

Application Number: F/YR14/0245/F
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 24 March 2014
Expiry Date: 19 May 2014
Applicant: Mr & Mrs D W Risley
Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2-storey 4-bed dwelling with integral garage.
Location: Land West of 114, Main Road, Parson Drove.

Site Area: 0.09 hectares.

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

This application seeks full planning permission for 1 dwelling at Land West of 114, Main Road in Parson Drove. The site is open land and is positioned within distinct areas of existing residential development. The land is outside of the established settlement, however, it sits adjacent to the built form and it has been the subject of an earlier application for 4 dwellings which has established the principle of residential development in this location.

The key issues to consider are:

- Site History
- Relevant Policy
- Design and Layout

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in this instance, therefore the application is recommended for approval.

2. HISTORY

Of relevance to this application is:

F/YR13/0265/F	Erection of 2 x 3-bed and 2 x 4-bed 2-storey dwellings with attached garages.	Granted 26 th June 2013 – Committee Decision.
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3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application 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 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

3.2 **Fenland Local Plan, 2014.**

LP1: Presumption in favour of sustainable development

LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

LP12: Rural Areas Development Policy

LP16: Delivering and Protecting High Quality Environments across the District.

4. **CONSULTATIONS**

- 4.1 ***Town Council*** Not received at the time of writing this report.
- 4.2 ***FDC Environmental Health*** No objections as there is unlikely to be a detrimental effect on local air quality or the noise climate. Existing conditions imposed on the previous application should be retained.
- 4.3 ***CCC Highways*** No objections in principle in the context of former planning permission. Any consent should carry forward the highway conditions as the previous.
- 4.4 ***Local Residents:*** 1 letter of objection received concerning (in summary):
- The dwelling (and any other that are built on the adjacent plots) will devalue their property.
 - Will overlook their property.
 - Loss of open views.

5. **SITE DESCRIPTION**

- 5.1 The site is located on the Southern side of Main Road, Parson Drove, and immediately adjoins the existing built up frontage. The site is between an existing detached dwelling, Silverings, to the East and the Newlands Road development to the West. There is residential development to the North and agricultural land to the South. The site currently comprises part of this agricultural land.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Site History
 - Relevant Policy
 - Design and Layout

Site History

This site has recently had planning permission granted for a dwelling as part of a larger scheme of 4 dwellings. The previous application (reference F/YR13/0265/F) was granted for 2 x 3-bed dwellings and 2 x 4-bed dwellings, consisting of 4 plots arranged in a linear fashion fronting onto Main Road. This current application relates to Plot 4. The previous approval, which is currently extant, serves to establish the principle of residential development on this site.

Relevant Policy

The site is located beyond the established settlement of Parson Drove on land which is characterised as open countryside. The site immediately adjoins the existing built up form to the West and there is residential development to the North and East. The proposal is considered to be in accordance with the provisions of the new Local Plan (formally adopted May 2013) in that this plot physically adjoins the main settlement and is considered to represent an infilling of a continuous built up frontage. As such the current proposal is considered to be acceptable. It is considered that no harm would be caused to the character and appearance of this part of Main Road though the development of this site.

Design and Layout

This application seeks full planning permission a 2-storey 4-bed dwelling on Plot 4 of a previously approved development. The design and layout of the proposed dwelling is very similar to that approved as part of the 2013 application and only seeks minor amendments to this.

In terms of the proposed layout, the access, parking and turning areas are as previously approved and the siting of the dwelling remains also as previously approved. The alterations to the layout are in the form of a larger patio area to the rear and two slightly larger single storey projections to the rear to form a sun room and utility area. Ample garden area remains to accommodate the slight increase in size. In terms of the design of the proposal the front elevation is largely the same as previously approved, with the addition of a first floor to the garage and an accompanying dormer window to this area.

There is a mix of dwelling types in the surrounding area, with a row of bungalows sited to the North of the site, a single, detached, 2-storey dwelling to the East of the site and a residential cul-de-sac of 2 storey semi-detached dwellings to the West (Newlands Avenue). Travelling west from the site the area becomes more built up as the village centre is approached.

Given that the design and layout of the proposed dwelling largely reflects those approved for Plot 4 under the 2013 application it is considered that this application is acceptable in terms of design, scale, siting and layout.

7. CONCLUSION

- 7.1 The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that the proposal infills an area of existing built up frontage and, given the different types of dwellings in the surrounding area and the previously approved dwelling on this plot, the proposal is acceptable. As such it is recommended for approval with suitable conditions.

8. 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. **All hard and soft landscape works including any management and maintenance plan details, 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.

3. **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.

- 4. Prior to the first occupation of the development any gate or gates to the vehicular accesses shall be set back a minimum of 5.0m from the near channel line of the carriageway of Main Road. Any gate or gates shall be hung to open inwards.**

Reason – In the interests of highway safety.

- 5. Prior to the first occupation of the development the proposed on-site parking and turning areas within each plot shall be laid out, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.**

Reason – In the interests of highway safety.

- 6. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason – In the interests of highway safety.

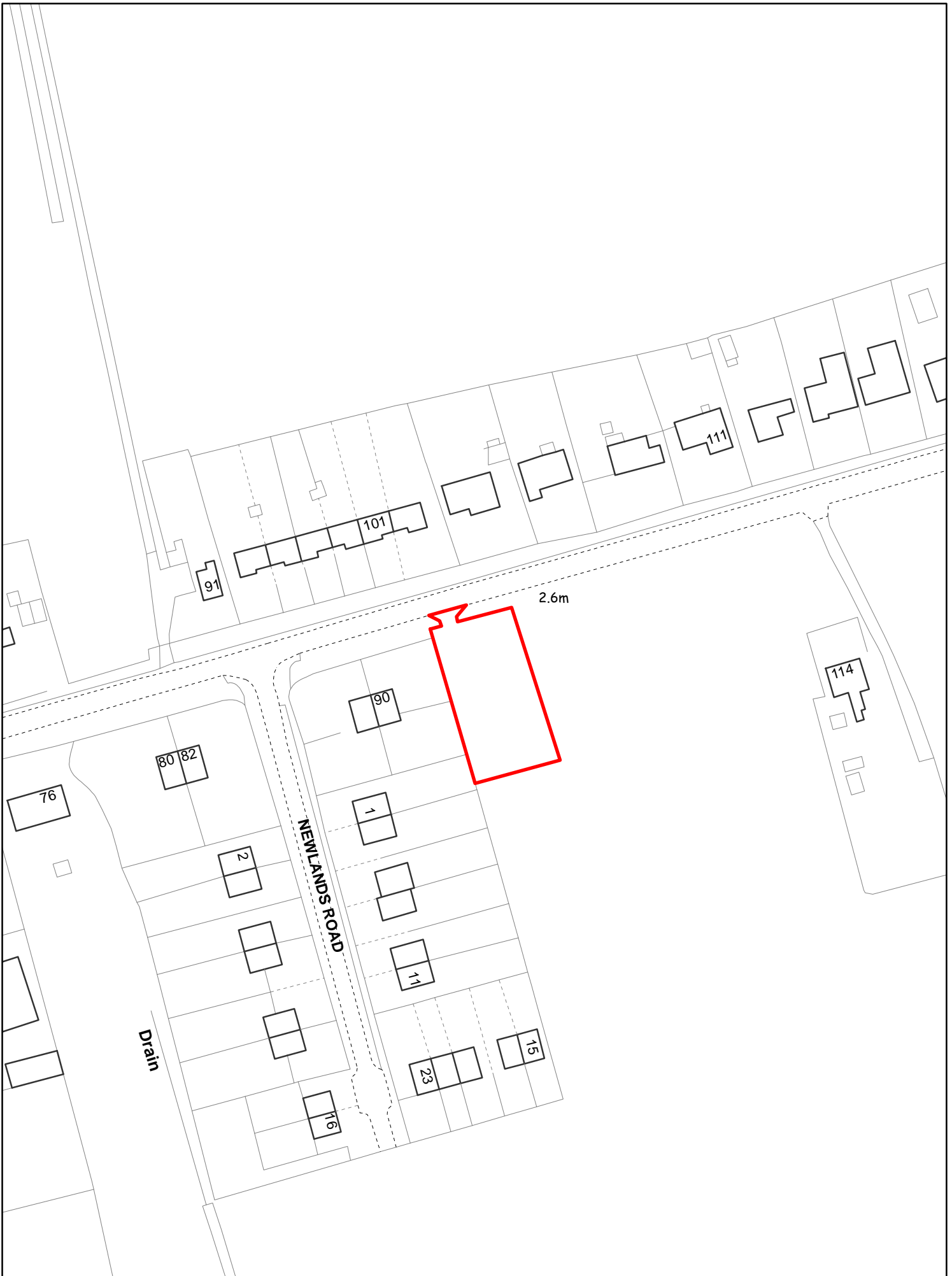
- 7. Prior to the first occupation of the development a 1.5m wide footway along the site frontage to Main Road shall be provided and completed to Cambridgeshire County Council construction specification linking to the existing footway in front of No 90 Main Road.**

Reason – In the interests of highway safety.

- 8. Prior to the first occupation of the development pedestrian visibility splays of 1.5m x 1.5m shall be provided each side of each access measured from and along the back of the new footway to be provided.**

Reason – In the interests of highway safety.

- 9. Approved Plans**



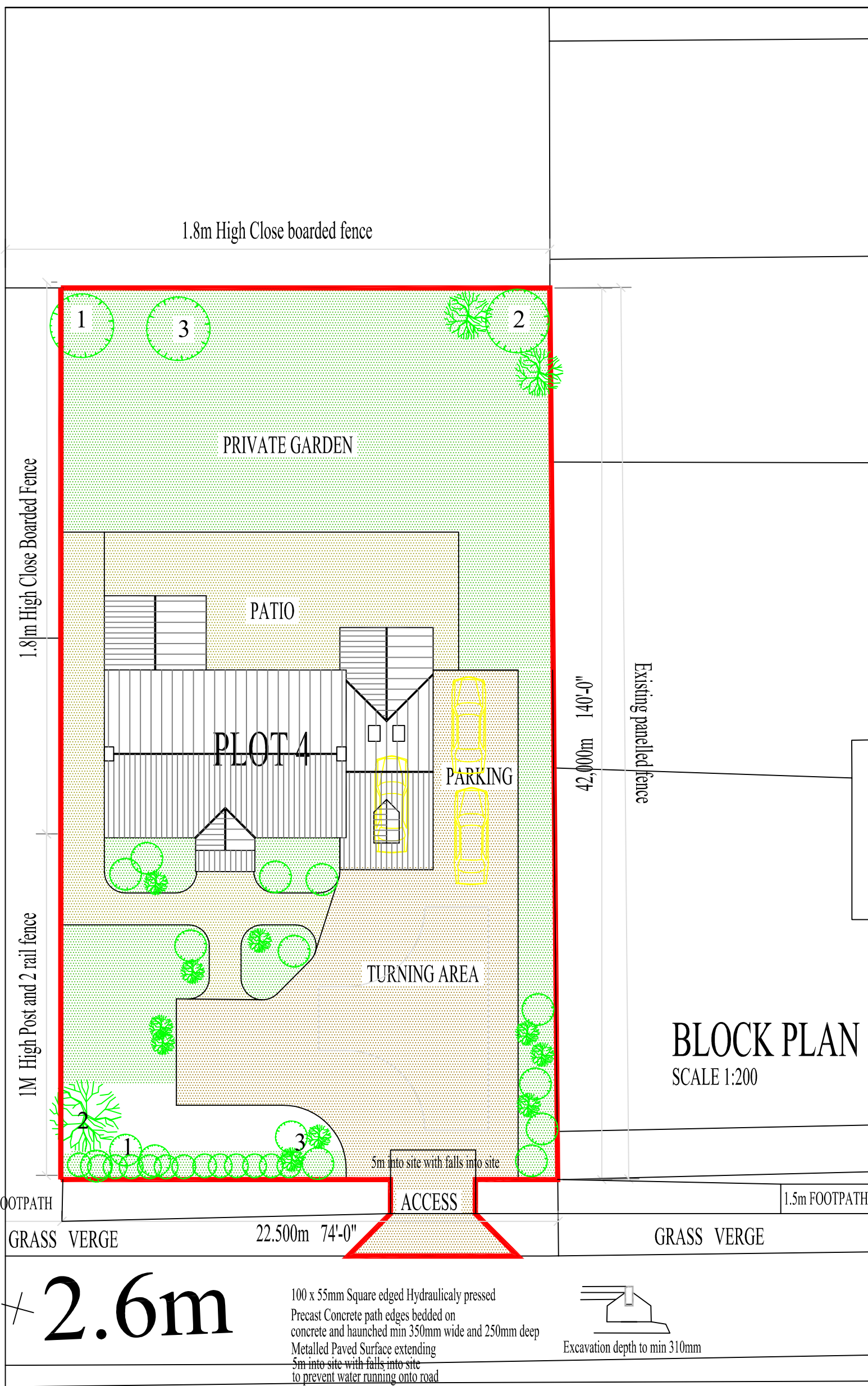
Created on: 14/04/2014

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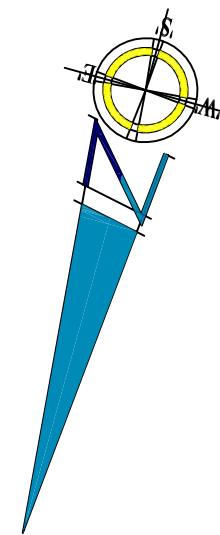
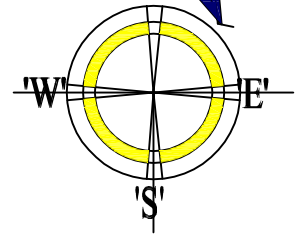
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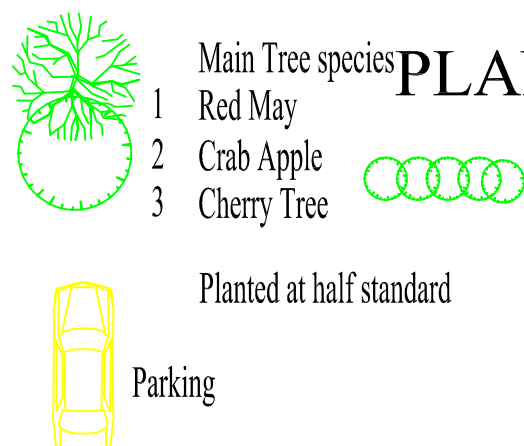
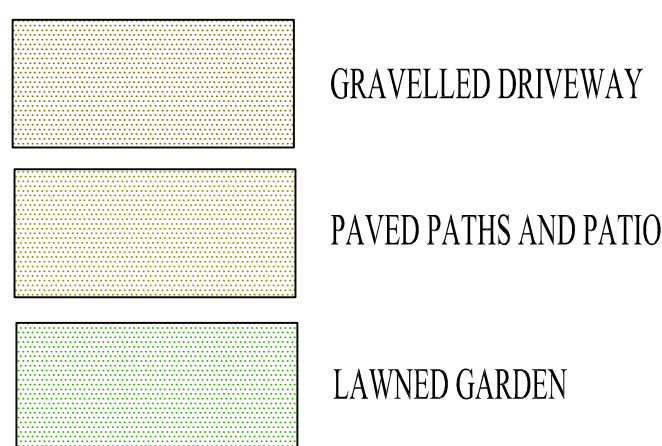
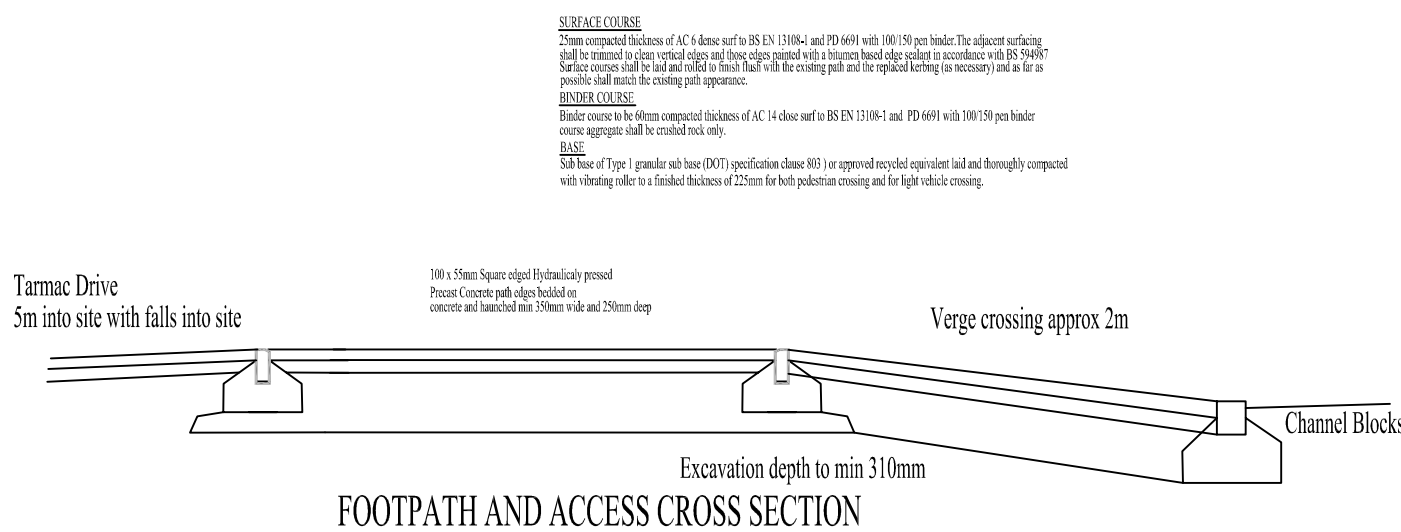
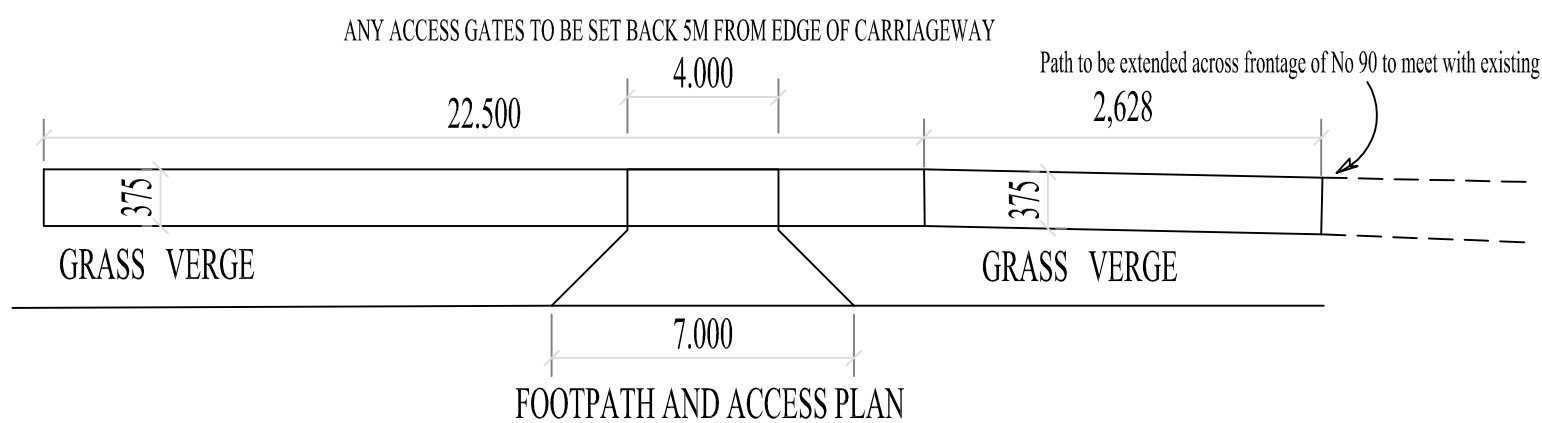




LOCATION PLAN
SCALE 1:1250



Site Access
Foot path and Verge crossing.
Full specifications and details can be found under the heading, Procedure and specification for the Construction of Vehicle Access Crossings over Footways and Verges June 2013, on website www.cambridgeshire.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 piping of Ditches and water courses may require the approval of the local authority, IDB 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 layout shall be as indicated on the plan
Specifications for either Light or Heavy vehicle crossing
Enquiries can be made to :-
Customer Services on tel 03450 455 212
email . street.scene@cambridgeshire.gov.uk
Street Works Team on tel 03450 455 212
email . street.works@cambridgeshire.gov.uk



PLANTING AND LANDSCAPING

All Species planted in combination and fertilised before planting
All trees to be planted in the first appropriate season following the occupation of the Dwellings and there-after maintained
Any diseased or dead items to be replaced at the appropriate time.



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



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



Winner, Heritage award 2010 for Conversion or Renovation
Highly commended for Conversion or Renovation
Highly commended Heritage award New Build 2009

Rev	CLIENT AMENDMENTS	AS	MAR '14
	Purpose	By	Date

DBDS

DAVID BROKER DESIGN SERVICES
CONCEPT 2000
DESIGN AND DEVELOPMENT
LTD
ESTABLISHED 1975

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS PE13 4RW
Telephone 01945410421
Facsimile 01945410400
E-mail- david.broker@btinternet.co.uk
Web site www.davidbrokerdesignservices.co.uk

Issue:	No 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	A. RISLEY		
Drawing No:	1623 - PLOT 4 - AMENDED PLAN		
Project:	PROPOSED RESIDENTIAL DEVELOPMENT		
Site:	MAIN ROAD PARSON DROVE		
Postcode:	PE13 4LA	Drawn:	A. SUTTON
Print Scale:	1:50 @ A1	Date:	DEC 12
		Checked:	-
		Revision No:	-
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