

Application Number: F/YR14/0227/F

Minor

Parish/Ward: Parson Drove/Wisbech St Mary

Date Received: 14 March 2014

Expiry Date: 9 May 2014

Applicant: Mr R D Peppercorn

Agent: Mr D Broker, David Broker Design Services

Proposal: Variation of condition 4 (imposition of a condition listing approved plans) relating to planning permission F/YR11/0811/F (Erection of a 3-bed detached house with integral garage) in relation to minor material amendments. Location: The Paddocks, Selwyn Corner, Guyhirn

Site Area/Density: 0.07ha / 14 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 approval of a minor material amendment relating to the erection of a dwelling. The amendments include changes to the fenestration on the ground floor, the loss of a side projection and the use of the integral garage to form additional living accommodation with the resultant relocation of the parking spaces.

It is considered that the proposed changes are acceptable as they will have minimal impact on the character of the dwelling or its surroundings. It is therefore recommended that the alterations are treated as minor material amendments to the original consent.

2. HISTORY

F/YR11/0811/F Erection of a 3-bed detached house with integral garage
Granted 09.12.2011 (delegated decision)

F/YR11/0631/EXT Erection of a 4-bed chalet bungalow with integral garage
(renewal of planning permission F/YR08/0619/F)
Granted 10.04.2011 (delegated decision)

F/YR09/0210/RM Erection of a 3-bed detached house with integral garage
involving demolition of existing dwelling
Approved 05.12.2009 (delegated decision)

F/YR08/0619/F Erection of a 4-bed chalet bungalow with integral garage
Granted 02.09.2008 (delegated decision)

F/YR08/0065/RM Erection of a 3-bed house with associated parking involving
demolition of existing mobile home
Approved 03.10.2008 (delegated decision)

- F/YR08/0041/O Erection of a house involving demolition of existing dwelling
Granted 10.03.2008 (delegated decision)
- F/YR07/0898/O Erection of 2 dwellings involving demolition of existing
dwelling
Granted 16.10.2007 (delegated decision)

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 **Parish/Town Council:** Comments awaited
- 4.2 **CCC Highways:** Comments awaited
- 4.3 **Neighbours:** None received at time of report

5. **SITE DESCRIPTION**

- 5.1 The land is located within a cluster of dwellings and a dwelling on this site is currently under construction. There is existing close boarded fencing to the east of the site and the land to the immediate south serves as an electricity substation. The site is positioned along a shared driveway which also serves the existing chalet bungalows to the rear.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy implications
 - Design

(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 application is for a variation of condition to allow for the substitution of the drawings approved under F/YR11/0811/F so that minor material amendments can be carried out to the scheme. The amendments include the removal of the side utility room, changes to the windows forming the study, replacement of integral garage with kitchen and associated alterations to fenestration, removal of lounge/dining room wall and amendments to the parking spaces. The principle of the proposal has already been established therefore the purpose of this report is to assess whether the proposed changes are acceptable in terms of their design and impact on the surroundings.

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' section of this report.

(b) Design

The proposed alterations are considered to have a negligible impact on the character and appearance of the approved building. The loss of the utility room, which had the appearance of a small extension, can be seen as a benefit to the scheme as it will reduce the footprint of the proposal, freeing up more open space around the dwelling.

The alterations to the fenestration are very minor and will have limited impact on neighbouring residents given that the changes are located on the ground floor of the property.

Perhaps the most significant change to the proposal is the conversion of the garage to form the kitchen and the resultant repositioning of the parking spaces to the south of the dwelling.

Two parking spaces have been provided, which accords with policies contained within the Development Plan and comments are awaited from Highways as to whether these spaces are acceptable. Members will be updated at the Committee meeting with the response received from CCC Highways.

7. CONCLUSION

- 7.1 The alterations are considered to have no negative impact on the character of the dwelling and how it functions. In addition the changes are unlikely to harm the amenities of neighbouring residents. The alterations are considered to be acceptable and can be treated as minor material amendments to the original scheme.

8. RECOMMENDATION

Grant subject to no negative response from CCC Highways and the following conditions:

1. **The master bedroom window in the north west elevation of the development hereby approved shall be glazed with obscure glass and maintained in perpetuity thereafter.**

Reason

To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

2. **Prior to the first occupation of the development hereby approved, the visibility splays shown on plan reference 08:126/03 received on 14/10/2011 shall be maintained thereafter free from any obstruction exceeding 0.6 metres above the level of the adjacent track.**

Reason

In the interest of safe vehicular movement.

3. **Approved plans**



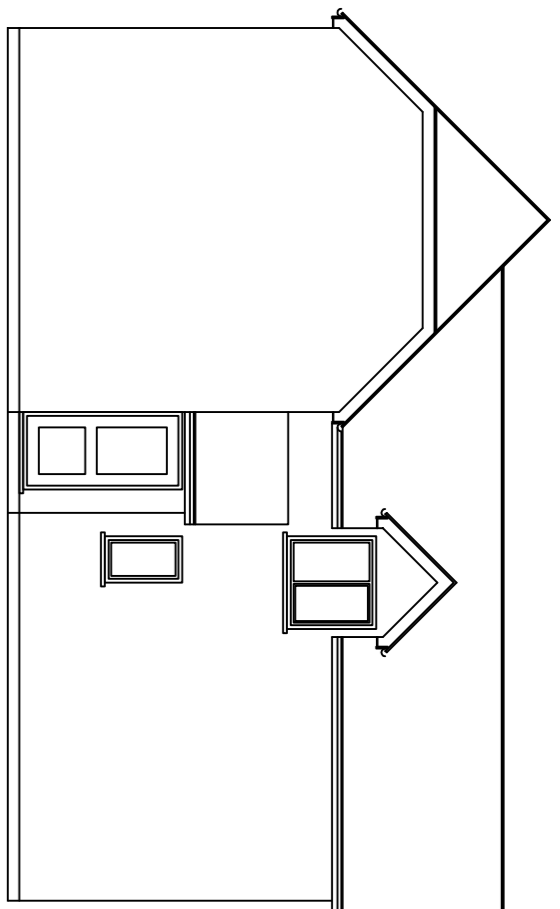
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F/YR14/0227/F

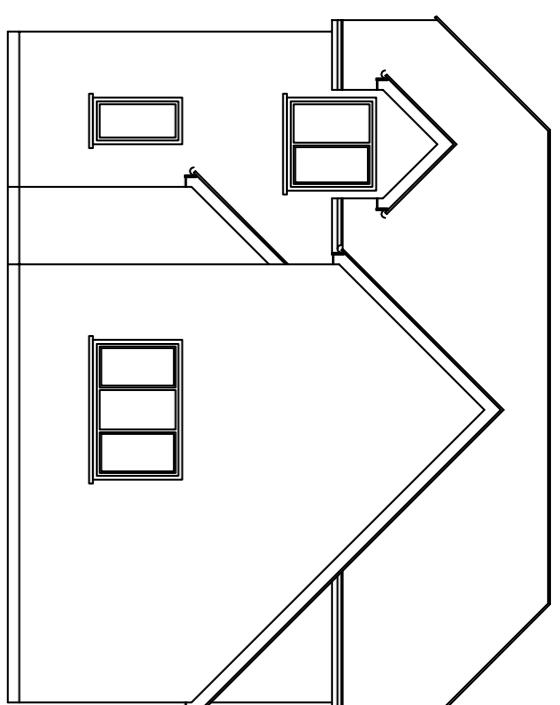
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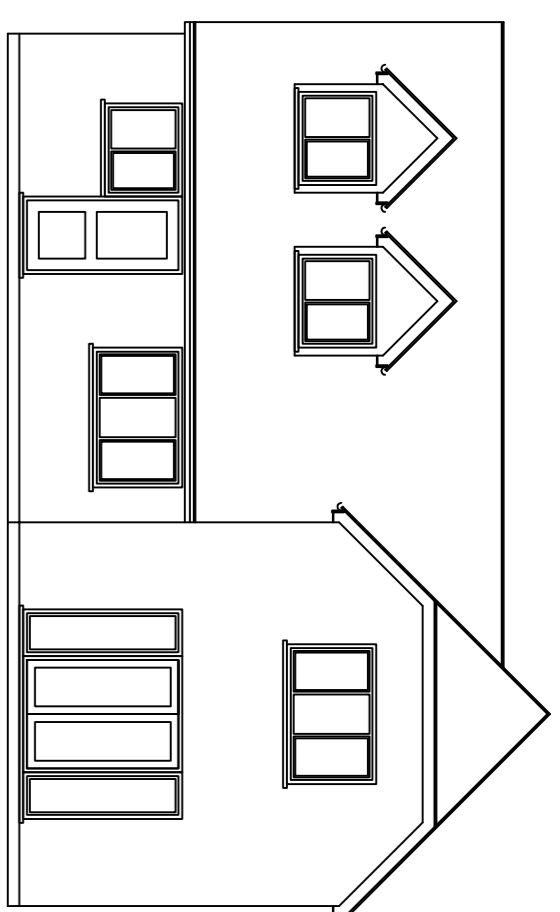




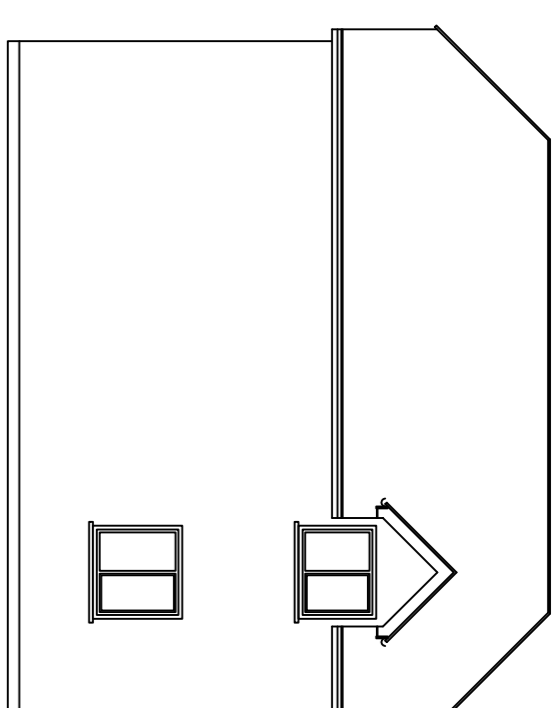
PROPOSED FRONT ELEVATION
SCALE 1:100



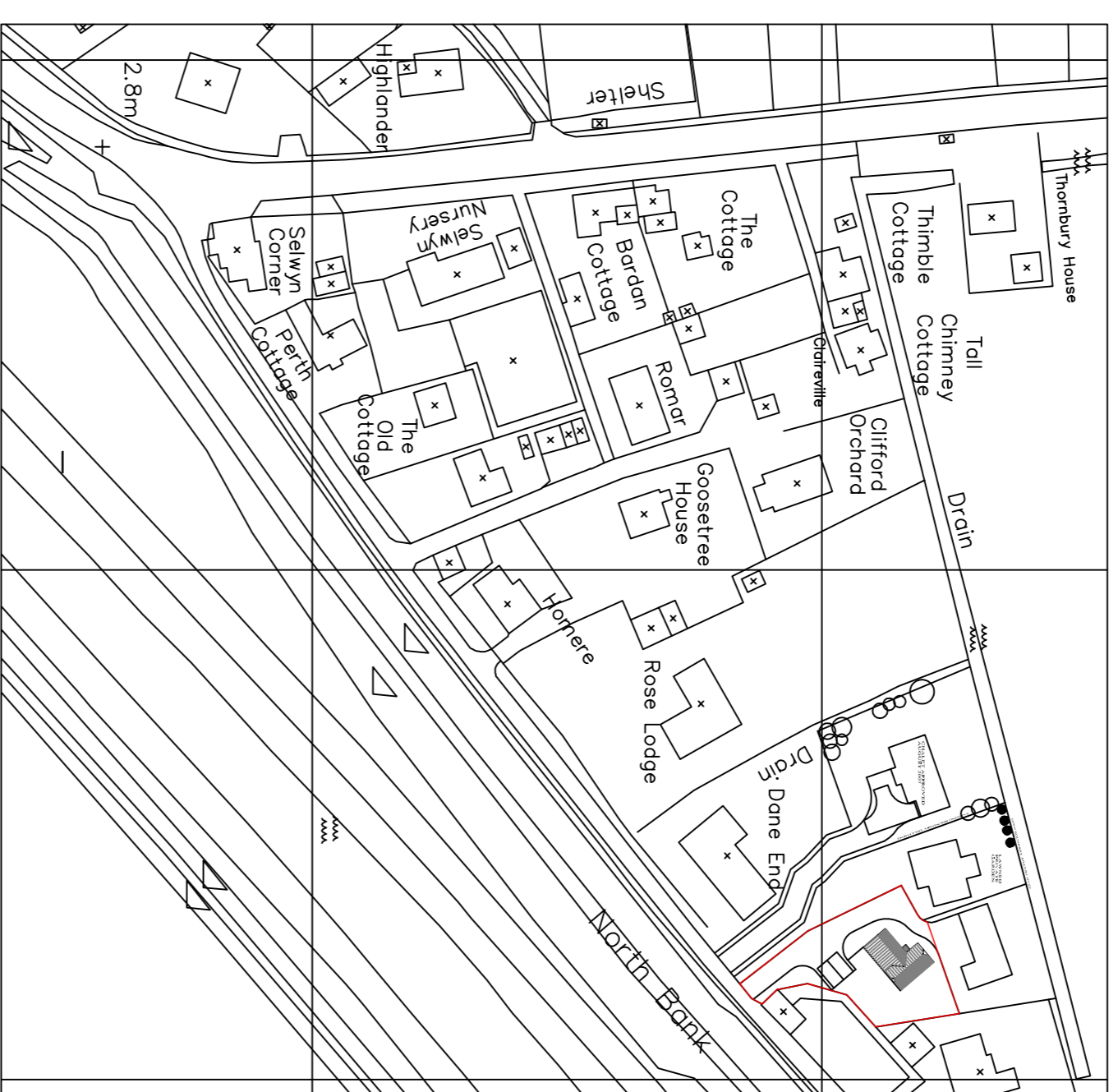
PROPOSED SIDE ELEVATION
SCALE 1:100



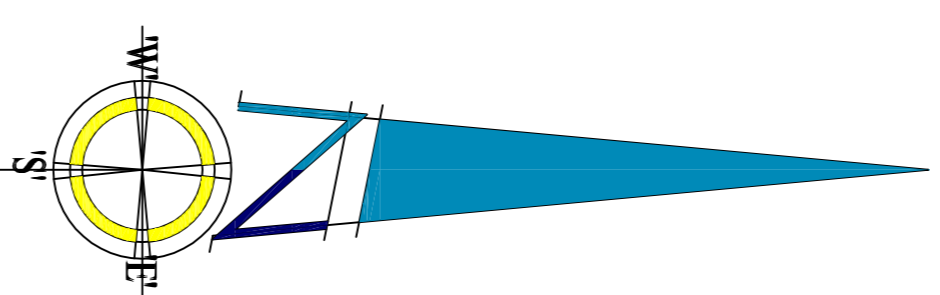
PROPOSED REAR ELEVATION
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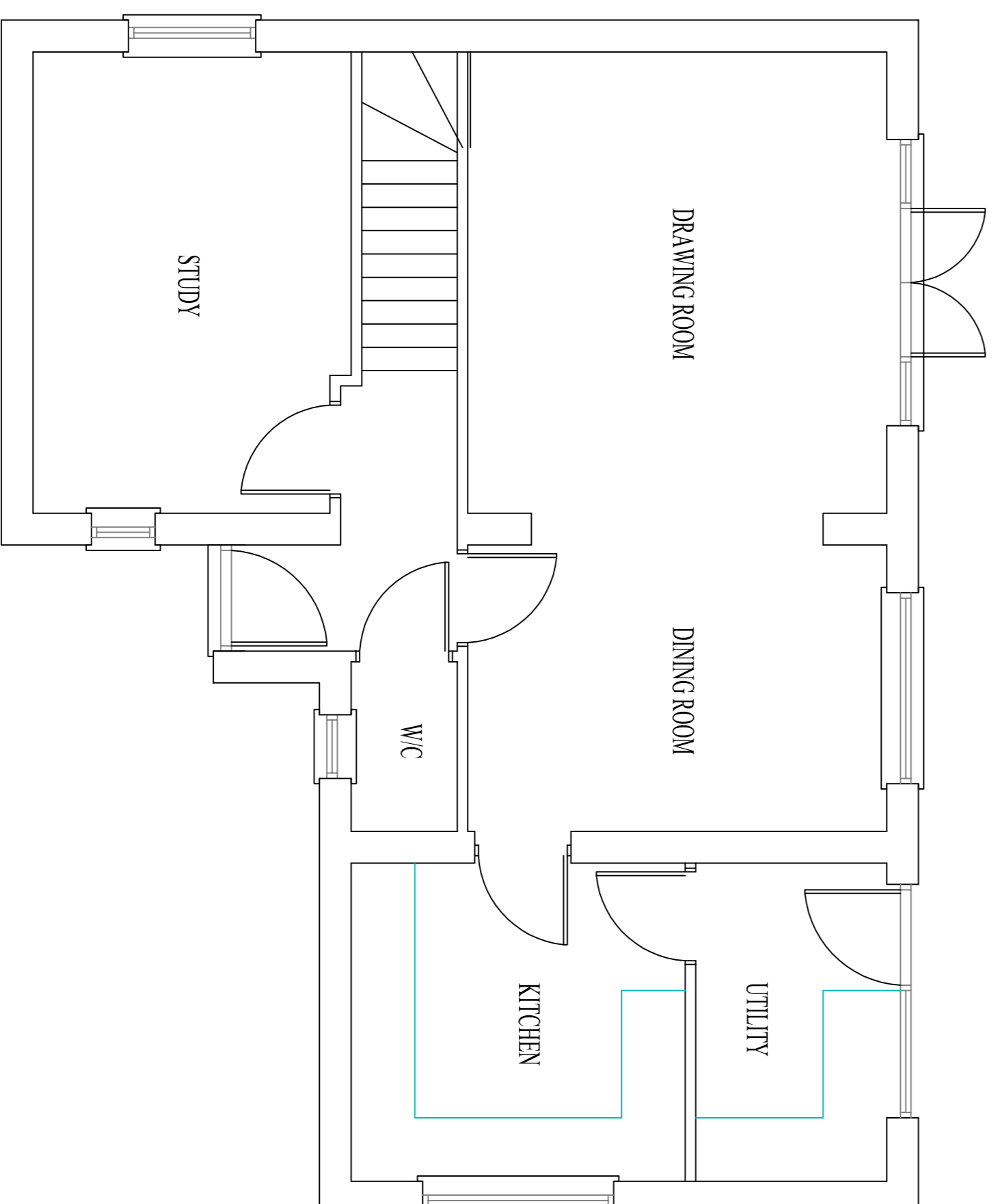
PROPOSED SIDE ELEVATION
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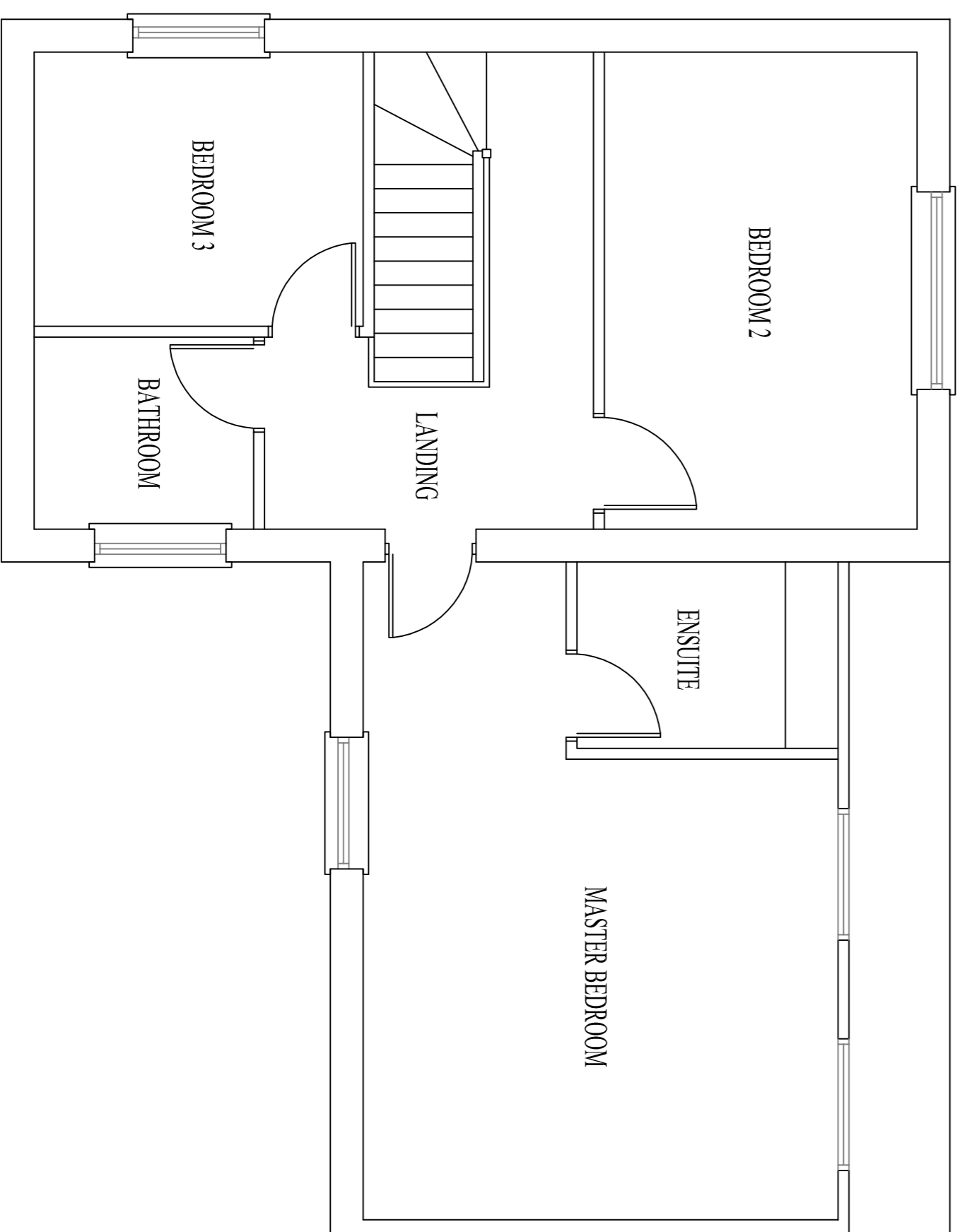
LOCATION PLAN
SCALE 1:1250



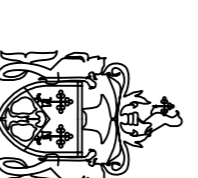
BLOCK PLAN
SCALE 1:200



PROPOSED GROUND FLOOR PLAN
SCALE 1:30



PROPOSED FIRST FLOOR PLAN
SCALE 1:30



Highly Commended
Borough Council of Kings Lynn
Residential New Build
& West Norfolk The Mayors Award for Design in the Environment 2011

LABC
Winner, New Small Scale
housing development
2011
Highly commended
Commercial category building
Design and Construction award 2010
Peterborough City Council

Building
Winner, Heritage award 2010
for Conversion or Renovation
Highly commended
for Conversion or Renovation
2010
Heritage award New Build
2010
Building Excellence in Ireland
Heritage award New Build
2010

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Issue:	No. 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	MR PEPPERCOMB		
Drawing No:	1745 - PROPOSED PLAN		
Project:	PROPOSED 3-BED DWELLING		
Site:	THE PARADISES SILVYWOODS GLYNNHILL		
Proposed:	PE13-4FG	Date:	DB
Drawn:	DB	Checked:	
Plot Scale:	1:30 @ A1	Date:	MAR 2014
Revision No.:		Revision No.:	

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