

Application: F/YR14/0623/F
Minor
Parish/Ward: Wimblington Parish/Wimblington
Date Received: 1 August 2014
Expiry Date: 18 October 2014
Applicant: Mr M Rooney, KMR Developments Ltd
Agent: Swann Edwards Architecture Ltd

Proposal: Erection of 1 x single-storey 3-bed dwelling with integral garage and 1 x single-storey 3- bed dwelling with detached garage involving demolition of existing outbuildings

Location: Land East Of Highbury House, 5 Doddington Road, Wimblington Cambridgeshire

Reason before Committee: This application is before committee as a previous permission for residential development in this location was determined by the Planning Committee. This application seeks to amend that previous approval through introducing an additional dwelling to the scheme.

1. EXECUTIVE SUMMARY/ RECOMMENDATION

This application seeks full planning permission for the erection of 2No. single storey 3-bed dwellings (one with integral garage).

The key issues to consider are;

- Policy Considerations;
- Design and Appearance
- Impact on amenity
- Health & Wellbeing
- Economic Growth

The proposal follows a previous approval for 3 dwellings within the site. This application will increase the total number of dwellings on the site to 4, subdividing what was Plot 3 into 2 plots (now plots 3 and 4). It is considered that the addition of a further dwelling into this location although intensifying the development of the site, will not give rise to amenity harm and the proposed dwellings themselves will provide adequate living conditions including private amenity space for future occupants. In addition the character of the area will not be compromised as a result of the proposal.

On balance therefore, the recommendation is to approve the application as it accords with policies LP2, LP3, LP12 and LP16 of the Fenland Local Plan 2014 and section 7 of the NPPF.

2. HISTORY

Of relevance to this proposal is:

2.1 F/YR14/0112/RM- Erection of 3 single storey dwellings (Reserved Matters)-
Approved 08.04.2014

F/YR11/0480/O – Erection of 3 dwellings (Outline) –

Granted 27.09.2011

F/YR07/1257/F – Change of use of residential land to residential/ sale of garden plants and associated garden supplies and equipment-

Granted 18.04.2008

F/92/0029/O – Erection of 2 detached bungalows and garages –

Granted 14.11.1994

F/92/0097/F – Change of use of existing public house to domestic dwelling –

Granted 10.06.1992

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.

Section 7: Requiring Good Design

3.2 Emerging Fenland Core Strategy:

LP2: Health & Wellbeing

LP3: Spatial Strategy & Settlement hierarchy

LP12: Rural Areas Development Policy

LP16: High Quality Environments

4. CONSULTATIONS

4.1 Parish Council

- 1. Will cause overcrowding to site. Should be restricted to 3 properties only on this site. Therefore this application should approve only one bungalow.*
- 2. Too many vehicles exiting site onto Doddington Road. If allowed to build 4 properties on this site, means average of 8 vehicles.*

4.2 FDC Environmental Health

No objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate.

4.3 CCC Highways

The parking provision is consistent with FDC parking policy. No objections.

4.4 Middle Level Commissioners

-No comment received at time of report-

4.5 Local Residents

No comments received

5. SITE DESCRIPTION

5.1 The site is located to the rear of Highbury House, Doddington Road, Wimblington and has extant planning permission for the erection of 3 dwellings. Plots 1 and 2, towards the front of the site, are already under construction. The site is bounded by a 1.8m high wall on the northern boundary, a 2.4m high close boarded fence across the east of the site and substantial natural screening along the southern boundary.

6. PLANNING ASSESSMENT

6.1 The key issues to consider are;

- Principle and Policy Considerations;
- Design and Appearance;
- Impact on amenity;
- Health & Wellbeing;
- Economic Growth

6.2 Principle and Policy Considerations –

The principle of residential development in this location is accepted by virtue of the previous permission under F/YR11/0480/O for the erection of 3 dwellings. Policy LP3 recognises Wimblington as a ‘growth village’ and supports residential development within the existing urban area. Policy LP12 supports development in villages provided amongst other criteria, the proposal is of a scale and in a location that would not adversely harm the character and appearance of the settlement.

The creation of an environment in which communities can flourish is a key concern of policy LP2 and an overall driver towards sustainable development. A presumption in favour of sustainable development lies at the heart of the NPPF (paragraph 14).

LP16 seeks to ensure that when considering proposals for new development, issues including the scale, style, character, appearance and amenity protection are taken into consideration. Securing high quality design is also a core planning principle of the NPPF (Section 7).

In principle therefore, the formation of residential development within the site is compliant with Policy LP3 and should be acceptable subject to its accordance with policies LP2, LP12 and LP16.

6.3 Design and Appearance

This application involves the subdivision of the original Plot 3 into 2 plots and introduces 2No. 3-bedroom bungalows in place of the original 4-bedroom bungalow. The design of the 2 bungalows are relatively simplistic consisting of a single ridge running east to west the extent of the properties but with plot 3 (north) incorporating an attached garage with perpendicular gable end. They are proposed to be constructed of external materials already approved under the reserved matters of the original permission – buff, handmade style facing bricks and Marley modern smooth grey roof tiles and with white uPVC fenestration.

The cumulative footprint of both dwellings is not dissimilar to the single dwelling already approved and the overall height matches those already under construction. Therefore, although slightly more simplistic to that already approved, the materials, height, footprint area and orientation with entrances facing north, is not dissimilar. The dwellings are divided by a 1.8m high close boarded fence thereby protecting direct views into habitable rooms. The parking provision is commensurate to current parking standards and adequate turning within the site is provided to enable cars to exit onto Doddington Road in forward gear.

Policy LP16 stipulates a requirement for new dwellings to incorporate around one third of the overall plot for private amenity space. Plot 3 provides approximately 40% for private amenity space and Plot 4 approximately 32%. This is considered to satisfy this requirement.

The location of a bin store at the entrance of the access to be utilised on collection days, as previously approved, will enable effective refuse collection by the Local Authority. Whilst the distance from the bin store to plots 3 and 4 exceeds best practice as advised in RECAP guidance, the LPA is mindful of the previous permission which approved this arrangement and therefore considers this proposal still to be acceptable.

Due to the location of the dwellings being sited at the far end of the private drive, the impact of the properties on the streetscene will be minimal. Notwithstanding this, the design, scale and massing of both dwellings when considered cumulatively is not dissimilar to that already approved under F/YR11/0480/O and F/YR14/0112/RM respectively.

The design and appearance of both dwellings is therefore considered to be acceptable.

6.4 Impact on amenity

It is noted that Plot 4 in particular sits relatively close to the southern boundary –approximately 1m away on average. Whilst this is acknowledged as being close, the proposed boundary treatment of trellis topped fence and the existing, substantial boundary hedge will provide adequate screening thereby protecting the amenity of future occupants and those of the neighbouring property at No.7.

The amenity of future occupants of Plot 4 has also been considered in respect of the proximity to the boundary. The applicant has designated the bathroom and kitchen window to face the southern boundary. The kitchen and dining room have been designed as open plan with the dining room window facing east onto the rear garden. This will enable a good amount of light into the dining room and the kitchen thereby reducing the shading impact, caused by the boundary proximity. Whilst views and light into the bathroom will be diminished as a result of the boundary proximity, this is not a habitable room and therefore the importance of views and light intake are less than, for example, a bedroom.

The driveway surfacing to both plots is proposed to be hard surfaced. This will reduce the risk of noise disturbance from vehicles accessing the dwellings.

The original approved scheme required the allocation of a total of 7 parking spaces (2 x 3 bed dwellings and 1 x 4 bed dwelling) in-line with current parking standards. The revision now requires 2No. parking spaces per dwelling (4 x 3-bed dwellings) meaning a net increase of 1 parking space. Given the approved site access onto Doddington Road, the internal road layout and surfacing, this increase is not anticipated to adversely affect users of Doddington Road, the amenity of future occupants of the scheme or existing neighbours.

The boundary treatments, both existing and proposed are considered to provide suitable screening thereby protecting the amenity of neighbouring properties and future occupants of the site.

6.5 Health and Wellbeing

The dwellings proposed will assist in creating a sufficient mix of homes to meet people's needs and will avoid adverse impacts, particularly to residential amenity. In addition their location being close to the village centre will provide effective, sustainable access to safe transport networks and essential services.

6.6 Economic Growth

The introduction of further dwellings in this growth village location will support the sustainability and growth of Wimblington and the district in general.

7. CONCLUSION

- 7.1 The application has been considered in-line with core planning principles of the National Planning Policy Framework and with policies LP2, LP3, LP12 and LP16 of the Fenland Local Plan 2014.

The development accords with LP3 in that it introduces residential development within the existing urban area of a growth village. The development, being of a scale and in a location that would not adversely harm the character and appearance of the settlement satisfies LP12. The amenity of future occupants of the proposed dwellings and neighbouring properties is protected in regard to the design, layout and boundary screening thereby satisfying LP16 and LP2 of the Local Plan.

The proposed Plot 4 dwelling would be in close proximity to the southern boundary and therefore would need to satisfy LP16 in terms of design and layout. However, the LPA has taken into consideration the original permission which established the principle of a large footprint and close boundary layout. Therefore, on balance, the development is considered acceptable and is recommended for approval.

The development is therefore considered to be sustainable addressing social, economic and environmental considerations and in accordance with paragraph 14 of the NPPF is recommended for approval.

8. RECOMMENDED CONDITIONS

- 8.1 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.

- 8.2 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 with or without modification), 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 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);

Reason - In order to control future development and to prevent the site becoming overdeveloped and to safeguard the amenities currently enjoyed by the occupants of adjoining dwellings

- 8.3 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.

- 8.4 Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

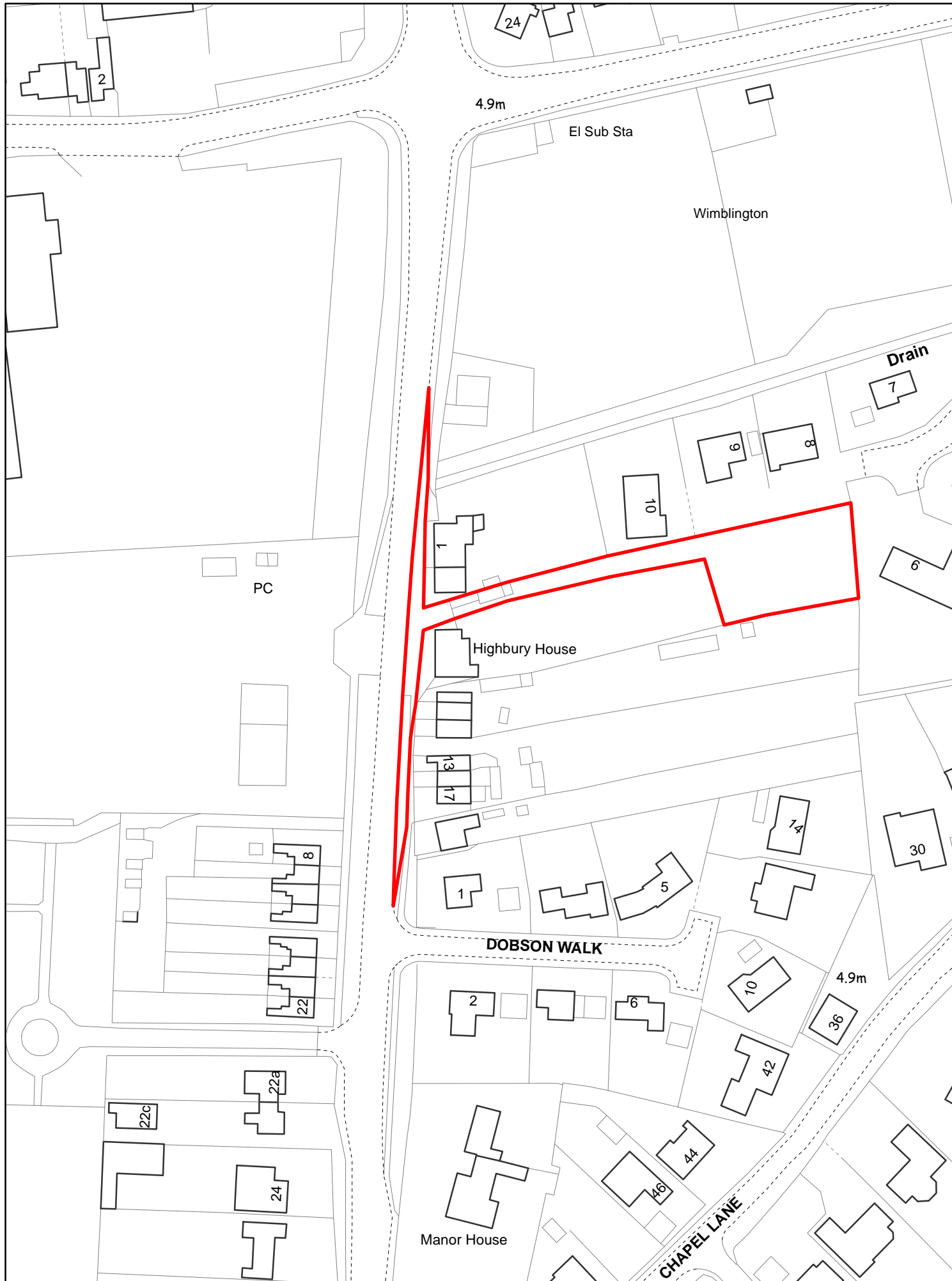
- 1. enter, turn and leave the site in forward gear;
- 2. park clear of the public highway;
- 3. load and unload;

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

8.5 The lighting as shown in plan ref: SE221 No.30 Revision D shall be installed prior to commencement of occupation and retained thereafter

8.6 Approved Plans



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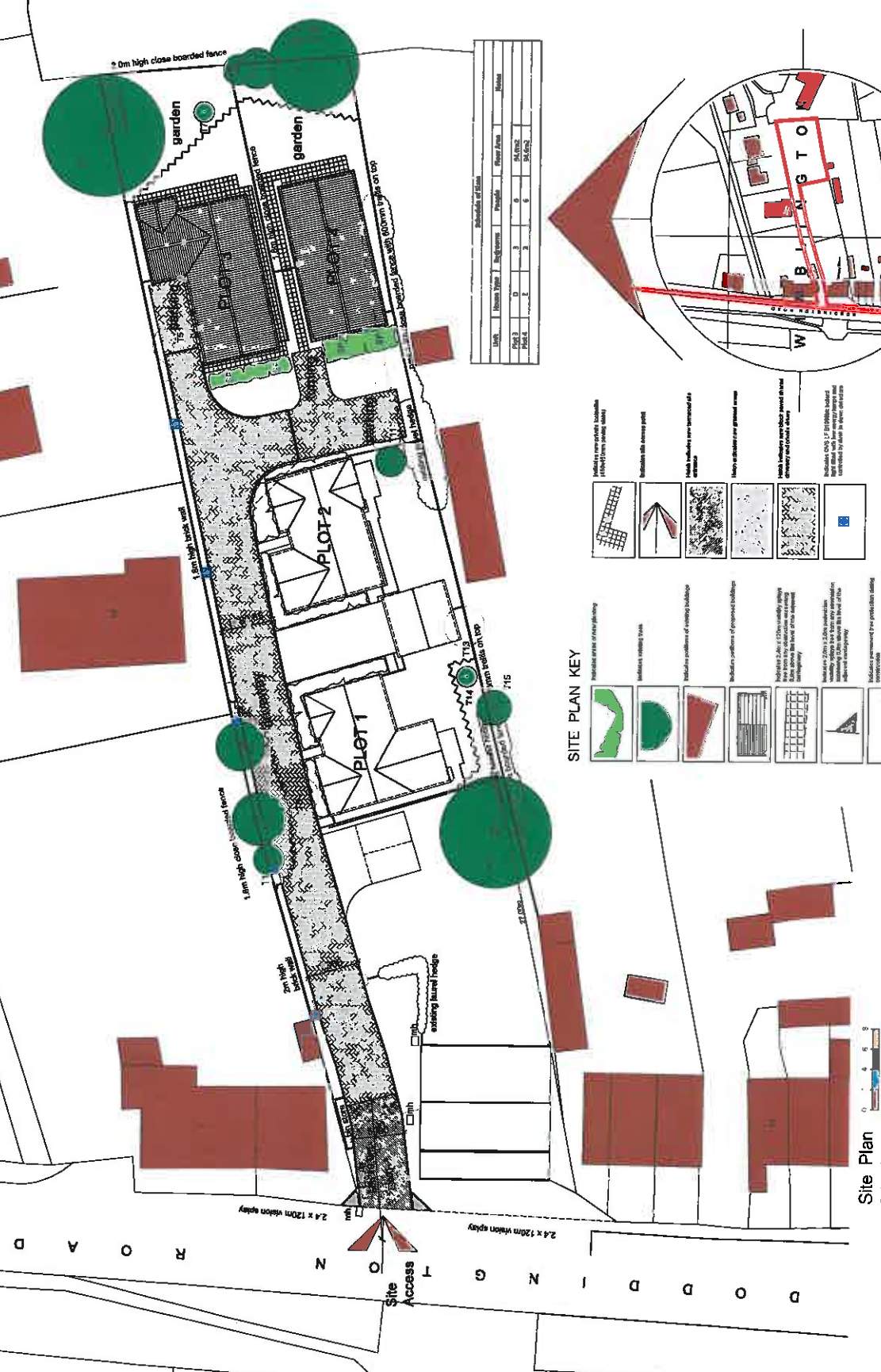
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General Notes:
 1. The site is located within the residential zone of the local planning authority.
 2. The site is bounded to the north by a 2.4m high brick wall.
 3. The site is bounded to the east by a 2.4m high brick wall.
 4. The site is bounded to the south by a 2.4m high brick wall.
 5. The site is bounded to the west by a 2.4m high brick wall.
 6. The site is bounded to the north-east by a 2.4m high brick wall.
 7. The site is bounded to the south-east by a 2.4m high brick wall.
 8. The site is bounded to the north-west by a 2.4m high brick wall.
 9. The site is bounded to the south-west by a 2.4m high brick wall.
 10. The site is bounded to the north-south by a 2.4m high brick wall.

Room	Area (sqm)	Volume (cu m)
Plot 1	100	1000
Plot 2	100	1000
Plot 3	100	1000
Plot 4	100	1000
Plot 5	100	1000
Plot 6	100	1000
Plot 7	100	1000
Plot 8	100	1000
Plot 9	100	1000
Plot 10	100	1000

SWANN EDWARDS ARCHITECTURE
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Item	Quantity	Unit	Notes
1.0m high brick wall	100	m	
2.0m high brick wall	100	m	
3.0m high close boarded fence	100	m	
2m high brick wall	100	m	
Existing buried hedge	100	m	

SITE PLAN KEY

- 1.0m high brick wall
- 2.0m high brick wall
- 3.0m high close boarded fence
- 2m high brick wall
- Existing buried hedge
- Plot 1
- Plot 2
- Garden
- Access Road
- Site Access

Plot	Area (sqm)	Volume (cu m)	Notes
Plot 1	100	1000	
Plot 2	100	1000	
Plot 3	100	1000	
Plot 4	100	1000	
Plot 5	100	1000	
Plot 6	100	1000	
Plot 7	100	1000	
Plot 8	100	1000	
Plot 9	100	1000	
Plot 10	100	1000	

Site Plan
 Scale: 1:200

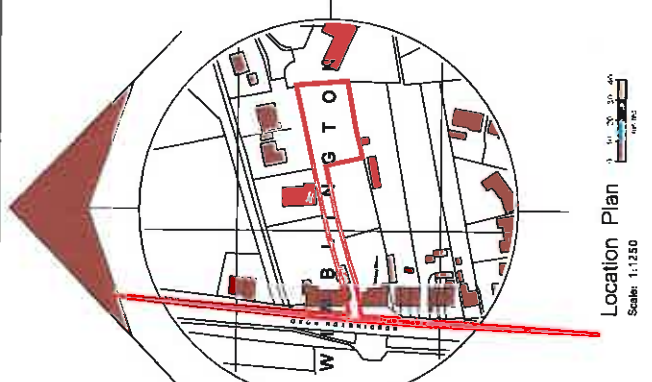
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Client: [Name]

Architect: Swann Edwards Architecture

Date: [Date]

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SWANN EDWARDS ARCHITECTURE
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