

**F/YR16/0900/F**

**Applicant: Mr P Green**

**Agent : Mr H Chapman  
Peter Humphrey Associates Ltd**

**Plot 1 Land North Of 169, Ramnoth Road, Wisbech, Cambridgeshire**

**Erection of a single-storey 3-bed dwelling involving the demolition of existing outbuilding**

**Reason for Committee: The number of letters of support for the proposal, against the recommendation of the Officer.**

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## **1 EXECUTIVE SUMMARY**

**This is a resubmission following a refusal in August 2016 for a 2 storey dwelling on the site. Although this proposal is for a single storey dwelling, it is considered that the proposal would still adversely impact on the amenity of the occupiers of No 167 Ramnoth Road due to its closeness to the rear boundary of this property.**

**In addition the occupiers of the new bungalow would have an unsatisfactory level of amenity, mostly due to the poor outlook from the front elevation onto the boundary fences of the adjacent properties. The proposal is therefore considered to be contrary to LP2 and LP16 of the Local Plan.**

**Furthermore, the plot is limited in size and as such there is little flexibility with regard to the siting of the dwelling on the plot resulting in the dwelling being sited very close to the northern and western boundaries. It is considered that this would be out of character with the area, giving the appearance of development being shoehorned into the site, and therefore overdevelopment of the site which would not make a positive contribution to the area and would be contrary to LP16.**

## **2 SITE DESCRIPTION**

The site lies within the settlement of Wisbech and comprises an area of land set immediately behind (east) the frontage development of No. 167 Ramnoth Road and in front of the backland site of No. 167b Ramnoth Road.

The site is in use as a builders yard and store since 1982. There is some outside storage and a building built from breeze blocks on the site which is proposed for demolition to facilitate the development.

The site is set within an area characterised by residential use with dwellings immediately north, east, south and west of the site. The site is accessed via a single track road leading from Ramnoth Road which also provides access to No. 167b.

No 5 Kingswood Park a 2 storey dwelling is to the north with only one small high level window at first floor level. No 167 Ramnoth Road has a short rear garden which abuts the site to the west. At first floor level a bathroom and bedroom window overlook the site. There is a large shed in the south eastern corner of the garden.

In 2003 permission was granted for 3 x dwellings on this and the adjacent site (No 167b). This was never implemented. Permission for No 167b was granted in 2004.

### 3 PROPOSAL

The application seeks planning permission for demolition of the store and the erection of a single storey, 3-bedroom dwelling. The dwelling, including the 5m high and 5.5m wide gable end, will be sited 1.4m from the western boundary and approximately 6m from the rear elevation of No 167 due to the short rear garden. There is an existing 1.8m high boundary fence which separates the site from the rear garden of No. 167. Only a kitchen door and small window are proposed in this elevation.

The proposed dwelling includes lower front and rear projections width by 1m and 3m respectively with a maximum height of 3.8m.

The proposal includes a front and rear garden (6m depth max) but the main garden is to the eastern side of the property. Two parking spaces are provided.

The exterior materials for the dwelling have not yet been committed.

During the processing of the application, amended access plans have been agreed with the highways officer.

Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### 4 SITE PLANNING HISTORY

Reference	Description	Decision & Date
F/YR16/0526/F	Erection of 2-storey 3-bed dwelling involving the demolition of existing outbuilding	Refused 16.08.2016

F/YR15/0929/F	Erection of 2-storey 3-bed dwelling with integral garage involving the demolition of existing outbuilding	Withdrawn 21.12.2015
F/YR08/0945/F	Erection of a side extension and erection of a conservatory to side and rear of existing dwelling (retrospective)	Granted 07.01.2009
F/YR04/3794/F	Erection of a 4-bed detached house with detached double garage	Granted 23.09.2004
F/YR03/0251/F	Erection of 1 x 4-bed detached house with detached garage and 2 x 3-bed detached houses with associated parking	Granted 30.09.2003
F/YR02/1267/F	Erection of 2 x 3-bed houses with single integral garages and 2 x 3-bed houses with associated parking	Refused 21.01.2003
F/YR01/1105/F	Erection of a 3-bed detached house with detached single garage	Granted 13.03.2002
F/95/0846/F	Change of use of garage to 2-bed dwelling and erection of single garage	Granted 29.04.1996
F/0822/82/F	Erection of a builders store	Granted 17/02/1983

## 5 CONSULTATIONS

### Wisbech Town Council

Object to the application, on the basis that approval of the proposal would result in overdevelopment of the site.

### FDC Scientific Officer (Land Contamination)

'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. However as the proposal appears to involve the demolition of an existing outbuilding the unsuspected contamination condition should be imposed.

### Cambridgeshire County Council Highways Authority

No highways objections subject to the following conditions :

1) Before the dwelling hereby permitted is occupied the vehicular access from Ramnoth Road shall be hard surfaced, sealed and drained away from the highway for a minimum width of 5m for a minimum length of 5m from the back edge of the existing footway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety.

2) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

3) 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.

4) Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) 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 - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

#### **Local Residents/Interested Parties**

6 letters of support have been received from Nos 134, 169 and 171 Ramnoth Road; and Nos 1, 2, and 3 Kingswood Park.

## **6 POLICY FRAMEWORK**

**National Planning Policy Framework (NPPF)**

**National Planning Policy Guidance (NPPG)**

**Fenland Local Plan 2014: LP1, LP2, LP3, LP16**

## **7 KEY ISSUES**

- **Principle of Development**
- **Design/ Visual Amenity**
- **Amenity**

## **8 BACKGROUND**

This proposal follows a refusal in August 2016 (F/YR16/0526/F) for the erection of a 2-storey 3-bed dwelling involving the demolition of existing outbuilding. No pre-application advice has been sought prior to the submission of this amended proposal.

## **9 ASSESSMENT**

### **Principle of Development**

Policy LP3 sets out the settlement hierarchy for the district. LP3 identifies Wisbech as a Market Town and focus for growth. Therefore, the principle of residential development in this location is supported, subject to compliance with other relevant policies of the Development Plan and any other material considerations.

### **Design/ Visual Amenity**

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The site is in use as a builders yard and although the site is behind the residential built frontage of Ramnoth Road, the loss of the storage building is welcomed. A previous application proposed an imposing two storey dwelling on the site. This proposal is for a single storey property. The dwelling would be served by 2 parking spaces in accordance with Annexe A of the Local Plan based on the size of the property. The spaces have been laid out to enable parking, turning and exiting onto the highway in forward gear.

The scale and appearance of the dwelling is unlikely to cause visual harm to the streetscene and its general form is not uncommon to those found in the vicinity. The area in general includes a mixture of styles and scales. Therefore in the absence of any strong vernacular, the general appearance of the dwelling (subject to agreement of external materials) would not harm the general form and character of the area in-line with the aims of Policy LP16(d).

Notwithstanding this, the frontage along Ramnoth Road is occasionally punctuated with individual and small groups of dwellings set back e.g. Kingswood Park development, 144 and 146 Ramnoth Road. Backland development already exists at the site (167b). As such the proposal would not look entirely out of character with the area. Furthermore, the dwelling itself would be relatively well-screened by existing buildings along Ramnoth Road. However, the plot is limited in size and as such there is little flexibility with regard to the siting of the dwelling on the plot resulting in the dwelling being sited very close to the northern and western boundaries. It is considered that this would be out of character with the area, giving the appearance of development being shoehorned into the site, and therefore overdevelopment of the site which would be contrary to LP16 which seeks to ensure that development makes a positive contribution to the general character and appearance of the area, avoiding visual harm to the streetscene by responding positively to the existing built environment.

### **Amenity**

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring or future users. The proposal would not overlook any neighbouring properties. However, there would be some overlooking from one window in the first floor of No 167 into part of the garden but this is not considered to be significantly harmful to refuse the application. Similarly, a high window in the rear of No 5 Kingswood Park could overlook this part of the rear garden. The rear projection shields the eastern side garden which affords a satisfactory amount of privacy.

The proportions of building to residential amenity space is commensurate to standards laid out under LP16(h) with approximately one third of the overall plot allocated as garden land. However, the front elevation of the dwelling would have a poor outlook dominated by the boundary fences of No 167 and 169. The rear outlook would similarly be dominated by the two storey rear elevation of No 5 Kingswood Park which is sited immediately adjacent to the proposed rear boundary. The poor outlook from the proposed dwelling is compounded further by the close proximity of the two properties to the west (No 167) and east (No 167b). Overall, this would result in a sense of enclosure which would not create a level of amenity to satisfy the required standard which would be contrary to the aims of LP2 and LP16.

Due to the shortness of the rear garden of No 167, the proposed bungalow would be 6m from the rear elevation. A key consideration is whether the location and scale of the proposed dwelling would significantly impact on the outlook and therefore the amenity of the occupiers of No 167. It is noted that a large shed has been erected within the rear garden of No 167.

The rear garden of No 167 faces east. The ridge height of the gable end of the proposal is 5m. It is considered that overshadowing and loss of outlook caused by the siting and scale of the proposed bungalow would have an unacceptable impact on the amenity of the occupiers of No 167 to such an extent that it would be contrary to Policies LP2 and LP16.

## **10 CONCLUSIONS**

The proposed layout and siting would fail to provide/protect high levels of residential amenity for future occupiers of the proposed dwelling and the occupiers of No 167 Ramnoth Road, contrary to LP2 and LP16.

The plot is limited in size and as such there is little flexibility with regard to the siting of the dwelling on the plot. The proposed dwelling is sited close to the northern and western boundaries. This would be out of character with the area, giving the appearance of development being shoehorned into the site, and therefore overdevelopment of the site which would also be contrary to LP16.

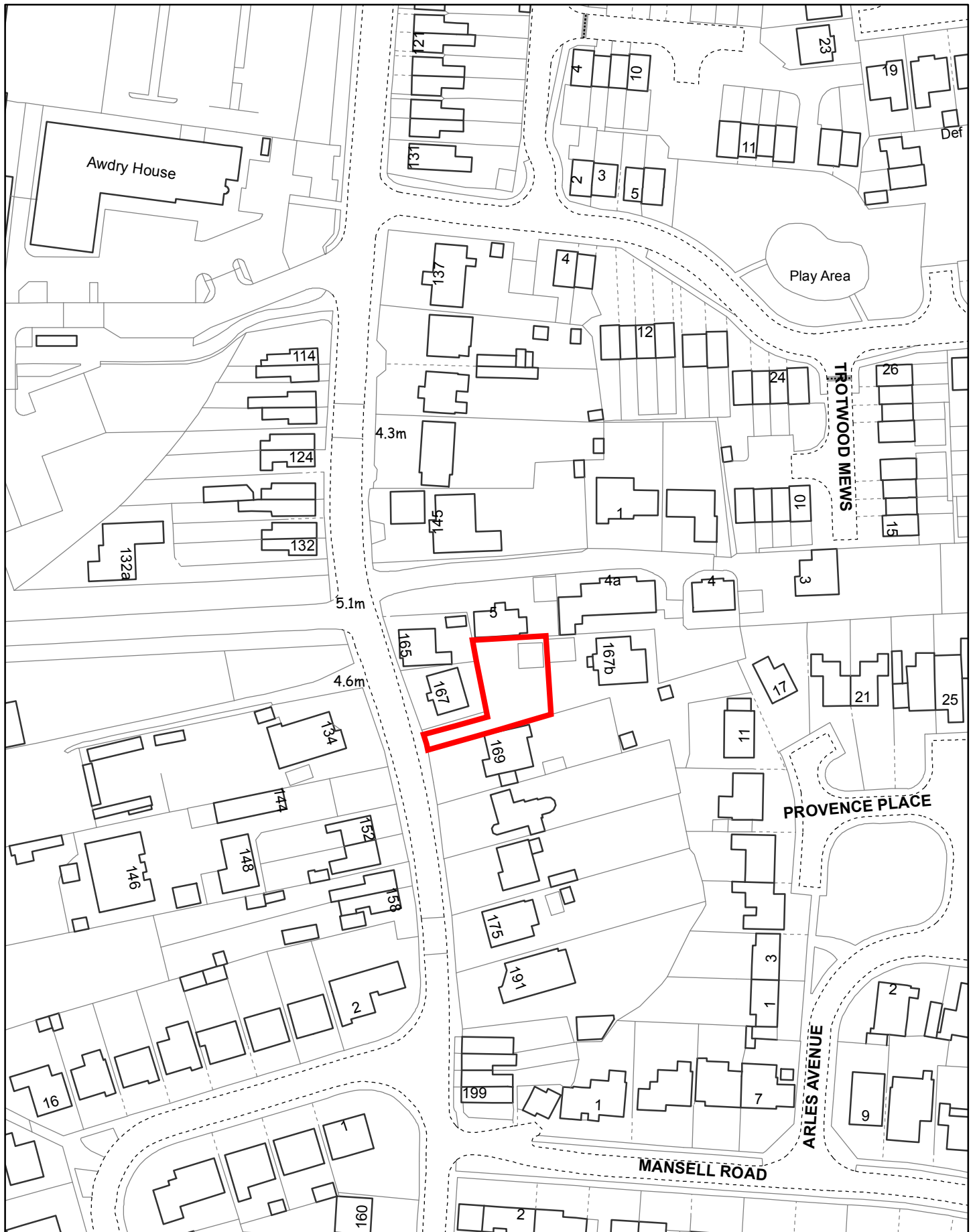
## 11 RECOMMENDATION

Refuse for the following reasons:

1. Policy LP2 and LP16 seek to promote high levels of residential amenity and general high levels of health and wellbeing. The proposed layout would result in the dwelling being positioned tightly up against the western boundary with limited frontage and as a result with limited outlook, which would fail to provide acceptable levels of residential amenity for future occupiers of the dwelling due to restricted outlook. Furthermore, due to this tight layout and scale, the introduction of the dwelling would adversely impact upon occupiers of No. 167 Ramnoth Road through loss of outlook contrary to the aims of Policies LP2 and LP16 of the Fenland Local Plan 2014.

2. Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The plot is limited in size and as such there is little flexibility with regard to the siting of the dwelling on the plot resulting in the dwelling being sited very close to the northern and western boundaries. It is considered that this would be out of character with the area, giving the appearance of development being shoehorned into the site, and therefore overdevelopment of the site which would not make a positive contribution to the area and would be contrary to LP16.

Case Officer:	Team Leader:
Date:	Date:



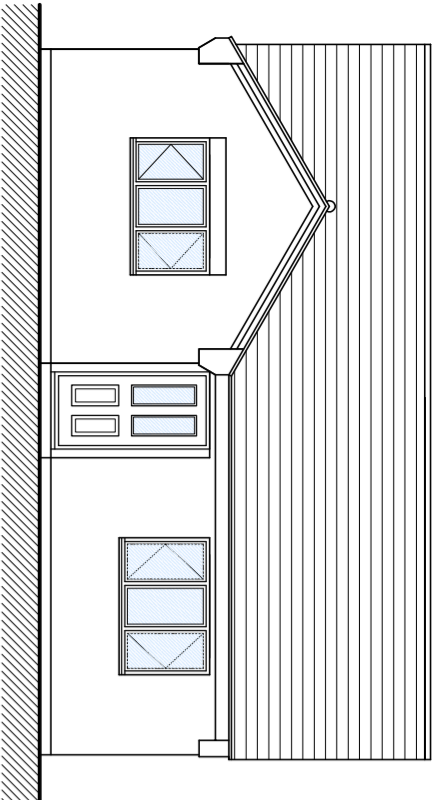
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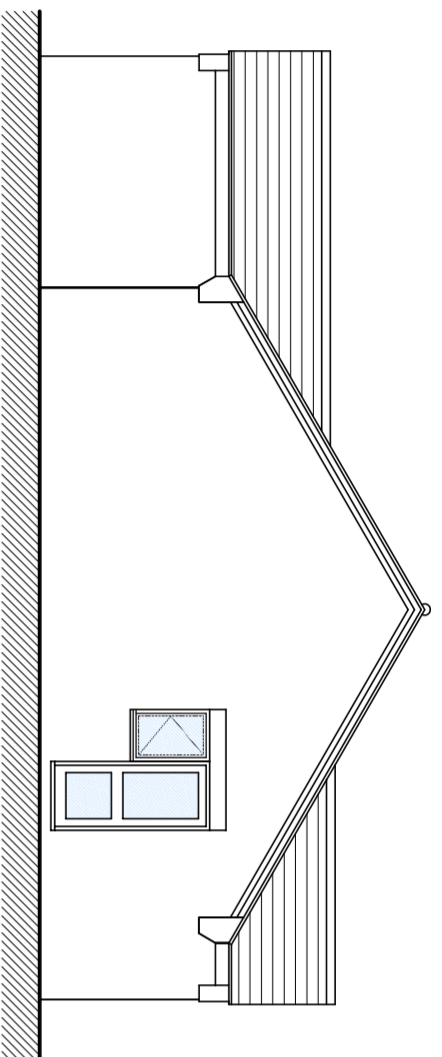
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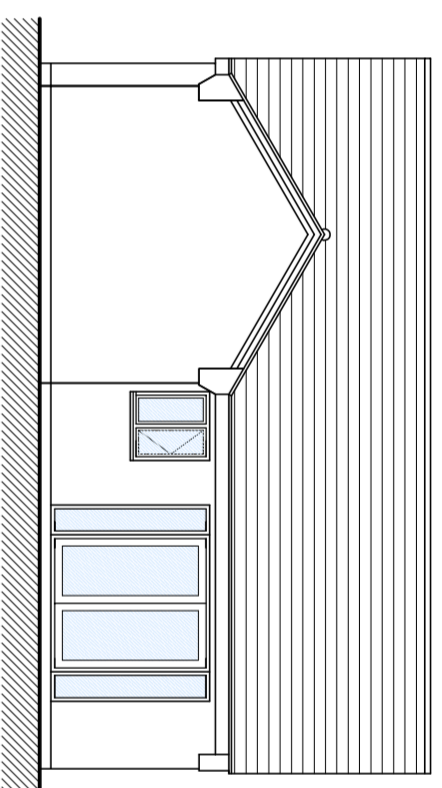




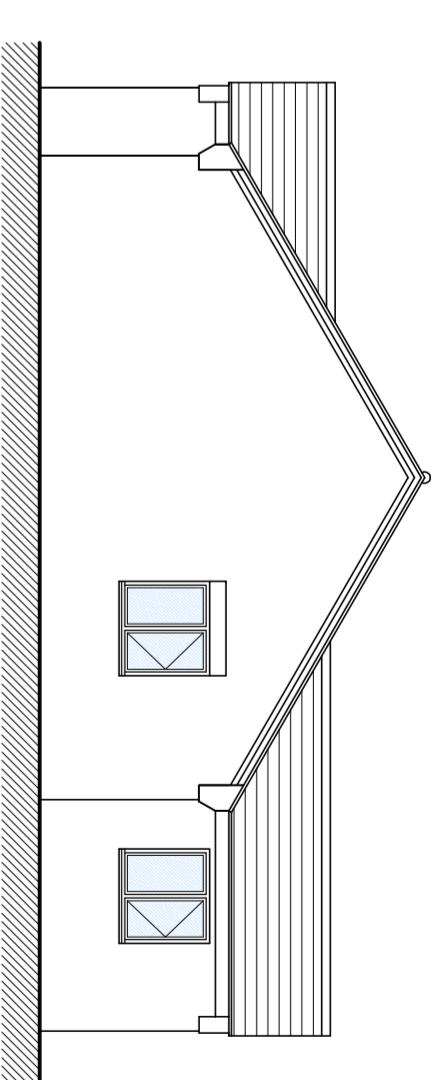
FRONT (SOUTH)  
ELEVATIONS 1:100



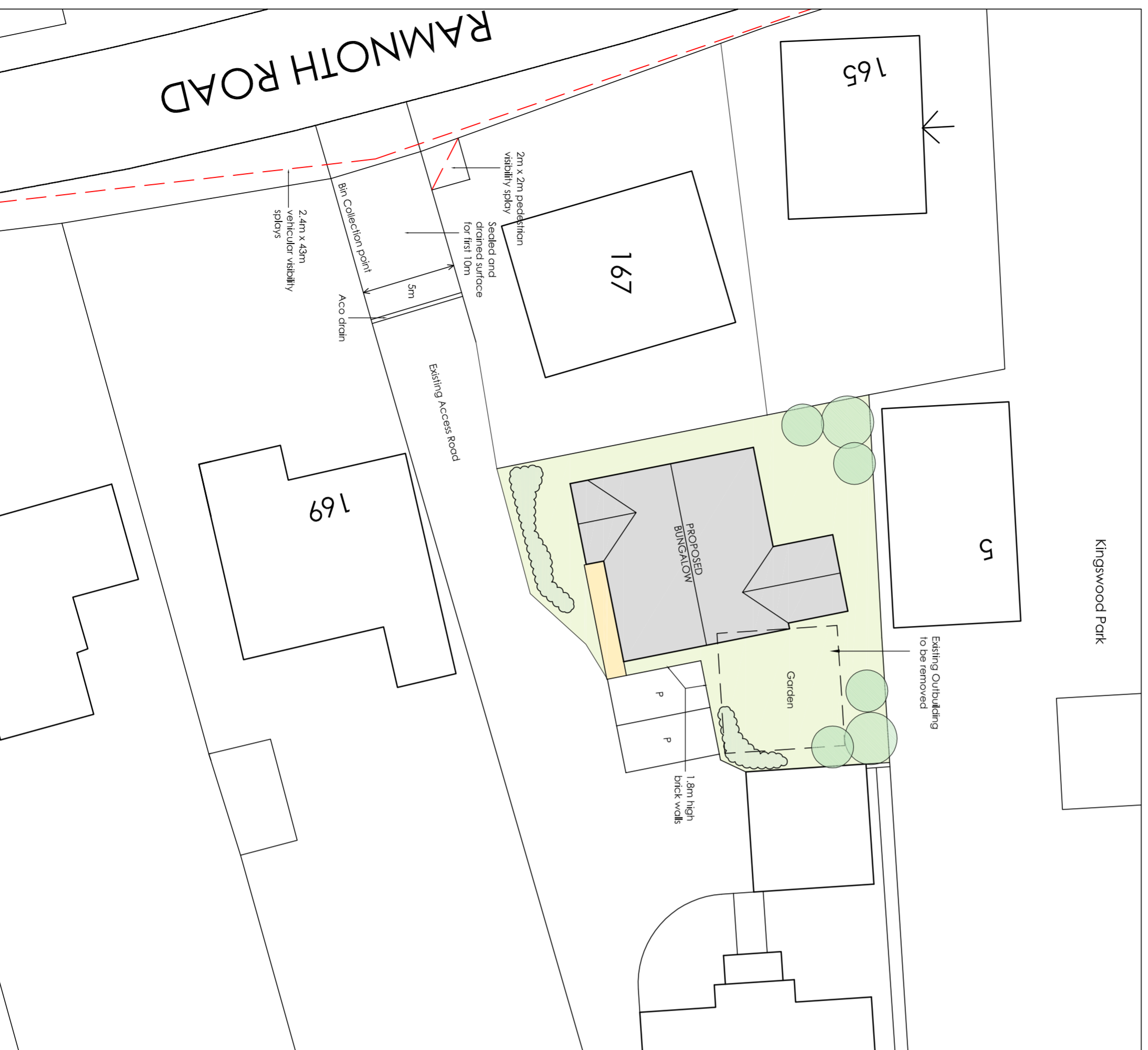
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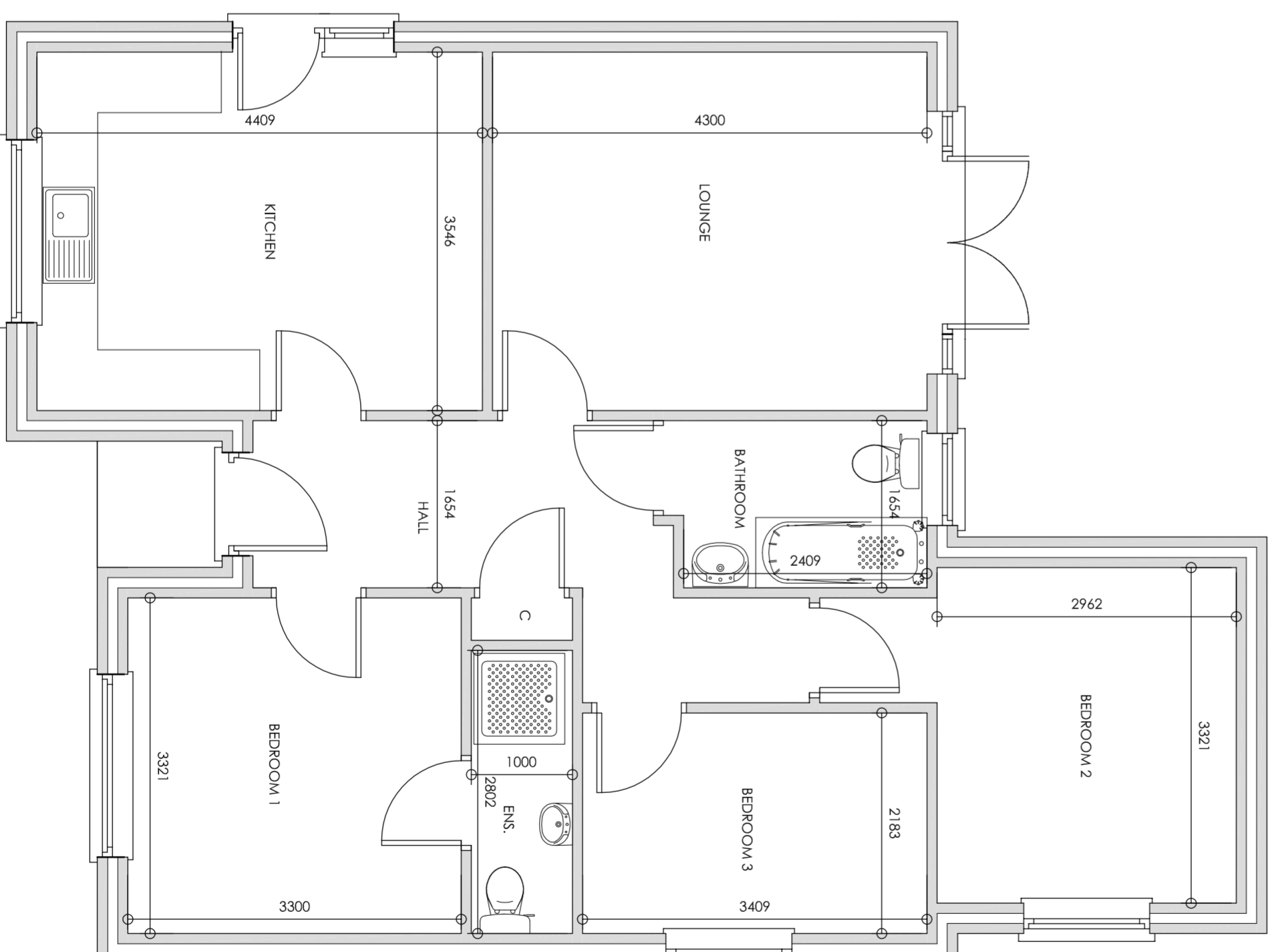
REAR (NORTH)



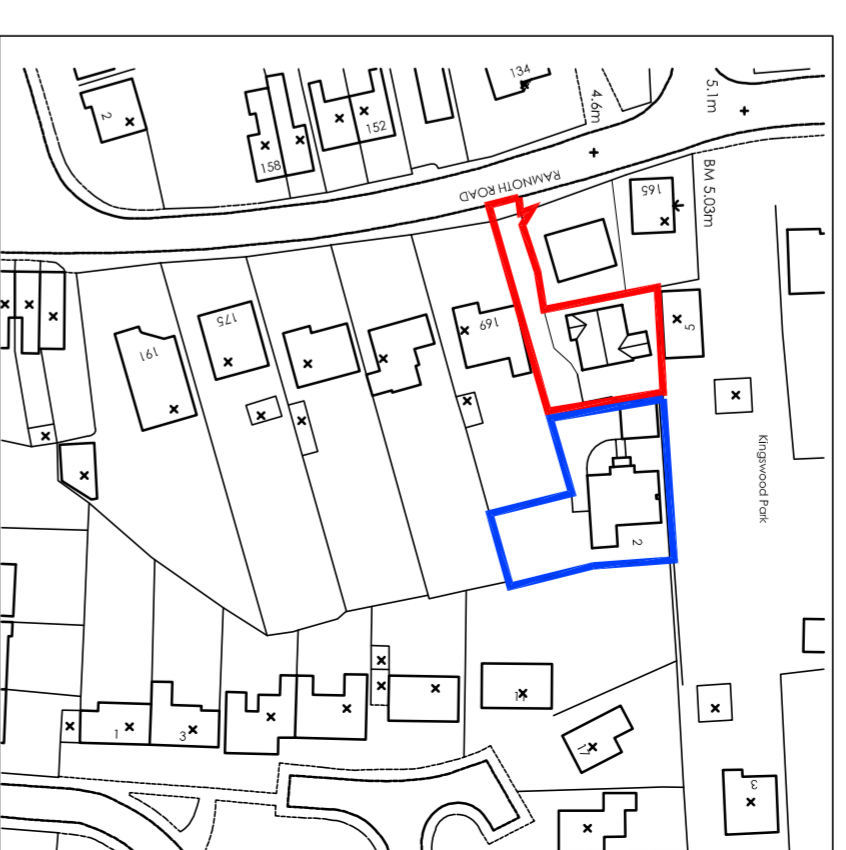
SIDE (EAST)



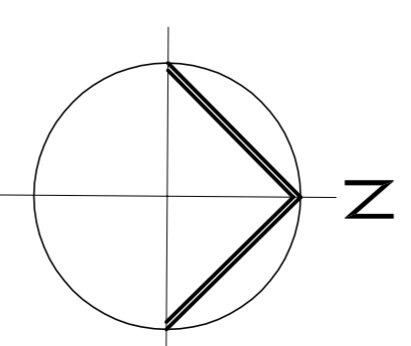
SITE PLAN 1:200



FLOOR PLAN 1:50



LOCATION PLAN 1:1250



**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
Plot 1  
Land North of 169 Ramnoth Road  
Wisbech  
Cambridgeshire

CLIENT  
**MR P GREEN**

DRAWING TITLE  
**NEW DWELLING**

DATE: SEPT 15 SCALE AS SHOWN JOB NO. **5588 - PL01K**

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