

F/YR15/1112/F

Applicant: Mr M Anthony

Agent :

43 West End, March, Cambridgeshire, PE15 8DL

Conversion of existing outbuilding to form part single-storey part 2-storey 1-bed dwelling with integral garage (amendment to F/YR13/0894/F), conversion of existing dwelling to 2 x 2-storey 2-bed and 3-bed dwellings and alterations to the mooring to include erection of a summer house, creation of a covered area and raising the roof of the existing shed

Reason for Committee: Given the level of objections received to the scheme.

1 EXECUTIVE SUMMARY

This submission seeks full planning permission for the provision of 3 units of residential accommodation on an existing town centre site. It will see the conversion on an existing house into two units and the conversion of an outbuilding to a further dwelling.

Consideration has been given to the relevant planning policy framework which supports housing growth in the market towns subject to design, highway safety, character and heritage impact being acceptable.

It is concluded that the scheme represents no issues with regard to the relevant policy considerations and accordingly may be favourably recommended.

2 SITE DESCRIPTION: The site comprises a thatched dwelling which fronts West End and is accessed via White Horse Gardens. It has associated moorings to the south of West End. No 43 was formerly part of the White Horse Public House which was subdivided into two dwellings circa 2003 (Nos 42 and 43). The site is located within the March Conservation Area, within the part of the conservation area identified as The Riverside in the March Conservation Area Appraisal and Management Strategy (2008). The property is situated to the back edge of West End immediately adjoining No 42 which presents its rendered gable end onto the highway. Within the curtilage of Nos 42 and 43 is a detached outbuilding which has undergone some building works, this is constructed of brick with a pantile roof and has two velux windows inserted in the roofscape of its western aspect. This curtilage building has a gable front to White Horse Gardens and demarcates the north-western corner of the site.

3 PROPOSAL: This application concerns the conversion of the existing dwelling No. 43 West End, March to two dwellings alongside the formation of a 1-bed dwelling within an existing outbuilding. In addition to this works will be undertaken to the river mooring

that will include the erection of a summer house, creation of a store and alterations to the shed. Looking at each element in turn as follows:

Conversion of No. 43 into two dwellings: This conversion will require the insertion of 2 fire escape windows at ground floor in the western elevation and the installation of new meter boxes (again at ground floor in the western elevation). these windows will look out onto the pedestrian link from West End between Nos 43 and 44 and in turn the flank wall of No 44. 1 x 3 bed unit will be created to the frontage of the host property and 1 x 2 bed unit will be provided to the rear of the property

Conversion and Alterations to Bottlestore to form 1 x 1 bed dwelling: Externally the existing outbuilding will see a new dormer inserted at first floor within the roofscape (western elevation) this will address White Horse Gardens. A fire escape window is also to be inserted in the roofscape; these openings will be broadly similar in positioning to the existing velux windows in situ in this elevation. The gable elevation facing onto White Horse Gardens will be amended to enclose the existing lean to bin store outshot and this element will be secured with an oak door. The Bin storage currently evident in this location will be re-sited behind the lean to within the yard area. The most significant alteration to this elevation will be the insertion of a garage door, this door will be a retractable door in response to concerns from local residents of White Horse Gardens regarding land ownership. To facilitate parking and the creation of a mezzanine bedroom at first floor the existing floor level of the bottlestore will be excavated by 35cms to enable sufficient headroom to accommodate a vehicle. The internal dimensions of the garage will be 2.7 metres wide x 4.8 metres deep. The eastern elevation will see 3 velux windows inserted in the roofscape and the existing door and window opened up onto the lean to which will be finished with tantalised timber cladding and see the introduction of two new windows.

Mooring/Garden area works: A detached summer house with a footprint of 3.1 metres x 3.0 metres this will straddle the upper/lower sections of the bank and incorporate steps leading down to the existing mooring. It will be erected from vertical tantalised weatherboard and will have a reproduction slate roof. It is also proposed to extend the roof of the shed outwards over the established deck area and mooring stage. The new roof section will be circa 2.1 metres wide for a length of 4.8 metres.

4 SITE PLANNING HISTORY

F/YR13/0894/F	Conversion of outbuilding to form 1-bed dwelling involving erection of single storey front and side extensions (part retrospective)	Granted 27/01/2014
F/YR07/1243/F	Conversion of outbuilding to form 1-bed dwelling involving alterations/extensions including raising the height of the roof and formation of balcony	Granted 14/01/2008
F/YR05/0531/F	Creation of additional living space by changing existing flat roofs at rear to pitched roofs and alteration to outbuilding to form car port/workshop with studio/loft over	Granted 11/08/2005
F/YR02/1364/F	Change of use of former Public House to 2 x 3-bed dwellings alterations to outbuilding to form 2-storey workshop/studio and erection of 2 no. single detached garages and associated parking change of use of land	Approved 02/10/2003

5 CONSULTATIONS

Town Council: Recommend Approval

CCC Highways: No highways objections; however identifies that the parking and turning arrangement does not work. The 3 parallel parking bays have insufficient forecourt depth to make them workable. This is likely to result in vehicles parking along White Horse Gardens or being dependent upon kerb side parking in the surrounding area. FDC may be minded to request for amended plans as the current proposal is likely to have an impact on residential amenity within the local area.

FDC Conservation: On balance no objection is raised to this proposal on conservation grounds, for detailed assessment please see design and heritage assessment of report.

FDC Scientific Officer (Land Contamination): The Environmental Health Team 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. From the information provided contaminated land is not considered an issue.

Local Residents/Interested Parties: 7 Letters of objection, from 6 local residents, have been received which may be summarised as follows:

- Applicant has already subdivided 43 West End into 42/43 West End and converted the old bottle store into a separate dwelling although this conversion remains unfinished, is unkempt and an eyesore. no confidence that this proposal will be any different
- The property has a right of access through the private road (White Horse Gardens (WHG)) and this has been extended to include the 3 properties; increasing the number of vehicles using the road which has to be maintained at other residents expense.
- Increased noise by virtue of additional residents
- If further subdivision is allowed there will be an increase in traffic which is a narrow cul-de-sac with no proper pavements
- Inadequate parking for three dwellings
- Request that construction activities are conditioned between the hours of 9 to 5, together with Builders vehicles should be restricted and not use WHG and a time limit for all works to be completed on site
- Parking must be restricted to the curtilage of 43 West End and not on the visitor spaces and turning areas of WHG as this is owned by its residents
- Apply a speed limit (noting that residents intend to erect 5mph signs and/or proceed with caution)
- The garage doors to the bottle storey open on to private land which is a turning and parking area for residents, these doors will impede access into the neighbouring garage.
- Proposal appears to enclose householders in WHG drain outlet and restrict their ability to again access for routine cleaning
- There are a number of documents accompanying the proposal the majority of which are hand drawn sketches, unclear and could be misinterpreted.

6 POLICY FRAMEWORK

Fenland Local Plan Policies

Policy LP1 – A Presumption in Favour of Sustainable Development

Policy LP3 – Spatial strategy, the settlement hierarchy and the countryside

Policy LP14 – Responding to climate change and managing the risk of flooding in Fenland

Policy LP15 – Facilitating the creation of a more sustainable transport network in Fenland

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

Policy LP18 – The Historic Environment

National Planning Policy Framework

Para 56 – Good design is a key aspect of sustainable development

Paragraph 126- 141 Conserving and enhancing the historic environment

Para 196 – Decisions should be taken in accordance with the development plan

Para 197 – Presumption in favour of sustainable development

Principle of Development: This site lies within the main settlement of March and as such the principle of development is acceptable in terms, given that it is a sustainable location which offers good access to services and is allocated in the settlement hierarchy as a focus for housing growth under Policy LP3. The design, layout and impact of the development does however require assessment in accordance with the following policy framework.

LP15 requires that schemes demonstrate well designed access and that parking is provided in accordance with the adopted standards of the Council.

LP16 identifies that proposals should make a positive contribution to the local distinctiveness and character of the area, responding to the character of the built form, reinforcing local identity and not adversely impacting in design or scale terms on the street scene or settlement pattern. There are also requirements relating to the level of amenity space which should be provided recommending a minimum of 1/3rd of the plot curtilage being available

Furthermore consideration must be given to any flood risk implications (also relevant with regard to Policy LP14) and whether there are any safety issues arising from the redevelopment of the site

As the site is located within the March Conservation Area it is also necessary, in accordance with both national planning policy and Policy LP18 of the Fenland Local Plan, adopted May 2014 to consider the heritage impacts of the scheme.

Key Issues: Key issues are therefore identified as follows:

- Background
- Design, Character and Heritage
- Residential amenity
- Parking and access
- Amenity space
- Flood risk
- Other matters, including ownership and construction phase

Background: There is an extant Planning Permission (F/YR13/0894/F) for the conversion of the rear outbuilding to a 1 bed-dwelling. The proposals for the conversion of the rear outbuilding differ to the scheme originally approved as the internal layout has been reconfigured and now includes a mezzanine bedroom area. Externally the scheme is amended to include a dormer.

Planning Permission (F/YR02/1364/F) was granted in November 2002 for the conversion of the former public house into 2 dwellings, creating what is now 42 West End and 43 West End.

Design, Character and Heritage: The focus of the conservation area in this locality is West End itself and the riverside. 43 West End makes a positive contribution to the character and appearance of the conservation area particularly because the building has a thatched roof. The property makes an important contribution to the historic character and appearance of West End because of its historic vernacular qualities. This scheme is seeking to convert 43 West End into two dwellings although it does not propose making any significant changes to the exterior of the building to achieve this.

The West End frontage of the property will not be altered at all, only two small windows will be introduced to the west elevation to facilitate the conversion and only limited changes are proposed to the interior to facilitate the conversion into 2 dwellings. The subdivision of the thatched property to form two dwellings is not considered to harm the character and appearance of the conservation area and the locality in general and as such this aspect of the proposal is considered to accord with Policies LP16 (a), (d) LP18 of the FLP.

As identified above there is an extant planning permission in place to convert the rear outbuilding to a 1-bed dwelling as such the principle of this development has already been accepted. The appearance of this conversion scheme is however at variance to the original approval and accordingly this aspect requires assessment.

The outbuilding is located to the rear (north) of 43 West End and has no tangible impact on the streetscene along West End or the riverside area. There are very limited glimpse views of the outbuilding from West End although a glimpse of it can be seen looking directly down the narrow private pedestrian access on the west side of 43 West End. In fact the outbuilding has a much greater relationship with White Horse Gardens which is a private road of modern housing that sits outside the conservation area.

Accordingly the conversion raises no issues with regard to the character and appearance of the conservation area and the riverside as it is considered that the building will retain its appearance as ancillary to 43 West End, and the works will not unduly affect any views into or out of the site.

The scheme is also seeking to include the erection of ancillary garden buildings and associated works along the moorings associated with 43 West End on the bank of the River Nene. The banks of the River Nene in this part of the conservation area are characterized on the northern river bank by gardens associated with West End properties. Property along West End predominantly sits to the north side of West End their frontages facing out towards the river and their related gardens, separated by the West End highway, running down to the river edge. In contrast the south side of the river is undeveloped and utilized as managed parkland as such the river bank on the south side is natural the river edge. On the north side of the river it is noted that a number of properties have decking or garden structures at the river edge reinforcing the

character of north river bank as being one of domestic gardens serving the enjoyment of the houses on West End. The existence of structures in these gardens is slightly mitigated by the presence of mature trees along the river bank. There is already a raised decking area and shed at the river edge of the garden associated with 43 West End. On balance the proposed single story summer house, the intent to raise the roof of the current shed and creation of the covered storage are not going to appear out of place or out of scale in context of the character and appearance of the northern river bank as a whole. The materials will however require careful selection to ensure that the new structures sit subtly on the river bank - and this may be achieved by appropriate condition.

Based on the above evaluation it is considered that the scheme will not adversely impact on the character of the conservation area, the riverside in general or the locality in general and compliance with Policies LP16 (a), (d) and LP18 is achieved.

Residential amenity: Given the limited alterations to No 43 to facilitate the conversion there are no residential amenity issues arising for neighbouring properties; with the insertion of additional windows at ground floor representing no issues in terms of amenity. Similarly the works to the outbuilding per se would not result in any issues for the surrounding residents in terms of overlooking or overshadowing given that only limited alterations are proposed to the existing structure.

Whilst the comments raised with regard to the introduction of additional households causing amenity impacts with regard to noise and disturbance have been noted it is recognised that there is consent for two dwellings within the site curtilage, i.e. No 43 and the outbuilding conversion and the introduction of a further dwelling would not be so significant as to warrant refusal of the scheme recognising that the existing dwelling is identified as containing 7 bedrooms.

Based on the above there are no issues of residential amenity arising from the proposal and compliance with Policy LP16 (e) is achieved in this regard.

Parking and access: Appendix A of the FLP highlights that a development of this scale should provide 2 spaces per unit in respect of 3 bedroom units or under as such 6 spaces should be provided on site. The LHA have indicated that they do not consider the parking and turning arrangement workable in that the 3 parallel parking bays have insufficient forecourt depth. The applicant has rebutted this assertion and highlights that the removal of the existing gates and gate posts will enable in reality 4 cars to be parked once the area is cleared of building material and equipment and some resurfacing is undertaken. The applicant further identifies that they accept that the area should be reserved solely for vehicle parking.

It is noted that two parking spaces are shown to serve each unit within the main conversion to No 43; with a further space to serve the converted bottlestore available within the garage area. Whilst this garage space is under the dimensions specified in the FLP, i.e. 3 metres x 7 metres internal floorspace consideration is given to the overall constraints of the site and the level of accommodation proposed by the unit recognising that the garage at 2.7 metres wide x 4.8 metres long with a 2.3 metre wide door opening is capable of accommodating a family car in reality.

It is noted that the scheme has been revised to supplement the outward opening garage doors for a retractable door and this addresses one of the concerns raised by local residents.

On balance, given the sustainable location of the site close to the Town Centre, it is considered that the scheme provides appropriate parking facilities for this sustainably located site and as such compliance with Policy LP15 is achieved.

Amenity space: The submitted layout plan details a small patio area to serve 43 A (circa 18 square metres), with the design and access statement submitted with the scheme identifying that this property will also have exclusive use of the existing courtyard area. The riverside area (209 square metres) will be available to both the former bottle store and No 43 with an amenity area being provided by the upper front garden and deck over looking the River Nene to serve 43 and the mooring area being available to serve the former bottlestore with this unit also benefiting from a small patio and the timber Summer House within the riverside garden. There will be no physical demarcation of the allocated areas resulting in no adverse impact on the riverside setting or the conservation area.

The general guidance contained within the Local Plan under Policy LP16, requires a minimum of 30% private amenity space to be available to serve individual dwellings and overall there will be 38% of the site available to serve the 3 dwellings.

Flood risk: The site lies within Flood Zone 1, 2 and 3 however the developed site falls entirely within Flood Zone 1 and accordingly there are no issues to address relating to Flood risk, issues of surface water disposal will be considered as part of the Building Regulations approval

Other matters: As significant number of the representations received focus on the ownership and maintenance of the private access (White Horse Gardens) and access to a drainage outlet within the riverside garden area. These matters are essentially civil issues to be resolved between the householders and may not be controlled through the planning process. Also identified is the need for a managed construction programme and again it is considered that restricting the build programme in the manner suggested would not be warranted, reasonable or achievable via condition.

7 CONCLUSIONS: This proposal will see an additional dwelling being delivered within the main settlement of March. The design and layout of the scheme is considered appropriate and would have an acceptable impact upon residential amenity. There are limited impacts upon the Conservation Area resulting from ancillary garden buildings and associated works along the moorings, but these structures are typical of this side of the River Nene and are considered acceptable. While the parking provision does not fully accord with adopted standards, it is considered sufficient given the site's sustainable location. the scheme does not represent any issues in terms of residential amenity, heritage impacts, visual amenity or highway safety accordingly compliance with the relevant planning policy framework is achieved.

8 RECOMMENDATION: Grant

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development samples of all new external facing and roofing materials to be used in the construction of the development hereby permitted, including those to be utilised on the modified riverside garden structures and summer house, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: To ensure that the new materials are in keeping with the surroundings in accordance with Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).

3. No part of the development hereby permitted shall be occupied until space has been laid out in accordance with details on the approved drawing(s) no. SD.01 B, submitted to the District Planning Authority on 3rd March 2016; for the parking of 5 cars; including one garage space and the space shall thereafter not be used for any other purpose.

Reason: To ensure safe access to the site in accordance with the provisions of Policy LP15 of the Fenland Local Plan (Adopted May 2014).

4. The garage door to serve the 1-bedroom residential unit shall be retractable and shall not extend over the adjoining land outside the control of the applicant, so as not to impede or interrupt the use of the highway known as White Horse Gardens. Manufacturers details of the selected door together with details of its finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the door shall be installed prior to first occupation of this unit of accommodation and thereafter retained in perpetuity.

Reason: In the interests of highway safety and to ensure the appearance of the development is satisfactory in accordance with the provisions of Policies LP15 and LP16 of the Fenland Local Plan (Adopted May 2014).

5. Prior to the commencement of development detailed product information for the following shall be submitted to and approved in writing by the Local Planning Authority

- Rainwater goods for the converted bottlestore,
- Rooflights
- Dormer window
- Windows

The work shall be carried out in accordance with these particulars and retained thereafter.

Reason

To ensure a satisfactory standard of development in the interests of visual amenity and the character of the Conservation Area and to ensure compliance with Policies LP16 and LP18 of the Fenland Local Plan, adopted May 2014

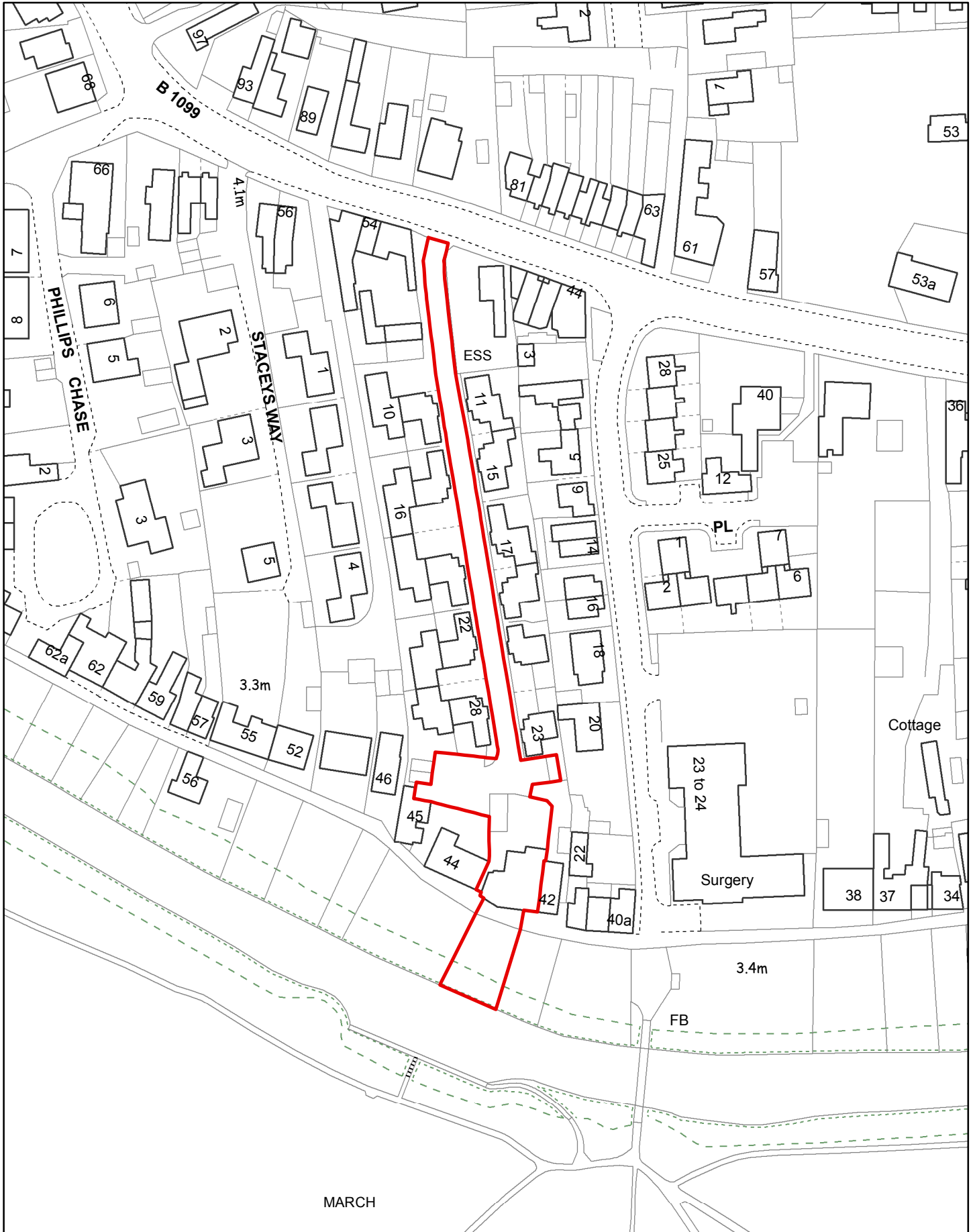
6. The development hereby approved shall be carried out in accordance with the following plans and drawings. The development shall also be carried out in

accordance with the Design and Access Statement unless otherwise required by conditions attached to this permission.

SD01 B, SD 02aSD 03, SD 04, SD.05, SD. 06, SD 07, SD 08, SD 09B, SD 10 C, SD 11 A, SD 12, SD 13, SD 14 and SD 15,

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy LP16 of the Fenland Local Plan (May 2014).

Case Officer Date:	Team Leader Date:
---------------------------	--------------------------



Created on: 21/12/2015

© Crown Copyright and database rights 2015 Ordnance Survey 10023778

F/YR15/1112/F

Scale = 1:1,250





LOCATION PLAN

Proposed Subdivision of:-
 43 West End, March PE15 8DL
 to form

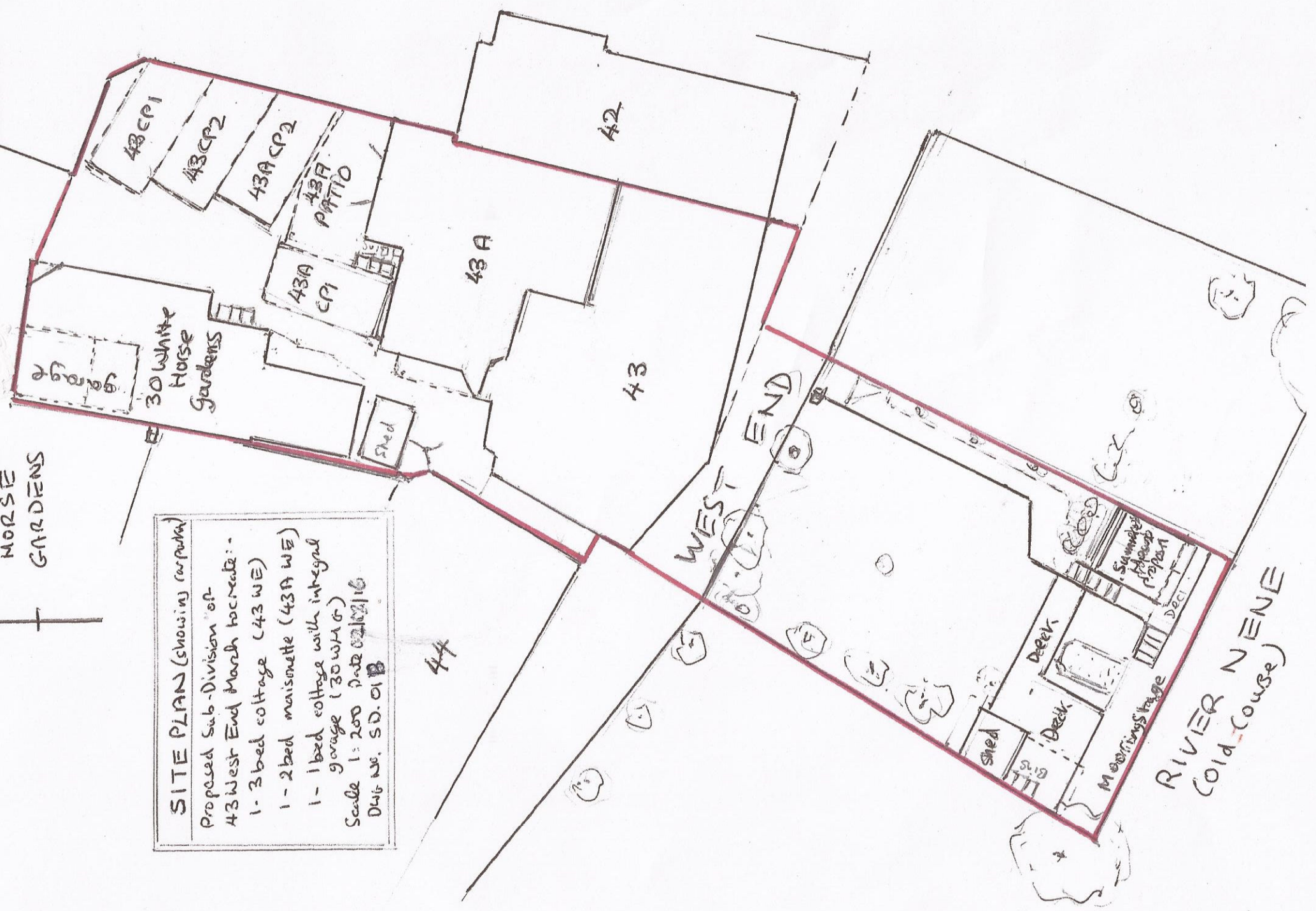
- 1 - 3bed cottage (43)
- 1 - 2bed maisonette (43A)
- 1 - 1 bed cottage (30 WHG)

Drawn by MFB 13/12/15 Drawn No. SD.02a

Scale 1:1250



WHITE
HORSE
GARDENS



SITE PLAN (showing computer)
Proposed Sub-Division of
43 West End Marsh to create:-
1- 3 bed cottage (43 WE)
1- 2 bed maisonette (43A WE)
1- 1 bed cottage with integral
garage (30 White Horse)
Scale 1:200 Date 02/02/16
Dwg No. SD.01B

44

WEST
END

RIVER NENE
(Cold Course)