

AGENDA ITEM NO. 5

Application Number: F/YR14/0350/F

Minor

Parish/Ward: Leverington/Roman Bank

Date Received: 22 April 2014

Expiry Date: 25 July 2014

Applicant: Mr P J Turner, Turner Contracting Ltd

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2-storey 3-bed dwelling, involving demolition of existing dwelling and alterations to existing access

Location: Billsville, 6 Church Road, Leverington

Site Area: 0.03ha

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 application seeks full planning permission for a replacement dwelling located within the established settlement of Leverington. The key considerations for this application are:

- Principle and policy implications
- Design, layout and impact on Conservation Area
- Health and wellbeing
- Economic development

The proposal is for a replacement dwelling within the established settlement of Leverington. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The scale, design and layout of the scheme are considered acceptable and no issues are raised with respect to the impact on the neighbouring Conservation Area or local residents. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

2. HISTORY

None relevant

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.

Paragraph 50: Housing applications should be considered in the context of the presumption in favour of sustainable development.

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

Paragraph 100: Directing development into areas of lower flood risk.

3.2 **Fenland Local Plan 2014:**

LP1: A Presumption in Favour of Sustainable Development

LP2: Facilitating Health and Wellbeing of Fenland Residents

LP3: Settlement Hierarchy

LP12: Rural Areas

LP14: Responding to climate change and managing the risk of flooding in Fenland

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16: Delivering and Protecting High Quality Environments

LP18: The Historic Environment

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

No objections

4.2 ***FDC Conservation Officer:***

The application site lies immediately adjacent to the southern half of the village Conservation Area. The existing bungalow is of no architectural or historic merit and therefore no objections to the demolition. The setting back of the dwelling will exaggerate the difference in the building line compared to the adjacent Forge Cottage. The loss of the hedge at the front of the site is regrettable as it is an attractive feature of which provides a soft contrast to the built forms. The replacement planting shown is not acceptable. Notwithstanding the details submitted a full condition for landscaping is required.

The site is located between Forge Cottage and the rising Sun public house, both of which are of significant age. The public house is designated as a Building of Local Interest and is located within the conservation area. Each has a pantile roof which is typical of the local vernacular. In view of these the proposed duo plain slate grey tiles if not appropriate.

4.3 ***CCC Highways:***

No objections to the proposal. Conditions required relating to the restriction of gates, provision of visibility splays, construction of access, finishing of access and front boundary treatments.

4.4 **North Level Internal Drainage Board:**

No comments to make

4.5 **FDC Environmental Health:**

No objections, the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. There may have been previous potentially contaminative usage on this part of the land (smithy) and the possible presence of made ground on the site. The contaminated land condition is therefore required.

4.6 **Neighbours:**

None received.

5. **SITE DESCRIPTION**

5.1 The application site is located on the eastern side of Church Road, in close proximity to the Dowgate Road junction. The site accommodates an existing bungalow dating from the 1960s-70s and a single parking space is available to serve the existing property. The boundaries of the site are defined by landscaping. The site adjoins the Leverington Conservation Area and the Rising Sun public house which is to the immediate south. The site is within the established settlement of Leverington and is within Flood Zone 1.

6. **PLANNING ASSESSMENT**

6.1 The application seeks full planning permission for a replacement dwelling located within the established settlement of Leverington. The key considerations for this application are:

- Principle and policy implications
- Design, layout and impact on Conservation Area
- Health and wellbeing
- Economic development

(a) Principle and policy implications

The site lies within the settlement of Leverington which is classified as a 'Limited Growth Village' in the settlement hierarchy set out in policy LP3. Appropriate development in these villages may include small village extensions.

The site lies within Flood Zone 1 and is therefore in a preferred location for development for the purposes of flood risk management and policy LP14.

Policy LP12 states that new development will be supported where it contribute to the sustainability of that settlement and does not harm the wide open character of the countryside. It requires development proposals to comply with all elements contained within a list of criteria.

The proposal is within the existing footprint of the village and will replace an existing dwelling. As such the principle of this development complies with (a) of Part A of LP12. The proposal will not result in the coalescence with another settlement, is within a scale and location which respects the core shape and

form of the settlement and there is considered to be no negative impact on the character and appearance of the countryside. The development therefore complies with (b), (c), (d) and (e) of Part A of LP12.

The proposal will have minimal impact on the existing landscaping and there were no apparent issues with ecology and biodiversity when visiting the site. The proposal therefore complies with (f) and (g) of Part A of LP12.

The site is not positioned within an important gap within the village. The proposal will not put people or property in danger from identified risks and the site can be served by infrastructure. The proposal therefore complies with (h), (i), (j) and (k) of Part A of LP12.

The proposal complies with all of the criteria set out in the Rural Areas Development Policy (LP12) and therefore the principle of developing this land is acceptable.

(b) Design, layout and impact on Conservation Area and Listed Building

The proposal has been designed to have an 'L' shaped footprint with two parking spaces and an area for turning available to the front of the building. The proposal will have a relatively modern appearance and is a marked improvement on the existing bungalow in terms of design quality. The comments raised by FDC Conservation have been noted and conditions requiring the submission of a landscaping scheme and materials are recommended accordingly. No objections have been raised by CCC Highways and it is considered that the proposal will be an improvement on the current situation given that an additional parking space will be provided as well as an area for turning.

The scale and orientation of the building is such that overlooking or overshadowing of neighbouring residents is not considered an issue. An acceptable level of private amenity space has been provided to the rear of the site.

(c) Health and well being

The proposal provides an acceptable level of private amenity space for future occupiers and will not compromise the living conditions of existing residents. The site is within walking distance to the village centre and existing services. The development therefore addresses health and well-being principles.

(d) Economic development

The proposal supports economic development as it is an improvement of existing housing stock.

7. CONCLUSION

- 7.1 The proposal is for a replacement dwelling within the established settlement of Leverington. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The scale, design and layout of the scheme are considered acceptable and no issues are raised with respect to the impact on the neighbouring Conservation

Area or local residents. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

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. Notwithstanding the information provided prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

Reason

To safeguard the visual amenities of the area.

- 3. Notwithstanding the information provided prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**

- a) hard surfacing, other hard landscape features and materials**
- b) existing trees, hedges or other soft features to be retained**
- c) planting plans, including specifications of species, sizes, planting centres number and percentage mix**

Reason

The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

4. **Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.**

Reason

In the interests of highway safety.

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

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 (or prior to the commencement of the first use) 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. **Before the dwelling hereby permitted is occupied the vehicular access from Church Road shall be hard surfaced, sealed and drained away from the highway for a minimum length of 5m from the back edge of the existing footway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

Reason

In the interests of highway safety.

8. **The existing front boundary along Church Road shall be reduced to and maintained at a height not exceeding 0.6m above the level of the highway carriageway.**

Reason

In the interests of highway safety.

9. Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason

In the interests of highway safety.

10. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

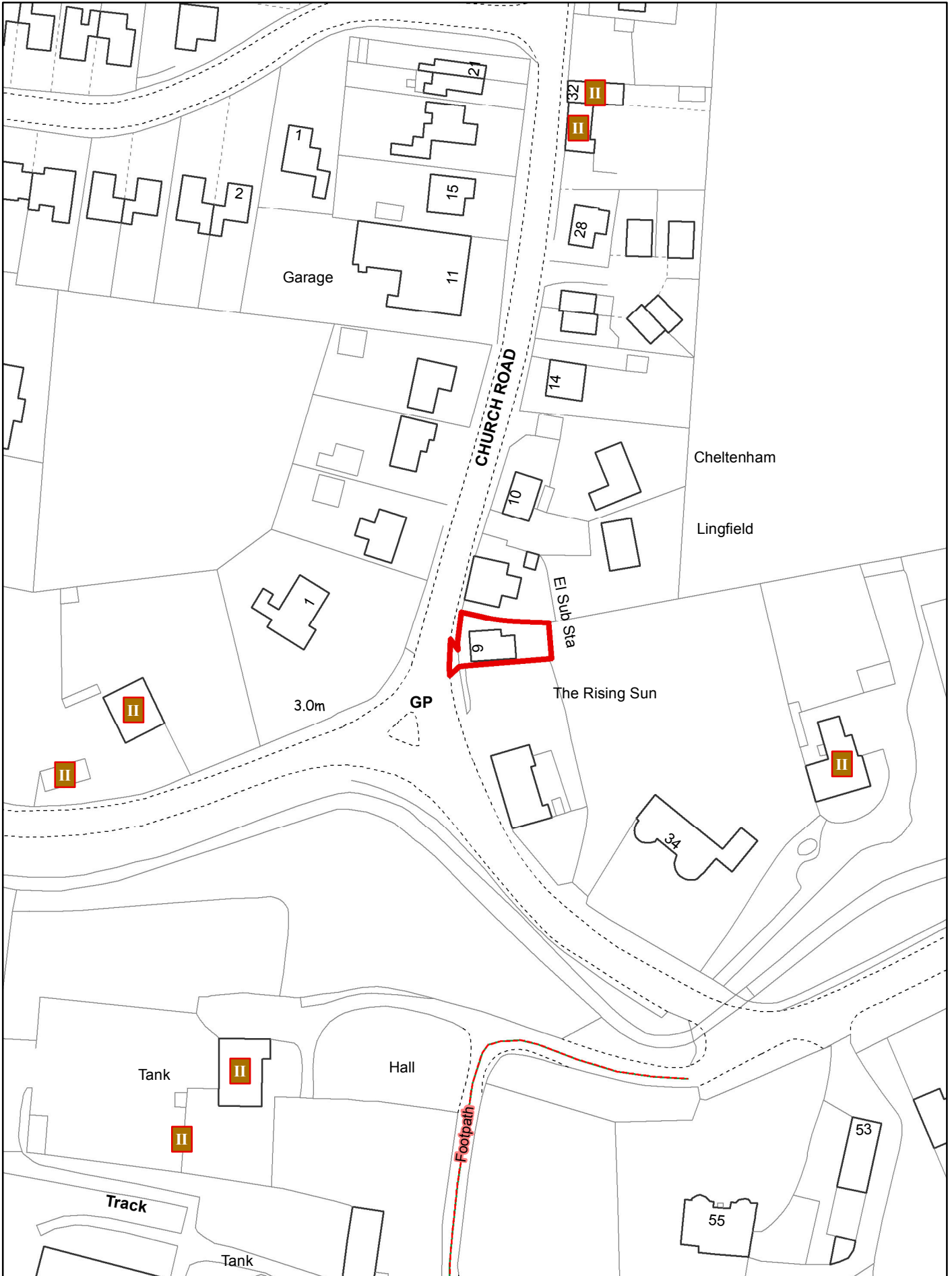
3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment.

No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

Reason: To control pollution of land or water in the interests of the environment and public safety.

11. Approved plans



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