

Application Number: F/YR14/0297/F

Minor

Parish/Ward: Leverington/Roman Bank

Date Received: 08 April 2014

Expiry Date: 25 July 2014

Applicant: Ms J Wearing, Halsbury Estates Limited

Agent: Mr E Brand, Brand Associates

Proposal: Erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double garages and detached double garage to serve existing dwelling

Location: Land east of Lancewood, 32 Dowgate Road, Leverington

Site Area: 0.455ha

Reason before Committee: The comments received from the Parish Council are at variance to the Officer recommendation

1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks full planning permission for the erection of four dwellings and a detached garage to serve the existing dwelling. The existing dwelling is a Grade II Listed Building and the proposed dwellings will be positioned on land associated with Lancewood although outside of its immediate curtilage. The key considerations for this application are:

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

The site is within a sustainable location and is on land within Flood Zone 1. There have been previous consents on this land for residential development, the latter of which has only just recently expired. The principle of the proposal is therefore acceptable. The development has been sensitively designed so as not to detract from the associated listed building or the Conservation Area. 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

F/YR11/0133/F - Erection of 4 x 4-bed 3-storey dwellings with detached garage blocks and detached double garage to serve existing dwelling (Lancewood 32 Dowgate Road) - Granted 08/04/2011 (Committee decision)

F/YR10/0596/F Erection of 3 x 4-bed 3-storey dwellings 2 x 4-bed 2-storey dwellings with detached garage blocks and detached double garage to serve existing dwelling (Lancewood 32 Dowgate Road) - Refused 07/01/2011 (Delegated decision)

F/YR10/0597/CA Demolition of shed - Granted 01/10/2010 (Delegated decision)

F/YR09/0819/EXT Erection of 2 x 6-bed semi-detached dwellings with attached double garages (renewal of planning permission F/YR04/4113/F) - Granted 03/04/2010 (Delegated decision)

F/YR06/0685/F Erection of a 4-bed house incorporating conversion of part of former coach house - Granted 23/10/2006 (Committee decision)

F/YR06/0686/LB Erection of a 4-bed house incorporating conversion of part of former coach house - Granted 23/10/2006 (Committee decision)

F/YR04/4113/F Erection of 2 x 6-bed semi-detached dwellings with attached double garages - Granted 03/10/2005 (Committee decision)

F/YR03/1336 Works to 2 no. Chestnut Trees covered by TPO10/70 - Granted 19/12/2003 (Delegated decision)

F/YR03/0722/LB Formation of new vehicular access and access bridge erection of 1.2 metre high post and rail fence at existing access and demolition of existing footbridge - Granted 29/07/2003 (Delegated)

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:*

The proposal is a departure from the development plan in force and will affect the conservation area in Leverington. It will also affect the setting of a listed building. The proposed access on a road with numerous bends must be referred to CCC Highways. The Council notes that nature trees would be removed going against the conservation of trees in Leverington. Parishioners are upset by the deliberate disturbance and removal of nesting birds by artificial means it thunder flashers.

4.2 *FDC Conservation Officer:*

The application follows two earlier residential development schemes for the site. The previous schemes failed to sell when officered on the open market and the current scheme has been redesigned by the architect in an attempt to secure an approved development which is commercially saleable whilst also sympathetic to the character, appearance and setting of the principle listed building.

The current revised scheme constitutes a development of similar density to that approved in 2011. The footprint of the scheme has however been altered to allow for the creation of notionally detached dwellings, linked by single storey garage ranges only. The effect of such a reconfiguration is that the footprint of the current scheme is greater than the last approval.

The detailed design of the current application has been carefully considered and comprises a relatively simplified vernacularly referenced grouping of buildings with varied built forms, rooflines and orientations. The development comprises a courtyard form of development that is designed to be subservient to the scale and form of the principle dwelling.

The revised drawings for the garage to serve Lancewood greatly improve the design and detailing of the proposed new structure and appropriately complement the architectural character of the main house to a greater degree.

The revised designs and footprints render the proposed development acceptable in principle from the Conservation perspective. Recommend approval subject to conditions.

- 4.3 **CCC Archaeology:**
An archaeological investigation is required. This should be secured via a condition.
- 4.4 **FDC Environmental Health:**
No objections. Contaminated land is not an issue.
- 4.5 **CCC Highways:**
Comments awaited
- 4.6 **North Level Internal Drainage Board:**
No objection to the application. A formal application to construct an access across the Board's drain is required.
- 4.7 **FDC Arboricultural Officer:**
No objections to the supplied tree report and updated information on the root protection areas. The scheme has minimal impact on the overall tree population. Note that two trees are proposed to replace the loss of tree T24.
- 4.8 **English Heritage:**
The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 4.9 **Neighbours:**
None received.

5. **SITE DESCRIPTION**

- 5.1 The application site is located on the northern site of Dowgate Road, within the curtilage of the Listed Building known as Lancewood. The site lies within the Conservation Area and it adjoins the established settlement of Leverington. The site is currently laid to grass and is bound by fairly dense landscaping. The landscaping on the southern boundary consists of several mature trees and is particularly dense. As such, the site is not visible from a public viewpoint. Existing properties within the area are typically large, detached buildings with large private gardens.

6. **PLANNING ASSESSMENT**

- 6.1 The application seeks full planning permission for the erection of four dwellings and a detached garage to serve the existing dwelling known as Lancewood. Lancewood is a Grade II Listed Building and the proposed dwellings will be positioned on land associated with Lancewood although outside of its immediate curtilage. The key considerations for this application are:
- Principle and policy implications
 - History
 - Design, layout and impact on Conservation Area and Listed Building
 - 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 adjacent to the existing footprint of the village and, as Leverington is a Growth Village, the principle of this small 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 (this will be discussed later in this report). 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 as it forms a small extension to the existing settlement. The land in question forms the extended garden for the listed building. 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) History

The site has a complex history of planning permission dating back to 2005. The latest consent, which was for four dwellings, expired in April 2014. The current application was submitted prior to the expiry of the previous consent and as such it constitutes a material planning consideration. With this in mind, the principle of the development is not for debate, it is rather the differences between the previous consent and the current application which should be considered.

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

The proposed dwellings have been designed to have a courtyard style layout which is consistent with the 2011 consent. The main differences between the two proposals are that the current application has a larger footprint however it has only 2-storeys whereas the former proposal had 3-storeys. The larger

footprint is owed to the integral garaging. The current application is lower in height (by 1.5m). The implication of this on the character of the area and the listed building is that the proposed dwellings will appear less prominent than the previous approval which is considered to be an improvement on the situation. The detailing on the building has also been reduced, creating a more simplified form which is considered to portray a more subservient building. This adheres better to the principles surrounding new development within the setting of listed buildings as the scale and appearance of the proposal does not compete with that of the listed building.

The new garage which is proposed to serve the listed building has been redesigned from the previous approval. It now includes detailing such as recessed archways and a plinth which is more appropriate to the setting of the listed building than the previous approval. The scheme is supported by FDC Conservation Officer and a series of conditions are recommended to ensure that the detailing of the proposal remains appropriate to the historic setting.

The arrangement of the proposal is such that there are no concerns with regard to overlooking or overshadowing within the scheme or over third party properties. The proposed access is as per the previous approval and as such no objections are raised. Members will be updated at the Committee meeting with CCC Highway comments as they are yet to be received. Each dwelling is afforded an acceptable level of private amenity space and two parking spaces in accordance with Local Plan policies.

Adequate provision has been made for bin storage and collection.

The land lies within Leverington Conservation Area and as such all trees within the site are protected. The southern and eastern boundaries are heavily treed and attention has been paid to the layout of the scheme to ensure that the loss of trees is kept to a minimum. FDC Arboricultural Officer notes the supplied tree report and raises no objections to the proposals. Given that the vast majority of trees will not be affected the proposal will be well concealed within the site. The impact on the visual amenities of the Conservation Area is therefore negligible. It is recommended that a condition is imposed to ensure that all trees are protected during the course of construction.

(d) 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.

(e) Economic development

The proposal supports economic development as it constitutes housing growth.

7. CONCLUSION

- 7.1 The site is within a sustainable location and is on land within Flood Zone 1. There have been previous consents on this land for residential development, the latter of which has only just recently expired. The principle of the proposal

is therefore acceptable. The development has been sensitively designed so as not to detract from the associated listed building or the Conservation Area. 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 details provided, prior to the commencement of development precise details of all new windows, doors, gates and garage doors, that shall be required to be of wooden construction, shall be submitted for written approval at a scale of 1:20. Details of the timber's surface finishes and the depth of the reveals into which the fenestration will be set will also be required to be agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: To safeguard the visual amenities of the area and setting of a Grade II Listed Building.

- 3. Notwithstanding the details provided, prior to the commencement of development samples and precise details of all materials and finishes proposed to be used for the external surfaces of the building, including roof tiles, weatherboarding, paint, brickwork, brickwork bonding and mortar shall be required to be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest

4. **Notwithstanding the details provided the precise position, type, size and style of all rooflights proposed to be introduced to the development shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on site. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

5. **Notwithstanding the details provided the precise details of the proposed 1st floor timber projecting bays, and ridge mounted louvers shall be required to be submitted for written approval at a scale of 1:20 prior to the commencement of development. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

6. **Notwithstanding the details provided details of the brickwork detailing to the development, including the gables; eaves; verges; window and door heads, plinth and boundary walls, diamond vent details to Unit 4 and other recessed vent details, shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development . The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

7. **Notwithstanding the details provided all non brick lintels externally visible shall be formed in wood and precise details of these lintels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then be carried out in accordance with approved particulars and the approved detailing retained in perpetuity thereafter.**

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

8. Notwithstanding the details provided all rainwater goods to the new development will be required to be of cast aluminum or cast iron mounted on rise and fall brackets to a profile and colour to be agreed in writing with the District Council prior to the commencement of development.

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

9. Notwithstanding the details provided precise details of all hard and soft landscaping, including samples of all materials to be introduced, shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

10. Notwithstanding the details provided precise details of all boundary treatments, fences and gates shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then be carried out in accordance with the approved details.

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

11. Precise details of the type, finish and proposed location of all rainwater goods, external vents, pipe work, boiler flues, soil vent pipes, external light fittings, meter boxes, and other fittings and fixtures will be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
- iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
- iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**
- v) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).**

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the conservation area in which it is set.

13. Full details of the location and design of refuse bin and recycling materials storage areas and collection points shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall then be carried out in accordance with the approved details.

Reason: In order to secure high quality new development safeguarding the setting of a building listed of being of special architectural and historical interest.

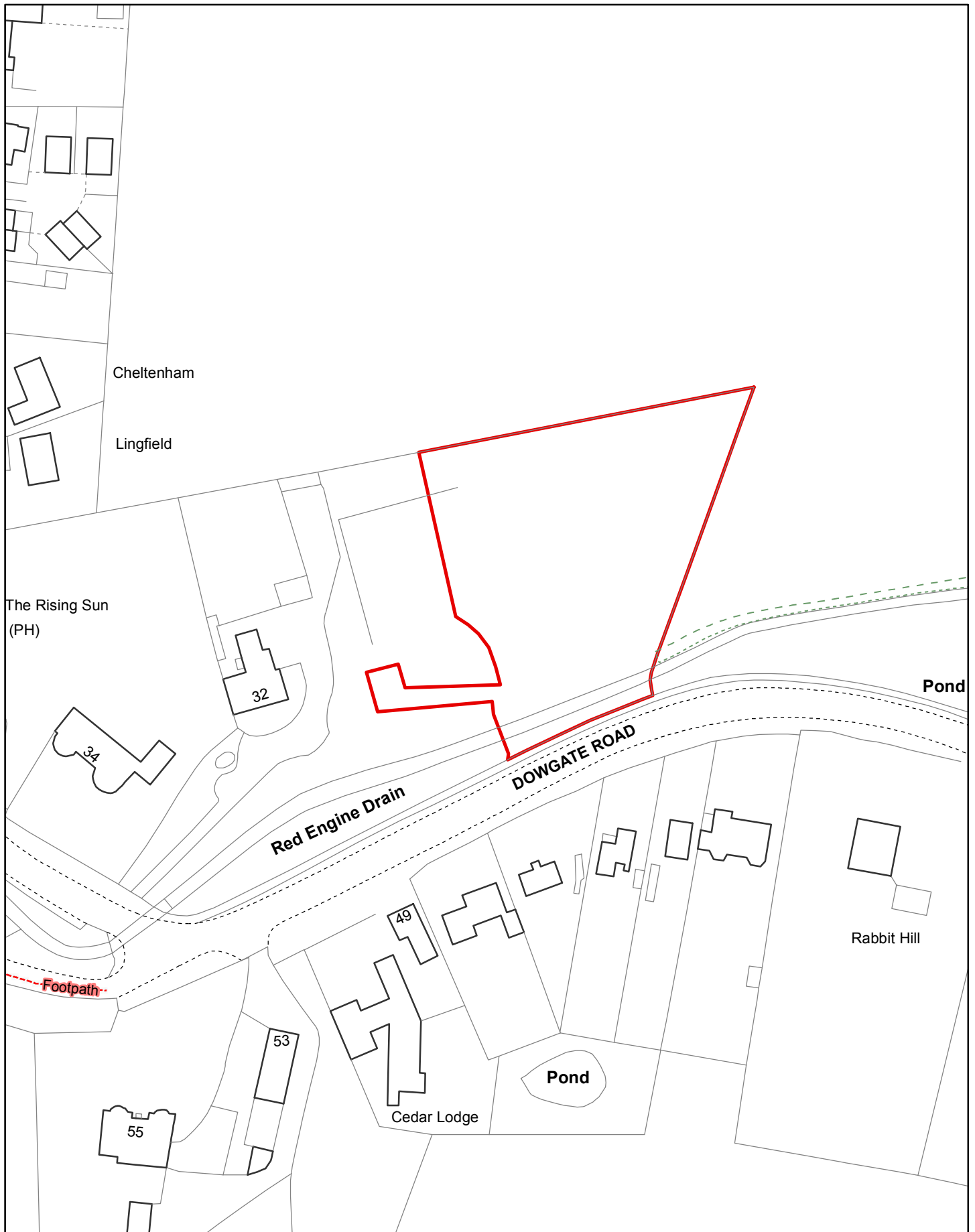
14. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason: To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Local Plan 2014.

- 15. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason: To ensure that retained trees are adequately protected.

- 16. Approved plans**



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Scale = 1:1,250



KEY-

- Trees to be removed
- Existing trees
- Proposed trees
- Parking space
- Garage
- New hedges
- BP Block paving
- BPC Block paving with contrasting colour
- Paving slabs
- Root protection area see *

TREE QUALITY CATERGORIES - (BS 5837)

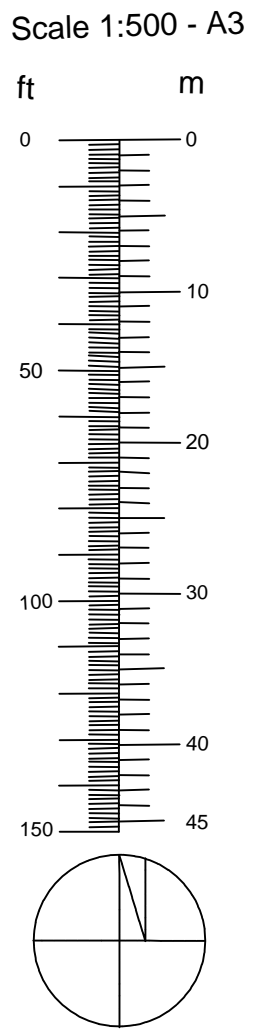
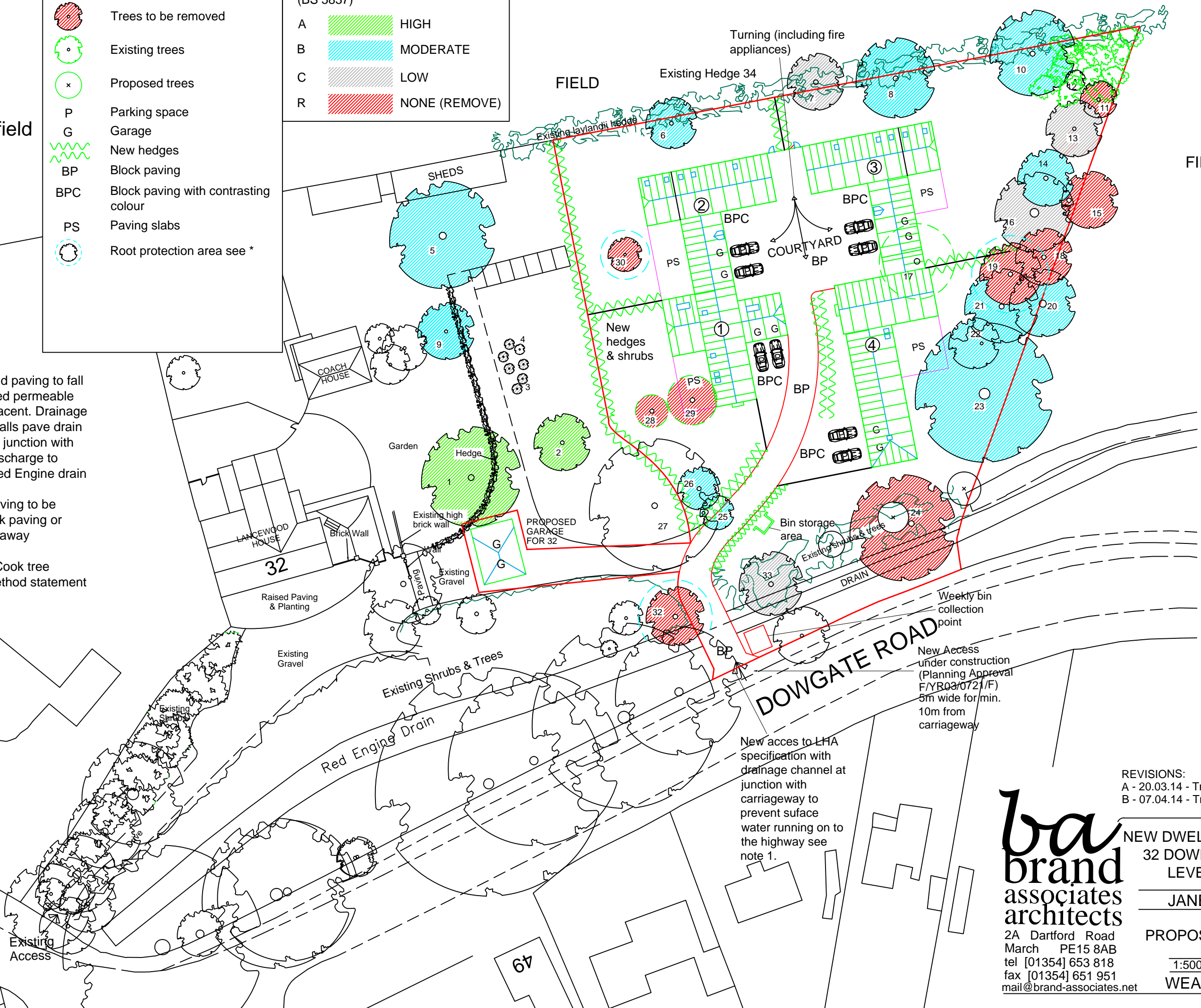
- A HIGH
- B MODERATE
- C LOW
- R NONE (REMOVE)

NOTES

1. All access and paving to fall towards unpaved permeable area where adjacent. Drainage channel, marshalls pave drain or equivalent at junction with carriageway, discharge to soakaway or Red Engine drain

2. Courtyard paving to be permeable block paving or drained to soakaway

*. Christopher Cook tree assessment method statement



REVISIONS:
 A - 20.03.14 - Trees updated
 B - 07.04.14 - Tree categories clarified

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NEW DWELLINGS EAST OF 32 DOWNGATE ROAD LEVERINGTON
JANE WEARING
PROPOSED SITE PLAN
 1:500 : NEM :
WEA.13 : 1.1: B

New acces to LHA specification with drainage channel at junction with carriageway to prevent suface water running on to the highway see note 1.

New Access under construction (Planning Approval F/YR03/0721/F) 5m wide for min. 10m from carriageway

Weekly bin collection point

DOWNGATE ROAD

Red Engine Drain

Existing Shrubs & Trees

Existing Gravel

Raised Paving & Planting

32

LANCEWOOD HOUSE

COACH HOUSE

Garden

Hedge

PROPOSED GARAGE FOR 32

Existing Gravel

Existing high brick wall

Brick Wall

SHEDS

FIELD

Existing Hedge 34

Turning (including fire appliances)

Existing lavandii hedge

FIELD

Lingfield

34

Existing Access

49