

F/YR15/0814/F

**Applicant: Mr J Maxey
The Smithy Properties Ltd**

**Agent : Mr J Maxey
Maxey Grounds & Co**

Land West Of 1, Ringers Lane, Leverington, Cambridgeshire

Erection of 3 x 2-storey 3-bed dwellings and change of use of agricultural land to form additional garden land for Cottage Two, Ringers Lane

Reason for Committee: The Parish Council's comments are at variance with Officer recommendation.

1 EXECUTIVE SUMMARY

This is a full application for the erection of 3 x 2-storey dwellings and change of use of agricultural land to residential at Land West of 1 Ringers Lane in Leverington. The site has an extant planning permission on it for 2 dwellings. The proposed dwellings are to be arranged in a terraced layout and will provide off-road parking and private rear amenity space. The site is located within existing residential development.

The key issues for this application are:

- Principle of Development
- Design, Layout and Residential Amenity
- Highway Safety
- Health and Wellbeing
- Economic Growth

The proposal has been considered against the relevant local and national planning policies and it is considered that the proposal is acceptable in terms of principle, the proposed layout and design and highway safety. As such the proposal is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The site is located to the western side of Ringers Lane in Leverington. The site formerly comprised garden land for the adjacent dwelling to the south and is now a vacant plot with an extant planning permission on it for 2 dwellings. To be north of the site are building plots for 4 dwellings, one which has been constructed. To the east are existing dwellings in the form of bungalows and to the north east an estate of 2 storey dwellings. To the south are existing 2-storey dwellings. The site is located within flood zone 1.

3 PROPOSAL

- 3.1 This application seeks full planning permission for 3 x 2-storey 3-bed dwellings. The dwellings are proposed to take the form of terraced dwellings and will be located relatively centrally within the site. The footprint of the dwellings measure

approximately 10m in depth, with each dwelling being approximately 5m in width, totalling approximately 15m in width. The height of the dwellings are 4.7m to the eaves and approximately 7.5 metres to the ridge.

- 3.2 At ground floor level the dwellings will provide a lounge, kitchen/diner and WC. At first floor are 3 bedrooms, one en suite and a bathroom. The design of the dwellings are relatively simple with gable ends, a front door to the front elevation and patio doors to the rear.
- 3.3 Access to the site will be centrally located off Ringers Lane and will lead to 6 parking spaces to the front of the dwellings. The dwellings are set back approximately 10.5 metres from the highway boundary to accommodate the parking spaces. Rear garden areas are proposed to the west and involves the change of use of part of the existing agricultural land resulting in an approximate garden depth of 15m. Also, an additional area of land is proposed to serve the existing dwelling at Cottage Two. Boundary treatments include post and rail fencing to the front and rear boundaries and landscaping to the front, to the southern side 2m high close boarded fencing is proposed.

4 **SITE PLANNING HISTORY**

F/YR14/0907/F	Erection of 2 x 2-storey 3-bed dwellings.	Granted January 2015	15 th
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5 **CONSULTATIONS**

Parish Council

The proposed development would generate further traffic congestion on a road which needs to be improved before new development is allowed. The school has reached its capacity.

FDC Environment Health

No objections in terms of local air quality or the noise climate. Contaminated land is not considered an issue.

North Level IDB

No comment to make with regards to this application.

CCC Highways

No highway objections subject to conditions relating to restriction of gates across the access, provision of temporary parking facilities during construction, provision of parking and turning and access construction.

Local Residents/Interested Parties

Objectors

2 letters of objections received from neighbouring residents concerning (in summary):

- Now the development has changed from 2 dwellings to 3 it is not in keeping with the rest of Ringers Lane.
- The plot of land seems small for the amount of housing;
- Ringers Lane is already congested with cars parking on the road.
- The proposed parking will be tight so will people use them?
- Concern over the likely amount of cars that the new occupants will have;

- The road is already in a poor state of repair and is dangerous, especially for cyclists and after dark.

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

National Planning Policy Guidance (NPPG)

Design;

Health and Wellbeing;

Rural Housing;

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;

LP15: Facilitating the creation of a more sustainable transport network in Fenland;

LP16: Delivering and protecting high quality environments across the District.

7 KEY ISSUES

- **Principle of Development**
- **Design and Layout**
- **Highway Safety**
- **Health and wellbeing**
- **Economic Growth**
- **Other Matters**

8 BACKGROUND

- 8.1 In 2014 a planning application was submitted for 2 x 2-storey 3-bed dwellings (F/YR14/0907/F) and approved under delegated powers. The dwellings were arranged as a pair of semi-detached dwellings with 2 parking spaces to the side of each dwelling and a separate access for each. These approved dwellings were approximately 7.5m in height to the ridge, with a dwelling depth of approximately 10m and a width of approximately 5m. This application was approved on 15th January 2015 and remains extant.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 of the Fenland Local Plan identifies Leverington as a Limited Growth Village where a small amount of new development will be encouraged, and may be appropriate as a small village extension subject to compliance with Policy LP12 Part A. Policy LP12 Part A states that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Any proposal needs to satisfy the criteria set out in LP12 (a) – (k) as well as other policies of the Local Plan. This application proposes residential development within existing residential

developments and, given the site has an extant approval for dwellings, it is considered that the proposal complies with Policy LP3 and Policy LP12 and is acceptable in principle.

Design, Layout and Residential Amenity

- 9.2 The proposed dwellings are to be arranged as a terrace and will be set back from the road by approximately 10.5m with rear gardens of approximately 15m in depth. The application site extends further back by approximately 12.5m than the previous approval, due to the proposed change of use of the agricultural land to the rear, which allows for the larger gardens and more spacious plots. The proposed layout demonstrates that 3 dwellings can be accommodated on the site and due to the extra land to the west the dwellings can be moved further into the site to allow for the required parking provision. The proposed dwellings are the same size as previously approved, with this application seeking permission for an additional dwelling over and above the 2014 approval. In terms of neighbouring residential amenity Plot 1 will be situated approximately 16m from the side elevation of the existing dwelling to the south (Cottage 2) and Plot 3 is located approximately 3.5m from the northern boundary of the site. It is anticipated that there will be no adverse impacts on neighbouring residential amenity arising from the proposed layout and that the site is capable of accommodating the additional dwelling in this instance.
- 9.3 There are a mix of dwelling designs in the surrounding area and as such the proposed design will not adversely affect the visual amenities of the area. The design is the same as approved under the 2014 application and as such is considered to be acceptable in this instance. It is noted that one of the points of objection relate to the increase in number of dwellings being out of keeping with the area, however the site can accommodate the additional dwelling and there is a mix of dwelling scales and sizes in the area and as such the proposal is considered to be acceptable in terms of the form and character of the area. The proposal is therefore considered to accord with Policy LP12 (d) and Policy LP16 in terms of design and layout.

Highway Safety

- 9.4 The proposal involves one shared access off Ringers Lane which will be 5m in width and will lead to 6 parking spaces, 2 for each dwelling. Appendix A of the Fenland Local Plan, 2014, requires 2 parking spaces for dwellings of up to 3 bedrooms and as such the parking provision is considered to be acceptable in this instance.
- 9.5 The Local Highway Authority have considered the application and have no objections in relation to the proposal subject to the inclusion of conditions as detailed in the consultations section of this report. Visibility is considered to be acceptable in this location. It is noted that a number of the points of objection relate to highway safety issues and the condition of Ringers Lane. These have been taken into consideration however, the proposal provides the required number of parking spaces for the development and as such should not exacerbate any on-street parking. In relation to the condition of Ringers Lane, this is something for the County Council to address separately from the consideration of this application. The proposal is therefore considered to comply with the requirements of LP15 and part (k) of Policy LP12 in terms of access, parking and highway safety.

Health and wellbeing

- 9.6 Policy LP2 of the Fenland Local Plan seeks to ensure that developments contribute to the health and wellbeing of Fenland residents. This proposal will provide additional rear amenity space over and above that previously approved as well as further garden land for the existing dwelling, Cottage Two. The sites location within Flood Zone 1 will ensure that the development is safe from flooding and as such the proposal is considered to comply with Policy LP2.

Economic Growth

- 9.7 The proposal will result in 3 new dwellings for Fenland's housing stock and will also provide opportunities for local employment during the construction period. As such the proposal complies with Policy LP6 of the Local Plan.

Other Matters

- 9.8 The site is located within Flood Zone 1 which is a low risk flood zone and where development should be directed in the first instance. As such the proposal complies with Policy LP14 of the Fenland Local Plan, 2014.

10 CONCLUSIONS

- 10.1 The proposal has been considered against the relevant local and national planning policies. The development is considered to be acceptable in terms of principle and its design and layout, given the extant planning permission for 2 dwellings. The proposal allows for acceptable parking provision and access and the LHA raise no objections in terms of highway safety. The development is unlikely to have any adverse impacts on nearby residential amenity or the visual impacts of the surrounding area. As such, this proposal is recommended for approval.

11 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 provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

3. 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 in accordance with Policy LP15 of the Fenland Local Plan, 2014.

4. Prior to the first occupation of the development the proposed on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

5. Notwithstanding the submitted plans, prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

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. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently these works shall be carried out as approved. The landscaping details to be submitted shall include:
 - a) Proposed finished levels;
 - b) Means of enclosure
 - c) Hard surfacing, other hard landscape features and materials;
 - d) Existing trees, hedges or other soft features to be retained;
 - e) Planting plans, including specifications of species, sizes, planting centres number and percentage mix;

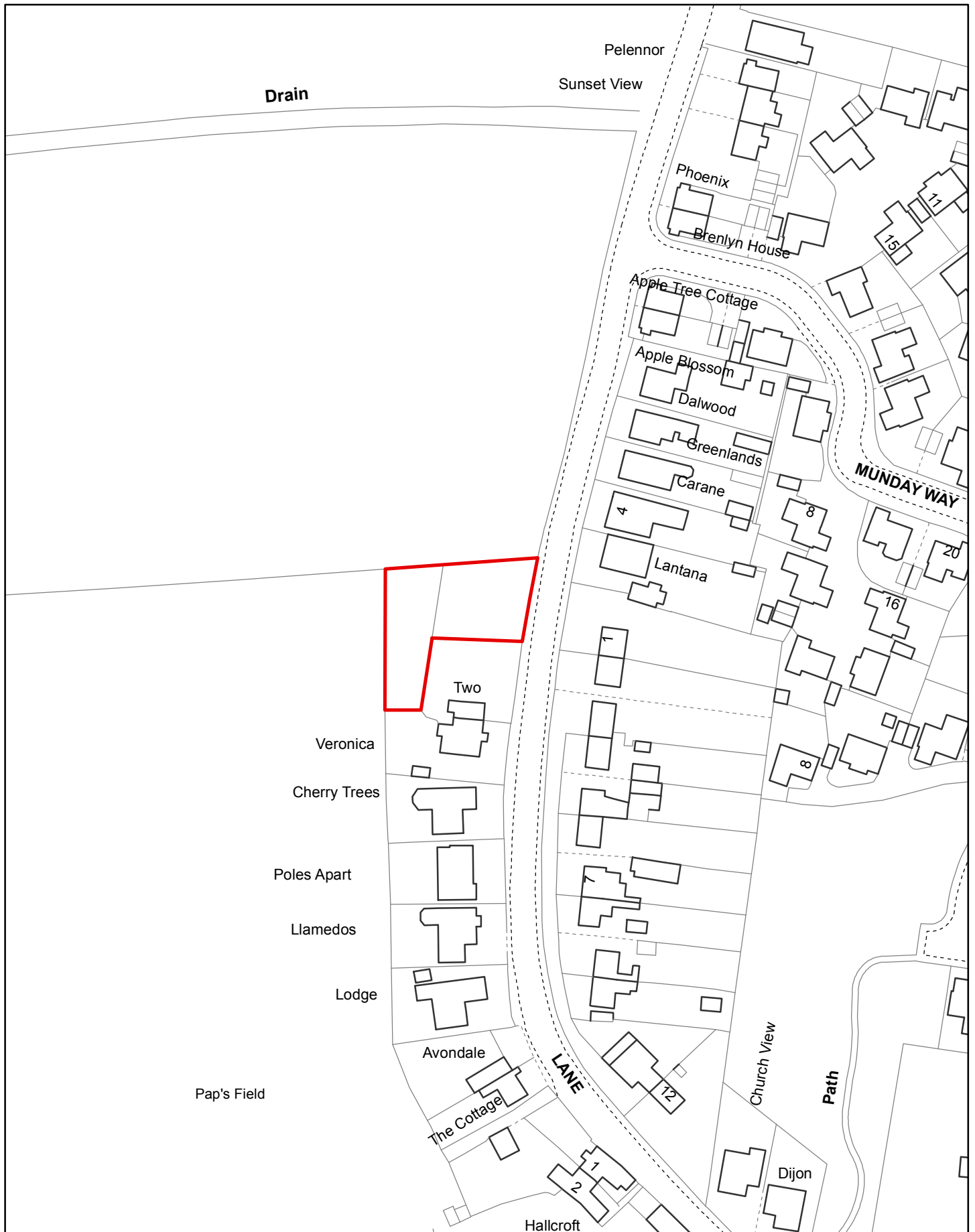
Reason: The landscaping of this site is required in order to protect and enhance the visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.

7. 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.

8. Approved Plans

Case Officer	Team Leader
Date:	Date:



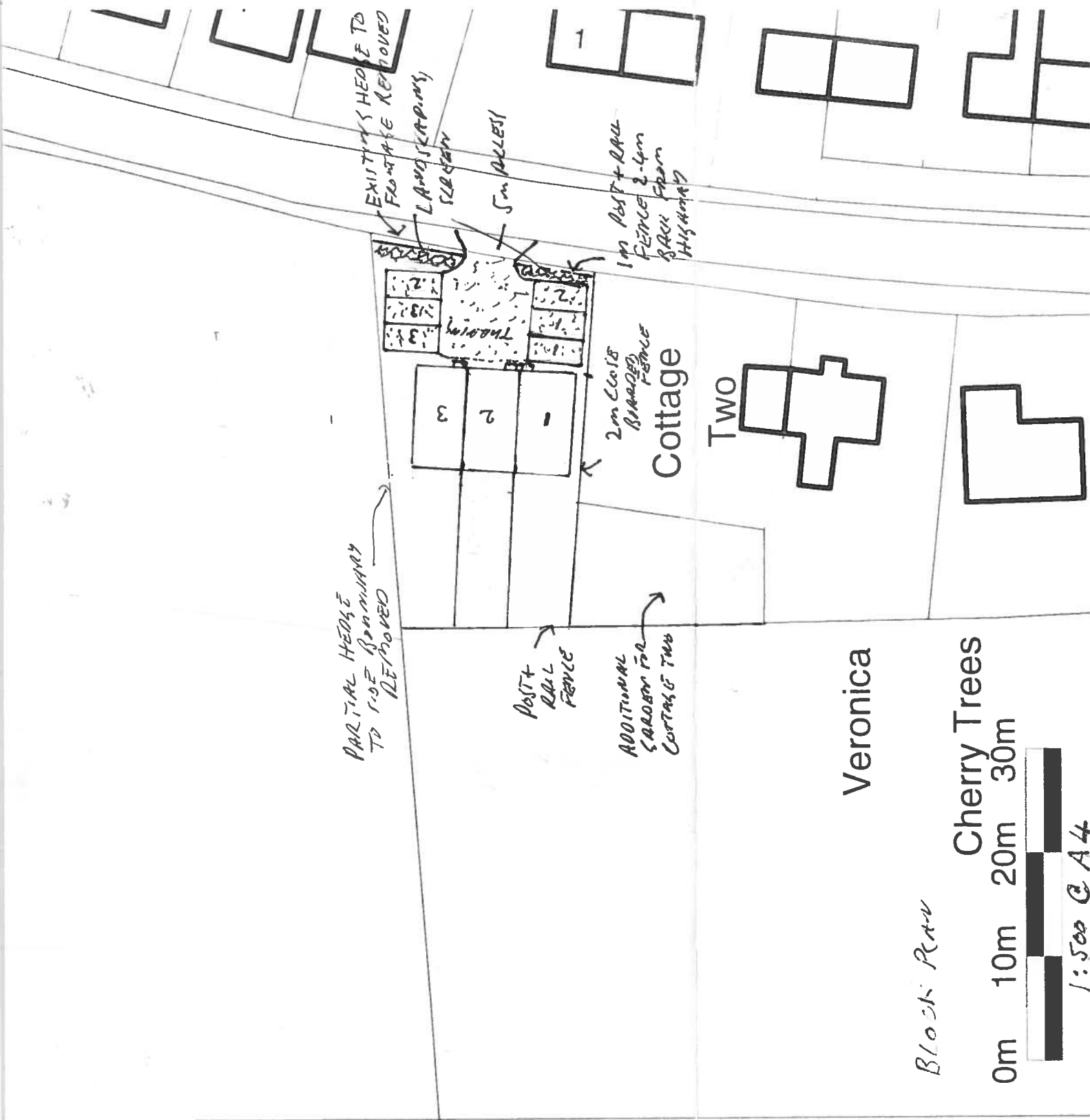
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Scale = 1:1,250





Veronica

Block Plan

Cherry Trees
0m 10m 20m 30m



1:500 @ A4