

Application Number: F/YR14/0454/O
Minor
Parish/Ward: Wisbech/Clarkson
Date Received: 4 June 2014
Expiry Date: 22 August 2014
Applicant: Mr S West, Onix (Marketing) Ltd
Agent: Mr S West, Onix (Marketing) Ltd

Proposal: Erection of a dwelling
Location: Land north east of 6 Clarkson Avenue fronting Nelson Gardens, Wisbech

Site Area: 0.0216ha

Reason before Committee: This application is before committee due to the number of neighbour objection letters received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks outline planning permission for a single dwelling on land located within the established settlement of Wisbech. Matters of 'access' and 'layout' have been committed for approval at this stage. 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 the erection of a dwelling within the established settlement of Wisbech. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The layout and access committed as part of the scheme are considered acceptable and there is scope within the proposal to design a dwelling to have an appearance with fits in with the surrounding development. The layout of the scheme is such that the amenities of neighbouring residents will not be compromised. 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/YR05/1093/O – Erection of a 2-storey dwelling – Granted 16.11.2005

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

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:***

Application supported

4.2 ***FDC Conservation Officer:***

The site is located adjacent to Bowthorpe Conservation Area. There has previously been an outline consent for a dwelling on this site. No objection to the proposed two-storey infill development subject to a satisfactory detailed design.

4.3 ***CCC Highways:***

No objections so long as acceptable parking for both the proposed and parent properties can be offered at full application stage. Conditions required relating to layout and surface water drainage, siting of the building and means of access, visibility splays, parking provision and turning area.

4.4 ***FDC Environmental Health:***

No objections, unsuspected land contamination condition is required.

4.5 ***Neighbours:***

6 representations received objecting to the proposal on the following grounds:

- The development is inappropriate for the street size of Nelson Gardens;
- There are no parking facilities for the development which is an issue in this area;
- It is difficult to understand why an Environmental Impact Assessment is not required as the access is already highly congested;
- Loss of view;
- A tree has already been cut down;
- The house would be out of keeping with the building line if parking is to be achieved on site;

- Access to the new building is not viable as the road is too narrow;
- Congestion from construction traffic;
- Loss of light to 14 Nelson Gardens;
- Nelson Gardens is a narrow road and large vehicles have to mount the pavement to gain access;
- Overlooking;
- The land is not adequate to accommodate a building;
- The boundaries should be re-measured to ensure accuracy;
- There is an electrical cable which runs from 6 Clarkson Avenue to the existing outbuilding on site;
- There are restrictions to what is allowed on the deeds to 6 Clarkson Avenue

5. SITE DESCRIPTION

- 5.1 The application site is located on the south western side of Nelson Gardens, approximately 35m from the junction with Tavistock Road. There is an existing garage on site and the boundaries are defined by a mixture of brick walls and fencing. The site was used for parking and garden land formerly serving 6 Clarkson Avenue however the land was sold in 2005 and therefore no longer has an association with number 6. The area is characterised by two-storey dwellings including 1930's semi-detached houses and a Victorian terrace. The land is the last remaining gap in an otherwise built up frontage. The site is located within a central position in Wisbech, is adjacent to the Bowthorpe Conservation Area and is in Flood Zone 1.

6. PLANNING ASSESSMENT

- 6.1 The application seeks outline planning permission for a single dwelling on land located within the established settlement of Wisbech. Matters of 'access' and 'layout' have been committed for approval at this stage. 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 Wisbech which is classified as a 'Primary Market Town' in the settlement hierarchy set out in policy LP3. This is where the majority of growth within the District should take place. The principle of the proposal is therefore acceptable.

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 LP15 requires the design of the development to ensure that access to the site is safe and convenient and LP16 requires the high quality design of development proposals. This is furthered in LP18 which sets out the requirements for proposals within an historic environment. These policies will be discussed further in section (b) of this report.

(b) Design, layout and impact on Conservation Area

The indicative layout shows the dwelling designed to have an 'L' shaped footprint with two parking spaces available to the front of the building and a generous amount of private amenity space to the rear. The rear projection of the proposal which is stepped back approximately 3m from the boundary with 7 Nelson Gardens and a dual pitched roof has been indicated. The distance between the proposal and neighbouring properties on the Nelson Gardens frontage is commensurate with the gaps between other properties within the area and the position of the proposal respects the building line on this side of the highway. Subject to the design detailing, which will be included as part of the 'appearance' and 'scale' reserved matters, the proposal is considered to be an acceptable addition to the street scene which will have no negative impact on neighbouring residents.

Two parking spaces are provided to the front of the site which will be accessed by the existing access point. There is no turning available on site which is acceptable arrangement given that Nelson Gardens is not a classified highway. CCC Highways have raised no objections to the proposal and have requested a series of conditions. Amended drawings which clarify the parking and access have been received and further comments are currently being sought from CCC Highways. Members will be updated at the Committee meeting with the Highway comments and any conditions will be included as part of the update. CCC Highways have questioned the loss of the site for use as parking for 6 Clarkson Avenue. These comments are noted however as the site was subdivided from number 6 and the land sold to the applicant in 2005, parking for number 6 has not been available on this land for nearly 10 years. With this in mind the loss of parking for 6 Clarkson Avenue is not a material planning consideration.

The proposal will result in the demolition of an existing garage building. The garage is of no architectural or historic merit and is of a size and siting which is not in keeping with the street scene. With this in mind, no concerns are raised with regard to the loss of the garage. It is noted from comments received from neighbouring residents that a large silver birch tree has been felled. This was not present at the time of the Officer site visit and, whilst the situation is regrettable, the tree carried no protection as it was not the subject of a Preservation Order nor was it located within a Conservation Area. The felling of the tree is therefore not an issue for the determination of this application.

The site lies adjacent to Bowthorpe Conservation Area (CA), to the rear of the existing houses which are positioned within the CA. The development will not be visible from public viewpoints within the CA and it is considered that the submitted layout demonstrates that the site can be developed without compromising the neighbouring garden areas of properties within the CA.

(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 town 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 Wisbech. The site is within a sustainable location and is on land within Flood Zone 1. The principle of the proposal is therefore acceptable. The layout and access committed as part of the scheme are considered acceptable and there is scope within the proposal to design a dwelling to have an appearance which fits in with the surrounding development. The layout of the scheme is such that the amenities of neighbouring residents will not be adversely affected. 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 scale of the building(s);**
- (ii) the external appearance of the building(s);**
- (iii) 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

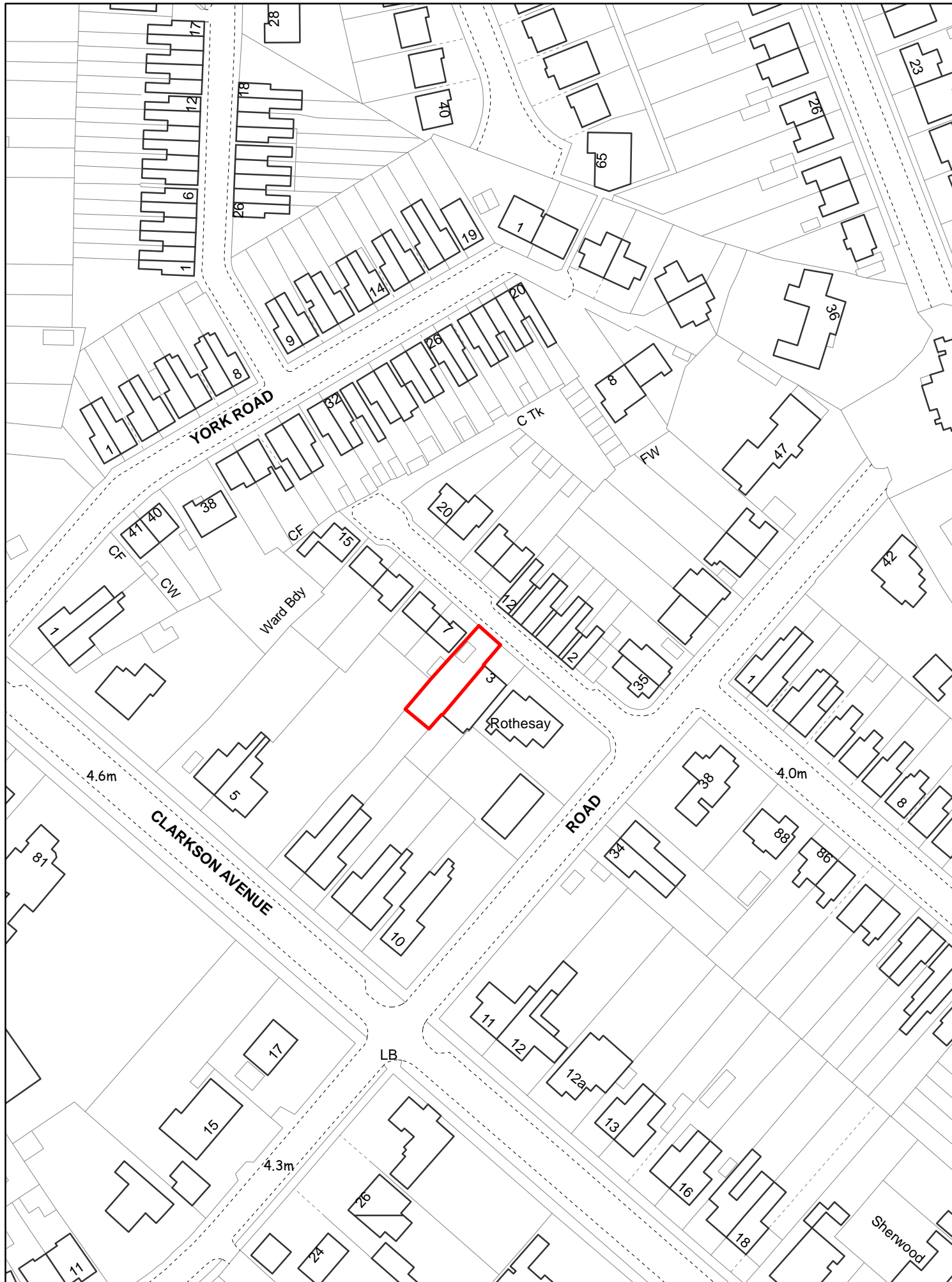
To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. **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.

5. **Approved plans**



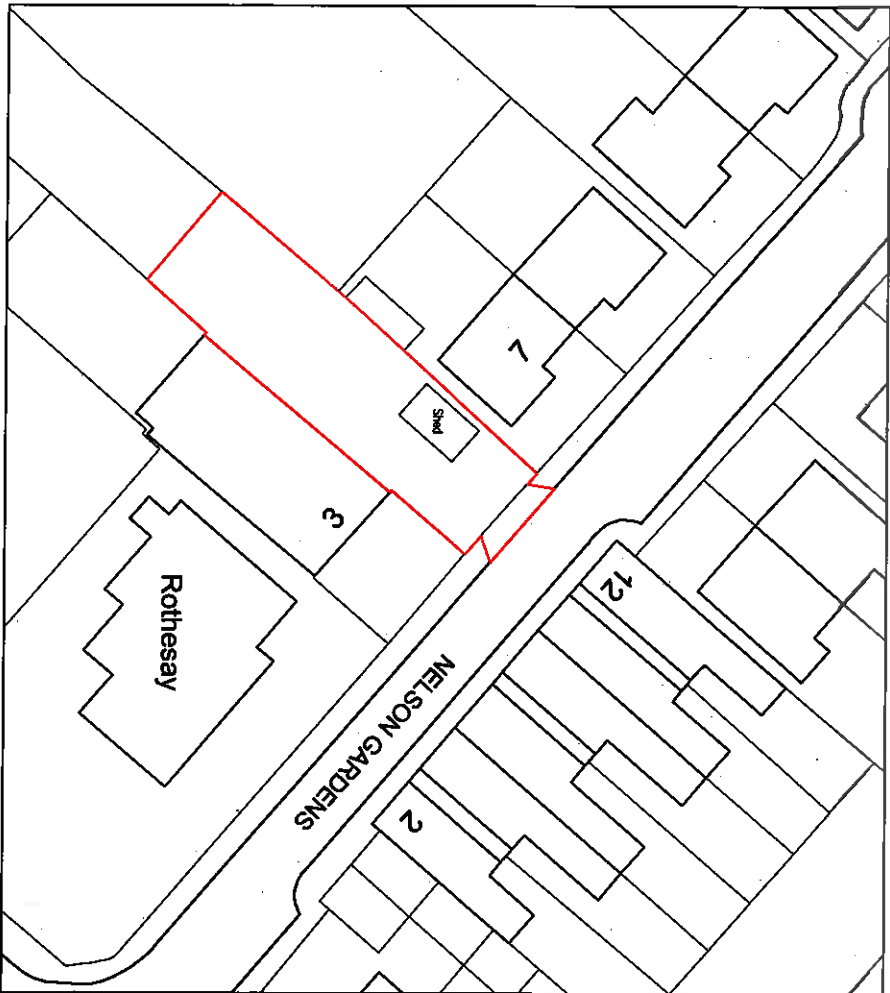
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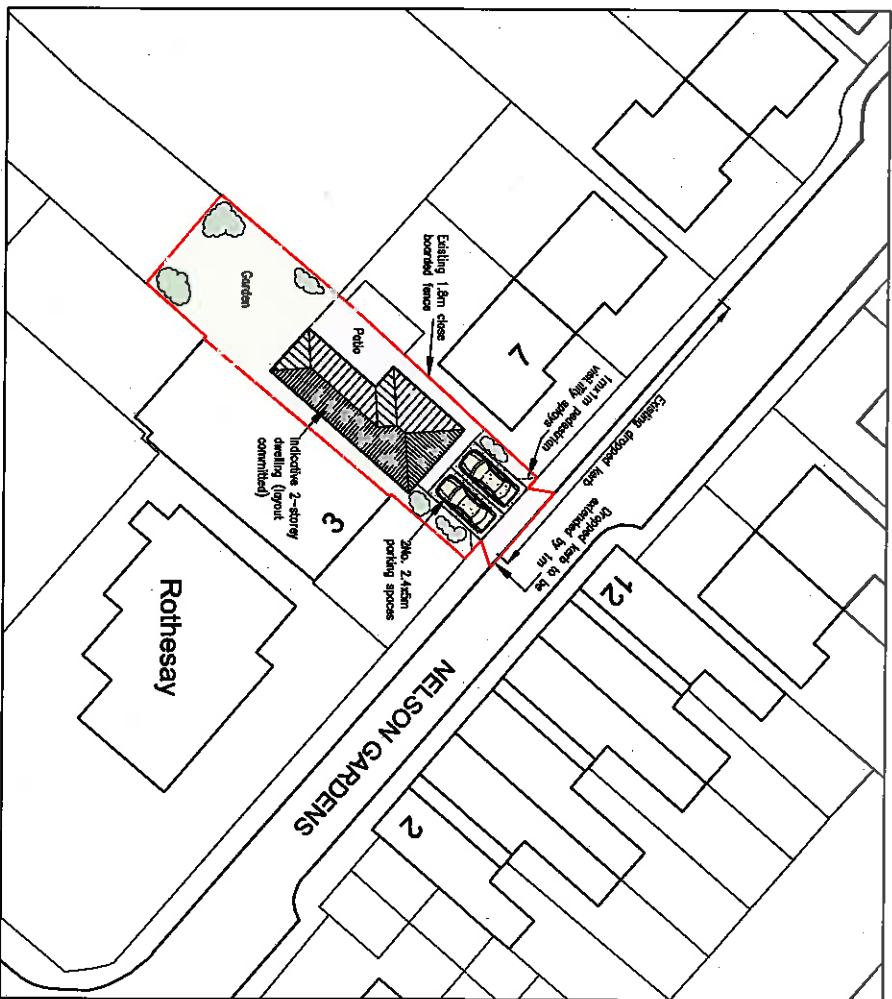
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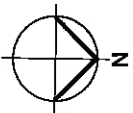
Existing Site Plan 1:250



Proposed Site Plan (indicative) 1:250



Location Plan 1:1250



Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED DWELLING

SITE
LAND NORTH EAST OF 6 CLARKSON AVENUE
FRONTING NELSON GARDENS

WISBECH
CAMBS

PE13 2EW

DRAWING
EXISTING & PROPOSED

CLIENT
Mr S West

DATE August 2014 SCALE As Shown JOB No. 5170/01B

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Building Regulations Approved
Category 1 (over 100 sqm GFA)