

Application Number: F/YR14/0494/O
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 17 June 2014
Expiry Date: 22 August 2014
Applicant: Mr D and Mrs M Patten
Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a dwelling
Location: Land south west of Rose Lodge, Selwyn Corner, Guyhirn

Site Area: 0.04ha

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 outline planning permission for a dwelling located within the established settlement of Guyhirn. All matters are reserved for consideration at a later stage. The key considerations for this application are:

- Principle and policy implications
- Design, layout and impact on neighbouring residents
- Health and wellbeing
- Economic development

The proposal is for the erection of a dwelling within the established settlement of Guyhirn. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The indicative drawings demonstrate that a dwelling of an appropriate scale, design and with adequate amenities including parking and private garden space can be achieved on site without compromising neighbouring residents or the surroundings in general. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that outline planning permission is granted.

2. HISTORY

F/YR86/0296/F – Erection of a bungalow – Granted 28/05/1986

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:*

Support the application and recommend approval is granted

4.2 *North Level Internal Drainage Board:*

No comments to make

4.3 *FDC Environmental Protection:*

No objections. There may have been previous structures on site and as such the unsuspected land contamination condition is required.

4.4 *Neighbours:*

None received.

5. SITE DESCRIPTION

- 5.1 The application site is located along the frontage of Selwyn Corner, which runs parallel with the River Nene. The current use of the site is domestic garden serving the existing dwelling known as Rose Lodge. The north, west and south boundaries are defined by a variety of landscaping and the eastern boundary – which is shared with Rose Lodge is open. The site is within the established settlement of Guyhirn and is within Flood Zone 1. There are several new dwellings within the vicinity, most of which have a chalet-style design.

6. PLANNING ASSESSMENT

- 6.1 The application seeks outline planning permission for a dwelling located within the established settlement of Guyhirn. All matters are reserved for consideration at a later stage. The key considerations for this application are:
- Principle and policy implications
 - Design, layout and impact on neighbouring residents
 - Health and wellbeing
 - Economic development

(a) Principle and policy implications

The site lies within the settlement of Guyhirn which is classified as a 'Small Village' in the settlement hierarchy set out in policy LP3. Appropriate development in these villages may include residential infilling.

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 constitutes an infill plot. 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.

Details of landscaping will be assessed as part of the Reserved Matters application 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 neighbouring residents

The indicative drawings demonstrate that a dwelling of a scale and design which is commensurate with other properties within the area can be achieved on site. The illustrative layout shows an acceptable level of private amenity space for the proposed dwelling and two parking spaces which complies with the parking standards set out in the Local Plan. The subdivision of the Rose Lodge curtilage is considered acceptable as it still allows for sufficient parking and private garden space to serve the existing dwelling.

The position of the site is such that it is considered that the dwelling can be carefully designed so as not to unduly impact on neighbouring residents in terms of overlooking or overshadowing. No objections have been received from neighbouring occupants in respect of this application.

(c) Health and well being

The unsuspected land contamination condition has been requested by FDC Environmental Health which will protect the health of future occupants by securing remediation works should contaminated land be discovered during the course of construction. 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 increases the housing stock within the District.

7. CONCLUSION

- 7.1 The proposal is for the erection of a dwelling within the established settlement of Guyhirn. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The indicative drawings demonstrate that a dwelling of an appropriate scale, design and with adequate amenities including parking and private garden space can be achieved on site without compromising neighbouring residents or the surroundings in general. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that outline planning permission is granted.

8. RECOMMENDATION

Grant

1. Approval of the details of:

- (i) the layout of the site
- (ii) the scale of the building(s);
- (iii) the external appearance of the building(s);
- (iv) the means of access thereto;
- (v) the landscaping

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason

To enable the Local Planning to control the details of the development hereby permitted.

2. **Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. **The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.**

Reason

To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. **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) **proposed finished levels [earthworks to be carried out]**
- b) **means of enclosure**
- c) **car parking layout**
- d) **hard surfacing, other hard landscape features and materials**
- e) **existing trees, hedges or other soft features to be retained**
- f) **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.

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

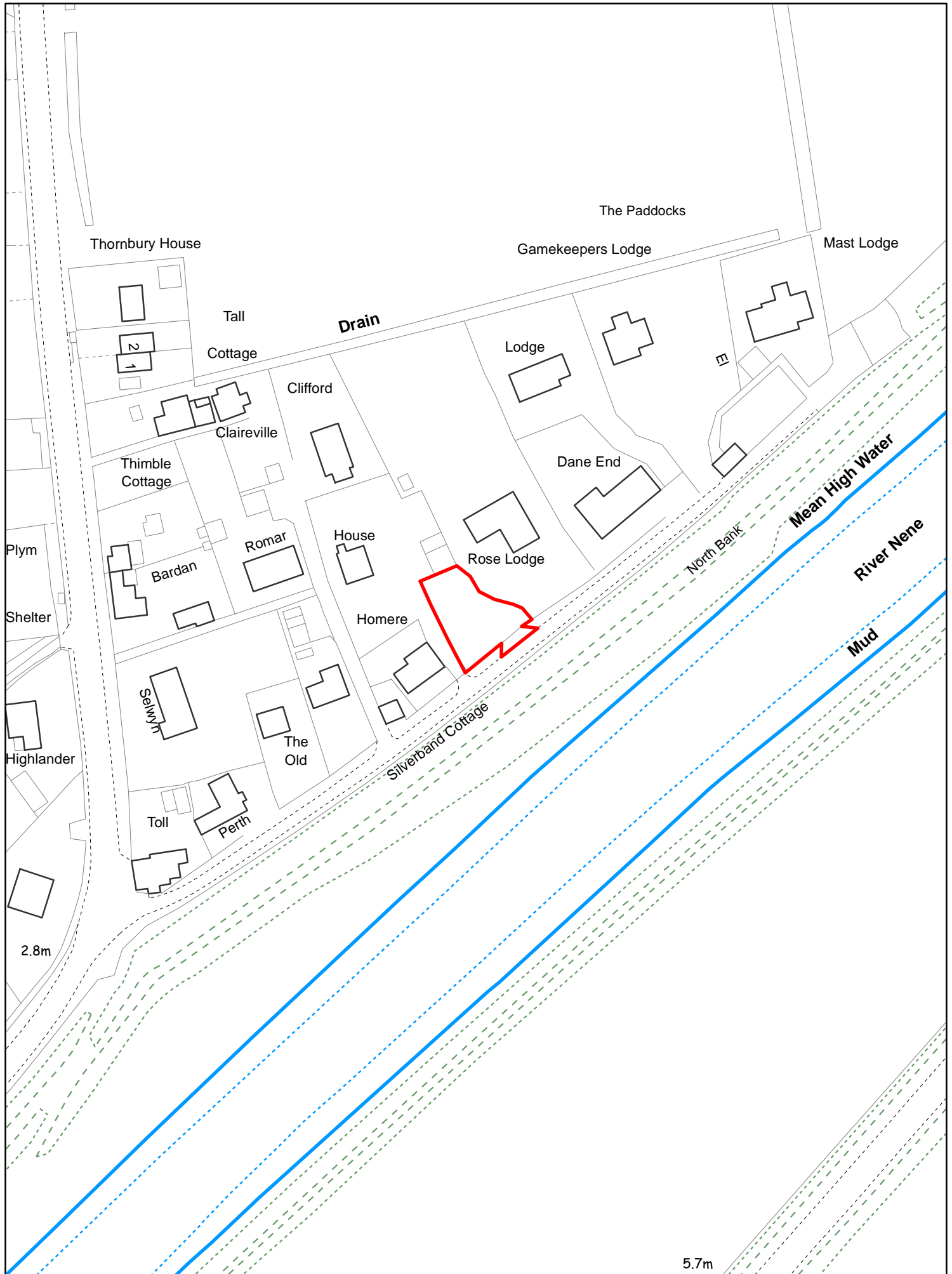
To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

6. **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.

7. **Approved plans**



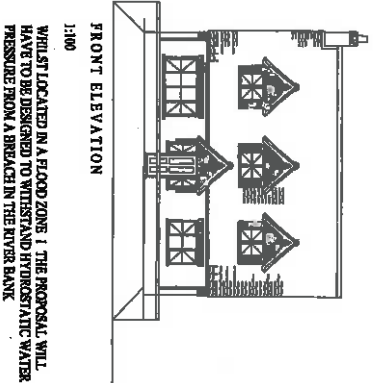
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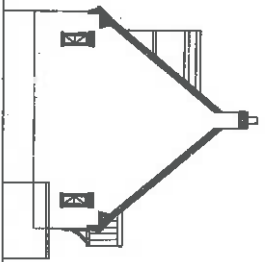
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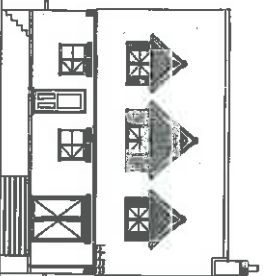


FRONT ELEVATION
1:300

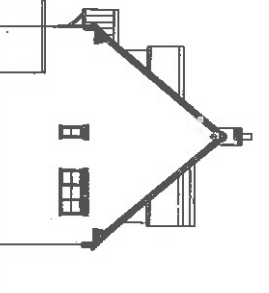
WHILE SITUATED IN A FLOOD ZONE 1, THE PROPOSAL WILL HAVE TO BE DESIGNED TO WITHSTAND HYDROSTATIC WATER PRESSURE FROM A BREACH IN THE RIVER BANK.



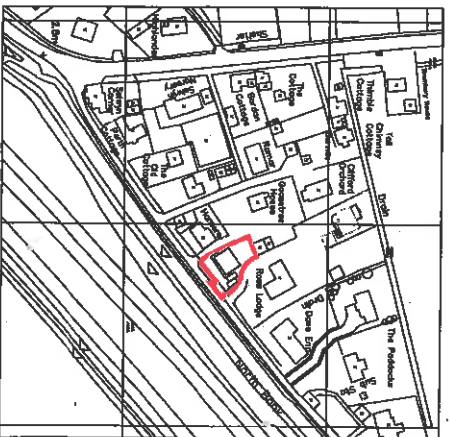
SIDE ELEVATION
1:300



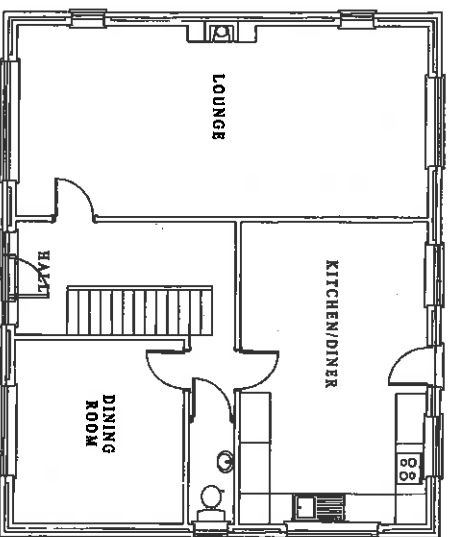
REAR ELEVATION
1:300



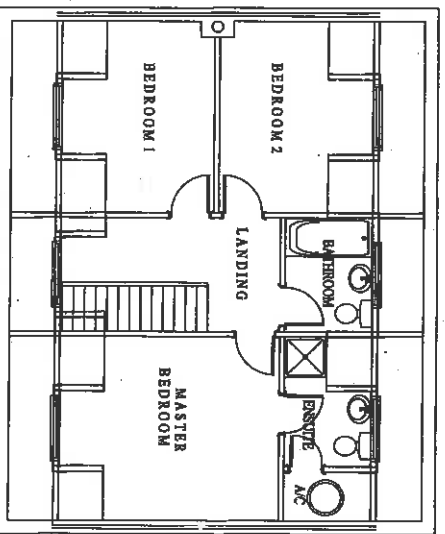
SIDE ELEVATION
1:300



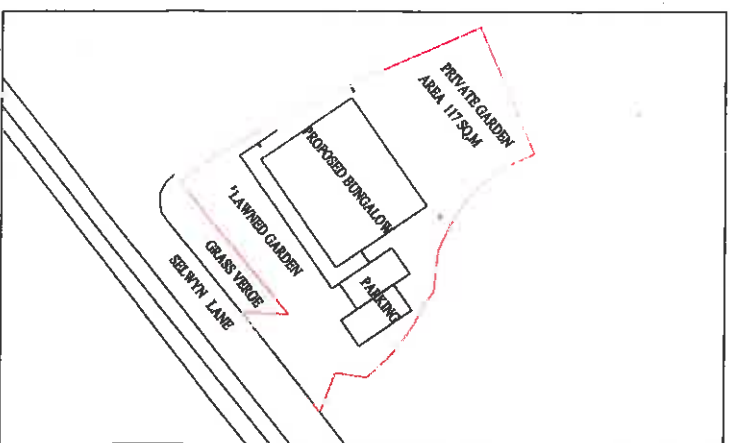
LOCATION PLAN 1:1250



GROUND FLOOR
1:50



FIRST FLOOR
1:50



BLOCK PLAN 1:200



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