

PLANNING COMMITTEE

11 November 2015

AGENDA ITEM 9

Land South of 64a Mill Road, Whittlesey

Erection of a 2-storey 5-bed detached dwelling with detached double garage involving demolition of existing garage

for

Mr and Mrs N Hills

COMMITTEE PRESENTATION HANDOUT

by

Craig Brand

National Planning Policy Framework

6. Delivering a wide choice of high quality homes

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, **for example where development would cause harm** to the local area.

7. Requiring good design

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and **add to the overall quality of the area**, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to **create attractive and comfortable places to live**, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- **are visually attractive as a result of good architecture and appropriate landscaping.**

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through **unsubstantiated requirements to conform to certain development forms or styles**. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, **securing high quality and inclusive design goes beyond aesthetic considerations**. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

12. **Conserving and enhancing the historic environment**

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Fenland Local Plan Policies

Policy LP5 – Meeting Housing Need

Part C – Meeting Wider Housing Need

Working in partnership with developers, housebuilders, registered social landlords and other stakeholders, the Council will seek, and developers are expected to provide in appropriate circumstances, housing solutions that meet market expectations, including **executive homes and self build homes**, as well as meeting the particular needs of all sectors of the community, such as the disabled and the elderly. The Council also expects developers, through the design of developments, to contribute to Fenland District Council's and Cambridgeshire County Council's aim of enabling people to live in their own homes for as long as possible. In this regard, where appropriate and viable, the Council will seek all new housing to be of a Lifetime Homes Standard.

Policy LP16 - Delivering and Protecting High Quality Environments across the District

High quality environments will be delivered and protected throughout the district. Proposals for all new development, including where appropriate advertisements and extensions and alterations to existing buildings, will only be permitted if it can be demonstrated that the proposal meets all of the following relevant criteria:

- (a) protects and enhances any affected heritage assets and their settings to an extent commensurate with policy in the National Planning Policy Framework and in accordance with Policy LP18.
- (b) protects and enhances biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection given to internationally and nationally designated sites, in accordance with Policy LP19.
- (c) retains and incorporates natural and historic features of the site such as trees, hedgerows, field patterns, drains and water bodies.
- (d) **makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.**
- (e) **does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.**
- (f) provides adequate, well designed facilities for the storage, sorting and collection of waste that are user friendly and appropriate to the amount and type of development proposed (including taking account of any district or county Supplementary Planning Documents which are in force at the time of the proposal).
- (g) provides publicly accessible open space for play, sport, recreation and access to nature, in accordance with the standards set out in Appendix B, or a financial contribution of equivalent value where on-site provision is impracticable.
- (h) provides sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space.
- (i) provides well designed hard and soft landscaping incorporating sustainable drainage systems as appropriate.

Outline of shed to be demolished

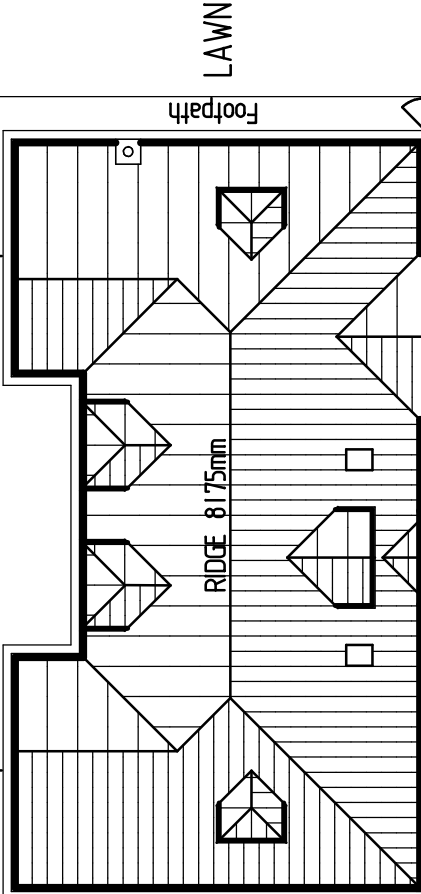
LAWN

4483

2184

Footpath

Footpath



LAWN

RIDGE 8175mm

Footpath

2215

4194

PARKING BAY

PARKING BAY

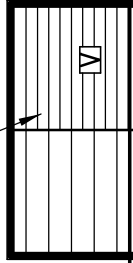
TURNING AREA

Coloured concrete with textured pattern surface

CURRENT FULL APPLICATION FYR15/0741/F

4500

Approved new garage under reference FYR15/0023/F

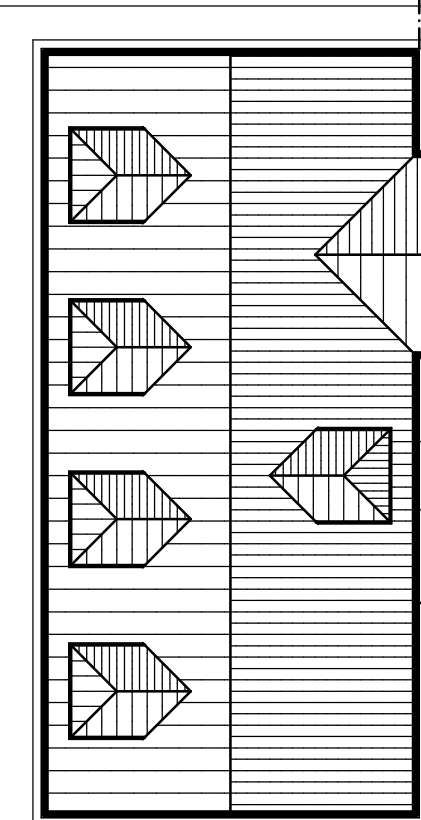


Outline of shed to be demolished

GARDEN

4220

2000



2028

3955

PARKING BAY

PARKING BAY

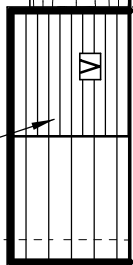
TURNING AREA

Coloured concrete with textured pattern surface

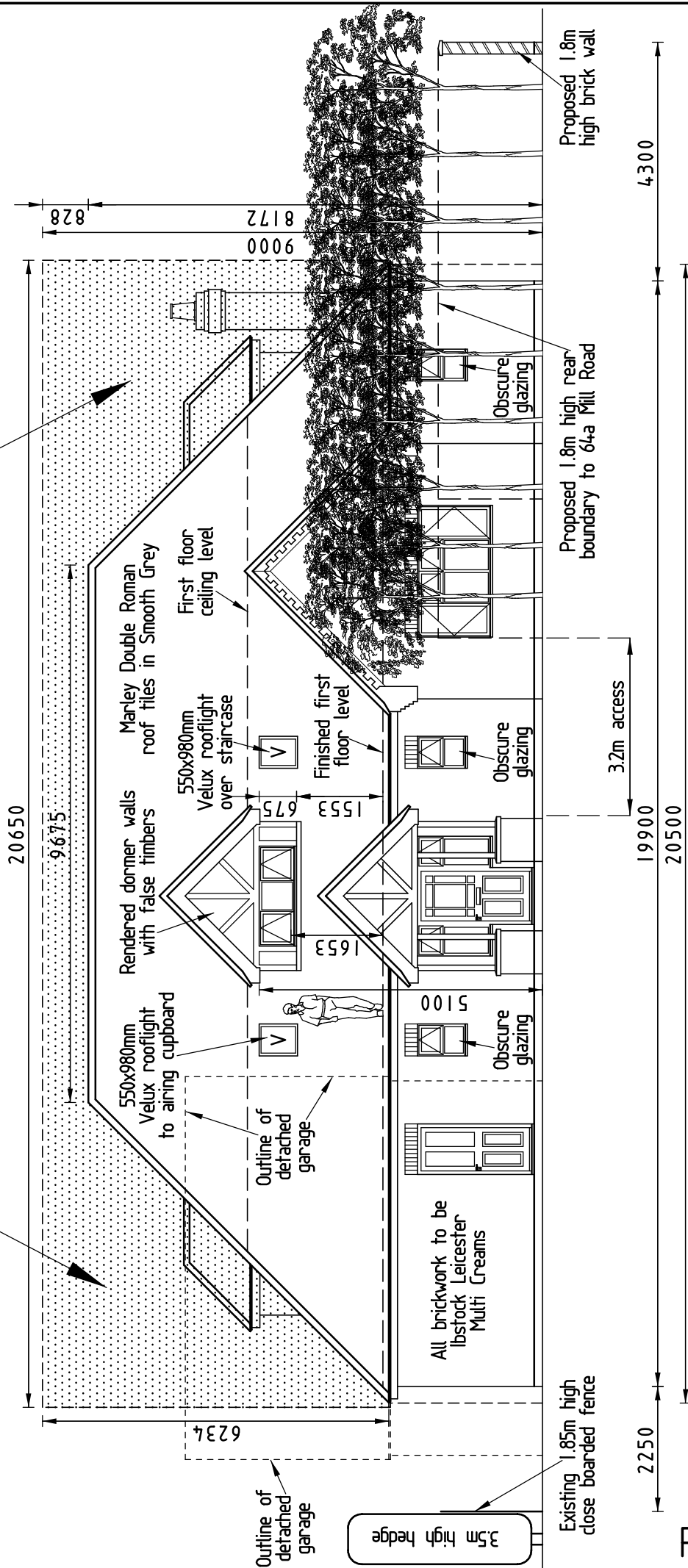
REFUSED OUTLINE APPLICATION FYR15/0382/0

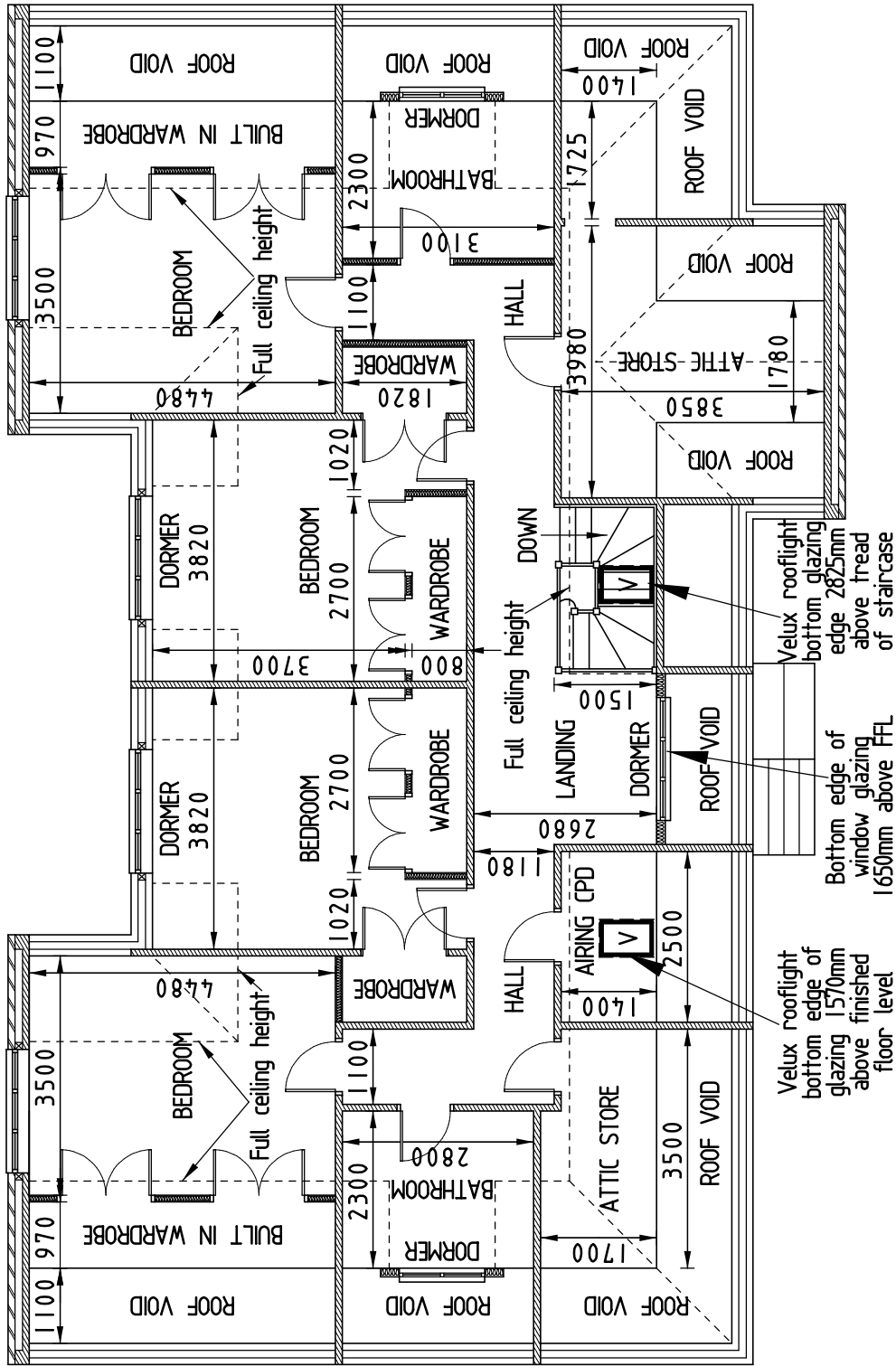
4500

Approved new garage under reference FYR15/0023/F



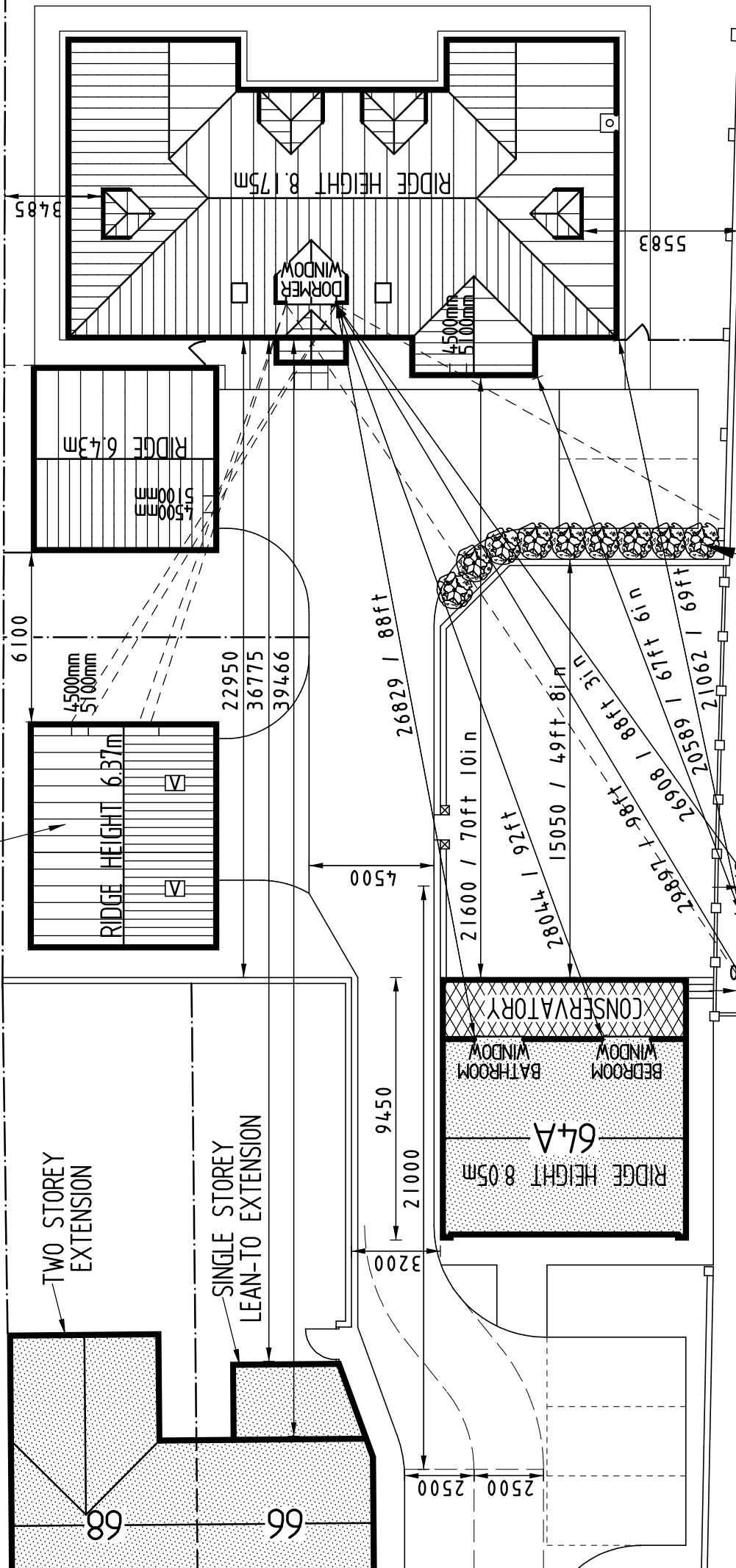
Shaded area represents a 35% reduction in the original proposed roof line stated in the previous outline application design and access statement



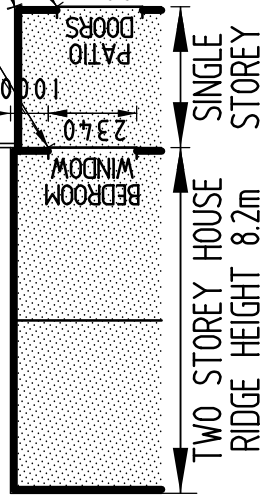


PROPOSED FIRST FLOOR LAYOUT PLAN

Approved new garage
under reference
FYR15/0023/F



PROPOSED HEDGE TO BE MAINTAINED
YEARLY AT A MAXIMUM HEIGHT OF 5m
SUGGESTED PLANTING OF JAPANESE
TREE PRIVET AT 1.2m CENTRES WHICH
GROW TO A MAXIMUM HEIGHT OF 7m



SEPARATION DISTANCES BETWEEN BUILDINGS / WINDOW OPENINGS WITH DORMER WINDOW

LIGUSTRUM JAPONICUM

Tree Privet, Japanese Privet

Estimated fully grown height between 3-7m



Double row of Medium sized Ligustrum japonicum at Barcham Trees

This tree has foliage which is long and pointed and a glossy dark green in colour. In the South of England it can generally be regarded as an evergreen tree and will only lose its leaves in the harshest of winters.

The white flowers are borne in autumn and are an attractive addition to this mainly utilitarian tree. Ligustrum japonicum was introduced from its native Japan in 1845 by PF von Siebold and is a tough performing species that will thrive on most soils, although it is best to avoid very water logged areas.

Ligustrum japonicum is an absolutely superb choice for planting as a raised screen, or stilted hedge, with the crown extending above the fence line and the stems taking up very little space in the garden. This privet tree is great for restricted areas and can be planted very close to buildings with confidence and as such is compliant with the building regulation code.

At Barcham we are often quizzed about appropriate planting distance, however this very much depends upon budget and overall immediate impact of the project; in truth the trees will tolerate being planted at 1.2m centres + and usually somewhere between 1.2m and 2m centres is ideal to balance an adequate level of screening with budget.

Winter trimming is recommended to maintain shape and unlike many other trees Ligustrum japonicum (privet) tree will tolerate this type of maintenance being performed simply with a hedge trimmer.

Mature height: 3-7m



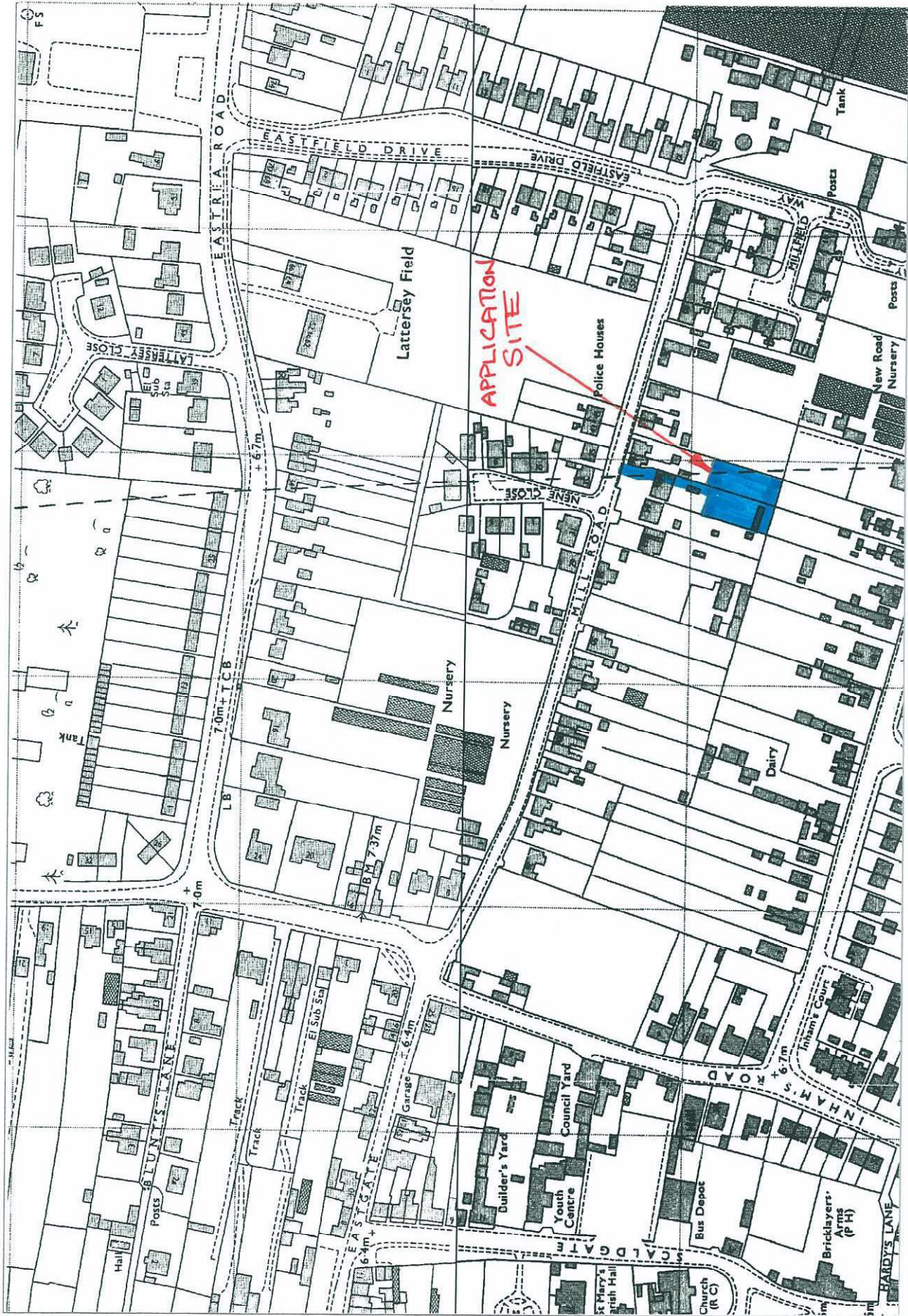
Smiths Chase off Norwood Road, March



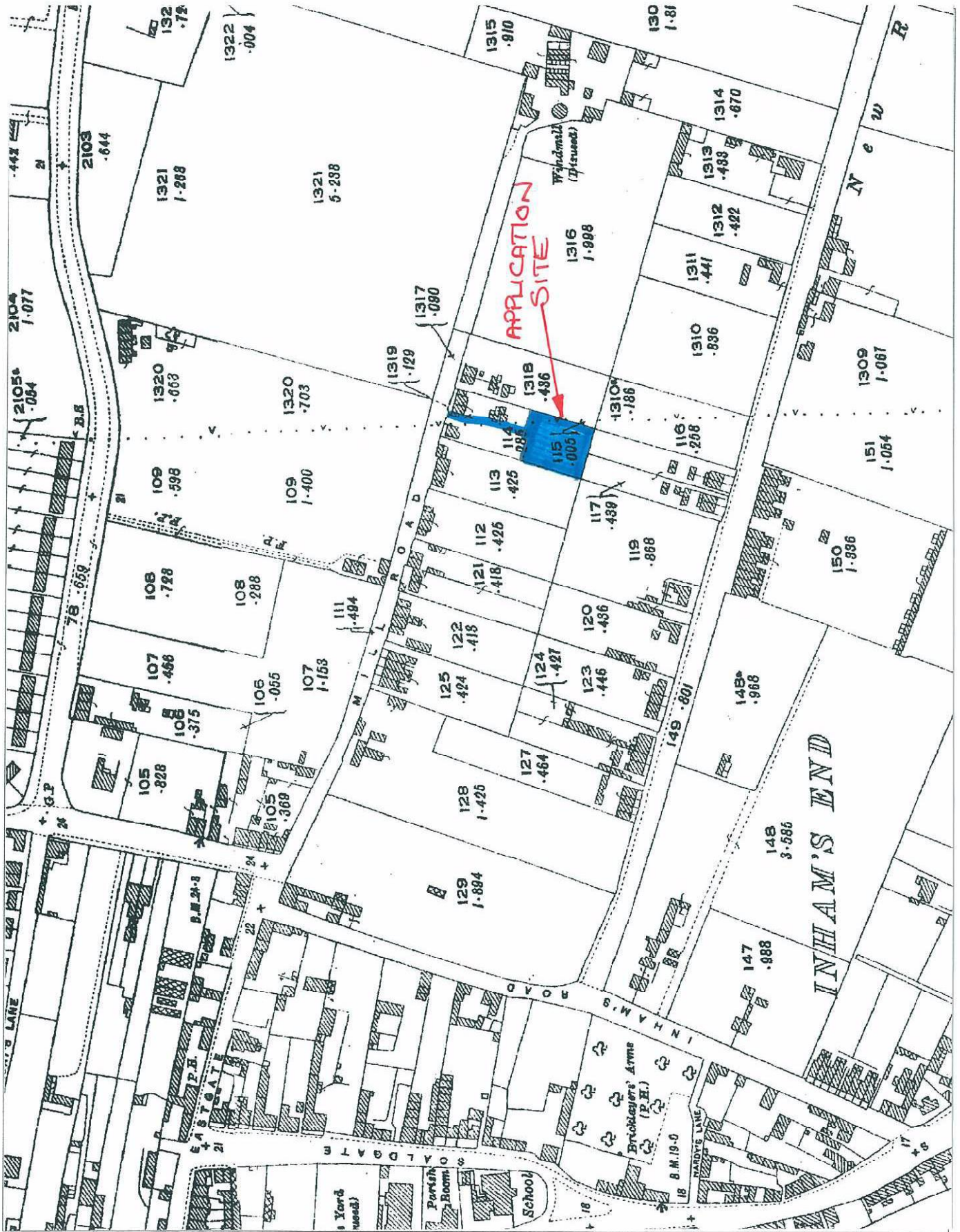
Burberry Road, March - Off Smiths Chase, - 3m Restriction to 11 Dwellings



11 Broad Street, Whittlesey. 8ft Wide access to serve existing and two new dwellings parking area.



1970 ORDNANCE SURVEY MAP



1926 ORDNANCE SURVEY MAP



11a Millfield Way, Whittlesey



1 Sanson Gardens. Eastrea Road, Whittlesey



General view from dormer window position towards Mill Road.



Looking toward 62, 64 & 64a Mill Road from the dormer window position.



General view from 64a Mill Road, bedroom window looking straight towards New Road



View looking over 64 Mill Road towards New Road