

**Application Number: F/YR14/0272/F**

**Minor**

**Parish/Ward: Wisbech St Mary/Parson Drove & Wisbech St Mary**

**Date Received: 25 March 2014**

**Expiry Date: 20 May 2014**

**Applicant: Mrs L J Crockford**

**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of a single-storey 3-bed dwelling with attached garage.**

**Location: Land South of Westbury, Gull Road, Guyhirn**

**Site Area: 0.09 hectares**

**Reason before Committee: This application is before committee as 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 the erection of a dwelling at land south of Westbury, Gull Road in Guyhirn. The site is outside of the main settlement core however is sited within an existing area of residential development. The proposal is for a single-storey dwelling and there is an extant planning permission for a dwelling on the site.

The key issues to consider are:

- Site History
- Relevant Policy
- Layout, design and residential amenity.
- Flood Risk

The proposal relates to an existing residential plot which originally formed side residential garden land to the existing bungalow, Westbury. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

## **2. HISTORY**

Of relevance to this proposal is:

- |     |                    |  |  |
|-----|--------------------|--|--|
| 2.1 | F/YR13/0678/EXTIME | Erection of a dwelling (renewal of planning permission F/YR10/0798/O)                    | Granted 28 <sup>th</sup> October 2013 – Delegated.           |
| 2.2 | F/YR12/0730/O      | Erection of 3 x 2-storey dwellings involving demolition of existing dwelling and garage. | Refused 18 <sup>th</sup> December 2012 – Committee Decision. |

2.1 F/YR10/0798/O                      Erection of a dwelling                      Granted 17<sup>th</sup>  
December 2010 –  
Committee  
Decision

### 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.

#### 3.3 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development

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

LP12: Rural Areas Development Policy

LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.

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

### 4. **CONSULTATIONS**

- 4.1 ***Parish Council***                      Support the application and recommend approval.
- 4.2 ***CCC Highways***                      Requests conditions in relation to provision of parking and turning areas, access construction and temporary parking, turning and loading facilities for construction traffic.
- 4.3 ***Environment Agency***                      Requests a condition to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment.
- 4.4 ***FDC Environmental Health***                      No objections. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Given the nearby land use the unsuspected contamination condition should be imposed.
- 4.5 ***North Level IDB***                      No response received at the time of writing this report.

4.6 **Local Residents:**

1 letter of support received with the following comments (in summary):

- Very much in support of this scheme as opposed to the previous scheme.
- A single-storey dwelling will be very much in character with this end of Gull Road and fit in well with the two existing adjoining properties, all of which are bungalows.
- Such a dwelling would have little or no impact on our own bungalow.

5. **SITE DESCRIPTION**

5.1 The site currently forms a building plot which was formerly garden land to a single bungalow and garage. The site lies outside of the main settlement core, however it does sit within an area of residential development. The site also has the benefit of an extant outline planning permission for a dwelling under planning permission F/YR10/0798/O which was extended under F/YR13/0678/EXTIME. The area is characterised by a mix of dwelling scales and designs, and the adjacent dwellings either side of the site are bungalows.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Site History
- Relevant Policy
- Layout, design and residential amenity.
- Flood Risk

Site History

This site has had a history of planning permission for residential development on this site. In 2010 outline permission was given for a dwelling on this site under reference F/YR10/0798/O, with this then being extended in 2013 under planning reference F/YR13/0678/EXTIME. The previous permission showed 1 dwelling sited in a similar position to this application. The indicative design submitted indicated a 2-storey dwelling with turning and parking areas to the front and rear private amenity space. This current application has greatly reduced the overall bulk and height of the proposed dwelling from that previously approved and is considered to be more in keeping with the adjoining properties.

Relevant Policy

The application site is outside of any main settlement core, but is in an area characterised by some residential development.

The proposal has been considered in line with the Development Plan Policies and National Guidance detailed in the Policy Section of this report.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside.

Policy LP3 of the Fenland Local Plan 2014 lists Guyhirn as a small village. The Policy states that within small villages development will be of a very limited nature and will be limited to infilling of single or a group of no more than 3 dwellings (or 4 if it includes at least 3 affordable housing units).

Although this site is outside of the defined settlement core it is acknowledged that the site has the benefit of a residential use due to the extant permission for 1 dwelling, is in an area already characterised by residential development and would not result in any harm to the countryside. As such it is considered that the principle of residential development is acceptable in this instance.

Policy LP12 of the Fenland Local Plan 2014 is relevant in this instance and lists the general good practice criteria. The criteria listed in this policy details that the site should be in or adjacent to the existing developed footprint of the village, would not result in coalescence with neighbouring villages, would not have an adverse impact on the character and appearance of the surrounding countryside, should be in keeping with the shape and form of the settlement, respects natural boundaries, would not result in the loss of high grade agricultural land and would not result in risks or unacceptable nuisances to residents and businesses. This site has the benefit of an existing residential use due to the existing bungalow and the previous permissions have established the principle of residential development on this site. The site sits within an area of existing dwellings.

#### Layout, design and residential amenity

This application proposes a single bungalow sited relatively centrally within the site. This allows for a parking and turning area to the front of the site with some landscaping, and a patio and ample garden space to the rear of the proposed dwelling. The positioning of the dwelling is largely similar to that previously approved in 2010 and 2013. The site can accommodate a dwelling in this location.

In terms of scale and design the current proposed dwelling is smaller and less dominant within the site than that previously approved. The proposed dwelling is single-storey rather than 2-storey and as such is considered to fit better within the street scene. The overall design is that of a traditional 3-bed bungalow with attached garage. There is a gabled projection to the front elevation and raised patio to the rear. It is considered that the reduction in height and scale of the development serves to reduce any potential impacts on the residential amenity of adjoining dwellings in terms of overlooking, loss of privacy and overbearing impacts. Given that the scale of the dwelling is smaller than that currently approved for the site and is more in keeping with the immediate character of the area, the design and layout are considered to be acceptable.

## Flood Risk

The site falls within Flood Zones 2 and 3 in terms of Flood Risk, which is a higher risk flood area than Zone 1. This has had to be considered in the context of the previous use of the site as residential and the extant planning permission for a dwelling on the site. Ordinarily the sequential test would require that development should take place in lesser flood zones before considering development in Zones 2 and 3, however a dwelling has already been approved on the site and can still be implemented, which is a material consideration in relation to this proposal. The proposal includes flood mitigation measures via a safe refuge point within the attic and an escape route via Velux roof light window. In addition, the bungalow itself is to be built higher than the land level of the main part of the site, however, the site dips down away from the road level so the front elevation will be level with the road and the existing site level, with the rear being built up to meet this level, including a raised patio.

The Environment Agency have raised no objections to the proposal and have considered the mitigation measures proposed in the event of flooding. They request a condition to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment. As such, given the EA's comments and the extant approval for a dwelling on the site it is considered that the proposal is acceptable in Flood Risk terms.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies and in relation to the extant planning consent on the site that is capable of being implemented and would result in a larger dwelling on the site. It is considered that the proposal is acceptable in terms of layout, design, principle, impacts on residential amenity and the character of the area and flood risk. As such the proposal is recommended for approval.

## **8. RECOMMENDATION**

### **GRANT**

1. **The development 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment for residential development at Gull Road Guyhirn, by Geoff Beel. Ref: GCB/Broker, dated March 2014 and the following mitigation measures detailed within the FRA:

1. Flood resilient and resistant construction will be utilised throughout the development
2. Safe refuge is available in the roof space of the bungalow with roof light.
3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as detailed in section 9.4
4. The owners of the property will sign on to the Environment Agency's Floodline Warnings Direct Service
5. Finished floor levels will be set no lower than 2.70mAOD.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 5. Prior to the first occupation of the development the proposed on-site parking areas shall be laid out, levelled, surfaced and drained in accordance with a detailed scheme to be submitted to the approved by the Local Planning Authority.**

**Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.**

- 6. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

**Reason: In the interests of highway safety and to ensure satisfactory access into the site.**

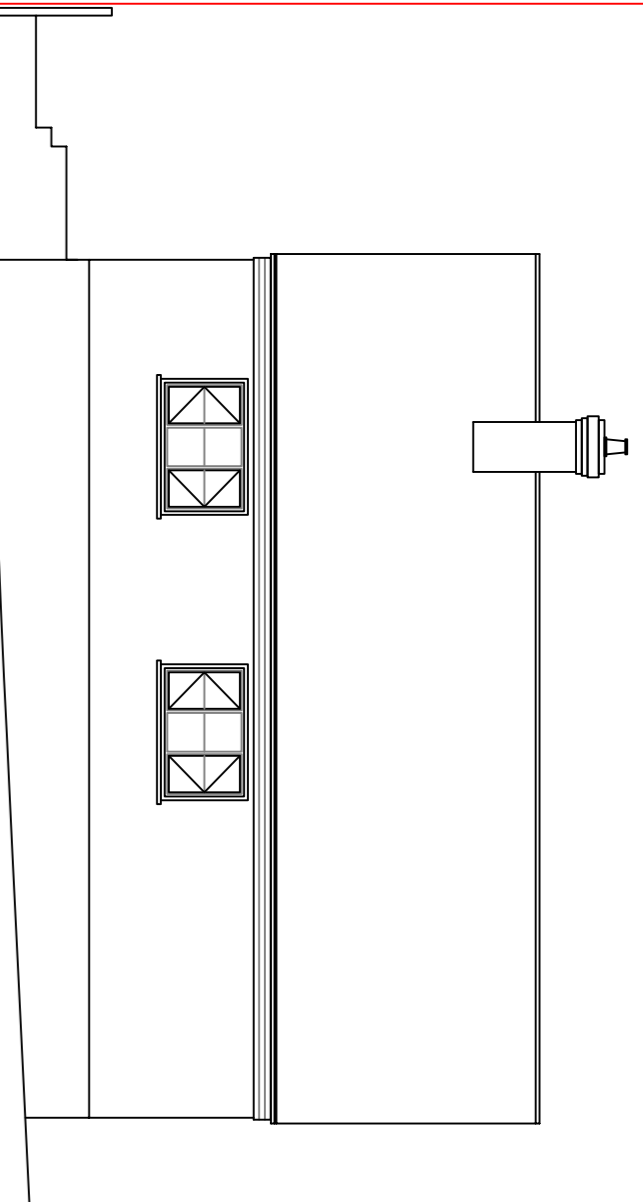
- 7. Adequate temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with detail to be submitted to and approved in writing by the LPA.**

**Reason: In the interests of highway safety.**

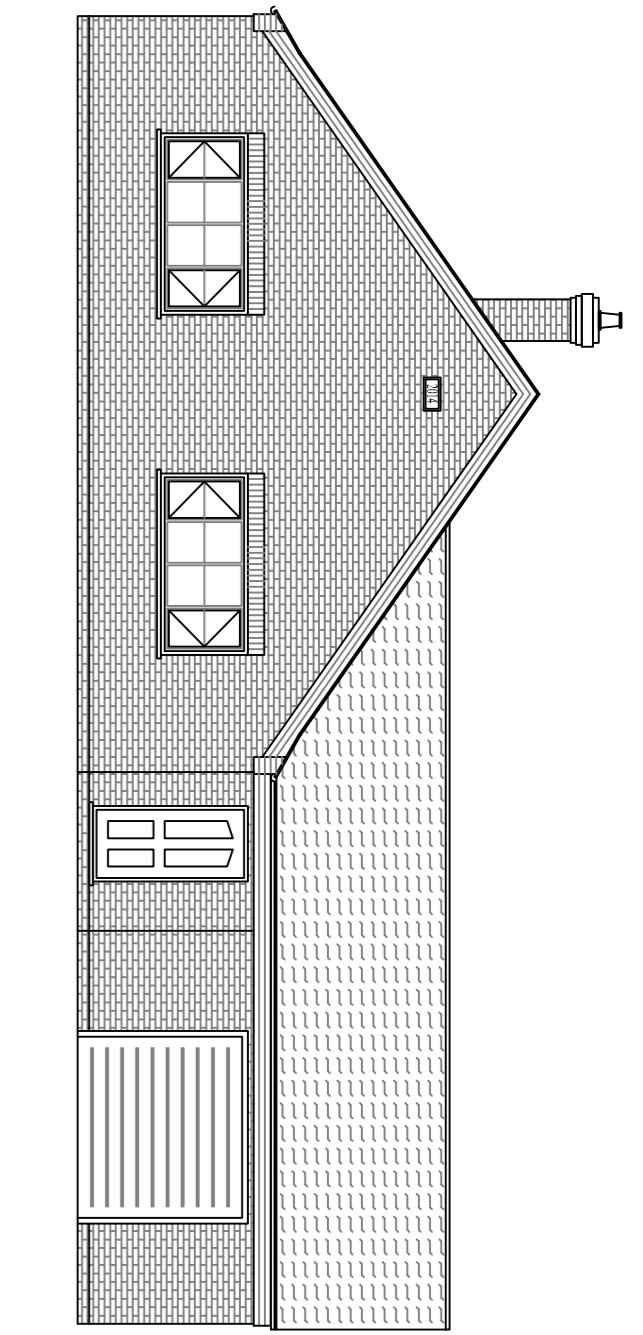
- 8. Approved Plans**



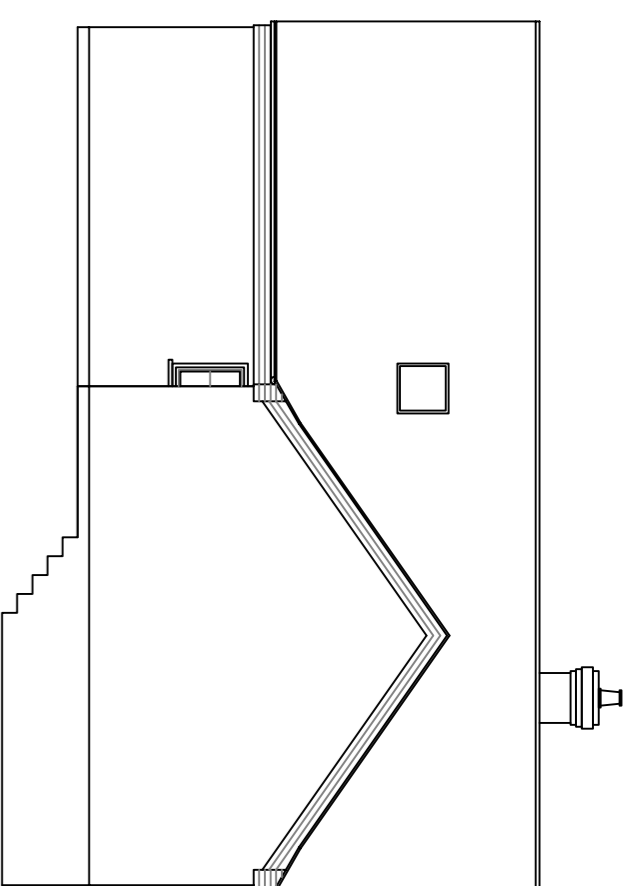




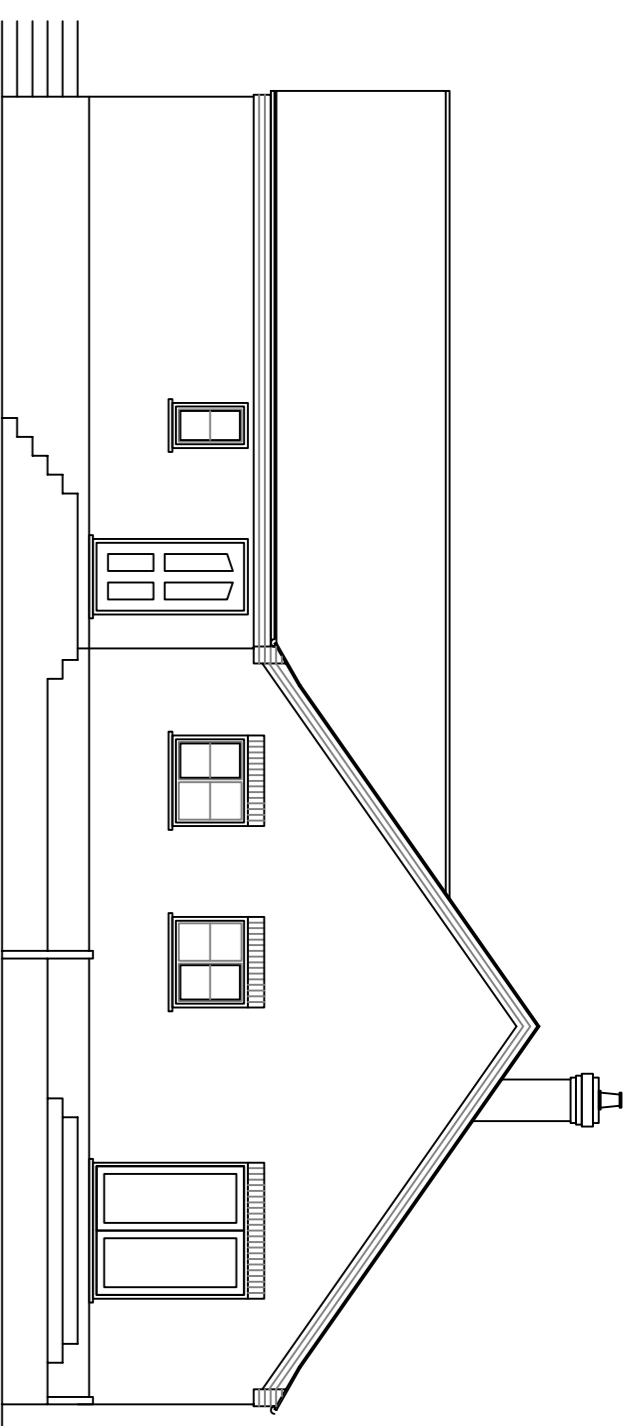
PROPOSED SIDE ELEVATION  
SCALE 1:100



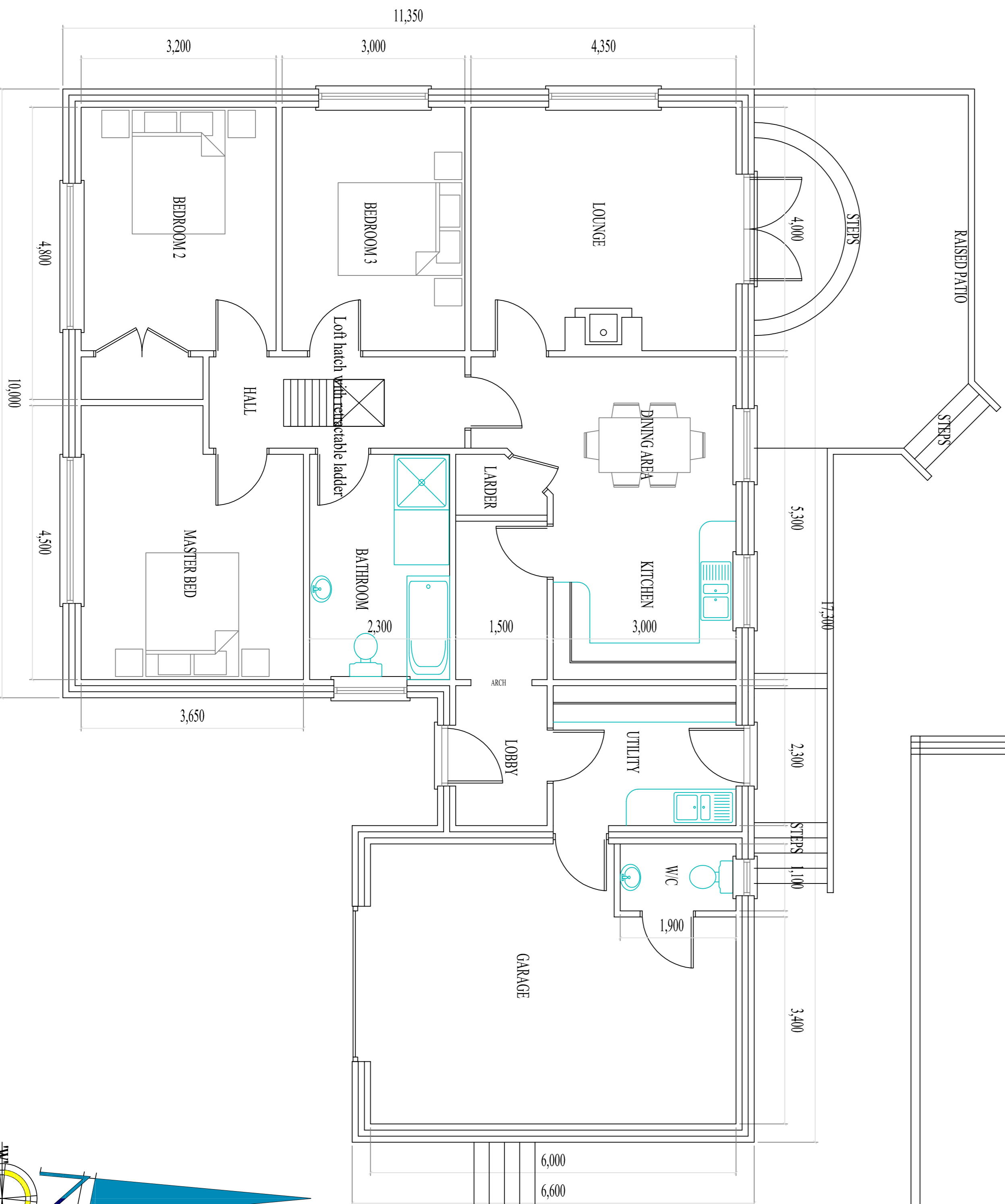
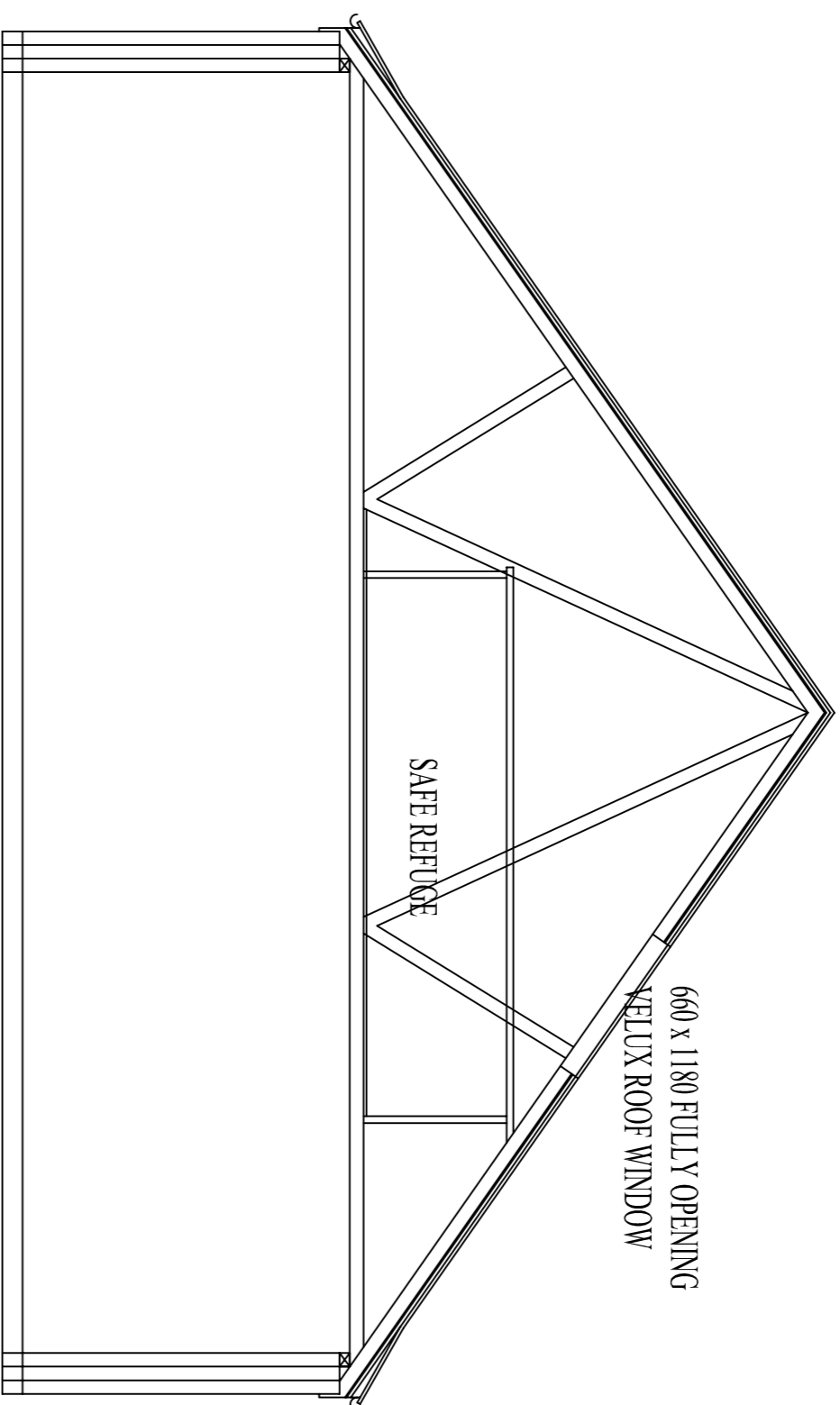
PROPOSED FRONT ELEVATION  
SCALE 1:100



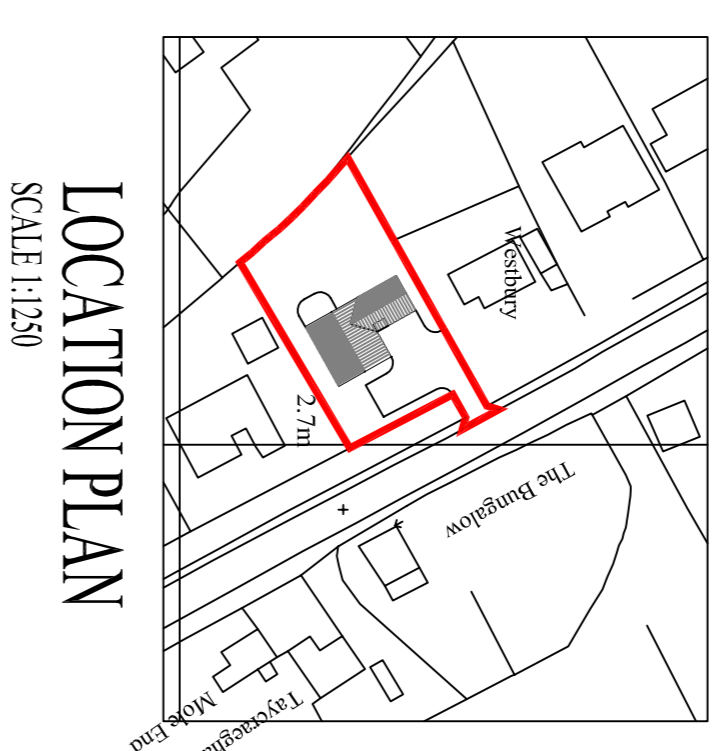
PROPOSED SIDE ELEVATION  
SCALE 1:100



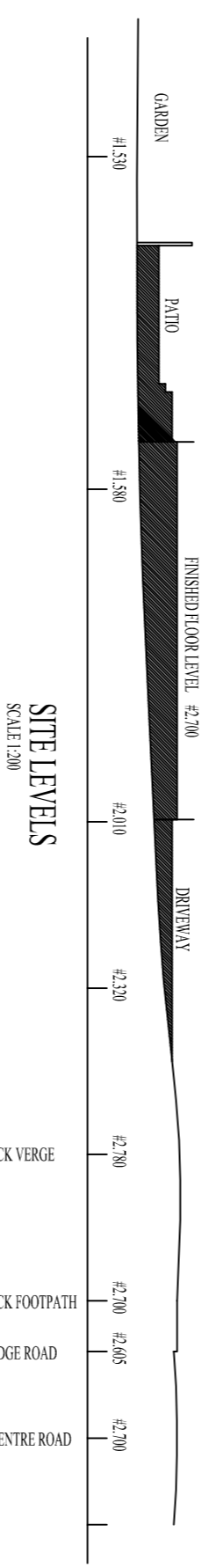
PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED FLOOR PLAN  
SCALE 1:50



LOCATION PLAN  
SCALE 1:1250



SITE LEVELS  
SCALE 1:200



BLOCK PLAN  
SCALE 1:200

MATERIALS

CLADDING	FLINT, BRICKS - HANSON VILLAGE, SIN, GLOW
ROOF TILES	- MARLEY MENDIP POLIURETANUTILES GREY
WINDOWS AND DOORS	- WHITE UPVC
RAINWATER GOODS	- BLACK UPVC

LANDSCAPING

Main Tree species	1 Red May
1	1 Silver Birch
1	1 Ash
1	1 Spotted Dog
1	1 Spotted Dog
1	1 Spotted Dog
1	1 Spotted Dog
1	1 Spotted Dog

PLANTING

PLANTING	GRAVEL DRENCHWAY
PLANTING	BLOCKPAVING
PLANTING	PATIO
PLANTING	LAWN

All boundary treatments are existing and are to remain

All four drains connected to existing vacuum sewer pot via existing lateral as shown on block plan

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 footways and Vege' June 2013 - on website - [www.cambridgeshire.gov.uk](http://www.cambridgeshire.gov.uk)  
All works to be carried out by suitably indemnified contractor under the supervision of a qualified person.  
Public Liability Insurance should be served where appropriate.  
Insurances should make themselves aware of any special conditions.  
The works shall be inspected and the designated for 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 'Equis' standards.  
Any pricing of Ditches and water courses may require the approval of the local authority DB or EA, minimum sizes of pipes size to be obtained.  
Proposals must be made to prevent surface water from running onto the highway from the site, and from neighbouring water running onto the site.  
All works shall be carried out in accordance with the relevant standards.  
The layout shall be as indicated on the plan and within C.C.C specifications for either light or heavy vehicle crossing.  
Requirements can be made to :-  
Customer Services on tel 0450 455 212  
email: [street.scene@cambridgeshire.gov.uk](mailto:street.scene@cambridgeshire.gov.uk)  
Street Works Team on tel 0450 455 212  
email: [street.works@cambridgeshire.gov.uk](mailto:street.works@cambridgeshire.gov.uk)

**LABC**  
Landscape Architecture  
Awarded the Best in the Environment 2011  
Heritage Award for Conservation or Restoration 2010  
Heritage Award for Build 2009

**DBDS**  
DAVID BROOKER DESIGN SERVICES  
ARCHITECTURAL TECHNICIANS  
CONCEPT 2000  
DESIGN AND DEVELOPMENT  
ESTABLISHED 1975

Client:	MR N. CHOCKFORD
Drawing No.:	1719 - COMBINATION PLAN, PLANS/ELEVATIONS/SITE & LOCATION WITH ATTACHED GARAGE
Project:	BUILDING PLOT SOUTH OF WESTBURY GOVERNS
Scale:	1:50 @ A1
Date:	JAN 2014