

Application Number: FYR15/0004/F

Minor

Parish/Ward: Elm/Christchurch

Applicant: Mr K Rickett

Agent: Mr J Griffin, Swann Edwards Architecture Ltd.

Proposal: Erection of 3 x 2-storey 4-bed dwellings involving the formation of new accesses.

Location: Land South of The Conifers, 67 Fridaybridge Road, Elm.

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 3 x 2-storey, 4-bed dwellings involving the formation of new accesses at land south of the Conifers, 67 Fridaybridge Road in Elm. The proposal sees 3 detached dwellings fronting onto Fridaybridge Road and the site currently comprises garden land for the existing dwelling to the north.

The key issues to consider are:

- Health and Well-being
- Economic Growth
- Principle and Policy Implications
- Layout and Design
- Flooding/Drainage
- Access and Highway Safety
- Impacts on Neighbouring Residential Development
- Education Provision
- Other Matters

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to policy in terms of the principle of development. Therefore the application is recommended for refusal.

2. HISTORY

2.1	F/90/0694/F	Erection of a double garage	Granted 12 th March 1990.
2.2	F/1455/88/O	Residential development on garden land adj. The Conifers, Fridaybridge Road, Elm	Refused 15 th December 1988.
2.3	F/0996/88/F	Two-storey extension to house including double garage.	Granted 27 th September 1988.

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.

Paragraphs 100 – 103: Flood Risk

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.

LP12: Rural Areas Development Policy

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***

Supported.

4.2 ***CCC Countryside Access***

Public Footpath 8 Elm runs to the west of the application site. The proposal does not appear to affect this Public Right of Way more than the existing buildings therefore no objections. Should permission be granted informatives relating to the public footpath should be attached.

4.3 ***Middle Level Commissioners***

No response received at the time of writing this report.

4.4 ***CCC Highways***

Parking and turning proposals are acceptable for the individual plots. Would like to see the vegetation set back/removed to 2.4m from the edge of the carriageway for the extent of the site frontage to aid visibility along this 40mph section of the road or a visibility condition imposed to ensure vegetation is maintained to a height that doesn't exceed 0.6m. The existing footway measures 1.2m wide, this should be increased to 1.8m along the site frontage to improve pedestrian safety and access to the site. 1.5m x 1.5m pedestrian visibility splays should be detailed to either side of the accesses. Defer for amended plans.

4.5 ***FDC Environmental Health***

Note and accept the submitted information and have no objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate nor be affected by ground contamination.

4.6 ***Ramblers Association***

No response received at the time of writing this report.

4.7 **Local Residents:**

14 letters of objection received from 9 separate addresses concerning (in summary):

- The site is not big enough to accommodate 3 x 4-bedroom properties.
- The development will result in loss of privacy.
- Highway safety concerns over the introduction of additional accesses onto Fridaybridge Road.
- Most of the properties in this location suffer with surface water that does not drain away. Additional drainage measures have had to be installed by residents.
- When any significant rainfall occurs the driveway of 67 floods resulting in the pavement and road becoming flooded. The only option for pedestrians is to walk in the road when this happens.
- Recently some residents lost the use of their toilets as the main sewers became blocked and there does not appear to be room on the site for soakaways resulting in surface water having to go down the main sewers and add to the existing problem.
- Highway safety concerns as traffic travels faster along Fridaybridge Road than the 40mph speed limit.
- The road carries HGVs and the speed limit needs to be reduced and enforced before any new accesses are created.
- The land is unsuitable as lots of wildlife lives in this area.
- Have been led to believe that no more houses would be permitted on this road unless foundations were already in place.
- The proposed dwellings will restrict available light to existing dwellings.
- Existing homes already suffer with vibration subsidence due to heavy vehicles and building work will add to this in addition to the general noise and disruption from building work.
- Concerns over the provision of parking spaces on such a small site.
- Concerns over loss of privacy and increased noise to existing dwellings.
- The village school is full.
- The proposed accesses would not have a good clear view of the road for vehicles exiting the site.
- The plot is far too small for 3 dwellings with small gardens providing very little drainage.
- If the Council consent to this development they will knowingly add to an existing drainage/flooding problem.
- A large amount of hard core and aggregates would be needed to make the ground stable.
- Concerns that as only half of the garden is to be used for this site it could result in a further application in the future.

1 letter received confirming no objections or comments to make with regards to the proposal.

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an area of residential garden land which serves the existing 2-storey detached dwelling at 67, Fridaybridge Road. The site is currently laid to grass with a number of trees within the site and hedging to the site boundaries.

The site fronts onto Fridaybridge Road (B1101) and is located to the South (side) of the existing dwelling. To the south and east of the site are dwellings and Public Footpath No. 8 Elm runs to the rear (west) of the site, with agricultural land beyond.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Health and Well-being
- Economic Growth
- Principle and Policy Implications
- Layout and Design
- Flooding/Drainage
- Access and Highway Safety
- Impacts on Neighbouring Residential Development
- Education Provision
- Other Matters

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.

Economic Growth

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

Principle and Policy Implications

This application proposes 3 x 2-storey 4-bed dwellings on land fronting Fridaybridge Road in Elm.

Local Plan policy LP3 identifies Elm as a Limited Growth Village where a small amount of development will be encouraged and permitted in order to support their continued sustainability.

As Elm is a village location policy LP12 is also relevant and needs to be taken into consideration. Policy LP12 outlines the criteria to be met for development in rural areas and states that new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open countryside. The criteria contained within LP12 includes that the site should be in or adjacent to the existing developed footprint of the village and it would not extend existing linear features of the settlement or result in ribbon development. Furthermore LP12 defines the developed footprint of the village as the continuous built form of the settlement and excludes individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built-up area of the settlement and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built up area of the settlement.

It is considered that the location of this site is not within or adjacent to the main developed settlement of Elm, which lies further to the north. The application site forms garden land for a dwelling which is considered to fall outside of the main settlement in an area of more intermittent dwellings, which are punctuated by gaps in development. This area also demonstrates a ribbon form of development and, whilst the development does not *extend* the linear features of the area, it exacerbates the linear form of development. As such the proposal is considered to be contrary to the provisions of LP12 detailed in the above paragraph and therefore is considered to be unacceptable in principle in this instance.

Layout and Design

The application proposed 3 x 2-storey, detached, 4-bed dwellings. These are to be sited to front onto Fridaybridge Road in a linear arrangement. The dwellings have been sited slightly forward of the existing dwellings either side of the site (Nos. 67 and 89). Within the site itself each dwelling has provision for 3 parking spaces to the front and side, with a driveway and turning area. Each dwelling will have a new access created from Fridaybridge Road. To the rear of each dwelling is an area of private garden and a terrace area. The proposed layout within the site raises no concerns in terms of the location of the dwellings, the amount of parking and turning space or the residential amenity areas, which meet the Local Plan requirement (LP16) of a minimum of a third of the plot.

Each dwelling proposes an open plan kitchen, breakfast and family area, and dining room, living room and utility/WC at ground floor level and 4 bedrooms, a dressing room and en-suite and bathroom at first floor level. The three dwellings are similar in design, with slight differences to the external detailing to add visual interest to the development whilst ensuring the dwellings are read together as a comprehensive development. Fridaybridge Road is characterised by a variety of dwelling designs and scales and as such the design of the proposed dwellings raises no concerns or objections. In addition there is unlikely to be any adverse visual impacts on the character of the area in terms of design itself. However, in terms of its layout, as detailed previously, the scheme would introduce a linear form of development which would be to the detriment of the character of the area and would therefore be contrary to the provisions of policies LP12 and LP16 of the Fenland Local Plan, 2014.

Flooding/Drainage

A number of the objections raised to the scheme from neighbouring residents have raised issue with flooding and drainage concerns. It has been noted that in recent years there has been standing water on this and neighbouring sites which have caused problems. However, the site itself lies within Flood Zone 1 which is classed as a low risk area in terms of flooding and is the location where development should be directed to as a priority. In addition, Middle Level Commissioners have been consulted on the proposed scheme but have not yet provided any comments as to the preferred drainage methods for the site. For this reason the proposal is considered to accord with the provisions of policy LP14 of the Fenland Local Plan, 2014.

Access and Highway Safety

The creation of 3 new accesses onto Fridaybridge Road have raised a number of objections from neighbouring residents in terms of the impact of highway safety. The road is a 40mph area however it is noted that a number of residents point out that cars regularly exceed this speed. The proposal has been considered by the Local Highway Authority who accept the proposal in terms of the proposed parking and turning. They have requested that amended plans are submitted showing the visibility splays and the widening of the footpath to the site frontage to 1.8m and these plans are awaited. In addition they request that all vegetation to the site frontage remains below 0.6m to allow for the visibility splays. Subject to the Local Highway Authority being satisfied with the revised plans the LPA would have no objection to the proposed access and parking arrangements. As such the proposal is considered to accord with the provisions of policy LP16 of the Fenland Local Plan, 2014.

Impacts on neighbouring residential amenity

Objections have been received from neighbouring properties in terms of the impacts of the dwelling on their privacy and loss of light. These comments have been taken into consideration when assessing the siting of the dwellings within the site itself. In this instance plot 1 is located approximately 4 metres from the adjacent property to the south (no. 89 – a bungalow) and plot 3 is located approximately 20.5 metres from the host dwelling to the north (No 67). The proposed dwellings sit opposite a row of existing dwellings, across Fridaybridge Road. The distances between these dwellings and the proposed dwellings range from approximately 22m – 30m in distance from front elevation to front elevation. This has been taken into consideration and whilst it is noted that a brick built dwelling opposite would have more of a visual impact on the dwellings opposite than the existing high hedge, at these distances it is considered that loss of light and privacy would not be to a degree that would be considered unacceptable and as such would not be a reasonable reason for refusal in this instance. For this reason the proposal accords with the provisions of Policy LP16 of the Fenland Local Plan, 2014.

Education Provision

It has been noted that one of the points of objection raised by neighbouring residents concerned the capacity of the Elm Primary School and its inability to accommodate more children. This has been noted however as the proposal is for 3 dwellings it does not reach the trigger point for requesting education related Section 106 contributions. As such it would not be reasonable to raise objection to the scheme on the basis of the capacity of the nearby primary school. Given the above, the proposal is considered to accord with the provisions of policy LP13 of the Fenland Local Plan, 2014.

Other Matters

It is noted that one point of objection concerns the ground conditions that may result from the proposed development going ahead. This has been taken into consideration and it is not considered that the proposal would cause harm from a planning perspective. This aspect of development would be dealt with to an acceptable level by Building Regulations.

It is also noted that concerns were raised by neighbours as to the potential of an additional plot being applied for in the future. This would be something that would need to be considered on its own merits should an application be submitted and the LPA cannot consider 'potential' development sites.

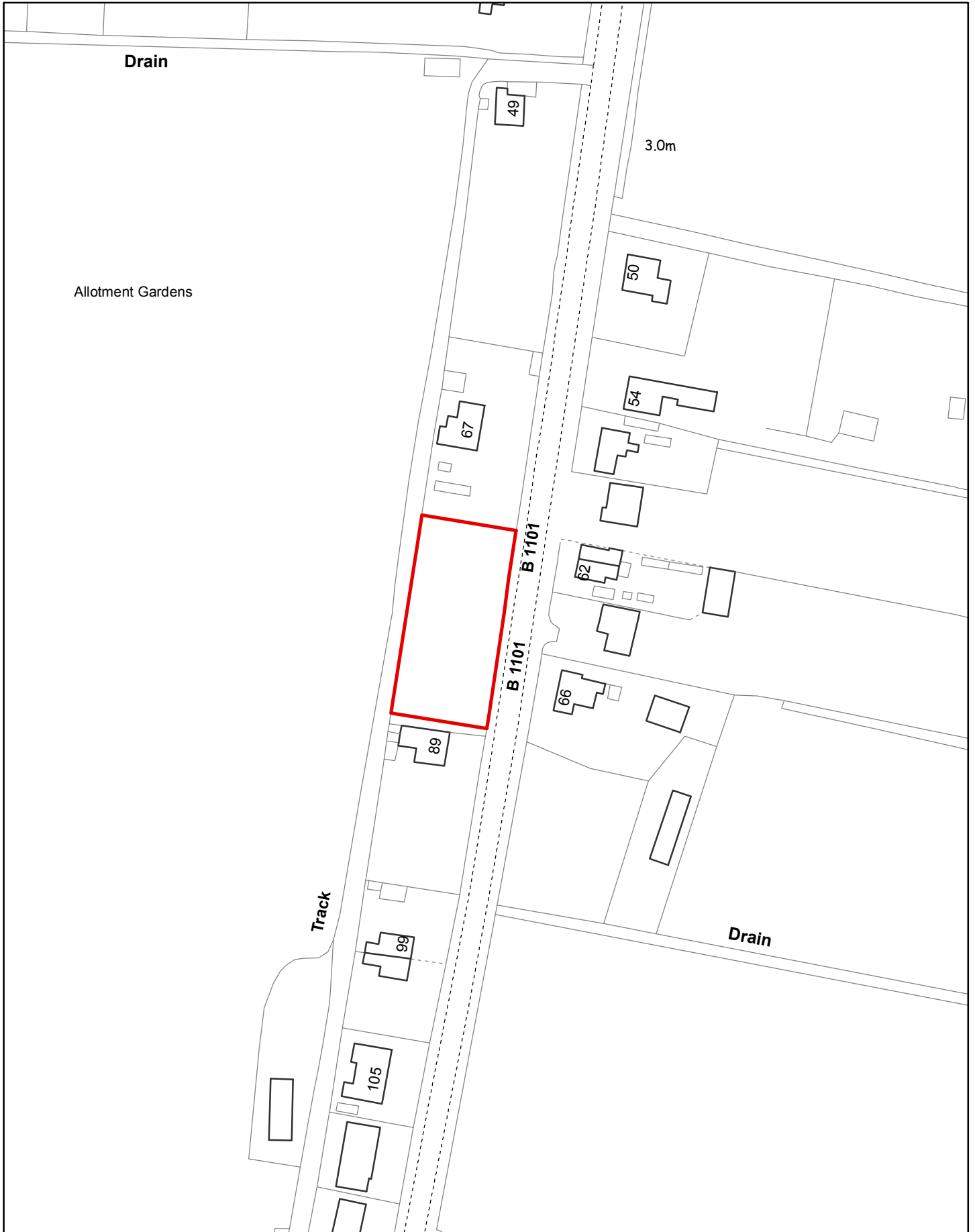
7. CONCLUSION

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies. As detailed in the principle and policy considerations section this development is considered to be contrary to the provisions of policy LP12 given the site's location outside of the main developed footprint of Elm. As such the proposal is considered to be unacceptable in principle and is therefore recommended for refusal.

8. RECOMMENDATION

REFUSE

1. **Policy LP12 and policy LP16 of the Fenland Local Plan, 2014 seek to ensure that new development is located in or adjacent to the existing developed footprint and makes a positive contribution to the character of the area. The proposal would result in a development that would be outside of the main developed footprint of Elm. In addition, it would exacerbate the existing linear form of development in this location which would result in a development that does not respect or contribute to the form and character of the area. Therefore the proposal is contrary to the provisions of policy LP12 and policy LP16 of the Fenland Local Plan, 2014.**



Created on: 14/01/2015

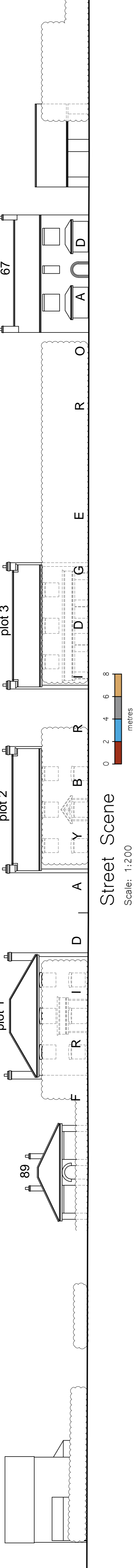
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F/YR15/0004/F

Scale = 1:1,250



recently approved dwelling
Ref: F/YR14/0345/O



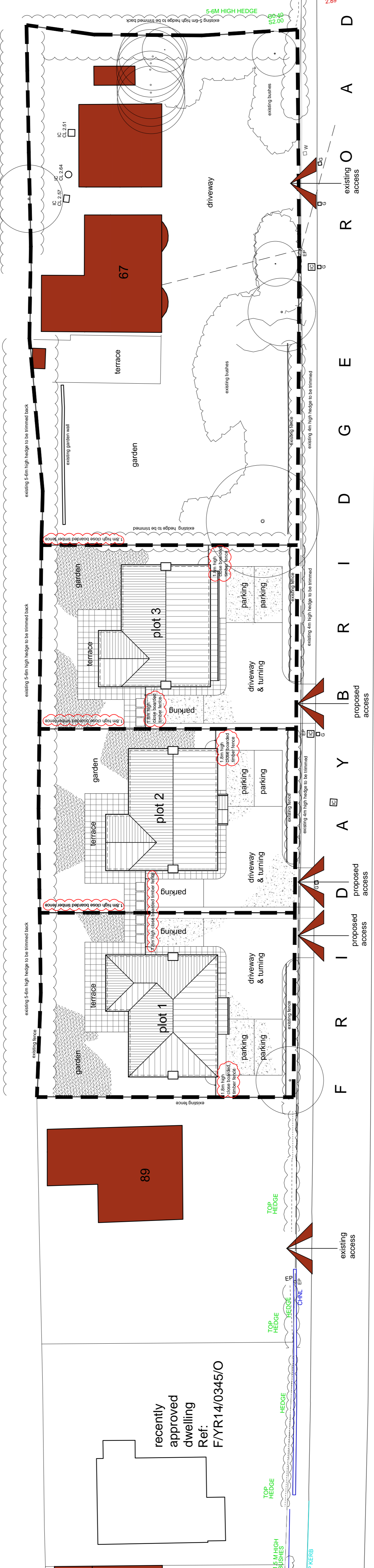
General Notes
 1. This drawing shall not be scaled, figured dimensions only to be used.
 2. The dimensions are shown in mm, unless otherwise stated.
 3. The drawing is to be used for the purpose of providing all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

AREA SCHEDULE
 PROPOSED APPLICATION SITE AREA = 2267.79m² (0.56 Acres)

PLOT 1	
Ground Floor	= 76.50m ²
First Floor	= 153.00m ²
Total	= 372.7m ² (0.09 Acres)
Site Area	= 141.4m ² 37.9% of total site area
Garden Area	

PLOT 2	
Ground Floor	= 76.50m ²
First Floor	= 153.00m ²
Total	= 371.5m ² (0.09 Acres)
Site Area	= 141.3m ² 36% of total site area
Garden Area	

PLOT 3	
Ground Floor	= 79.10m ²
First Floor	= 76.50m ²
Total	= 372.1m ² (0.09 Acres)
Site Area	= 131.3m ² 35.3% of total site area
Garden Area	



Revisions

Rev	Date	Planners comments
A	Jan 2015	

Status
FOR APPROVAL

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Job Title	Date	Scale
Proposed Residential Development	November 2014	Various
Land Adjacent 67	2014	Sheet Size A1
Fridaybridge Road, Elm, Wisbech		
Mrs Rickett		

Job No.	Drawn by
SE-270	JB
Dwg No.	Revision
04	A

Planning Drawings
 Site Plan & Location Plan