

Application Number: F/YR14/0754/F
Minor
Parish/Ward: Manea
Applicant: Mr M Dunkley
Agent: Peter Humphrey Associates Ltd

Proposal: Erection of 2 x 2-storey, 4-bed dwellings with attached garages and 2 x 3-bed chalet bungalows with detached single garages
Location: Land South East Of Williams Way, Manea

Site Area: 0.20 hectares / 20 dwellings per hectare

Reason before Committee: This application is before committee due to the Parish Council's comments being at variance to the officer's recommendation.

1.0 EXECUTIVE SUMMARY/RECOMMENDATION

1.1 This application seeks full planning permission for the erection of 2 x 2-storey, 4-bed dwellings with attached garages and 2 x 3-bed chalet bungalows with detached single garages.

The site is located on land south east of Williams Way and would be accessed off a new road granted under planning permission F/YR05/0600/F for the development of 10 houses which have been recently built.

The site is of sufficient size to facilitate the development proposed and it is considered that the proposal would be well integrated with the existing built development surrounding the site. The village is identified as a 'growth village' in the Fenland Local Plan which is a sustainable village upon which to focus growth.

The proposal accords with the relevant development plan policies and to the aims and objectives of the National Planning Policy Framework, as such the application is recommended for approval.

2.0 HISTORY

Of relevance to this proposal is:

F/YR13/0558/F	Erection of 4no 3 bed 2 storey dwellings with detached single garages	Withdrawn 16/09/2013
F/YR10/3126/COND	Details reserved by conditions 2, 3, 5, 6 and 7 of planning permission F/YR07/1092/F (Erection of 2 x 4-bed detached houses and 2 x 3-bed detached chalet bungalows with detached garages involving demolition of existing garage)	Withdrawn 23/01/2015

F/YR07/1092/F	Erection of 2 x 4-bed detached houses and 2 x 3-bed detached chalet bungalows with detached garages involving demolition of existing garage	Granted 25/09/2009
F/YR08/3002/COND	Details reserved by Condition 7 of planning permission F/YR05/0600/F (Erection of 10 houses)	Approved 06/11/2008
F/YR07/0653/F	Erection of 4 x 4-bed detached houses and garages involving demolition of existing garage	Withdrawn 15/08/2007
F/YR06/1065/O	Erection of 2 x 4-bed houses with detached garage block	Granted 04/04/2007
F/YR05/0600/F	Erection of 10 houses comprising; 5 x 3-bed semi-detached and 5 x 3-bed semi-detached with attached garages	Granted 15/12/2006
F/YR04/3886/RM	Erection of 10 x 3-bed semi-detached houses with associated garages	Approved 24/11/2004
F/YR02/1063/O	Residential Development (0.203 ha)	Granted 21/04/2004
F/YR00/1103/O	Residential Development - 0.203 ha	Refused 01/05/2002
F/93/0231/F	Erection of 33 houses (comprising 9 x 4-bed detached; 3 x 3-bed linked detached; 4 x 3-bed detached; 6 x 3-bed semi-detached; 6 x 2-bed semi-detached and 5 x 2-bed detached) with garages, parking areas and associated	Refused 15/03/1995
F/91/0082/O	Residential Development - 7.5 acres	Refused 12/01/1994
F/1056/87/O	Residential development - approx 7.5 acres	Granted 02/06/1988

3.0 PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

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 64 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100 – 103 – Development and flood risk.

3.2 Fenland Local Plan:

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

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

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 across the District

LP18 – The Historic Environment

LP19 – The Natural Environment

4.0 CONSULTATIONS

4.1 **Manea Parish Council:** Object to the proposal on the basis that the construction of 4 dwellings on this site would constitute over-development.

4.2 **Local Highway Authority (CCC):** The parking provision is acceptable and accords with FDC parking guidelines. Access widths and geometry are acceptable for the number of dwellings it serves. Recommend conditions relating to parking, turning, drainage measures to prevent surface water run-off onto the public highway and temporary facilities being clear of the highway during the period of construction. Concerns were raised in respect of the amendments to Plots 1 and 2 and visibility issues of the shared access, further amendments sought to the boundary treatment abutting the public open space which provides the necessary forward visibility required. No further objections raised.

4.3 **Middle Level Commissioners:** This development is in an area where drainage problems have previously been reported. The means of surface water disposal differs from that stated on the application and to that in the submitted FRA. This matter needs to be clarified by the applicant. The Board will expect the applicant to provide the Council with, and reserve the right under their byelaws to themselves require, adequate details and test results, where appropriate to prove that the proposed surface water system will work efficiently at this location and effectively in the long term.

- 4.4 **FDC Environmental Protection Team:** Note and accept information. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Given that there are existing structures are to be demolished on site a condition relating to unsuspected contamination should be imposed.
- 4.5 **FDC Planning Obligations Officer:** The viability appraisal has been reviewed and I am satisfied that on this occasion the proposed development is constrained by viability issues and is unable to provide the requested Affordable Housing and Education Contribution.
- 4.6 **FDC Housing Strategy and Enabling Officer:** As this linked application will provide housing which is above the Fenland Local Plan affordable housing threshold it would be expected the delivery of affordable housing in line with policy LP5. I understand that it has been agreed that the current policy requirement will not be required from portion of the site which was granted permission prior to the adoption of the Local Plan but that the four dwellings which are included in this application (F/YR14/0754/F) will be subject to the Council's policy. Accordingly, I would expect the provision of 1 affordable home on site, subject to viability. If on site provision is not appropriate, the payment of a commuted sum would be expected. Fenland District Council has assessed that an appropriate level of financial contribution is £51,492 per affordable home which is not provided on site. However the Local Plan states that this amount is a '*starting point for negotiations*' and therefore a lower figure may be appropriate depending upon the circumstances.

In view of the analysis of the financial appraisal which has been undertaken which suggests that the provision of an on-site affordable dwelling and/or a commuted sum is not viable, I assume that a decision will now need to be made through Planning about whether it is desirable for this scheme to proceed without any affordable housing provision or contribution taking into account that there are currently approximately 1500 applicants on the Fenland Housing Register, in need of rehousing.

4.7 **Local Residents:**

2 letters/emails of objection have been received which may be summarised as follows:

- Loss of privacy and reducing sunlight into adjacent gardens;
- The effect on property price;
- The proposed development could have an effect on the drainage, given the heavy rainfall in recent times; and
- This development together with other local issues raise questions in respect of existing drains being able to cope, can schools, roads and other amenities cope with the increased demand.

5.0 **SITE DESCRIPTION**

- 5.1 The site is located at the end of Williams Way, to the south-west of the existing public open space. The site is bounded on all sides by existing development, with residential development to the north-west, west, south and east and an area of public open space which includes a children's play area to the north and north-east. The site lies within Flood Zone 1.

6.0 PLANNING ASSESSMENT

6.1 Nature of Application

This application seeks full planning permission for the erection of 2 x 2-storey, 4-bed dwellings with attached garages and 2 x 3-bed chalet bungalows with detached single garages on land south east of Williams Way, Manea.

The main issues associated with this proposal are:

- **Principle, policy implications and sustainability**
- **Character and appearance of the area**
- **Impact on residential amenity**
- **Highway safety matters**
- **Flood risk and drainage**
- **S106 Planning Obligations / Viability**
- **Health and wellbeing**
- **Economic growth**

These are discussed in more detail below.

Principle, policy implications and sustainability: Local Plan Policy LP3 defines Manea as a Growth Village where development and new service provision either within the existing urban area or as a small village extension will be appropriate.

Further criteria to be met by any such development are set out in Policy LP12 including that the development should be adjacent to the existing developed footprint of the village and should not extend existing linear features of the settlement or result in ribbon development. This proposed development would comply with these criteria as the site sits within the developed footprint of Manea. As such the principle of residential development is considered acceptable, subject to the proposal meeting the criteria of Policy LP16 and other relevant policies of the Local Plan.

Character and appearance of the area: The immediate area is characterised by residential development, predominately 2-storey in height. The proposed layout has been amended to allow Plots 1 and 2 to face onto the public open space to the north and also provide a focal point for the end of this section of Williams Way. The amended layout also allows for the removal of a large section of the close boarded fencing bordering the public open space and replacing it with a 900mm high hoop top railings which is considered to enhance the overall quality of the development and will provide the necessary forward visibility for the shared access for Plots 1 and 2.

The proposed development equates to approximately 20 dwellings per hectares which is compatible with the generally low density built form of Manea, as such the proposed development does not constitute over-development.

The external finishes to the proposed development have been specified as Hoskins Flemish Antique bricks for the external walls and Marley Anglia plus Antique Brown for the roof tiles for Plots 1 and 2 and Hoskins Chilham Red bricks for the external walls and Marley Old English Dark Red for the roof tiles for Plots 3 and 4.

The variation in materials used would provide interest and a varied appearance in the area. These external finishes are consistent with the materials found on other buildings surrounding the site and are therefore considered appropriate.

Overall the proposed development is considered to make a positive contribution to the character of the area and would not adversely impact, either in design or scale terms, on the pattern and character of the surrounding area and therefore complies with Policy LP16 of the Local Plan.

Impact on residential amenity: The proposed development would not cause any adverse impacts in terms of overshadowing of surrounding dwellings, partly due to the orientation of the site but also due to the acceptable level of separation that has been provided.

While the comments expressed from the local residents in respect of loss of privacy have been carefully considered, there is considered to be sufficient distance from the proposed dwellings to the private amenity spaces of the existing neighbouring dwellings as to not cause any adverse impact in terms of loss of privacy. There would be no direct window-to-window overlooking due to the positions of the plots on the site in relation to the existing dwellings surrounding the site.

Plots 1 and 2 would be 2-storey style dwellings with ridge heights of approximately 7.8 metres, while Plots 3 and 4 would be chalet style bungalows with ridge heights of approximately 6.5 metres with roof lights proposed in the rear facing roof slopes.

It is considered necessary to impose a condition to restrict any future roof alterations to the proposed dwellings i.e. dormer style windows in order to protect the future amenity of the existing dwellings.

The proposed development provides sufficient private amenity space for each dwelling in accordance with criteria (h) of Policy LP16.

Overall the proposal is considered to have an acceptable relationship to the adjoining built form and consequently accords with Policy LP16 of the Local Plan.

Highway safety matters: The existing access granted under F/YR05/0600/F for the development of 10 dwellings to the north-west of the site would be utilised to accommodate the development.

There is a total of 10 car parking spaces provided for the proposed development which meets the car parking standards set out in Appendix A of the Local Plan.

Overall, the Highway Authority raises no objection to the proposal subject to suitable planning conditions detailing the access, parking and turning provision and adequate temporary facilities during the construction period.

Flood risk and drainage: The site lies within Flood Zone 1, defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding. As such residential development of this site is considered appropriate in the context of the sequential and exception test.

While the comments of the Middle Level Commissioners have been carefully considered, in accordance with the NPPF a Flood Risk Assessment is not required as the site is less than 1 hectare in size and lies within Flood Zone 1. Notwithstanding this, a Flood Risk Assessment has been submitted with the application, and concludes that the site is considered to be at low risk of flooding.

The agent has confirmed that the drainage for the site would be disposed of via the Middle Level Commissioners drain. The detailed design would need to be in accordance with the requirements of Middle Level Commissioners together with any necessary discharge consent application and would also need to comply with Building Regulations.

Accordingly there is no flood risk or drainage related grounds in the context of the Local Plan and to the NPPF on which to object to the proposed development.

S106 Planning Obligations / Viability: Although the proposal is only for a small scale development it is clearly related to the larger site for the 10 houses recently built. In line with Policy LP5 Part B of the Local Plan the site is required to provide 1 dwelling to be affordable or alternatively agree to the payment of a financial contribution to the Council to enable some housing to be met elsewhere. In line with Policy LP13 of the Local Plan contributions towards education provision is also required. The principle of this approach had already been agreed on both this site and the adjacent site where planning obligations secured education contributions and were attached to planning permissions F/YR05/0600/F and F/YR07/1092/F. The latter of which lapsed.

Accordingly the agent raised issues with regard to the viability of the site and therefore a financial appraisal was submitted. The appraisal has been satisfied by the Council's Planning Obligations Officer and on this occasion the proposed development is constrained by viability issues and is unable to provide the requested affordable housing and education contribution. Accordingly no contributions would be secured as a result of the proposed development.

Health and wellbeing: In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. It is considered that this location represents a sustainable location where residents will be able to easily access local services and facilities without dependence on a private motor vehicle. The scheme also provides a mix of 3 and 4-bedroom two-storey and chalet bungalow properties.

Economic growth: The development would be likely to provide a degree of local employment during construction which would support the continued sustainability and economic growth of Manea.

Other matters: The local resident's concern in respect of the impact of the development on the value of their property is not a material planning consideration and therefore no weight can be attached to this.

7.0 CONCLUSION

- 7.1 The proposed development is considered to comply with the relevant development plan policies and to the guidance contained in the NPPF. The proposed development would provide a good mix of housing on a site that is sustainable accessible to the village of Manea. The village is identified as a sustainable village upon which to focus growth within the adopted Local Plan (May 2014).

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

- 3. Prior to 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 satisfactory development, highway safety and in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.

- 4. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.**

Reason – In the interests of satisfactory development, highway safety and in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.

- 5. Adequate temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason - In the interests of highway safety and in accordance with Policy LP15 and LP16 of the Local Plan 2014.

- 6. The section of close boarded fencing on the northern site boundary and along the access road shall be removed and replaced with 900mm high hoop top railings as shown on drawing number 4984-PL03k received on 7 January 2015 and all such works shall be erected concurrently with the erection of the dwellings hereby approved and retained thereafter in perpetuity.**

Reason – To ensure that the appearance of the development is satisfactory in the interest of highway safety and that it contributes to the visual character and amenity of the area in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.

- 7. 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 and in accordance with Policy LP16 of the Local Plan 2014.

8. 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) 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); and

iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C).

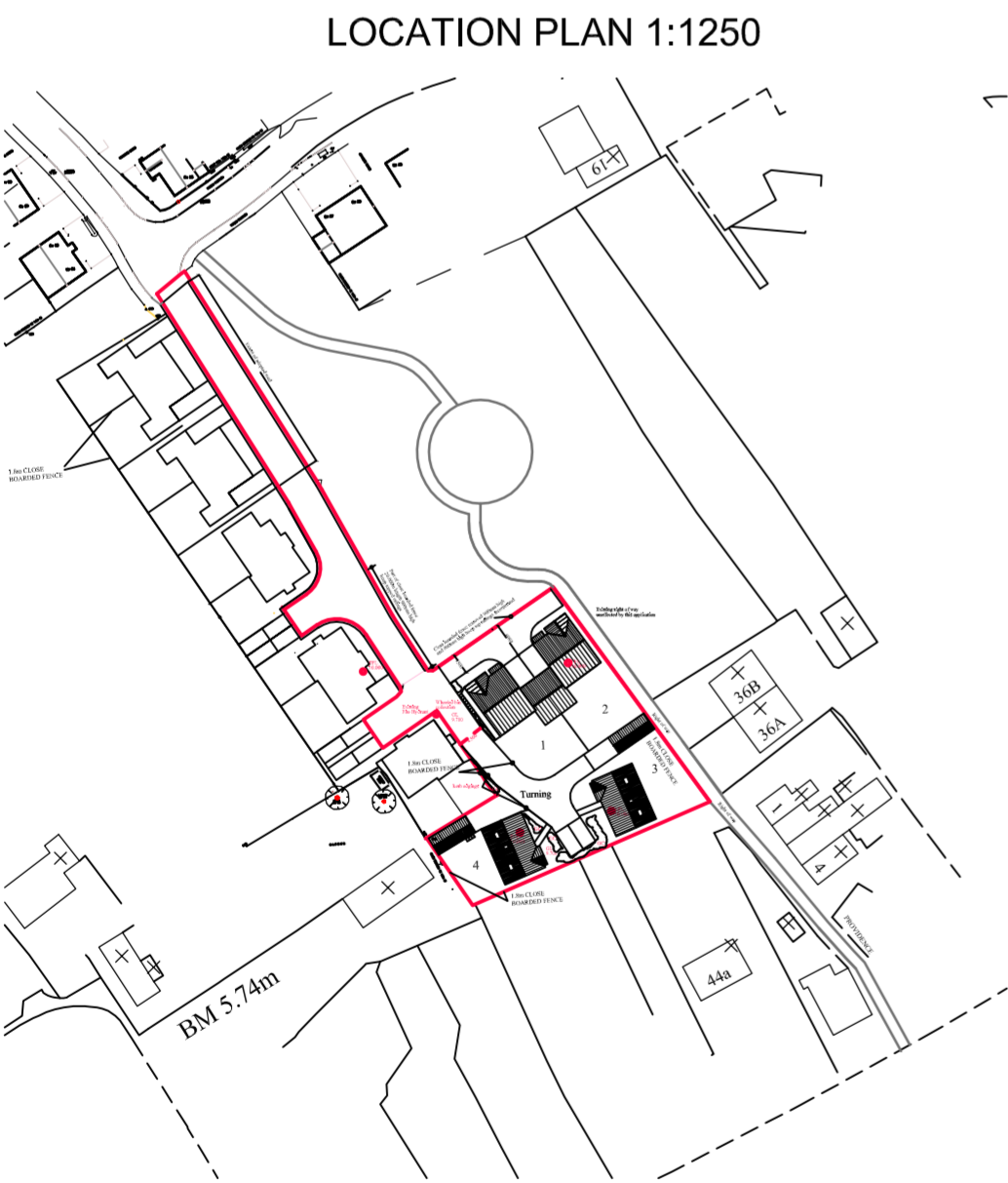
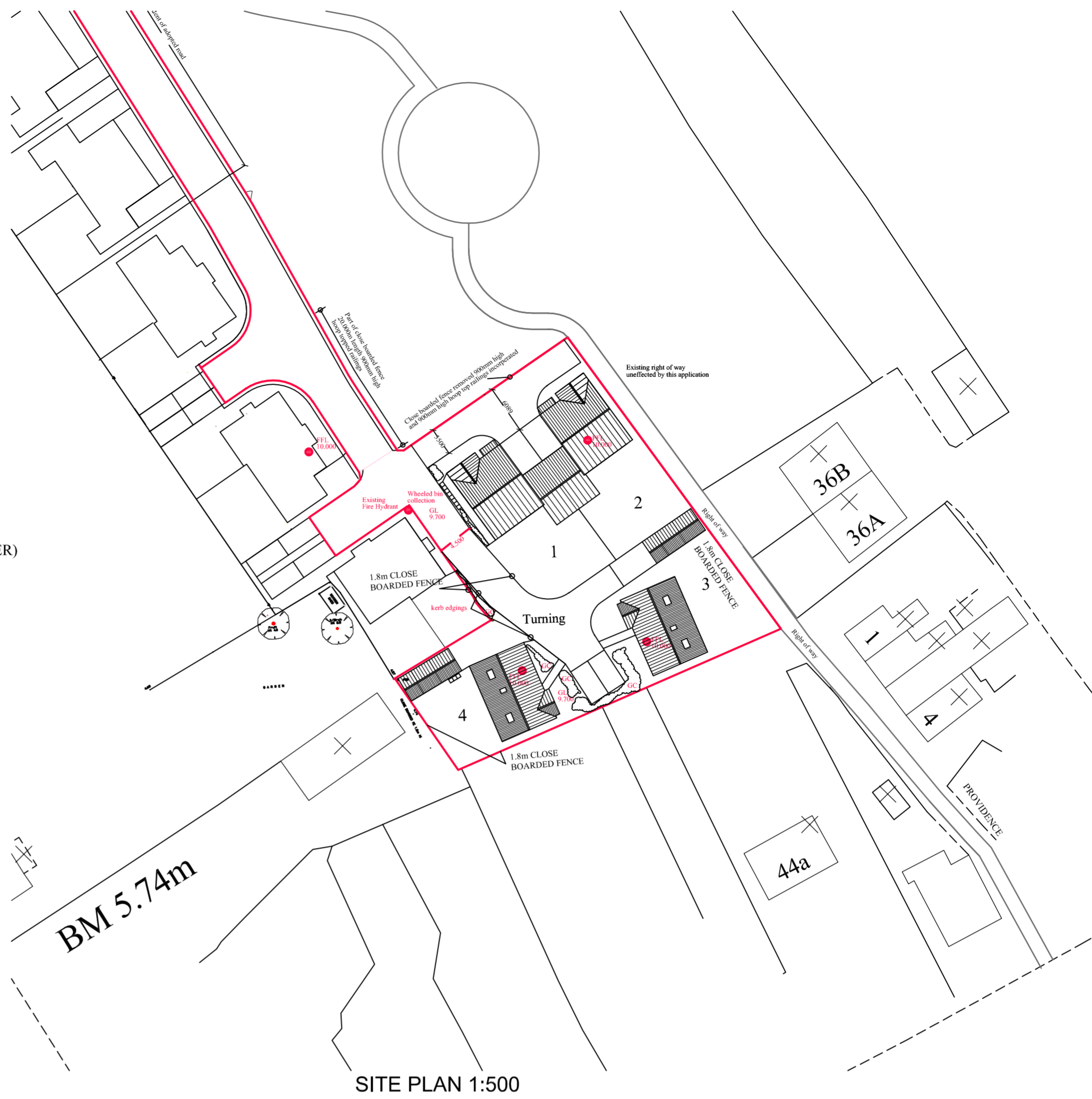
Reasons - In the interest of the protection of residential amenity, in order to control future development and in accordance with Policy LP16 of the Fenland Local Plan 2014.

9. Approved Plans

SP SHRUB PLANTING TO INCLUDE
 BARBERRY(BERBERRIS) GUELDER ROSE(VIBURNUM)
 BUDDLEIA DAVIDII,FORSYTHIA X INTERMEDIA LYNWOOD
 MOCK ORANGE(PHILADELPHUS)SNOWY MESPILUS(AMELANCHIER)
 C3 POT SIZE
 PLANTING SIZE 40-60cm
 PLANTED AT 750mm cts

GC GROUND COVER PLANTS
 COTONEASTER HORIZONTALIS,
 HEDERA HELIX,LAVANDULA SPICA
 6 PLANTS PER METRE SQ.

TREE PLANTING
 A SWEDISH WHITEBEAM - SORBUSINTERMEDIA
 TREE'S PLANTED TO BE 1.800m HIGH



MATERIALS

PLOTS 1 & 2
 WALLS - HOSKINS FLEMISH ANTIQUE
 ROOF - MARLEY ANGLIA PLUS ANTIQUE BROWN

PLOTS 3 & 4
 WALLS - HOSKINS CHILHAM RED
 ROOF - MARLEY OLD ENGLISH DARK RED

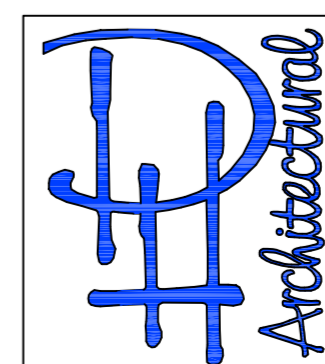
Peter Humphrey Associates LTD
 ARCHITECTURAL DESIGN AND BUILDING

PROJECT
 RESIDENTIAL DEVELOPMENT
 WILLIAMS WAY
 MANEA

CLIENT
 MR.M.DUNKLEY

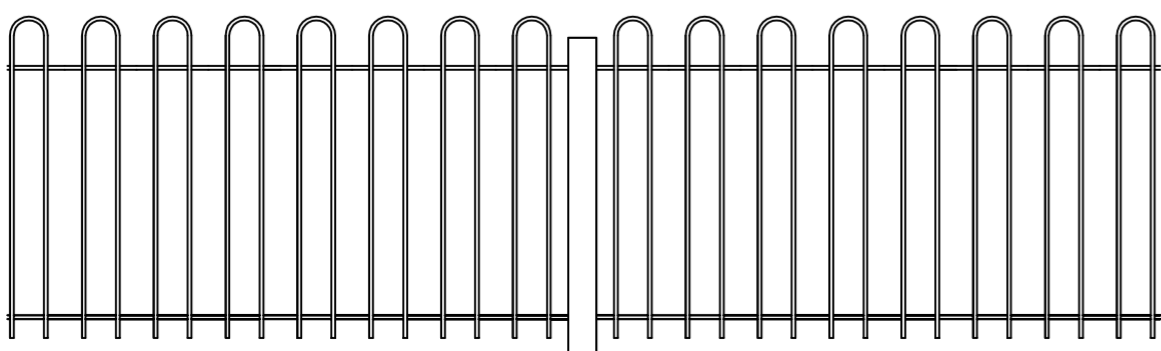
DATE JULY 2013 SCALE JOB No. 4984-PL03k

DO NOT SCALE FROM THIS DRAWING
 COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED
 WITHOUT THE CONSENT OF PETER HUMPHREY ASSOCIATES



Peter Humphrey Associates
 ARCHITECTURAL DESIGN AND BUILDING
 TELEPHONE 01945 466 966
 FAX 01945 466 433
 E-MAIL: info@peterhumphrey.co.uk

30 OLD MARKET WISBECH CAMBS PE13 1NB



900mm high hoop top railings

