

Application Number: FYR14/0251/F

Minor

Parish/Ward: Wisbech/Roman Bank

Date Received: 27 March 2014

Expiry Date: 22 May 2014.

Applicant: Mr M R Large, M L Engineering.

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of 2 x 2-storey 3-bed dwellings.

Location: Former 176 Leverington Road, Wisbech

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 have not been the case it would have been determined under delegated powers by Officers.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 2 x 2-storey 3-bed dwellings on a site that was formerly occupied by 176 Leverington Road in Wisbech. The site is within the main settlement of Wisbech in an area characterised predominantly by residential development.

The key issues to consider are:

- Site History
- Relevant Policy
- Layout, Design and Impact on Residential Amenity.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to Policy in terms of its detrimental impact on the amenities of adjoining residents. Therefore the application is recommended for refusal.

2. HISTORY

Of relevance to this application is:

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| 2.1 | F/YR10/0365F | Erection of a 4-bed detached house with detached single garage involving demolition of existing bungalow. | Granted 13 th July 2010 - Delegated |
|-----|--------------|---|--|

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: Seeks to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Safe and suitable access to the site can be achieved for all people.

Section 6: Delivering a wide choice of quality homes.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

3.2 Fenland Local Plan 2014

LP1: Presumption in favour of sustainable development.

LP3: Spatial strategy, the Settlement Hierarchy and the Countryside

LP4: Housing.

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

4. CONSULTATIONS

- 4.1 ***Town Council*** No response received at the time of writing this report.
- 4.2 ***FDC Environmental Health*** No objections. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Given the proposal involves a site where a building has been demolished the unsuspected contamination condition is required.
- 4.3 ***North Level IDB*** No objection in principle. The Board's Red Engine Drain has previously been piped and filled to the Board's specification. Consent will be required to relax the byelaws should any part of the construction fall within 9 metres of the centre line of the drain.
- 4.4 ***Local Residents:*** None received.

5. SITE DESCRIPTION

- 5.1 The site currently comprises a vacant plot of land within an existing residential street scene. The site was formerly occupied by a bungalow which has been demolished under the previous planning consent. The site is triangular in shape, tapering to a point at the northern boundary. The site is bounded by residential development to the north, east and west, with Leverington Road running directly to the south.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Site History
 - Relevant Policy
 - Layout, Design and Impact on Residential Amenity.

Site History

The site has an existing full planning consent for 1 x 4-bed detached dwelling with detached single garage which was approved in July 2010 under planning reference F/YR10/0365/F. This consent is extant as the demolition of the existing dwelling has taken place which has served to implement the permission.

Relevant Policy

Policy LP3 of the Fenland Local Plan 2014 identifies Wisbech as a Market Town where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place. The site lies within the main settlement core and is in an area of residential development and therefore the principle of residential development in this location is acceptable.

Policy LP16 identified a number of criteria which should be complied with for new development. This includes developments needing to make a positive contribution to the local distinctiveness of the area, the need to protect residential amenity and sufficient private amenity space, amongst other requirements.

Layout, Design and Impact on Residential Amenity

This application seeks full planning permission for the erection of 2 x 2-storey dwellings with associated parking and turning areas and residential amenity space. The layout shows the front elevations being sited in line with the adjacent dwelling to the west, Beaumont. Access to the site is via a single shared driveway which then separates into two separate parking and turning areas. Each dwelling has a patio area to the rear leading to an area of private amenity space. In design terms the dwellings have been designed to reflect the features of the dwellings that run west from the site, all of which are two-storey with bay windows, at ground floor as a minimum, some at first floor also.

Although the dwellings have been designed to reflect the dwellings to the west, consideration has been given to the impacts of the dwellings on the small bungalow sited to the east of the site, Gemini. This is a very small bungalow sited forward of the proposed dwellings. Due to the shape of the plot the layout of the proposed dwellings is somewhat constrained due to the requirement for parking and turning areas and rear amenity space. As such, it is considered that there would be a harmful impact on the residential amenity of this adjoining bungalow. The proposed dwelling closest to the eastern side boundary will be approximately 1.15 metres from the site boundary at its closest point, extending to 2 metres level with the immediate rear amenity space of the bungalow. It is noted that the first floor window to this side will serve a bathroom and will therefore be obscure glazed, however it is considered that a two-storey dwelling in such close proximity to the bungalows immediate rear amenity space will have an overbearing impact on the residential amenity of this bungalow. It is considered that the previous approval on the site for 1 dwelling, allows the dwelling to be moved further from the boundary and as such two dwellings on this site results in overdevelopment in this instance.

In addition, concerns are raised in relation to the level of rear private amenity space. The shape of the site has resulted in narrow, tapering gardens, with very little width to allow some separation between users of the two gardens. As such the proposal is considered to have an adverse impact on any future occupiers of the two dwellings and is therefore contrary to the provisions of policy LP16 of the Fenland Local Plan 2014.

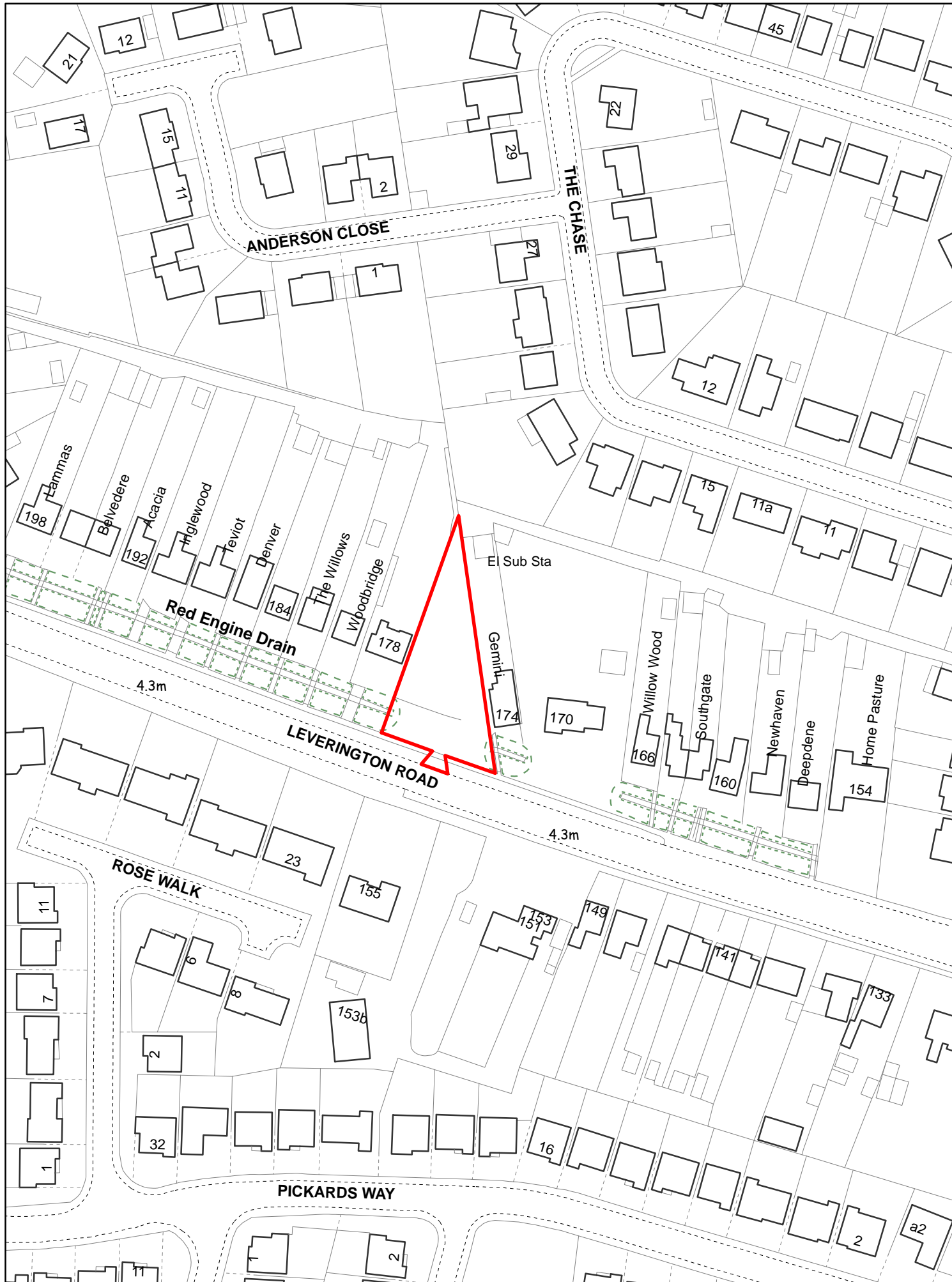
7. CONCLUSION

- 7.1 Taking the above points into consideration, the site cannot comfortably accommodate two dwellings whilst providing satisfactory residential amenity space and the proposal will have an overbearing impact on the adjoining bungalow. One dwelling is considered to be appropriate for the site, as per the previous approval which is capable of being implemented, however the current proposal for 2 dwellings is considered overdevelopment. The proposal is considered to be contrary to Policy in terms of residential amenity and as such the application is recommended for refusal.

8. RECOMMENDATION

Refuse.

1. **The proposed development of 2 dwellings will result in an over development of the site with inadequate provision for private amenity space for the proposed dwellings and would have an overbearing impact on the neighbouring dwelling to the east of the site. As a result the proposal is contrary to the provisions of the National Planning Policy Framework paragraph 17 and Policy LP16 of the Fenland Local Plan 2014.**



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