

F/YR15/0960/O

Applicant: Mrs Susan Trundley

**Agent : Mr David Trundley
David Trundley Design Services**

Land East Of, 51 Coates Road, Eastrea, Cambridgeshire

Erection of 3 dwellings (Outline with all matters reserved)

Reason for Committee: This application is before committee as the views of the Town Council are at variance with the Officer recommendation.

1 EXECUTIVE SUMMARY

This application seeks outline planning permission with all matters reserved for the erection of 3 detached dwellings on garden land to the side and rear of 51 Coates Road Eastrea. Plot 1 fronts onto Coates Road and represents a continuation of the frontage development in this part of the village. Planning permission has been granted in the past for a dwelling here and there is an extant permission. There is no objection in principle to this part of the application.

However the two backland plots are considered to be unacceptable for reasons relating to the impact on the character and appearance of the area. The proposal would introduce an in depth residential development into an area characterised by linear ribbon development along this part of Coates Road. The overall impact on the character and appearance of the area would be adverse and contrary to Local Plan Policy LP16 (d)

Notwithstanding the objection in principle to the proposal, insufficient information has been provided to demonstrate what impact the development would have on the trees within the garden and how this impact could be mitigated against. Although this is an outline application with all matters reserved, without this information in is not possible to confirm whether the site could accommodate two dwellings at the rear. The proposal is therefore also considered to be contrary to Policy LP16 (c).

Similarly, in order to accommodate two dwellings side by side, a double garage is located to the front of each plot. These are linked and would be visible from the highway. Therefore the proposed layout, although not committed, would fail to deliver a high quality environment in accordance with Policy LP16. The proposal fails to demonstrate how the limited width of the site could accommodate two detached dwellings at the rear.

Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of residents or future occupants. Not enough information with regard to the potential for noise disturbance from the neighbouring haulage yard has been provided to demonstrate that future occupiers of Plots 2 and 3 will not be affected by noise from the neighbouring business. Similarly the scheme is considered unacceptable for reasons relating to the effect of the new dwellings (as sensitive development) on the operation and viability of the adjoining business which may result in requests from the new occupiers for unreasonable constraints on the operation of

the business. This would be contrary to LP16 (o). The proposal is considered therefore to be contrary to Policies LP2 and LP16 (e) and (o).

The development of two proposed dwellings at the rear would result in a travel distance of 60m from the garage of each plot to the waste collection point on Coates Road. This is greater than that set out in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

Accordingly the principle of residential development, at the rear of the site, in this location would be unacceptable and contrary to Policy LP16 of the Local Plan. The application is therefore recommended for refusal.

2 SITE DESCRIPTION

The site is to the north of Coates Road and consists of the side and rear garden of 51 Coates Road Eastrea, a semi-detached two storey dwelling house. Residential development is mainly linear frontage development in this location. Browns Removals occupy land to the west and G&J Ping pallett storage the east.

The garden contains numerous mature trees and hedges as shown on the Tree Constraints Plan submitted with the application, including tall Leylandi along the boundaries.

The site is in Flood Zone 1 and adjacent to a Scheduled Ancient Monument.

Planning permission exists for a single dwelling to the front of the site, in a similar location to Plot 1 (F/YR13/0100/EXT).

3 PROPOSAL

The proposal is an outline application with all matters reserved for 3 x detached dwellings within the side and rear garden of No 51. Plot 1 would front onto Coates Road. Plots 2 and 3 would be access from a shared driveway and are located at the rear.

A widened access would provide access to the proposed dwellings and the existing from Coates Road. Several outbuildings and a single garage to the rear of No 51 would be demolished.

At the front two parking spaces would be provided for No 51 and Plot 1. Hedging to the southern (Coates Road) and part of the eastern boundary (G&J Ping) will be removed. Part will be retained to reduce the noise from this neighbouring site. The hedging along the northern boundary is also proposed to be removed/ reduced. The agent has indicated that a considerable amount of the hedging and mature trees will need to be cleared to accommodate the development. No further details have been provided at this stage.

4 SITE PLANNING HISTORY

F/YR13/0100/EXT Erection of a detached house (renewal of planning permission F/YR10/0006/O) Granted 25/03/2013. Land East Of 51 Coates Road Eastrea.

F/YR10/0006/O Erection of a detached house Granted 24/02/2010. Land East Of 51 Coates Road Eastrea.

F/YR09/0673/EXT Erection of a house (renewal of planning permission F/YR04/3969/O) Withdrawn 16/12/2009. Land East Of 51 Coates Road Eastrea.

F/YR04/3969/O Erection of a house Granted 11/10/2004 Land East Of 51 Coates Road Eastrea.

F/YR01/1066/O Erection of a house Granted 19/12/2001. Land East Of 51 Coates Road Eastrea.

5 CONSULTATIONS

Whittlesey Town Council

No objection

FDC Scientific Team

The applicant has not provided enough information with regard to the potential for noise disturbance from the neighbouring haulage yard. The applicant needs to provide sufficient information to demonstrate that future occupiers will not be affected by noise from the neighbouring business (G & J Ping), and will need to demonstrate what effect any mitigation measures will have. Additionally due to the proximity of the development to the haulage yard it is suggested that the unsuspected contamination condition is added if permission is granted.

Historic England

No comment

CCC Archaeology

Do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a suitable planning condition.

CCC Highways

No objection subject to:

For reserve matters the access should be detailed as a 5m wide access for the first 10m sealed and drained in a bound material;

Prior to the commencement of the development full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- a) The layout of the site, including roads, footways, buildings, visibility splays, parking provision and surface water drainage.
- b) The siting of the buildings and means of access thereto.
- c) Turning Areas

Local Residents/Interested Parties

None received

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Paragraph 2: 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 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

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.

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 Area Development Policy

LP16 – Delivering and Protecting High Quality Environments across the District

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

7 KEY ISSUES

- Principle of Development
- Character and Appearance
- Residential Amenity
- Other considerations

8 ASSESSMENT

Principle of Development

The site is located within the settlement of Eastrea. The village is identified as a 'small village'. In accordance with Policy LP3 of the Local Plan development in small villages will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. The existing dwelling and Plot 1 form part of a linear ribbon frontage along Coates Road but the rear garden is considered to fall outside of the built framework of Eastrea. Therefore the principle of backland residential development here in the form of 2 x new detached dwellings cannot be supported. Notwithstanding this when assessed against Policy LP12 Part A, the threshold for additional growth in the settlement of Eastrea is 33 new dwellings. Currently the number of permissions granted since April 2011 is 26. Therefore the threshold is not yet reached.

Character and Appearance

Policy LP16 requires new development to deliver and protect high quality environments. The area is characterised by ribbon development and examples of development in depth are few and principally relate to outbuildings/garages and business premises. There are no examples of residential development in depth in the vicinity of the site. Thus the proposal would not be in keeping with the core shape and form of the settlement

The development would result in a material change in the character and appearance of the site from its current character as residential curtilage in the form of heavily treed rear garden, backing onto agricultural land.

Furthermore, insufficient information has been provided to demonstrate what impact the development would have on the trees within the garden and how this impact would be mitigated against. Although this is an outline application with all matters reserved, without this information it is not possible to confirm whether the site could accommodate two dwellings at the rear. The proposal is therefore also considered to be contrary to Policy LP16 (c).

Similarly, in order to accommodate two dwellings side by side, the indicative plans show a double garage to the front of each plot. These are linked and would be visible from the highway. Therefore the indicative site layout does not show a high quality environment in accordance with Policy LP16. The proposal fails to demonstrate how the limited width of the site could accommodate two detached dwellings at the rear.

The overall impact on the character and appearance of the area would be adverse, contrary to Policy LP16.

Residential Amenity

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of residents or future occupants. No objections have been raised by neighbouring residents. Whilst there is an existing permission for a dwelling in the location of Plot 1, FDC's Scientific Team has concerns about the proximity of the proposed rear properties to the adjacent haulage yard. Furthermore Plot 2 will be within 5m of the existing warehouse, which is likely to tower over the dwelling and amenity area. Not enough information with regard to the potential for noise disturbance from the neighbouring haulage yard has been provided to demonstrate that future occupiers will not be affected by noise from the neighbouring business (G & J Ping). The proposal is considered to be contrary to Policies LP2 and LP16 (e).

Policy LP16 criterion (o) expects that new development will not constrain or threaten the operation or viability of nearby businesses by placing 'sensitive' uses near them. Further advice is provided at Policy DM9 of the SPD Delivering and Protecting High Quality Environments in Fenland. Accordingly it is considered that there is insufficient assessment of the potential effect of noise from the existing business upon the living conditions of future occupiers of the proposed dwellings. Therefore the proposal is in conflict with Policies LP2 and LP16 criteria (o) of the Local Plan and to Policy DM9 of the SPD Delivering and Protecting High Quality Environments in Fenland.

The development of two proposed dwellings at the rear would result in a travel distance of 60m from the garage of each plot to the waste collection point on Coates Road of. This is greater than that set out in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

9 CONCLUSIONS

The proposed scheme is considered unacceptable for four reasons.

The two backland plots are considered to be unacceptable for reasons relating to the impact on the character and appearance of the area. The proposal would introduce an in depth residential development into an area characterised by linear

ribbon development along this part of Coates Road. The overall impact on the character and appearance of the area would be adverse and contrary to Local Plan Policy LP16 (d)

Insufficient information has been provided to demonstrate what impact the development would have on the trees within the garden and how this impact could be mitigated against. Although this is an outline application with all matters reserved, without this information it is not possible to confirm whether the site could accommodate two dwellings at the rear. The proposal is therefore also considered to be contrary to Policy LP16 (c).

In order to accommodate two dwellings side by side, a double garage is located to the front of each plot. These are linked and would be visible from the highway. Therefore the proposed layout, although not committed, would fail to deliver a high quality environment in accordance with Policy LP16. The proposal fails to demonstrate how the limited width of the site could accommodate two detached dwellings at the rear.

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of residents or future occupants. Not enough information with regard to the potential for noise disturbance from the neighbouring haulage yard has been provided to demonstrate that future occupiers of Plots 2 and 3 will not be affected by noise from the neighbouring business. The proposal is considered to be contrary to Policies LP2 and LP16.

The development of two proposed dwellings at the rear would result in a travel distance of 60m from the garage of each plot to the waste collection point on Coates Road. This is greater than that set out in the RECAP Waste Management Design Guide Supplementary Planning Document (2012) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

Accordingly the principle of residential development in this location would be unacceptable and contrary to Policies LP2 and LP16 of the Local Plan. The application is therefore recommended for refusal.

10 RECOMMENDATION

Refuse

1. The proposed development by reason of its location would result in a development unrelated to the existing road frontage development along Coates Road which would appear incongruous when viewed in the context of the existing built form. As such the proposed development would be harmful to the character and appearance of the area contrary to criteria (d) of Policy LP16 of the Fenland Local Plan 2014 which states that development will only be permitted which would make a positive contribution to the local distinctiveness and character of the area, responds to and improves the character of the built environment and is in a location that is in keeping with the core shape and form of the settlement.
2. Policy LP16 (c) of the Fenland Local Plan (2014) seeks to ensure that development retains and incorporates natural features of the site such as trees. Insufficient information has been provided to demonstrate what impact the development would have on the trees within the garden and how this impact

could be mitigated against. The proposal is therefore considered to be contrary to Policy LP16 (c).

3. Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of residents or future occupants and Policy LP16(d) requires development to make a positive contribution to local distinctiveness and the character of an area, to deliver a high quality environment. The illustrative layout has failed to demonstrate how the limited width of the site could accommodate two detached dwellings to the rear. In order to accommodate two dwellings side by side, a double garage is located to the front of each plot. These are linked and would be visible from the highway. Plot 2 would be within 5m of the large warehouse to the east. This is considered to have an overbearing impact on the occupiers of Plot 2. Furthermore, not enough information with regard to the potential for noise disturbance from the neighbouring haulage yard has been provided to demonstrate that future occupiers of Plots 2 and 3 will not be affected by noise from the neighbouring business. The proposal is considered to be contrary to Policies LP2 and LP16 of Fenland Local Plan 2014.

4. Policy LP16 of the Fenland Local Plan (2014) seeks to deliver a high quality environment, including the provision of adequate, well designed facilities for the storage and collection of waste. The indicative site plan shows that the travel distance from the development to the waste collection point is greater than that recommended in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which provide clarification on the implementation of the policy. As such the proposal would be contrary to criteria (f) of Policy LP16 of the Fenland Local Plan 2014.

Case Officer	Team Leader
Date:	Date:



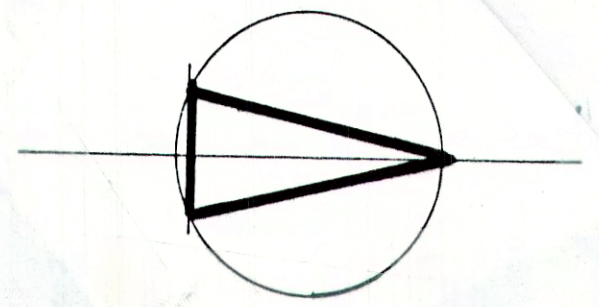
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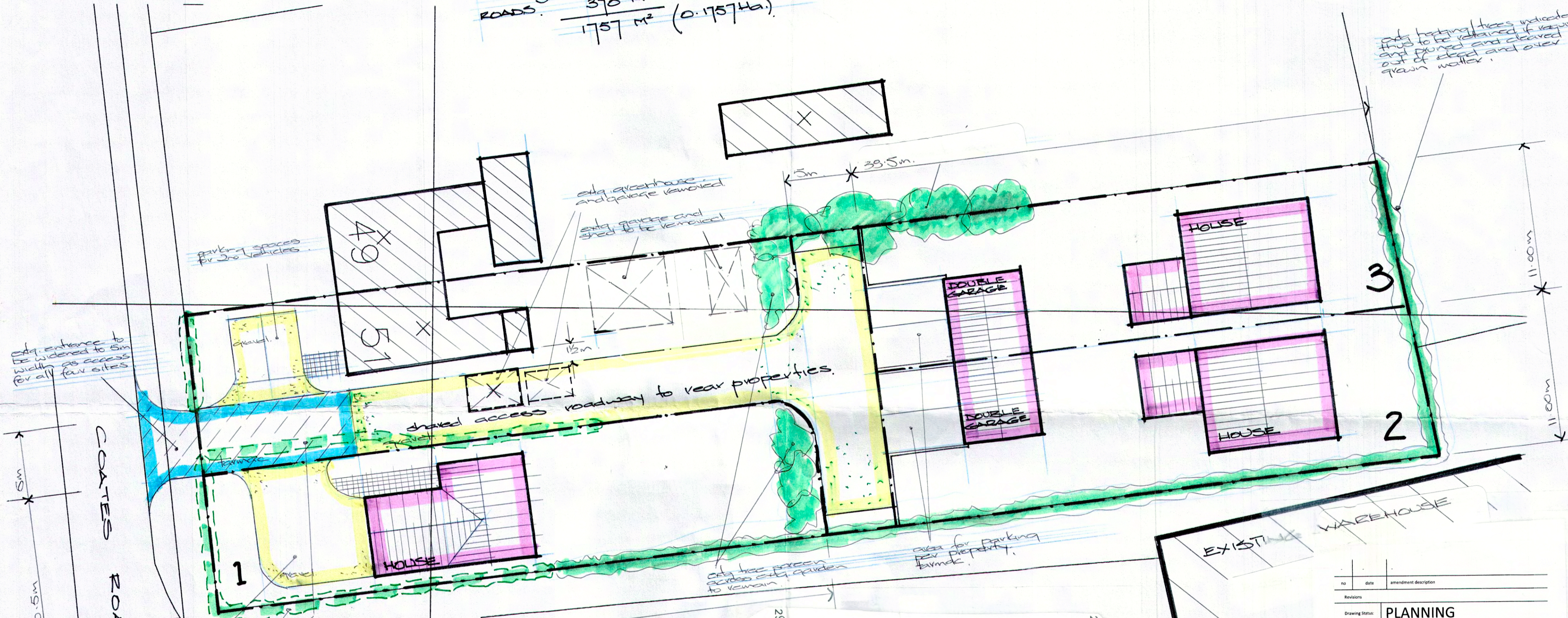
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SITE AREA

PLOT 1.	485 M ² .
PLOT 2.	451 M ² .
PLOT 3.	451 M ² .
ROADS.	370 M ² APPROX.
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	1757 M ² (0.1757 Ha.)



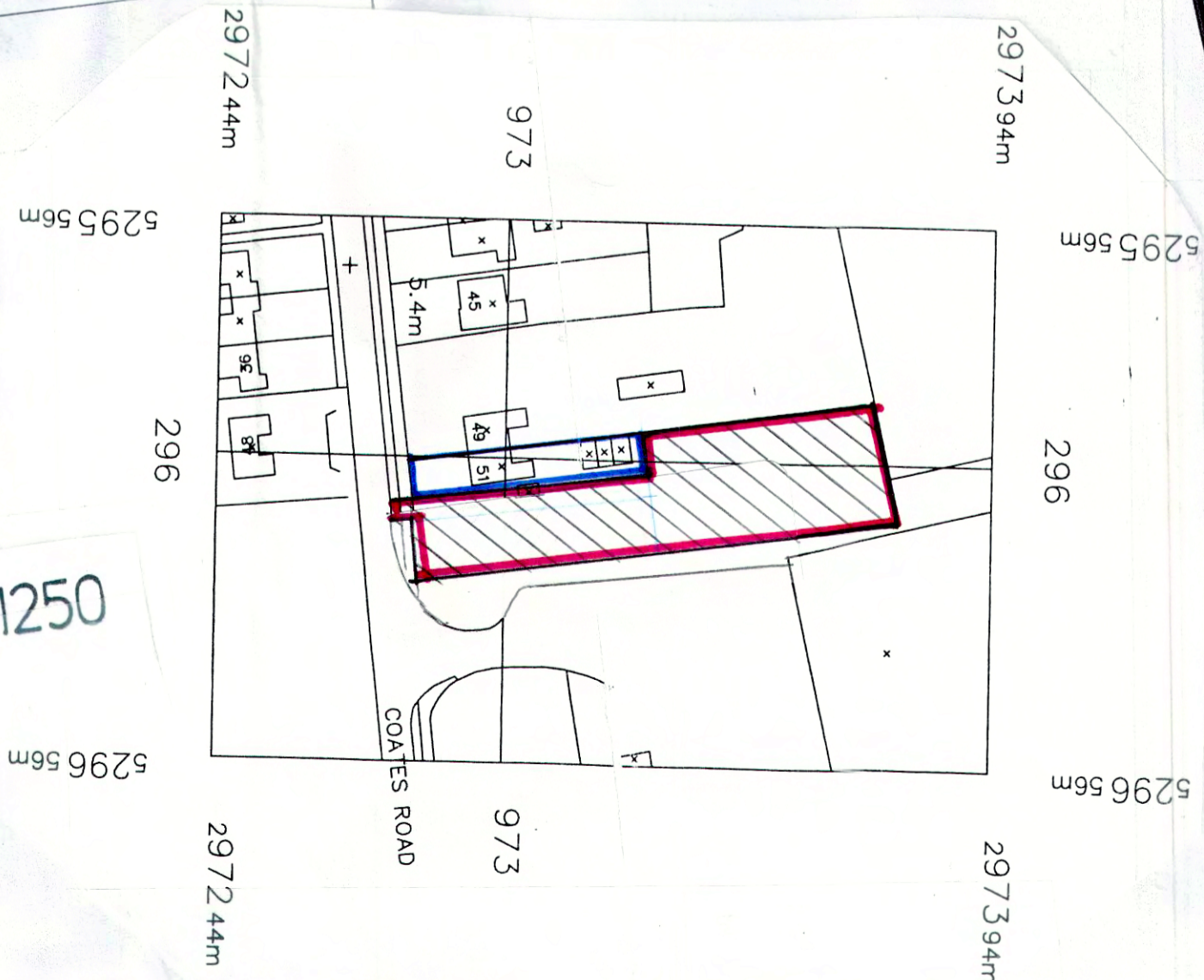
city hedging trees indicated thus to be retained if required and pruned and cleared out of site and over ground water.

COATES ROAD

car parking for min. 2 vehicles

site plan indicating indicative proposal
1:200

location plan 1:1250



no	date	amendment description
Revisions		
Drawing Status: PLANNING		

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DESIGN SERVICES
www.trundley.com

Salgate Barr
Islington Road
Tilney All Saints
King's Lynn
Norfolk
PE34 4RY
Tel: 01553 617700
Fax: 01553 617874
Email: enquiries@trundley.com

Project Title:
ADJ. 51 COATES ROAD,
EASTREA
WHITTLESEY
CAMBS
PE7 2BA

PROPOSED SMALL RESIDENTIAL
HOUSING DEVELOPMENT

Drawing Title:
INDICATIVE SITE PLAN AND LOCATION PLAN

Scale: 1:500 & 1250 @ A2
Date: OCTOBER 2015
Drawn: DGT

Drawing Number:
15-P39-PL001

Checked by: _____ Date: _____

If this drawing is unsigned in the check box then the drawing is an unauthorised issue and should not be used for any purposes