

Application Number: F/YR14/0875/F
Other
Parish/Ward: Newton/Roman Bank
Applicant: Mr P Spilsbury, Easton Park Ltd.
Agent: Mr A Sutton, Brand Associates

Proposal: Erection of 4 x 2-storey 3-bed dwellings
Location: Land East of Roshamara, 326 High Road, Newton

Reason before Committee: The Parish Council comments are at variance with Officer recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 4 x 2-storey dwellings on land east of Roshamara, 326 High Road in Newton. The dwellings are to take the form of 2 pairs of semi-detached dwellings with a barn conversion style design. The site has had previous planning permissions for 4 dwellings since 2007.

The key issues to consider are:

- Health and Well-being
- Economic Growth
- Layout, design and residential amenity.

The proposal relates to an existing residential plot which currently houses a 2-storey dwelling with associated garage. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

2. HISTORY

F/YR14/0295/F	Erection of 4 x 2-storey 2-bed courtyard style dwellings	Withdrawn 31 st October 2014.
F/YR10/0093/EXTIME	Erection of 4 x 4-bed one and a half storey dwellings (courtyard style) (renewal of planning permission F/YR07/0319/F)	Granted 31 st March 2010.
F/YR07/0319/F	Erection of 4 x 4-bed one and a half storey dwellings (courtyard style)	Granted 19 th June 2007.
F/YR06/1430/F	Erection of 3 x 3-bed detached chalet bungalows.	Withdrawn 17 th January 2007.
F/99/0015/F	Erection of 3 bungalows and garages.	Approved 28 th June 1999.

F/93/0888/F	Erection of 3 bungalows and garages.	Approved March 1994.	31 st
F/1441/88	Erection of 3 bungalows and garages.	Granted 31st March 1994.	

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7: Requiring Good Design.

3.2 Fenland Local Plan 2014

LP1: A Presumption in Favour of Sustainable Development.

LP2: Facilitating Health and Wellbeing of Fenland Residents.

LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.

LP16: Delivering and Protecting High Quality Environments across the District.

4. CONSULTATIONS

4.1 *Parish Council*

Not happy with this application due to the formation of another exit onto High Road, bungalows would be more in keeping and the agent has not contacted the owner about the hedge being cut lower on the east side.

4.2 *FDC Conservation Officer*

The proposal is not viewed to harm the setting of the listed building. It is acknowledged that the principle of development has previously been approved on this site. The proposed development will not encroach directly in front of the listed building. The retention of the sites front road hedging and trees is important and should be conditioned accordingly to ensure this is achieved. This condition may also make provision for the hedging to be enhanced/better maintained.

4.3 *North Level IDB*

No response received at the time of writing this report.

4.4 *CCC Highways*

Footway width to the site frontage should be increased to 1.8m to provide safe pedestrian access to the site access. A scheme should be submitted for the provision of a 1.8m footpath. Vehicle to vehicle visibility splays should be provided at 2.4m x 120m or 85% speeds should be provided to support reduced distances. 2m x 2m pedestrian visibility splays are required. The parking and turning appear acceptable. Access width should be 5m.

4.5 ***FDC Environmental Health***

Note and accept the submitted information and have no objections as the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided ground contamination does not appear to be an issue.

4.6 ***Local Residents:***

2 letters of objection received concerning (in summary):

- 2-storey properties will block the light and spoil views.
- There will be windows and balconies facing their properties.
- Loss of privacy from the rear windows/balconies.
- The dwellings will result in overlooking and the distances between the proposed and existing properties are close enough to result in an invasion of privacy.
- The height of the properties will impact on the light levels reaching existing properties.
- The proposed trees to be planted on the rear boundary, although will provide some screening, may grow to a height that will cause further loss of light.
- The addition of 4 new properties will increase the number of wheelie bins on the footpath. This will increase the hazards to motorists exiting the existing driveway and be a major obstruction to pedestrians.
- There have been a number of applications on this site which have increased the size of the development. The 2010 decision notice mentions the rear windows and overall height of the proposal has been determined by the need to have minimal impact on the existing dwellings which doesn't appear to have been considered on the current application.
- There was a previous request for an archaeological investigation on this site.
- No objections to the development of the site but should be the previously approved courtyard style.

5. **SITE DESCRIPTION AND SITE HISTORY**

- 5.1 The site currently comprises an area of vacant land situated off High Road in Newton. The surrounding area is characterised predominantly by residential development of a variety of designs and scales. The site is currently bounded by hedging to the front boundary. An existing driveway runs to the west of the site which serves a number of dwellings to the north of the application site.

Site History

There has been a history of residential development on this site which has been summarised in Section 2 of this report. In 2007 planning permission was granted for 4 x one and a half storey dwellings which were arranged in a courtyard style. This application involved the formation of an access off High Road in the same location as this current application. In 2010, this permission was extended under the Extension of Time application process, which can no longer be used. As such this site has had previous permission for 4 dwellings for some time.

6. PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Health and Well-being
- Economic Growth
- Layout, design and residential amenity.

Health and Well-being

In accordance with Policy LP2 of the Fenland Local Plan 2014 development proposals should positively contribute to creating a healthy, safe and equitable living environment. It is considered that the proposal will not adversely impact upon the living environment of the community.

Economic Growth

The introduction of these additional dwellings within the village of Newton will support its growth and the growth of the District in general.

Layout, design and residential amenity

The application proposed the introduction of 4 x 2-storey dwellings fronting onto High Road in Newton. The proposed layout will take the form of 2 pairs of semi-detached dwellings which have been positioned to sit in line with the adjacent dwellings to the west. The proposed layout provides a shared access centrally within the site frontage which leads to parking and turning areas for each property. Each dwelling has a patio area to the rear with rear private amenity space. Additional tree planting has been proposed to the rear boundary of the site.

Plots 1 and 2 have been designed as a relatively modern-style two storey dwelling. Chimney stacks have been included to each end of the roof and the front doors host a canopy over. To the rear, French doors are proposed at ground floor level to allow access directly to the patio area and a door is proposed to each side elevation at ground floor. In terms of internal layout plots 1 and 2 have a lounge and hall to the front part of the ground floor with a kitchen/diner, wc and utility to the rear part of the ground floor. At first floor level 3 bedrooms are proposed with 1 en-suite to the rear bedroom and a bathroom to the front of the dwelling.

In terms of plots 3 and 4 these have been designed to give the appearance of a more traditional barn conversion style dwelling. The front elevations host a central area of fenestration with a small area of cladding within and side parapets are proposed to add interest to the roof line. To the rear, French doors are proposed at ground floor level which are then replicated to the first floor with the addition of Juliet balconies. Internally the ground floor houses a lounge, wc and kitchen and dining area, and the first floor has 3 bedrooms, a bathroom and a gallery area.

The points of objection have been noted and taken into consideration in the determination of this proposed scheme. The points made about the previous permission being single storey and the preference for this are noted, however the previous consent was for one and a half storey properties. In addition the former layout in a courtyard formation allowed for larger footprints and therefore the change to two pairs of semi-detached dwellings has resulted in the need for 2 storey dwellings.

The previously approved courtyard layout resulted in a very limited area of amenity space for each dwelling and as such, due to changes in the local plan policies, this layout no longer complied with the policy requirement of a minimum of one third of the plot being available as amenity space resulting in the change to semi-detached dwellings. A courtyard layout would no longer comply with policies LP16 (specifically part h) and LP2.

The concerns raised over the potential for overlooking and loss of privacy from the rear first floor windows have been noted and considered. The window to window distances between the front first floor windows of the existing properties to the rear and the proposed rear bedroom windows is approximately 20 metres between the closest properties which is considered a sufficient distance to minimise any potential for overlooking or loss of privacy. In addition the balconies are Juliet balconies and therefore have less of a privacy impact than larger balconies which would allow room for chairs for people to spend a lot of time on them.

The comments in relation to the wheelie bin storage and highway safety have also been noted. It is considered that these can be dealt with by a bin storage strategy condition and the highway comments have been forwarded to the agent for their information and conditions relating to the footpath and visibility splays can be applied.

As such the proposal is considered to be acceptable in terms of layout, design and residential amenity and is therefore in compliance with the policies listed in Section 3 of this report.

7. CONCLUSION

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies. It is considered that the proposal is acceptable in terms of layout, design, and impacts on residential amenity and the character of the area. As such the proposal is recommended for approval.

8. RECOMMENDATION

GRANT

1. **The development 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. **Prior to the commencement of the development hereby approved a scheme for the increase in footway width to 1.8 metres to the site frontage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development.**

Reason – In the interests of highway safety and residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

3. Prior to the first occupation of the development hereby approved, visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.4m x 120m for vehicles and 2.0m x 2.0m for pedestrians.

Reason - In the interests of highway safety and residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

4. Prior to the first occupation of the development 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,
- shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of highway safety and residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 5 Except where directly affected by such access requirements as may be approved by the Local Planning Authority, the existing hedge along the southern boundary of the site shall not be uprooted or removed and shall not be reduced below a minimum height of 2.0 metres and shall be retained in perpetuity thereafter.

Reason – In the interests of the visual amenity of the development and the surrounding area in accordance with Policy LP16 of the Fenland Local Plan 2014.

6. 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 in accordance with Policy LP16 of the Fenland Local Plan 2014.

7. **Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.**

Reason - In the interests of visual amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

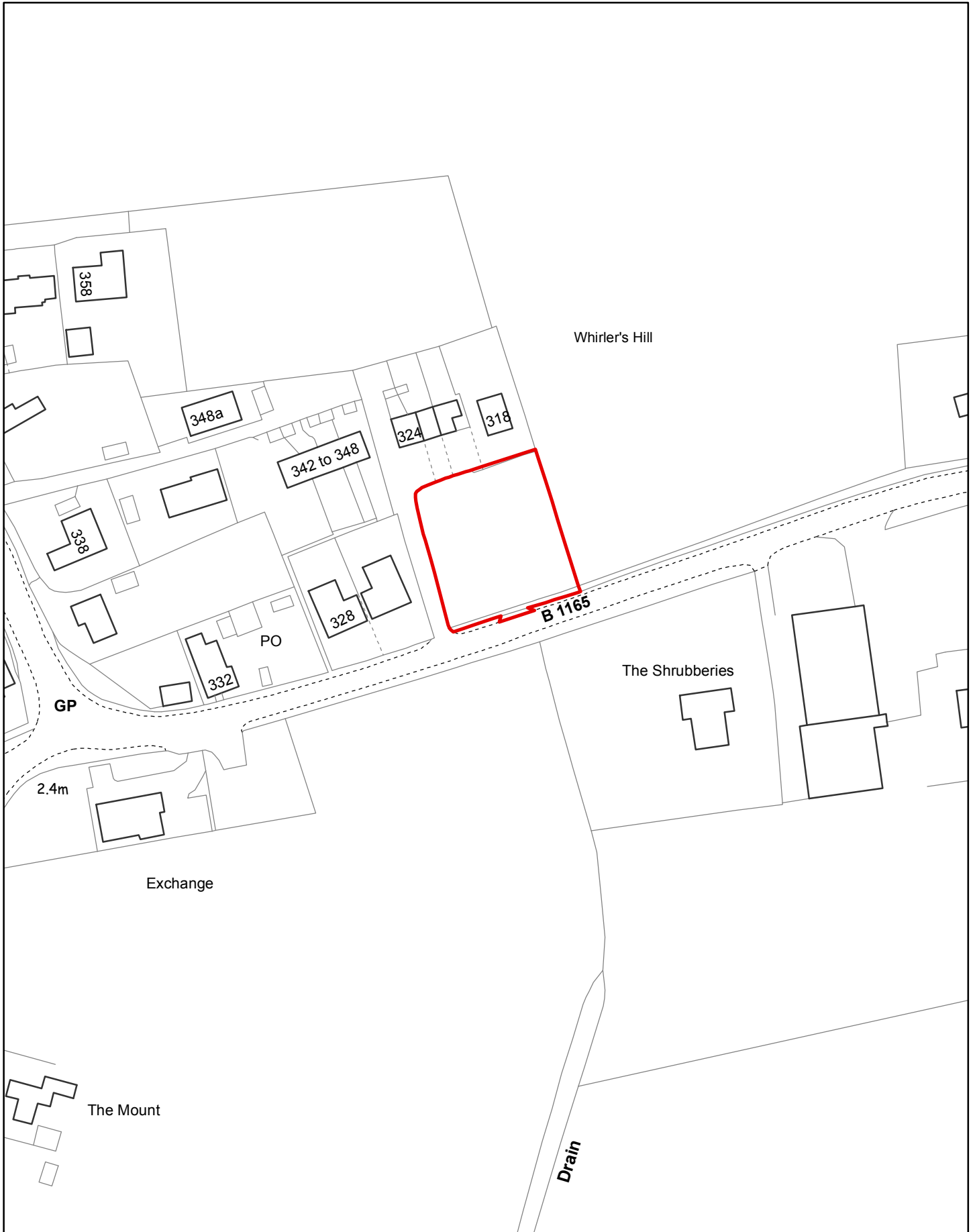
8. **Prior to the commencement of the development a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.**

Reason – In the interests of satisfactory development and residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

9. **Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roofs 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 in accordance with Policy LP16 of the Fenland Local Plan 2014.

10. **Approved Plans**



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F/YR14/0875/F

Scale = 1:1,250



PROPOSED TREE TYPES
 T1 - CHERRY TREE
 T2 - BEBCK
 T3 - CEDAR
 T4 - ROWAN

SHRUB BEDS
 - ACER
 - COTONEASTER
 - RUCUBIA
 - BUDDLEIA

2m x 2m PEDESTRIAN VISIBILITY SPLAYS - NOTHING PERMANENT OVER 600mm HIGH WITH SPLAYS
 2.4m x 4.5m vehicle visibility splays are possible to all access points unless otherwise stated on plan

Parking space min 2.5m x 5m

PARKING AREAS TO BE FREE DRAINING - MUST BE SLOPING AWAY FROM THE PUBLIC FOOTPATH TO PREVENT SURFACE WATER RUN-OFF ONTO PUBLIC HIGHWAY

PATHS TO BE FREE DRAINING TO SORT VEGETATION

CONTRACTOR FACILITIES - SPACE TO BE PROVIDED ON SITE TO ENSURE ALL BUILDING MATERIALS CAN BE UNLOADED CLEAR OF THE PUBLIC HIGHWAY. ALL CONTRACTORS VEHICLES SHOULD BE PARKED ON SITE CLEAR OF THE PUBLIC HIGHWAY.

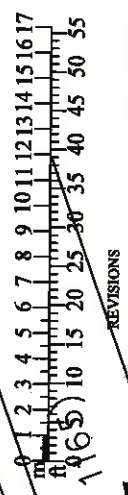
STORM DRAINS - ALL STORM DRAINS CONNECTED TO SOAKAWAYS

ROUL DRAINS - FOUL DRAINS TO BE CONNECTED TO EXISTING SEWER IN THE ROAD

2.4m x 120m Visibility splay, full splay shown on location plan

Field

1:200 - A3



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PROPOSED SITE PLAN
 RESIDENTIAL DEVELOPMENT
 SOUTH OF HILL COTTAGES
 HIGH ROAD, NEWTON
 PE13 5FR
 EASTONPARK LTD
 I:200 : ALS: 23.09.14
 EAS.14. 2.1 - A



Highway Vehicle Crossing Access Detail

Inpervious surfaces to have a concrete fall of 1:30 to ensure no surface water runs into the highway

125x150 concrete bullnosed kerbs set in GEN 1 Concrete

140 constant cross fall

All works to be carried out in accordance with CCC Housing Estate Road Construction specification, June 2013

Concrete edging 150x50 set in GEN 1 concrete

Visibility splay reduced from the 120m requested, visibility possible to the corner as shown on location plan.