

Application Number: F/YR14/0222/O
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 14 March 2014
Expiry Date: 9 May 2014
Applicant: Mr and Mrs NE and VC Davis
Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2no dwellings
Location: Land north of 175 Front Road fronting Back Road, Murrow

Site Area/Density: 0.05ha / 40 dph

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

The proposal seeks outline planning permission for the erection of two dwellings within an established settlement. The only committed detail at this stage is access. Comments in this regard are still awaited from CCC Highways and Members will be updated with their response at the Committee meeting.

The submission demonstrates that two dwellings with parking, turning and private amenity space can be achieved on site. The dwellings and garden area will be small however the situation will not be dissimilar to other properties within the area. The dwellings can be designed to ensure that neighbouring residents do not suffer from reduced residential amenities as a result of the proposal and this will be secured as part of the Reserved Matters applications.

It is considered that the proposal is an acceptable form of development which complies with policies of the Development Plan. It is therefore recommended that planning permission is granted.

2. HISTORY

F/0168/81/F Extension to bungalow
Granted 22.04.1981 (details of determination method not known)

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 **Draft Fenland Core Strategy:**

CS1: 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.

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 | <i>Parish/Town Council:</i> | Comments awaited |
| 4.2 | <i>Middle Level Commissioners:</i> | Comments awaited |
| 4.3 | <i>FDC Scientific Officer:</i> | Comments awaited |
| 4.4 | <i>CCC Highways:</i> | Comments awaited |
| 4.4 | <i>Neighbours:</i> | None received at time of report |

5. **SITE DESCRIPTION**

- 5.1 The site is located on the southern side of Back Road, within the built up settlement of Murrow. The current use of the site is as garden land serving an existing dwelling at 175 Front Road. The land is laid to grass and is secured by hedging. There is an open drain located to the front of the site which appears to be the last section to be filled in. The area is residential in character with properties of various sizes and designs. The buildings which adjoin the site are both bungalows, the one to the east being a pair of semi-detached properties.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Policy implications
- Design and layout

(a) Policy implications

The Inspector's Report into the Core Strategy has concluded that the Core Strategy is 'sound,' subject to a number of 'main modifications.' The most up-to-date version of the Core Strategy is the Pre-Submission version (September 2013), as amended by the schedule of modifications. Due to its advanced stage, in accordance paragraph 216 of the NPPF, significant weight can be accorded to the Core Strategy when considering planning applications

The Council will consider the adoption of the Core Strategy (with main and minor modifications) at Cabinet and Full Council on 8 May 2014. Provided it is approved, the Core Strategy (incorporating main and minor modifications) will have full statutory weight as of 9 May 2014.

Although the Core Strategy will replace all of the existing or “saved” policies of the Fenland Local Plan, this document remains part of the statutory development plan for the District until the Core Strategy is formally adopted by the Council.

The site lies within the established settlement of Murrow where the principle of new housing is supported by the Development Plan. Design policies within the current Local Plan, the emerging Core Strategy and guidance contained within the NPPF (E8, CS16 and Section 7 respectively) stipulate that new development should respond to local character in terms of materials, scale, layout and landscaping and should not have an adverse impact on highway safety, neighbouring amenities or the natural environment. These points will be discussed in more detail in the ‘Design and Layout’ section of this report.

(b) Design and Layout

The proposal seeks outline planning permission for the erection of two dwellings. The only matter committed as part of this application is the access. Comments are still awaited from CCC Highways as to whether this element of the proposal is acceptable.

The indicative layout demonstrates that the site can be adequately subdivided to allow for sufficient private amenity space to remain for the host dwelling at 175 Front Road. The submission shows that two dwellings can be accommodated on the site with adequate parking, turning and private amenity space. It has been indicated that the dwellings will be a pair of small semi-detached bungalows with a 6m deep garden space to the rear. The development appears to be tight in terms of how it all fits within the site however as there are little differences between this proposal and other dwellings within the immediate area the arrangement as it stands is accepted.

The drain to the front of the site will be filled and piped to allow for access, parking and turning. Comments are still awaited from the North Level Drainage Board as to whether this element of the proposal is acceptable.

Elevational details of the proposal have not been committed however it is considered that there is sufficient scope within the proposal to design a pair of dwellings which do not result in overlooking or overshadowing of neighbouring residents. The boundary treatments will form part of the landscaping in the Reserved Matters application and these details will ensure that both existing and future occupiers are afforded sufficient screening to their outdoor private amenity areas.

7. **CONCLUSION**

- 7.1 The site is positioned within the established settlement of Murrow where the principle of residential development is acceptable. The indicative drawings demonstrate that two dwellings of an acceptable scale and with appropriate amenities can be achieved on site without compromising the character of the area. It is considered that the scheme complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

8. RECOMMENDATION

Grant

1. Approval of the details of:

- (i) the layout of the site**
- (ii) the scale of the building(s);**
- (iii) the external appearance of the building(s);**
- (iv) the landscaping**

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason

To enable the Local Planning to control the details of the development hereby permitted.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

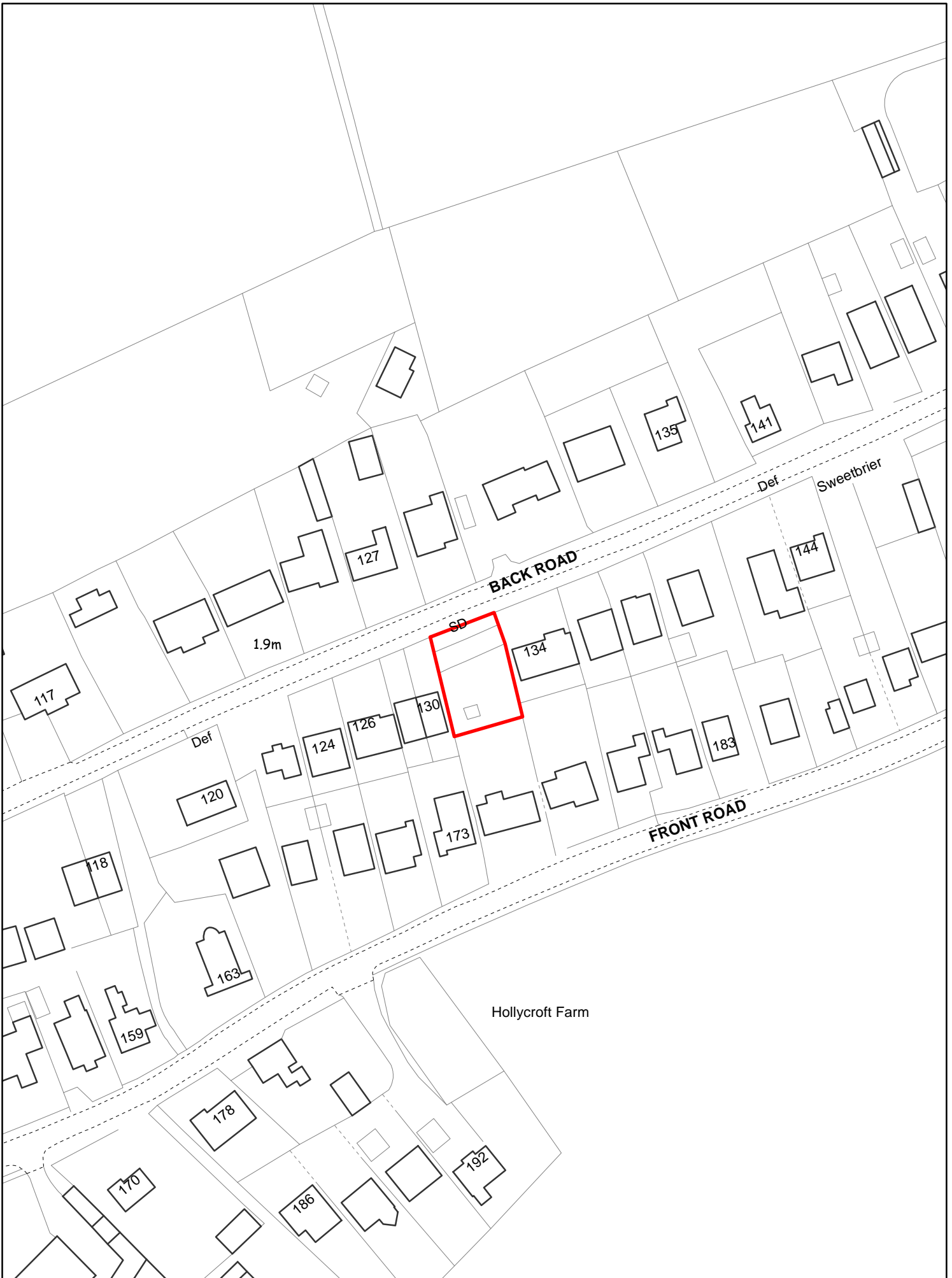
Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason

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

4. Approved plans



Created on: 08/04/2014

F/YR14/0222/O

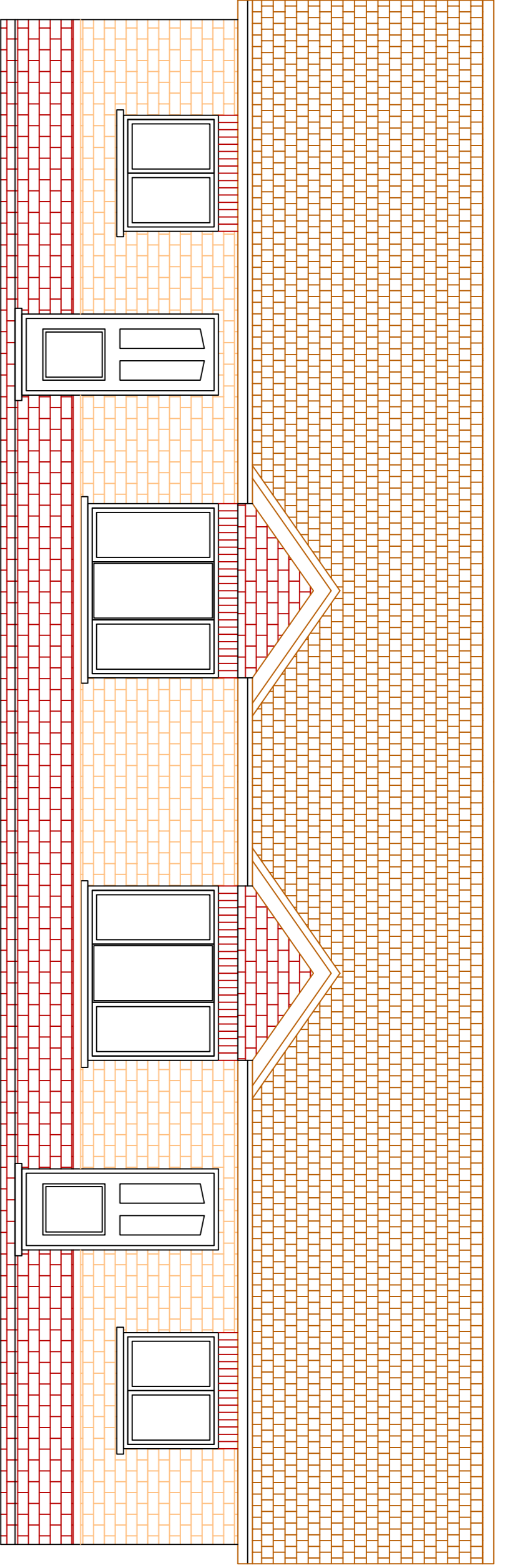
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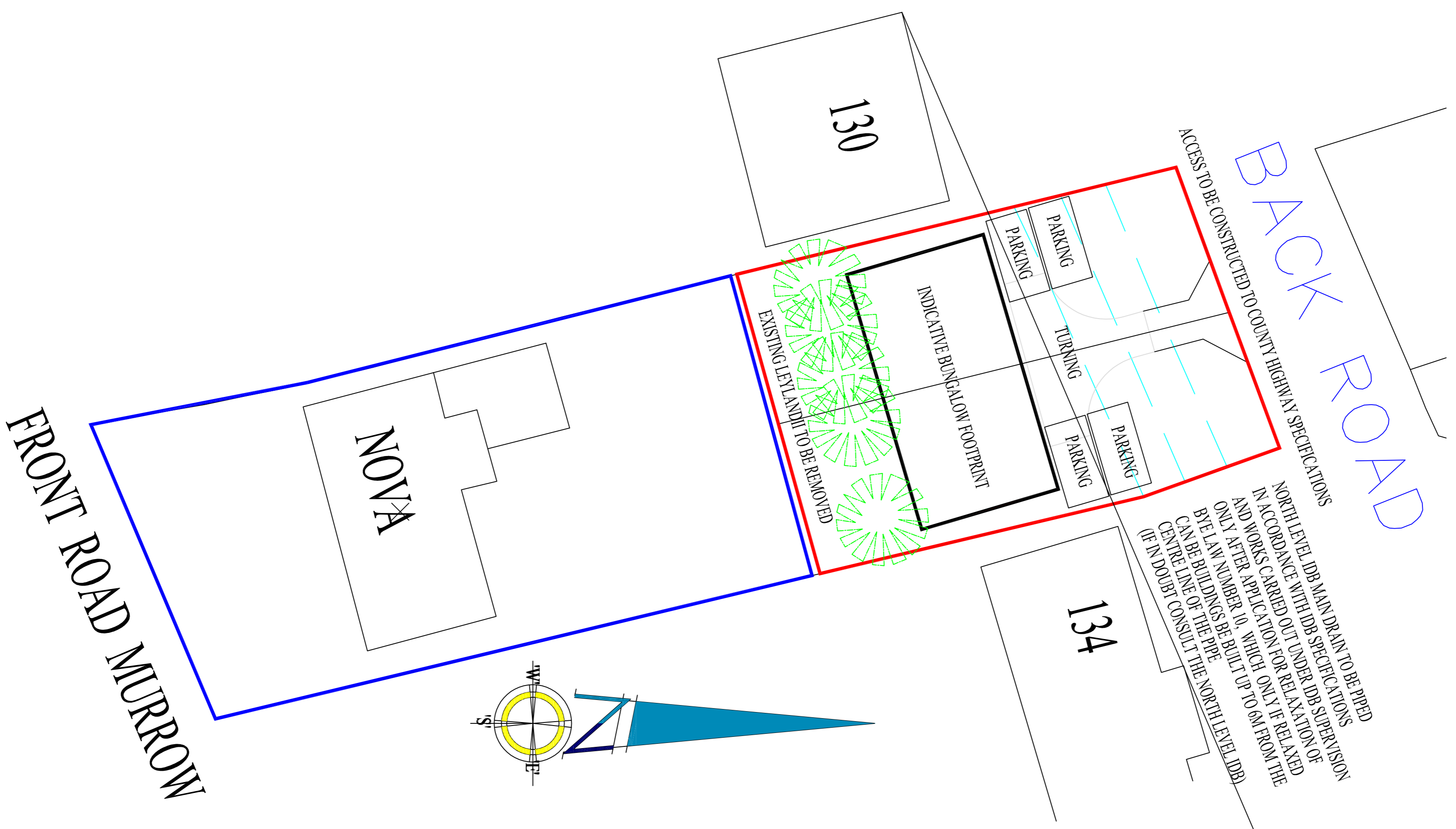


Site Access

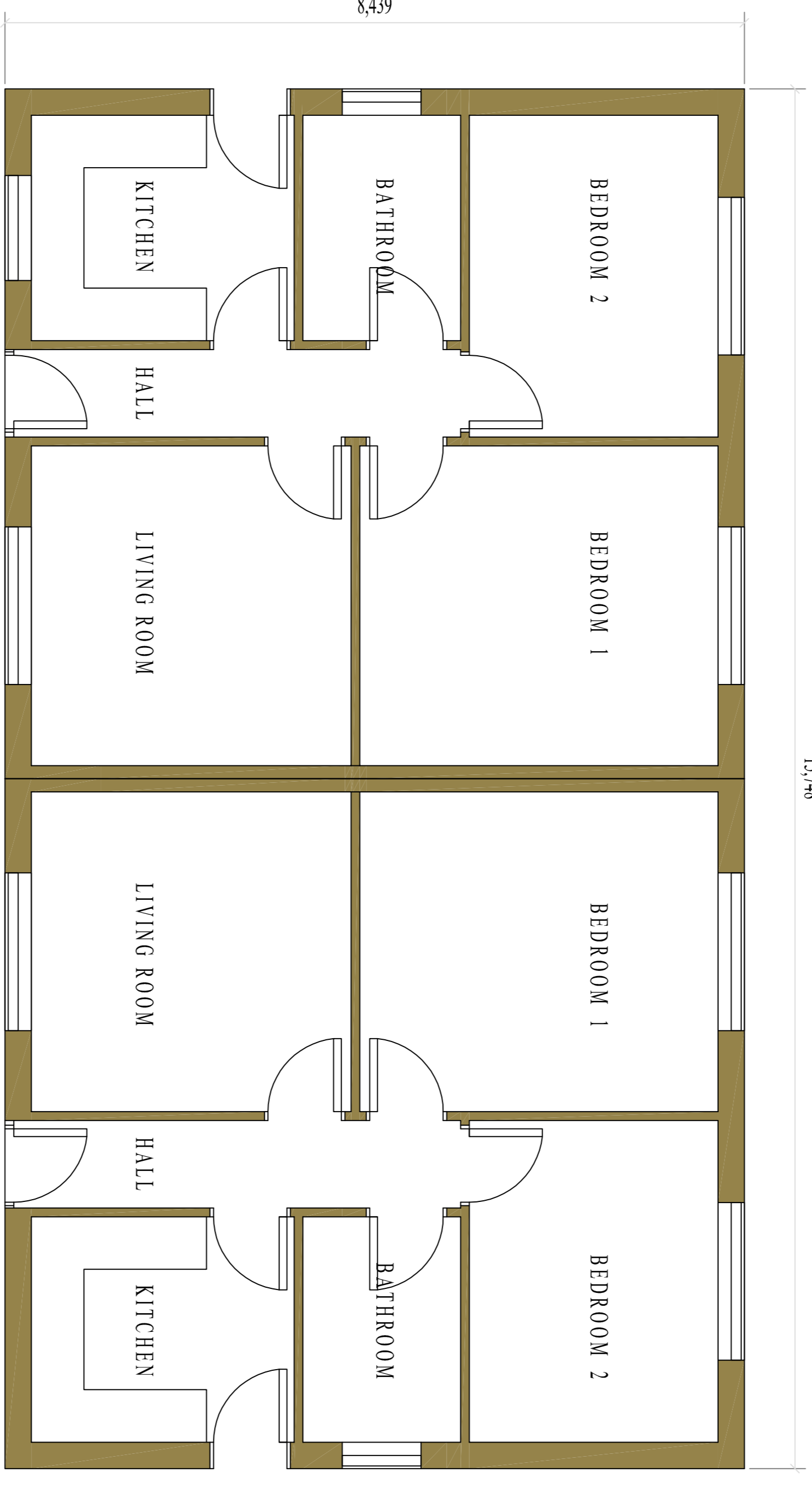
Foot path and Vege crossing.
Full specifications and details can be found under the heading Procedure and specification for the Construction of Vehicle Access Crossings over Fences and Verges June 2013 on website www.cambridge.gov.uk
All works to be carried out by suitably indemnified contractor under the supervision of County Council.
Public notices should be served where appropriate.
Installers should make themselves aware of any special conditions. The works shall be inspected and the designated fee paid.
Safety regulations should be complied with.
It is the applicants responsibility to ensure that the Contractors are suitably qualified and indemnified and that deposits paid where necessary.
Materials shall comply to BS or Equiv standards.
Any pipes of Drains and water courses may require the approval of the local authority, DBB or EA. Minimum sizes of pipes are to be obtained.
Provision must be made to prevent surface water from running onto the highway from the site and from highway water running onto the site.
All crossing points shall have concrete kerbs installed to prevent damage occurring to the Highway.
The ground shall be as indicated on the plan and within C.C.C Specifications for either Light or Heavy vehicle crossing.
Equipment can be made to :-
Customer Services on tel (0450) 455 312
email street.scene@cambridge.gov.uk
Street Works Team on tel (0450) 455 312
email street.works@cambridge.gov.uk



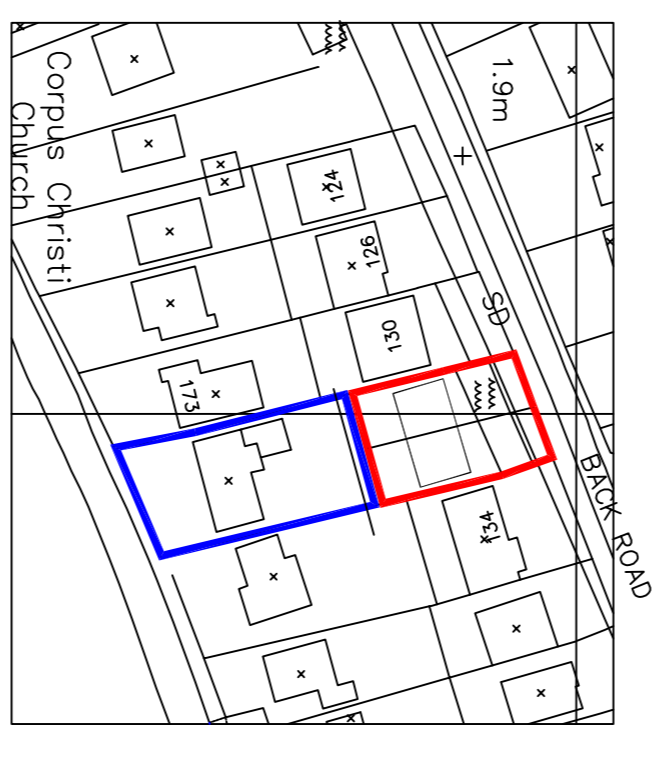
**FRONT ELEVATION
SCALE 1:50**



BLOCK PLAN 1:200



**FLOOR PLAN
INDICATIVE "ONLY" PLANS AND ELEVATIONS
SCALE 1:50
SITE AREA 0.05 ha
ENVIRONMENT MAPPING FLOOD ZONE 1**



LOCATION PLAN 1:1250

LABC Building for Competition or Restoration
Heritage award 2010
Highly commended for Competition or Restoration
Heritage award New Build
2019

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
DANBROOK BROS SIAVON ROAD
DESIGN AND DEVELOPMENT
WISBECH CAMBS PE13 4BW
ESTABLISHED 1975
E-mail: landscapes@cambridge.gov.uk

DBDS

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|-------------|--|--------------|----------|
| Author | DB | Date | 17/11/14 |
| Client | NE & VC DAVIS | | |
| Drawing No. | 1738 | | |
| Project | PROPOSED RESIDENTIAL DEVELOPMENT 1 PAR.SAN DET DWELLINGS | | |
| Site | GABRIEL LAND FRONTING BACK ROAD MURROW REAR OF NONVA FRONT ROAD MURROW | | |
| Revision | PE1340 | Date | FEB 14 |
| Drawn | DB | Checked | |
| Plot Scale | 1:50 @ A1 | Revision No. | |

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