

F/YR16/0885/F

Applicant: Mr J Chambers

Agent : Morton & Hall Consulting Ltd

Land East Of 3, West Street, Chatteris, Cambridgeshire

Erection of a 2-storey, 3-bed dwelling involving the demolition of existing outbuilding

Reason for Committee: The number of objections which is contrary to the Officer's recommendation.

1 EXECUTIVE SUMMARY

The majority of this historic builder's yard was redeveloped in 2006 with 7 detached properties. With the benefit of hindsight and the adopted policies set out in the adopted Local Plan, it is considered that if the same scheme were to come forward today, it would be unlikely to receive planning permission. The density, layout, lack of private amenity areas and lack of parking would cause concerns. The proposal is for a new 2 storey dwelling on land which was retained for use as a builder's yard and is to the north of the previous development. The concerns of the residents are noted. The loss of the dilapidated building will be an improvement to the area. It is considered that the proposed dwelling is modest in size and would not impact any further on the character of the area or the amenity of residents of the existing properties to any greater extent that has been created by the previous redevelopment.

Therefore the application is recommended for approval.

2 SITE DESCRIPTION

The site is located on land to the rear of 3 West Street, currently occupied by a dilapidated outbuilding and a builder's yard. The yard was formerly much larger but was redeveloped following approval in 2006 for 7 dwellings. The plans approved in 2006 included part of this application site where the land is shown as two parking spaces to serve No 3 West Street. The site and the 7 dwellings (Hive End Court) are served by a shared private access road.

To the rear (north) of the site is a communal parking area. To the east is No 2 and to the south is No 5 Hive End Court.

3 PROPOSAL

This proposal is to redevelop the remaining builder's yard and erect a two storey dwelling following the demolition of the outbuilding. Two parking spaces will be provided to the east of the dwelling. Two parking spaces will also be provided to serve No 3 West Street within the rear courtyard of No 3. However, this falls outside the application boundary. The new dwelling would have 3 bedrooms. Dimensions are: 8m wide x 6.5m deep with a ridge height of 6.9m. No details of materials have been submitted. Part of the close boarded fencing along the edge

of the private access road will be removed to allow access to the development and the proposed parking spaces for No 3 West Street.

A previous application was withdrawn in April 2016. This application proposes a larger site area and garden area to achieve a third of the plot as garden area.

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O6EJ8VHE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR16/0123/F	Erection of a 2-storey 3-bed dwelling involving demolition of existing building Land East Of 3 West Street Chatteris Cambridgeshire	Withdrawn	11/04/2016
F/YR12/0211/F	Erection of a single-storey side extension to existing dwelling 2 Hive End Court Chatteris Cambridgeshire PE16 6HZ	Granted	05/04/2012
F/YR06/0766/F	Erection of 7 detached houses comprising of 2 x 5-bed two and a half storey and 5 x 4-bed two storey with garages Land South Of 3 West Street Chatteris Cambridgeshire	Granted	10/11/2006
F/YR06/0767/CA	Demolition of buildings Land South Of 3 West Street Chatteris Cambridgeshire	Granted	10/11/2006
F/1582/88/CA	Demolition of double garage 3 West Street Chatteris Cambs PE16 6HA	Granted	19/01/1989
F/1229/88/F	Erection of a single storey office block 3 West Street Chatteris 3 West Street Chatteris	Granted	11/10/1988
F/0006/78/F	Installation of new enlarged front windows 3 West Street Chatteris 3 West Street Chatteris Cambridgeshire PE16 6HA	Granted	03/03/1978

5 CONSULTATIONS

Chatteris Town Council

Object- overdevelopment of the site.

FDC Environmental Health

No objections- the unsuspected contamination condition should be added.

Local Residents/Interested Parties

Seven letters of objection have been received. Concerns include:

- Impact on privacy of No 1 West Street (garden and rear aspect), and blocking of light and poor outlook;
- Safety of children, damage to the road surface, and blocking of access during construction;
- Supply of utilities;
- Building contains asbestos;
- Does applicant have right of access, what will be the address of the property;
- Building materials are currently stored on the access road- will this continue;
- Loss of overspill parking along the boundary fence which is used by all residents of Hive End Court;
- Existing parking is limited and tight;

Adequacy of drainage and sewer capacity;
Will set a precedent for development along West Street.

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Fenland Local Plan 2014: LP1, LP2, LP3, LP15, LP16

7 KEY ISSUES

- **Principle of Development**
- **Design/ Amenity**
- **Parking**
- **Other**

8 ASSESSMENT

Principle of Development

Policy LP3 sets out the settlement hierarchy for the district. LP3 identifies Chatteris 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/ 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 builder's yard and the removal of the dilapidated building would be an improvement. The plot is easily accommodated between No 3 West Street and No 2 Hive End Court and does not give the impression of being overdevelopment. The scale and appearance of the dwelling is unlikely to cause visual harm to the streetscene and its general form is smaller than the majority of the properties within the development. 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 accordance with Policy LP16.

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring or future users. The concerns of No 1 West Street are noted. However the majority of views from the rear elevation of the proposal would overlook the rear parking area to the flats to the north. There may be the possibility of some overlooking from bedroom 2 of the proposal onto part of the rear garden of No 1 West Street. However, this is not considered to be so significantly harmful to warrant a refusal. The proposal would be to the southeast of the rear garden to No 1 and any overshadowing would be minimal and for a very short period of time as the sun moves around during the middle part of the morning.

No 5 Hive End Court is situated with its rear garden facing west, bounded by a curved brick wall, adjacent to the access road. The proposed dwelling would look onto the brick wall. There would be an element of overlooking from the first floor windows of the proposed dwelling. However, this is not considered to be any more significant than what currently exists from the adjacent properties (No 6 and No 7 Hive End Court). The proposal would not therefore be contrary to Policies LP2 and LP16.

Parking

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. Concerns have been raised by

the neighbours that the proposal would result in the loss of the unofficial overspill parking along the boundary fence which is used by all residents of Hive End Court and there is no doubt that the existing parking within the development is limited. However, the proposal would provide the required parking. Although not within the application boundary, another two spaces will be provided for No 3 West Street. It is also understood that the boundary fence can be removed at any time without planning permission which would limit the availability of this unofficial overspill parking area.

Other

During construction works, the builders would be required to operate within health and safety guidelines with regard to the safety of pedestrians. Damage to this private road and the blocking of access during construction is not a planning consideration. The developer would be required to abide by separate regulations with regard to the removal the asbestos. The supply of utilities, adequacy of drainage, and sewer capacity are not identified as being an issue within Chatteris.

Whether the applicant has a right of access is a private matter between the residents. Any future development proposed along West Street will be considered on its own merits.

9 CONCLUSIONS

The majority of this historic builder's yard was redeveloped in 2006 with 7 detached properties. With the benefit of hindsight and the adopted policies set out in the adopted Local Plan, it is considered that if the same scheme were to come forward today, it would be unlikely to receive planning permission. The density, layout, lack of private amenity areas and lack of parking would cause concerns. The proposal is for a new 2 storey dwelling on land which was retained for use as a builder's yard and is to the north of the previous development. The loss of the dilapidated building would be a visual improvement to the area. It is considered that the proposed dwelling is modest in size and would not impact any further on the character of the area or the amenity of residents of the existing properties to any greater extent than the previous redevelopment.

Therefore the application is recommended for approval.

10 RECOMMENDATION

Grant with conditions

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 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and unsuspected contamination shall be dealt with.

Reason -To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

3 Prior to the commencement of development samples and trade descriptions of

the external facing and roofing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

Reason- To ensure that the new materials are in keeping with the surroundings in accordance with Policy LP16 of the Fenland Local Plan 2014.

4 Prior to the commencement of the development hereby approved a scheme for hard and soft landscaping including boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason- To ensure the environment of the development is improved and enhanced in accordance with Policy LP16 of the Fenland Local Plan 2014.

5 Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason- To ensure that the precise height of the development can be considered in relation to adjoining dwellings

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and E);
- iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C);
- v) the erection of any walls, fences or other means of enclosure to the site (as detailed in Schedule 2, Part 2, Class A).

Reasons-

1. To ensure that the Local Planning Authority retains control over the future extension, alteration and enclosure of the development, in the interests of protecting visual amenity and the character of this part of the area in which it is set.
2. To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.
3. To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings
4. In order to control future development and to prevent the site becoming overdeveloped. In accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

7 Prior to the first occupation of the development hereby approved the proposed on-site parking areas 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 and in accordance with Policy LP15 of Fenland Local Plan 2014

Case Officer:	Team Leader:
Date:	Date:



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Scale = 1:1,250



PLANNING PURPOSES ONLY

EXISTING COMMUNAL CAR PARK TO REAR



PROPOSED SITE PLAN 1:100

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REVISIONS	DATE
B PLANNERS COMMENTS, SCHEME REDUCED	MAY 16
A PLANNERS COMMENTS, SCHEME REDUCED	APR 16

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Building
 Design
 Award
 Winner
 2007-2011

CLIENT
 Mr J Chambers

PROJECT
 Rear Of 3 West Street
 Chatteris
 Cambridgeshire
 PE16 6HA

TITLE
 Proposed Site Plan

NO.	DATE	BY	CHKD.
1	February 2016	R-Reporth	
2	February 2016		
3	February 2016		

DATE AS SHOWN

PROJECT NUMBER
 H4606/02a