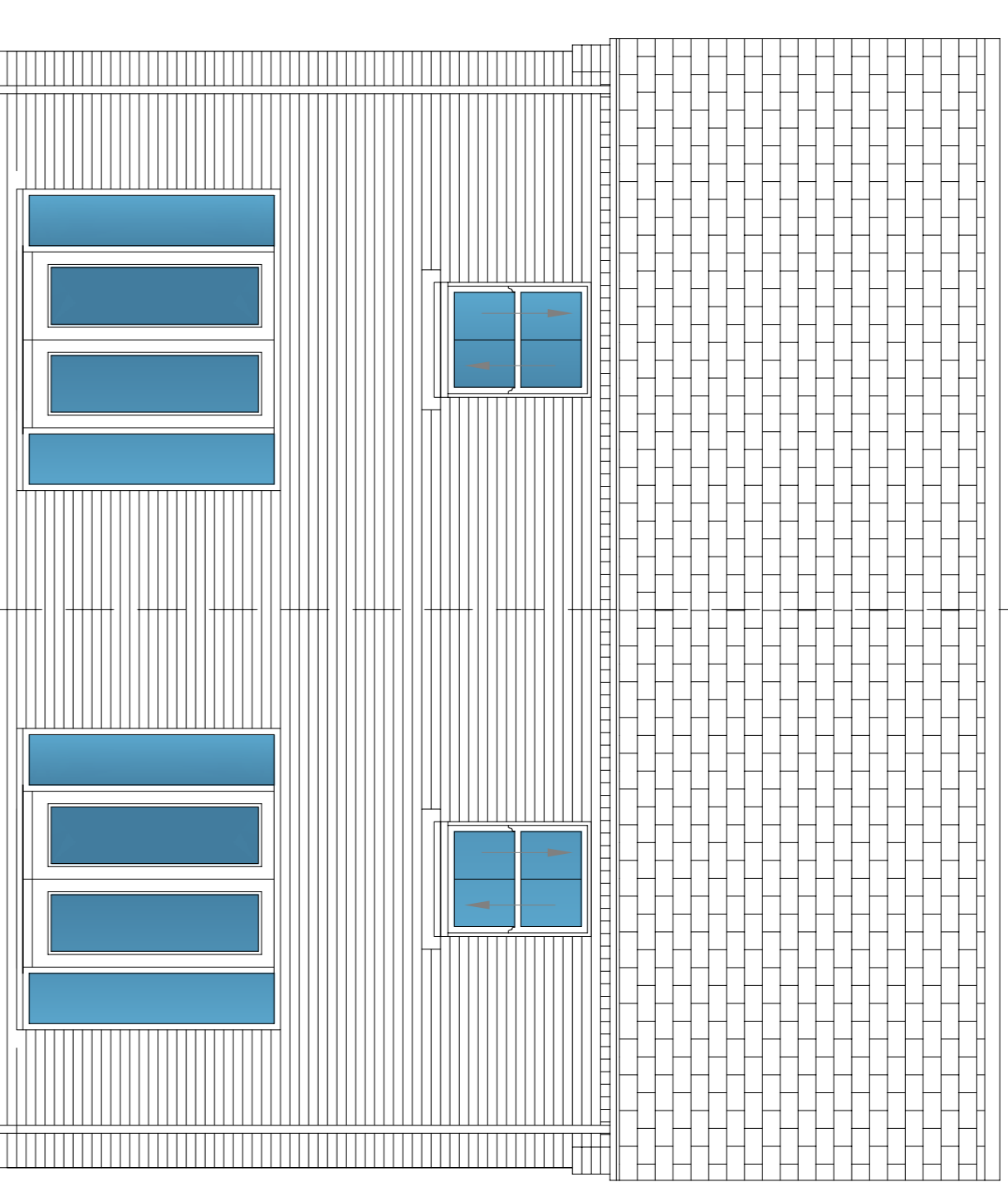
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FRONT ELEVATION

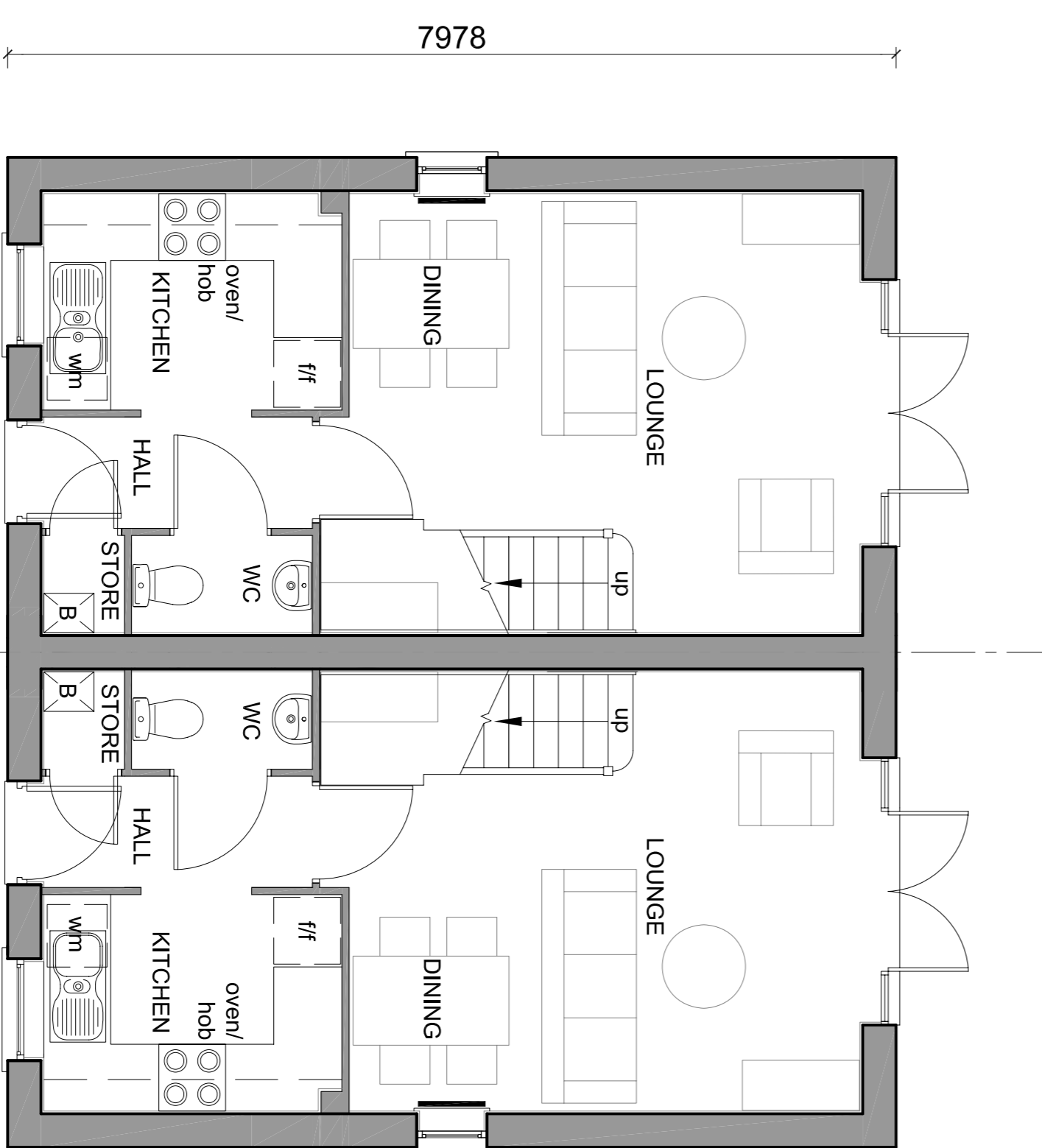


SIDE ELEVATION



REAR ELEVATION

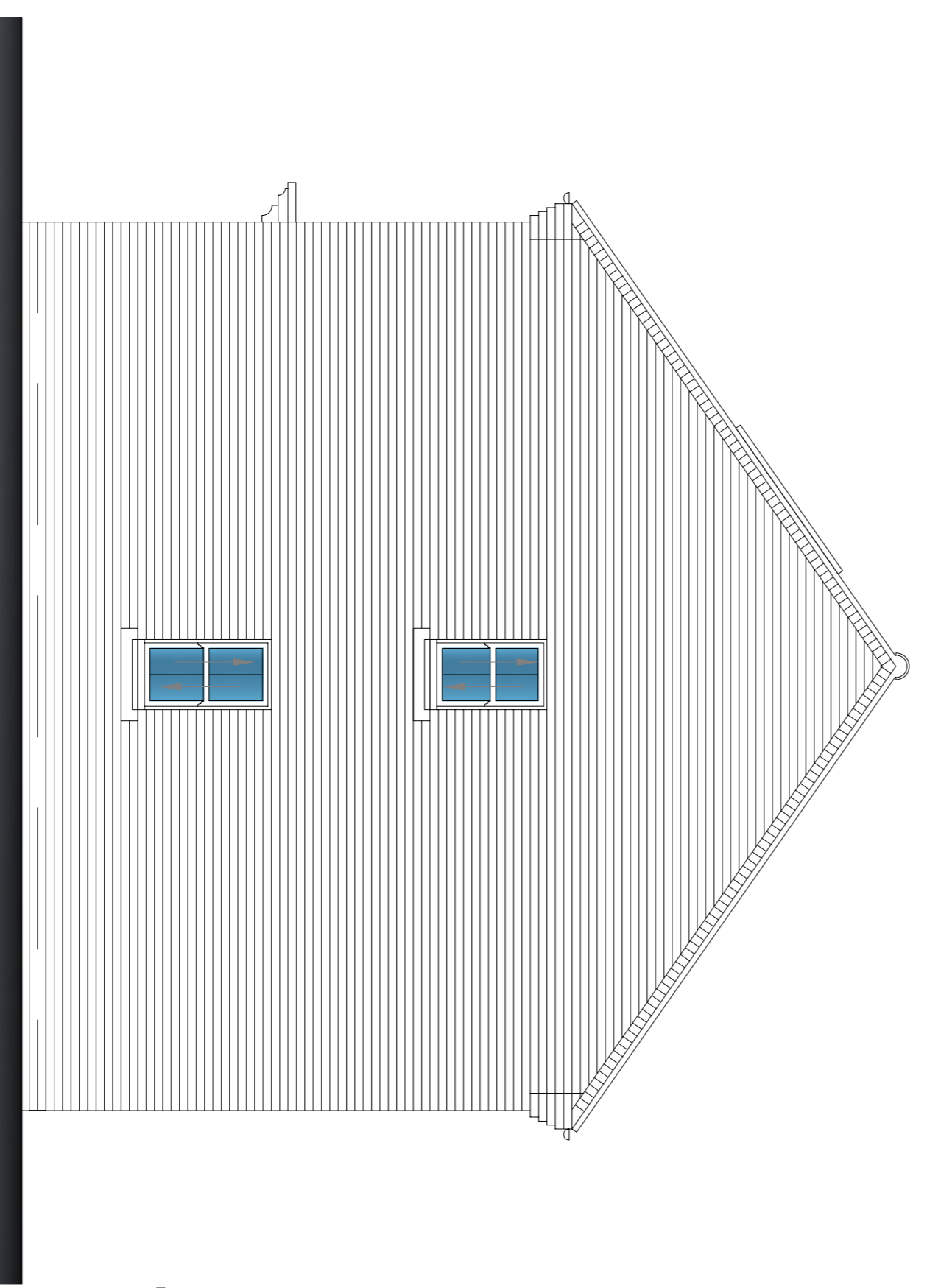
- Approximate position of solar pv panels.
- Sandlot Brillock slates in Graphite
- U-PVC sliding sash windows
- Black U-PVC rainwater goods with rise and fall brackets to gutter.
- GRP canopy to entrance.
- Traditional Brick and Stone Kingshall Cream Mixure facing brickwork.
- Re-constituted stone heads and sills. Colour - Portland Boundary wall shown dotted for clarity. See detail.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Rev A Dec 2013 Erections related to site comments raised by Planning Officer

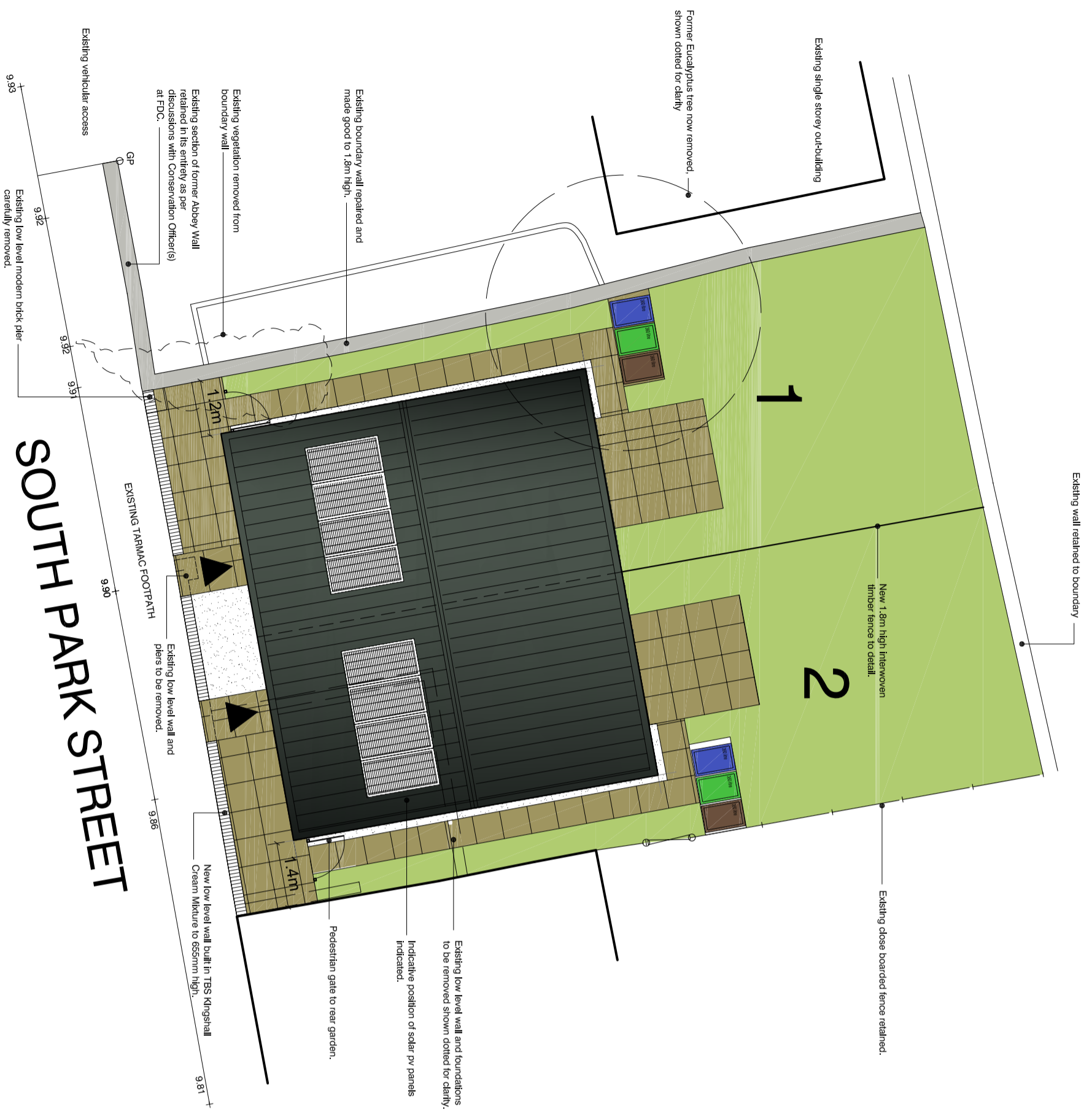
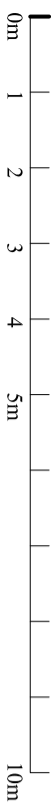
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MR P PETROU

PROJECT
 LAND WEST OF 27 SOUTH PARK STREET
 CHATTERIS, CAMBRIDGESHIRE

DRAWING TITLE
 Proposed Floor Plans
 Proposed Elevations

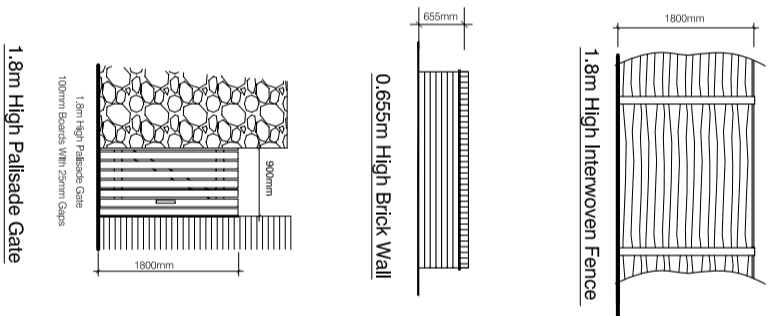
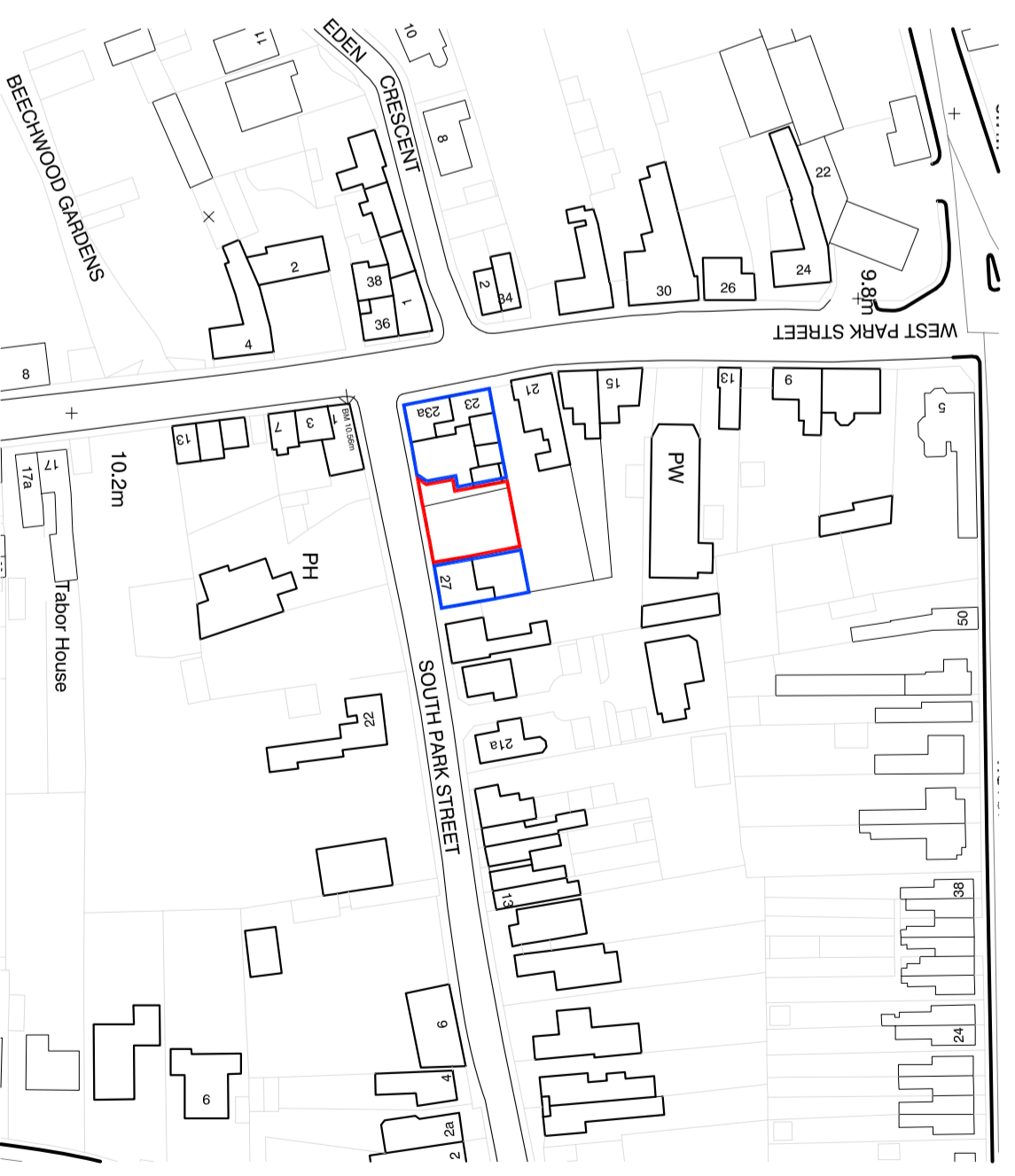
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1:50 @ A1	October 2013	LB	REBORSON
DRAWING NUMBER		REVISION	
CH10/LBA/19A/FP201		A	



PROPOSED SITE PLAN

SOUTH PARK STREET

LOCATION PLAN 1:1250



FENCE DETAILS 1:100

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Revision A Feb. 2014 Revised following discussions with Planning Officer and Conservation Officer(s) at FDC.

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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
CLIENT	M R P PETROU	FILE COPY

PROJECT
 LAND WEST OF 27 SOUTH PARK STREET
 CHATTERIS, CAMBRIDGESHIRE

DRAWING TITLE
 PROPOSED SITE PLAN
 LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1:100 & 1:1250 @ A2	October 2013	LB	
DRAWING NUMBER	REVISION		
CH10/LBA/194/FP200	A		