

Application Number: F/YR14/0885/F
Minor Dwellings
Parish/Ward: Chatteris Town Council/Wenneye
Applicant: Mr & Mrs M Prior
Agent: K L Elener Architectural Design

Proposal: Erection of a single-storey 3-bed dwelling with integral garage
Location: Land east of 119 London Road fronting Marian Way, Chatteris

Reason before Committee: Called in by Cllr Murphy to fully consider visual impact; scale; appearance; over intensification of area; detriment to the area and density issues

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 3-bed bungalow with integral garage on land located between Nos. 3 and 9 Marian Way, Chatteris.

The site has previously benefitted from outline consent for a dwelling and the current application is not significantly different to that previously approved. Amendments have been made to the dwelling to reduce its overall size together with the siting of the dwelling within the plot. Careful consideration has been given to any significant impact that the new dwelling could have on existing levels of residential amenity such as overlooking and overshadowing.

Having given due consideration to the scheme proposals, it is concluded that the scheme has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favourably recommended.

2. HISTORY

F/YR11/0970/EXTIME	Erection of a dwelling	Granted 8 February 2012
F/YR08/1001/O	Erection of a dwelling	Granted 23 December 2008

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Section 6: Delivering a wide choice of high quality homes
Section 10: Meeting the challenge of climate change, flooding and coastal change

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 **Chatteris Parish Council:** Recommend refusal. Overdevelopment of a residential area. Concern about impact on neighbouring properties. Concerned about possible piling in close proximity to neighbours – neighbouring property affected by previous piling to new dwelling in area.

4.2 **Environmental Protection:**

Note and accept the submitted information and have no objection to the proposed development and is it unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

4.3 **Middle Level:** Makes advisory comments regarding effective disposal of surface water. Supporting evidence will be required from the applicant before further consideration can be given by the Board when seeking its consent for issues associated with this proposal.

4.4 **Local Residents:** 2 letters of concern relating to the following issues:

- Damage to property during piling operations on adjacent property;
- Removal of trees along boundary could cause further disruption;
- Overlooking from kitchen window into rear garden and inside bungalow;
- Loss of daylight in garden;
- Noise pollution from building works;
- Overlooking into windows on opposite side of road.

5. SITE DESCRIPTION

5.1 The application site consists of an area of garden land measuring approximately 32 metres x 11 metres attached to No. 9 Marian Way, Chatteris. The site is presently laid to grass with an array of garden paraphernalia. There is a side gate leading from 9 Marian Way into the site.

The site is currently bounded by close boarded fencing to the front with a gravelled area from the back edge of the highway. On the northern boundary is an array of landscape features including a section of conifer hedging. To the rear is existing fencing and on the southern boundary there is a part brick wall and close boarded fencing sectioning off the front of No.9 Marian Way and its immediate rear private amenity space.

There is a bungalow sited immediately to the north of the site (No.3 Marian Way), a chalet bungalow to the south (No.9 Marian Way) and further bungalows to the east. To the west of the site is the rear gardens of the dwellings fronting London Road which consist of a mix of 2-storey and single-storey dwellings.

The site is located within Flood Zone 1.

6. PLANNING ASSESSMENT

6.1 This application seeks full planning permission for the erection of a 3-bed dwelling on land associated with No.12 Benwick Road, Doddington.

The key issues for consideration to this application include:

- Principle of development and policy considerations
- History of the site
- Layout
- Scale
- Appearance
- Access
- Landscaping
- Flood Risk
- Health and Wellbeing
- Economic Growth

6.2 Principle of development and policy considerations

The site is located within the built settlement of Chatteris. Policies LP1, LP2, LP3, and LP16 of the Fenland Local Plan 2014 together with the National Planning Policy Framework are considerations in this respect.

The Local Plan seeks to deliver housing in sustainable locations and the proposal therefore complies with policy LP1, LP3 and LP16.

Policy LP16 seeks to deliver and protect high quality environments across the district and proposals should demonstrate that the development meets the relevant criteria. In particular development should make a positive contribution to the local distinctiveness and character of the area, enhance its setting, responds to and improves the character of the local built environment and will not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. Development should not adversely impact on the amenity of neighbouring users through, for example, loss of privacy or loss of light. Therefore the development is acceptable subject to it not being contrary to other policies within the Local Plan.

6.3 Proposal

The proposal is for a single-storey dwelling with integral garage accessed off Marian Way, Chatteris.

6.4 History of the Site

In 2008 outline planning permission was granted for the erection of a dwelling on this parcel of land with access and layout only committed. An extension of time was granted in 2012 which has now time expired.

6.5 Layout

The bungalow is located centrally within the site with its side walls approximately 1.2 metres off the existing boundaries. The site has an overall area of 365 sq metres with a total private amenity space of 141 sq metres which accords with the Policy requirement of providing a minimum of a third of the plot for amenity purposes.

The bungalow lies immediately to the north of No.9 Marian Way and south of No.3 Marian Way.

The bungalow is set back 3 metres from the highway edge and its overall layout respects the general form of development in the area.

For this reason the development accords with Policy LP16 of the Fenland Local Plan.

6.6 Scale

The bungalow has varying ridge heights with the front and rear projection being 4.2 metres high and the main middle section being 5.2 metres. This variation in ridge height reduces any perceived bulk that the roofscape may have on the visual amenity of neighbouring properties. The bungalow has a maximum width of 8.8 metres and an overall length of 15.6 metres.

The dwellings to the north are of similar height but are orientated across the width of the plot whilst the proposed dwelling has its main bulk orientated from the front to the back of the site with a gable front. However the bungalows opposite have gable fronts and the proposed bungalow will not be out of character with the area.

For this reason the development accords with Policy LP16 of the Fenland Local Plan.

6.7 Appearance

The bungalow will be located within an estate location which consists mainly of single-storey dwellings. The applicant has not specified brick and roof materials and this will therefore be the subject of a condition however it will be necessary to ensure that the bricks and roof will assimilate into the area.

Windows are located on all elevations but due to the single-storey nature of the dwelling there will be no significant overlooking to neighbouring properties.

For this reason the development accords with Policy LP16 of the Fenland Local Plan.

6.8 Access

Access to the site is located on the northern boundary where a drive will be formed for the parking a vehicle. An integral garage will provide a second parking space. There will be no impact on the existing residential amenity of No.3 Marian Way.

Access into the dwelling is via a front door and a pedestrian gate will lead to a path between the northern boundary fence and the dwelling where a personal door into the garage is located. Patio doors are located on the rear elevation leading out into the private amenity space.

For this reason the development accords with Policy LP16 of the Fenland Local Plan.

6.9 Landscaping

The proposal includes the removal of a row of conifer trees located on the northern boundary of the site. The existing 1.8 m high fence will be retained as it is in the ownership of No.3. The existing laurel and bay tree at the front of the site will remain in-situ.

6.10 Flood Risk

The site is located within Flood Zone 1 and therefore a Flood Risk Assessment is not required for this site. The NPPF and the Local Plan seeks to ensure that all development is steered towards areas within the lowest probability of flooding and therefore the proposal accords with Policy LP14 of the Local Plan.

The MLC has made advisory comments relating to the discharge of surface water and in particular the further information that will be needed in respect of the Board's discharge consents and byelaws. All issues relating to the disposal of surface water will be considered under Part H of the Building Regulations.

6.11 Other issues

The neighbouring property has raised some concerns over the potential for overlooking from the kitchen window of the new dwelling into the rear windows of the existing dwelling at No.3. The kitchen window is located 6 m from the rear wall of the bungalow and will be opposite the corner of No.3 and whilst the top of the window will be 2.2 m above ground level the existing 1.8 m fence will obscure all but the top 400mm and is not therefore considered significant. There are no windows on the flank wall of No.3.

Neighbours have also raised concerns over the possible piling of the new dwelling during construction and potential damage to existing properties. Issues relating to construction methods are dependent on ground conditions and whilst it is appreciated that damage has occurred in the past, this cannot be considered a planning matter as it is an issue that the developer will have to contend with and could not form a reason for refusal.

7.0 Health and Wellbeing

Policy LP2 seeks to achieve development that positively contributes to creating a healthy, safe and equitable living environment and to promote high levels of residential amenity. The dwelling is generous in size with adequate amenity space to provide a high quality development. The site is within walking distance of the town centre and existing services. The development will provide adequate parking and amenity space for future occupiers and the development therefore complies with Policy LP2 of the Local Plan.

8.0 Economic Growth

The proposal supports economic development as it will add to the existing housing stock in Chatteris.

9.0 **CONCLUSION**

This application seeks full planning consent for the erection of a 3-bed bungalow with integral garage on land off Marian Way, Chatteris. The development will use an area of land that is presently garden land associated with No.9 Marian Way. However No.9 Marian Way will still benefit from adequate private amenity space located to the rear and south the dwelling.

The development has been designed to ensure there will be no significant impact on neighbouring properties and following amendments to the original plans the dwelling has been reduced in overall size to provide a coherent arrangement which will assimilate the development into its surroundings.

The proposal now accords with Policies LP1, LP2, LP14 and LP16 of the Fenland Local Plan 2014.

10.0 **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. **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 house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
- ii) **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);**
- iii) **alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**

Reason – To protect the residential amenity of neighbouring properties in accordance with Policy LP16 of the Fenland Local Plan 2014.

3. **Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof 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.

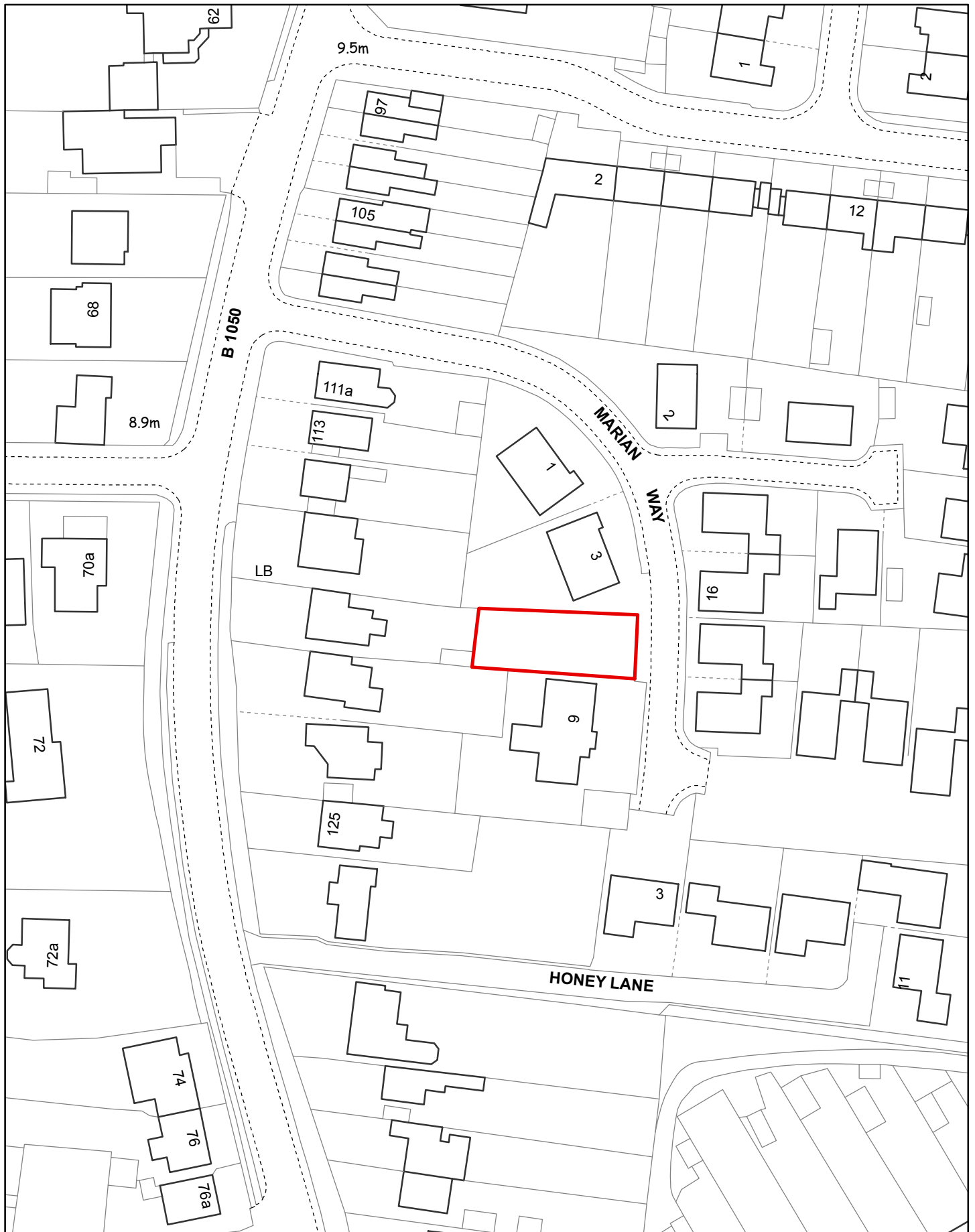
4. **Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to park clear of the public highway shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

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

5. **Prior to the first occupation of the development hereby approved the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, and thereafter retained in perpetuity.**

Reason – In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan 2014.

6. **Approved plans.**



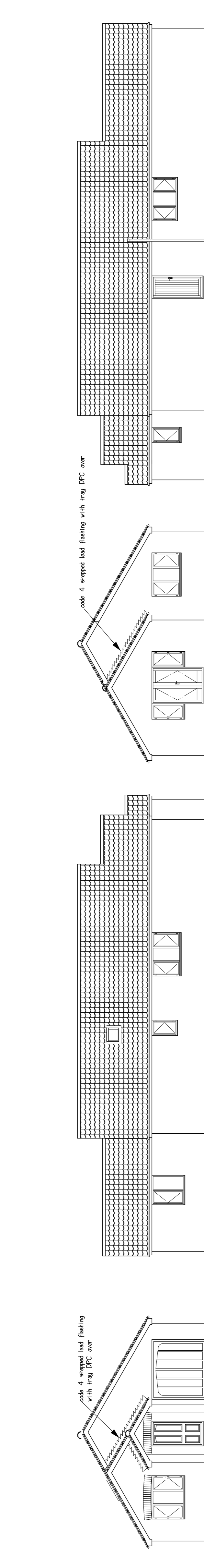
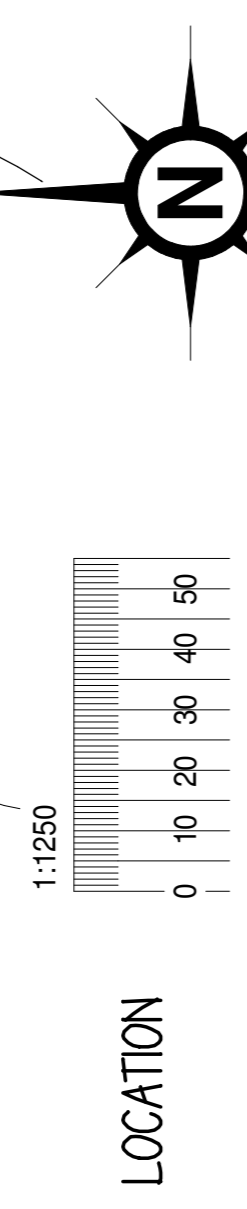
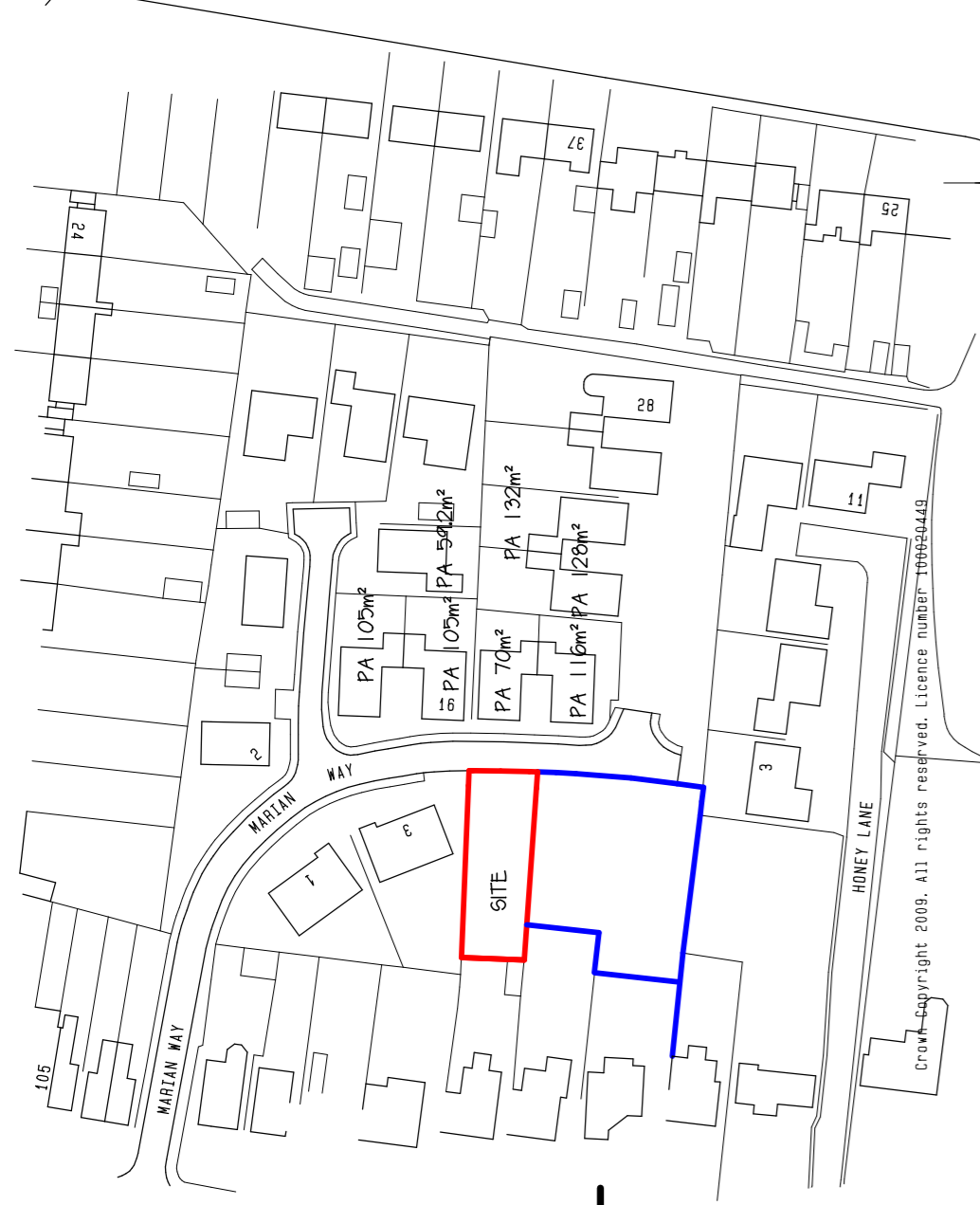
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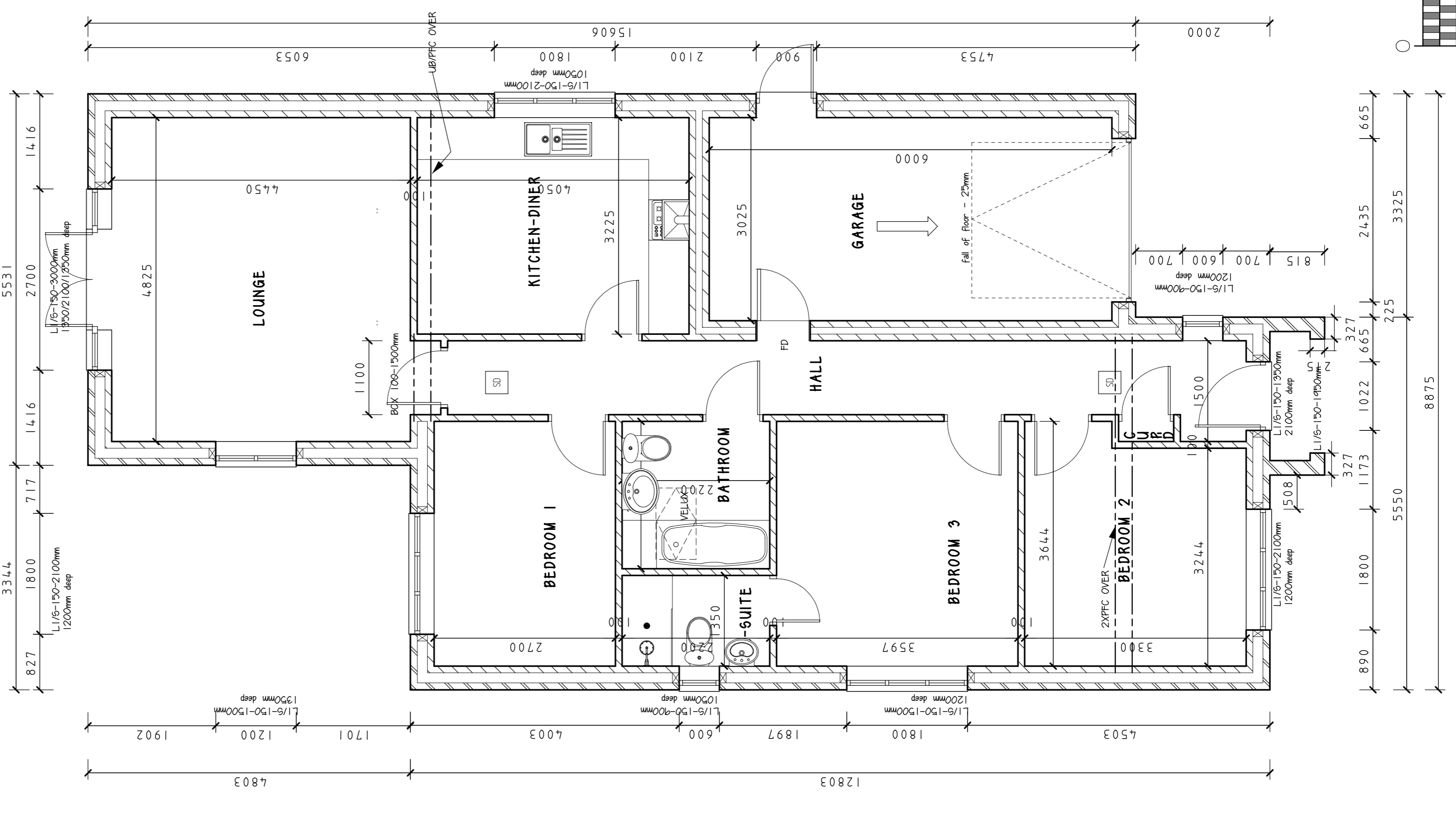
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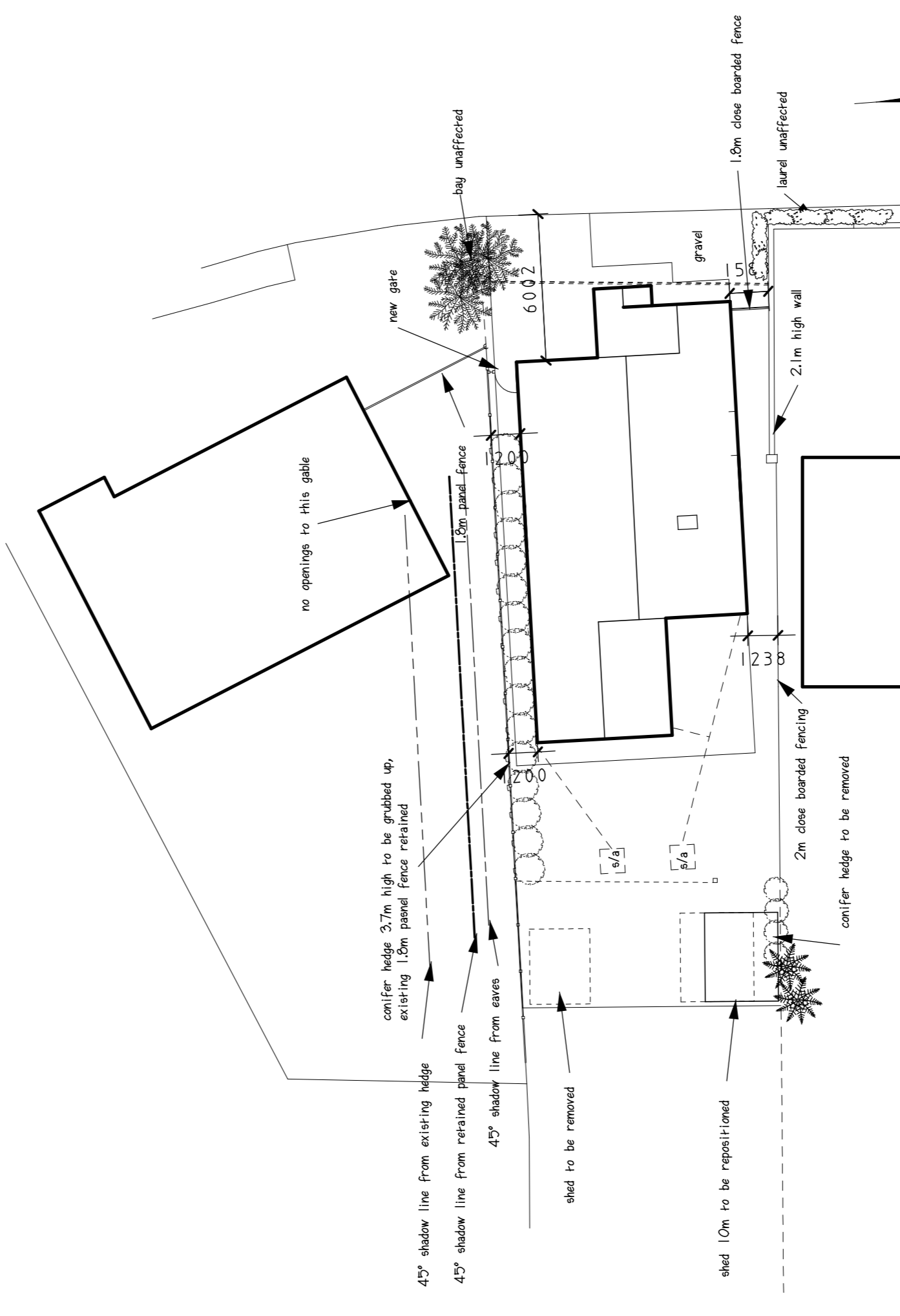




FRONT 1:100 SIDE 1:100 REAR SIDE



PLAN 1:50



SITE 1:200

THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN.

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REV/E	X	X	X
REV/D	X	X	X
REV/C	X	X	X
REV/B	19.1.15	dwelling revised site plan rev.	
REV/A	24.9.14	LAYOUT REVISED	

Ken Elener
Architectural Design
Office 4
Regent Buildings Office Suite
6-8 Dartford Road
March, Cambs, PE15 8AQ
 Tel: 01354 - 65654
 Email: Ken@elener52.freeserve.co.uk

Project
THREE BEDROOM BUNGALOW
WITH INTEGRAL GARAGE
SOUTH OF
3 MARIAN WAY
CHATTERIS

Client
M PRIOR

Title
WORKING DRAWING

Ref
P3143-5

Rev	A	B			
Sheet	A1				

Scale: 1:100.50 DATE: JAN 2014