

**F/YR16/1160/F**

**Applicant: Mr N Bedford**

**Agent : Mr N Lowe  
Peter Humphrey Associates Ltd**

**Land North Of, 36 North Green, Coates, Cambridgeshire**

**Erection of 3 x 2-storey 3-bed dwellings with detached garages involving the demolition of existing dwelling within a Conservation Area**

**Reason for Committee: The Town Council comments are at variance with Officer Recommendation.**

---

## **1 EXECUTIVE SUMMARY**

This is a full application for the erection of 3 dwellings (including 1 replacement) at Land north of 36 North Green in Coates. The site currently comprises one detached 2-storey dwelling and associated residential amenity space. The proposal will be for 3 detached dwellings with a shared access off North Green. The site is located in the Conservation Area.

The key areas for consideration are:

- Principle of development;
- Form and character of the surrounding area;
- Impact on the Conservation Area;
- Layout and Design.

The proposal has been assessed against the relevant planning policies and it is considered that the proposal fails to respect the existing form and character of the surrounding area by virtue of the proposed plot sizes. Furthermore, the proposal is not considered to enhance or respect the visual amenities of the Conservation Area. The proposal is therefore recommended for refusal as it fails to comply with the provisions of Policy LP16(d) and Policy LP18.

## **2 SITE DESCRIPTION**

- 2.1 The site is located to the northernmost part of North Green in Coates and currently comprises one two-storey detached dwelling and associated amenity land. The site is within the Conservation Area for Coates and is opposite a Grade II Listed Building. To the north of the site is a detached bungalow (30, North Green) and the Hartlands Development is located to the east (rear) of the site. Further residential development is located the south. The site is within Flood Zone 1.

## **3 PROPOSAL**

- 3.1 The application proposes 3 x 2-storey dwellings with detached garages which involves the demolition of the existing 2-storey dwelling on the site. The existing dwelling is a red brick, 2-storey, detached dwelling and does not demonstrate any particular historic or architectural merit.

- 3.2 The application proposes the 3 dwellings to be sited in a linear fashion with a shared access point off North Green, leading to a driveway for each property. Plot 1 has a detached garage and plots 2 and 3 have a shared garage block. Plot 1 will replace the existing dwelling, with Plots 2 and 3 to be sited on the current amenity area of the site. Each dwelling will have an area of private amenity space to the rear of the property and the plots will be bounded by the existing conifer hedge and 1.8m close boarded fencing.
- 3.3 Plots 1 and 2 have been designed to have a traditional cottage style appearance with a porch feature and first floor dormer windows to the front and rear elevations. The dwellings will have a footprint of approximately 10.4m x 7m, with an eaves height of 4m and a ridge height of 7.9m approximately. Plots 1 and 3 will provide a lounge, kitchen, utility room and dining room at ground floor and 3 bedrooms, an en-suite and bathroom at first floor. Plot 2 is of a more simple, 2-storey, farmhouse style dwelling. It will provide a lounge, utility and kitchen at ground floor and 3 bedrooms, an en-suite and bathroom at first floor level. Plot 2 will have a footprint of approximately 9.3m x 6m, and will have an eaves height of 4.9m with a ridge height of 8m (excluding chimney).
- 3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OI4KULHE06P00>

#### 4 SITE PLANNING HISTORY

F/YR16/0431/F	Erection of 3 x 2-storey 3-bed dwellings with detached garages involving the demolition of existing dwelling within a Conservation Area.	Withdrawn 15.08.2016
---------------	--	-------------------------

#### 5 CONSULTATIONS

##### 5.1 Town Council:

No objection and therefore support the application.

##### 5.2 CCC Archaeology:

The site lies in an area of high archaeological potential therefore it is recommended that the standard archaeological condition is placed on the development.

##### 5.3 FDC Environmental Health:

No objections in terms of local air quality or the noise climate. As the proposal involves the demolition of an existing dwelling the unsuspected contamination condition is required.

##### 5.4 Middle Level Commissioners:

No response received.

##### 5.5 CCC Highways:

No concerns in respect of pedestrian safety. Additional traffic will be generated and therefore there will be a likelihood of vehicles overrunning the greens/verges either side of the carriageway. Some form of widening local to the proposed sire access to allow 2 way vehicle flow is therefore required. The access should be 5m wide for the first 10m and be sealed and drained therefore the grasscrete should be omitted

for this section. Parking bays should be detailed for each property and the garages should measure a minimum of 3m x 7m internally. Defer for amended plans.

#### **5.6 FDC Conservation Officer:**

On balance no objection is raised to the principle of developing this site but the scheme put forward cannot be supported due to the overdevelopment of the site, the uniformity of the designs of the proposal and the overbearing presence within the conservation area. In its current form the proposal is considered to cause harm to the interests of the Conservation Area and the setting of the adjacent Listed Building.

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

##### **Objectors**

5 letters of objection received (from North Green and Hartlands) concerning (in summary):

- The Conservation Area would be spoiled by this development;
- There would be an adverse impact on the Listed Building opposite;
- Damage/displacement to wildlife;
- Concerns over noise pollution;
- Lack of adequate parking;
- Disruption to residents;
- Concern over the loss of trees/hedging;
- Health and safety concerns over the additional traffic that will be generated with no passing places, lighting or footpaths;
- Concerns over the drainage and potential for further standing water;
- This will exceed the village threshold for Coates;
- Would accept the restoration of the existing property;
- Disappointed with the way the community consultation was carried out and the level of responses received resulting in community support (5 positive, 4 negative);
- Concern over the scale, appearance and design of the proposal;
- Loss of privacy and overlooking.

## **6 STATUTORY DUTY**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

## **7 POLICY FRAMEWORK**

## **7.1 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;  
Section 11: Conserving and enhancing the natural environment;  
Section 12: Conserving and enhancing the historic environment.

## **7.2 National Planning Practice Guidance (NPPG)**

Conserving and enhancing the historic environment;  
Design;  
Health and Wellbeing;  
Rural Housing.

## **7.3 Fenland Local Plan 2014**

LP1: A presumption in favour of sustainable development;  
LP2: Facilitating health and wellbeing;  
LP3: Spatial strategy, the settlement hierarchy and the countryside;  
LP4: Housing;  
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;  
LP18: The historic environment;  
LP19: The natural environment.

## **8 KEY ISSUES**

- **Principle of Development**
- **Village Thresholds**
- **Layout and Design and Impact on the Conservation Area**
- **Health and wellbeing**
- **Economic Growth**
- **Other Considerations**

## **9 BACKGROUND**

- 9.1 An application was submitted earlier in 2016 (F/YR16/0431/F) for the same development as the current application. This application was withdrawn as no pre-application community consultation had been carried out to accord with Policy LP12.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy LP3 defines Coates as a Limited Growth Village where a small amount of development and new service provision will be encouraged and permitted, and such development may be appropriate as a small village extension. Furthermore, Policy LP12 Part A requires development in villages to be located either within or adjacent to the existing developed footprint and not result in linear or ribbon development. This site is located on the site of an existing dwelling, which is considered to be within the main developed footprint of Coates. As such, the proposal is considered to be acceptable in principle in line with the requirements of Policies LP3 and LP12.

### **Village Thresholds**

- 10.2 Policy LP12 also requires developments that increase the number of dwellings by 10% or more to provide demonstrable evidence of clear local community support for the scheme, generated through a proportionate pre-application community consultation exercise. The latest figures, dated 28<sup>th</sup> February 2017, show that Coates has exceeded its threshold by 3 dwellings, with the 10% threshold being 51 dwellings and the number of dwellings built/approved since April 2011 totalling 54. As such, in accordance with Policy LP12 Part A, a pre-application community consultation is required to demonstrate local support for the proposed development.
- 10.3 This application has been accompanied by a pre-application community consultation report which has been submitted to demonstrate local support for the scheme. The community consultation undertaken involved questionnaires being sent to 15 neighbouring dwellings and a site notice being displayed on the site frontage on 17<sup>th</sup> October 2016. Following this 9 responses were received, 5 of which were in support of the proposal and 4 of which objected. The responses have been provided to the Council. It is considered that the community consultation does not show an overwhelming level of local support – 44.5% object and 55.5% in support. Policy LP12 goes on to state that if demonstrable evidence of support or objection cannot be determined there will be a requirement for support from the applicable Parish or Town Council. As such, in this instance, as there is support from the Town Council, despite there not being clear support from the local community, it is considered that, on balance, the proposal is considered to comply with the community consultation requirements of Policy LP12 of the Local Plan.

#### **Layout and Design and the Impact on the Conservation Area**

- 10.4 The site is located within an area which demonstrates a wide variety in dwelling designs. There are a mix of architectural features and a variety in the age and scale of the dwellings present in the area. As such there is not considered to be a prevailing character in terms of design. The proposed dwellings have been designed to have a relatively traditional appearance, with Plots 1 and 3 being of a cottage-style design and Plot 2 having more of a farm house style. The previous application proposed 3 dwellings of the same design and at the time the Conservation Officer raised comments on the uniformity of the design. Whilst it is noted that a degree of variation has been included in the scheme this time, the Conservation Officer still raises concerns over the design and the amendments not being sufficient to overcome the initial concerns. In design terms the proposal is considered to have the potential to have an overbearing presence within the Conservation Area which will serve to rival the architectural qualities of the Listed Building sited opposite, which is the building that currently stands out within the street scene. The proposed design is not considered to be appropriate within the Conservation Area.
- 10.5 In terms of the layout of the site it is noted that each dwelling will be provided with the required amounts of private amenity space in accordance with Policy LP16(h) and that the dwellings have a suitable parking and turning arrangement in general terms. In addition, the dwellings are adequately spaced to minimise any adverse impacts on the amenities of future and existing residents. However, in Conservation terms and also in relation to the form and character of the surrounding area, the proposal raises some concerns in terms of the layout. It is considered that, when viewed in the context of the surrounding plots sizes (North Green and Hartlands), the proposal would result in much smaller plots than existing which would be detrimental to the visual amenities of the surrounding area. As such it is considered that the proposal would amount to the

overdevelopment of the site which would be out of keeping with the surrounding area. The Agent was offered the opportunity to reduce the proposal to 2 dwelling (1 replacement and 1 new dwelling) however did not wish to amend the proposal in this manner. As such, it is considered that the proposal would not be in keeping with the existing form and character of the surrounding area and as such would fail to preserve and enhance this part of the Conservation Area. As such the proposal fails to comply with the requirements of LP16(d) and LP18 in terms of the design and layout of the proposal.

### **Health and wellbeing**

- 10.6 Policy LP2 of the Fenland Local Plan seeks to ensure that new developments contribute positively to creating healthy, safe and equitable living environments by creating sufficient and the right mix of homes to meet people's needs, building homes which are easy to warm and safe from flooding, providing high levels of residential amenity and avoiding adverse impacts, amongst other criteria. This proposal would result in new dwellings which would be safe from flooding (Flood Zone 1) and would provide adequate levels of residential amenity for future occupants. As such the proposal is considered to comply with Policy LP2 in this instance.

### **Economic Growth**

- 10.7 The proposed development would provide 2 additional dwellings for Fenland's Housing Stock, as well as providing opportunities for local employment during the construction phase. As such the proposal would contribute to the economic growth of the District and therefore complies with Policy LP6 in this regard.

### **Other Considerations**

#### Biodiversity

- 10.8 The comments from the objectors in relation to the bats and birds which are seen around the site are noted. The application proposes to retain the existing conifer hedging to the rear of the site and also the 3 trees present on the verge to the site frontage. It is noted that the site is residential in nature and there is an existing dwelling on site therefore it is considered that the potential for habitats to be adversely affected is minimal in this instance.

## **11 CONCLUSIONS**

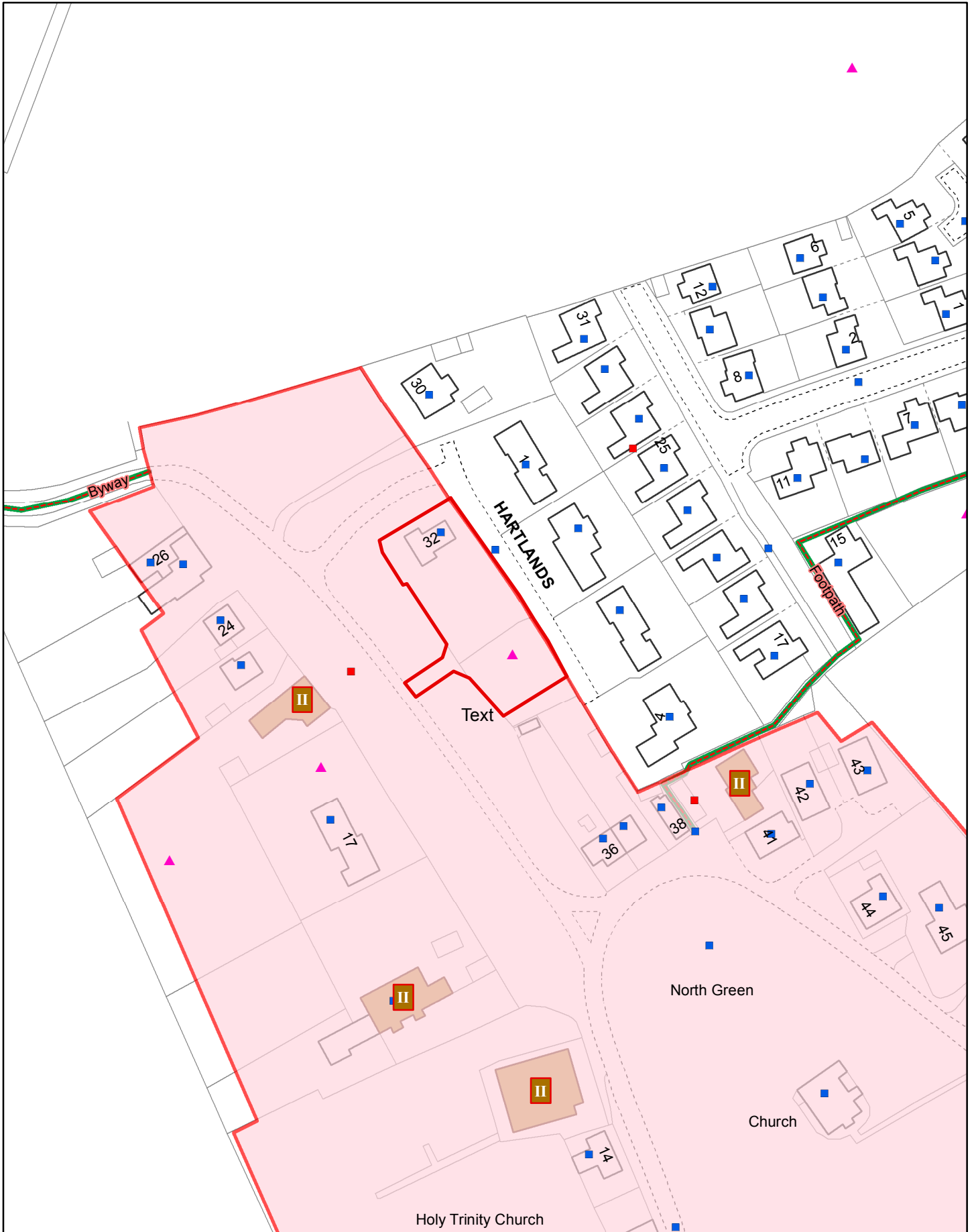
- 11.1 The proposed development, whilst acceptable in principle and in terms of the amenity space provided for the dwellings in general, would result in a development which is at odds with the form and character of this part of the Conservation Area, which is one of individual dwelling designs on spacious plots. As such, the introduction of these dwellings into the site would detract from the existing visual amenities and would not protect or enhance the Conservation Area. The proposal therefore fails to comply with Policies LP12, LP16 and LP18 of the Local Plan.

## **12 RECOMMENDATION**

Refuse

- 1. Policy LP12(d) requires development in villages to be of a scale and in a location that is in keeping with the core shape and form of the settlement and to not harm the character and appearance. Similarly, Policy LP16(d) seeks to ensure that new developments make a positive contribution to the local distinctiveness and character of the area,**

enhance its local setting and do not adversely impact in scale or design terms on the street scene. The site is located within the Conservation Area, where the prevailing form and character is of individually designed dwellings on spacious plots. As such, the introduction of 2 new dwellings and 1 replacement would result in a development that does not respect this existing form of development and would be over dominant within the street scene, distracting from the existing focus provided by the nearby Listed Building and thereby failing to protect and enhance the heritage assets and their settings. Furthermore, the proposed development would result in the overdevelopment of the site which would be at odds with the prevailing form and character of the surrounding area. As such the proposal is considered to fail to comply with Policies LP12(d), LP16(a) LP16(d) and LP18 of the Fenland Local Plan, 2014.



Created on: 20/12/2016

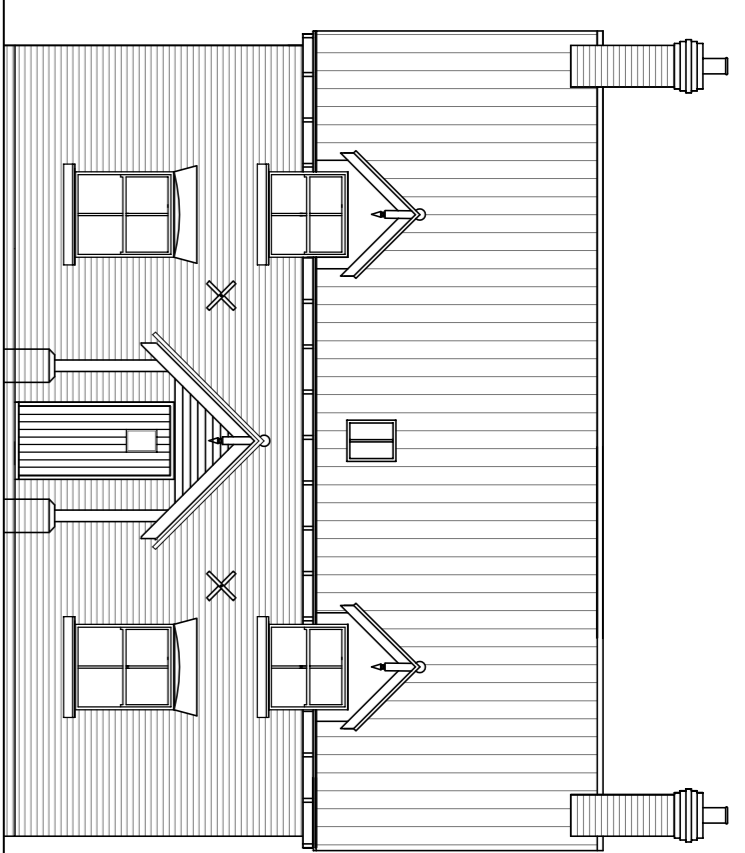
© Crown Copyright and database rights 2016 Ordnance Survey 10023778

F/YR16/1160/F

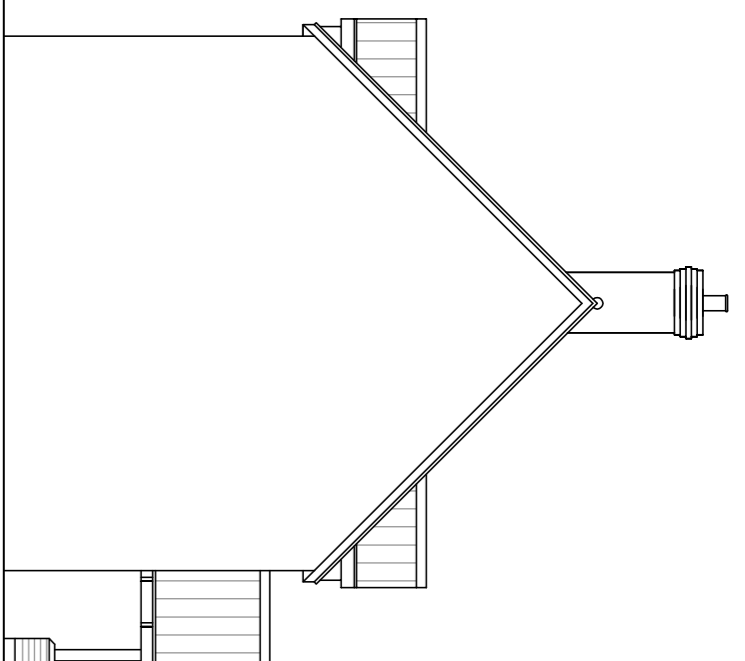
Scale = 1:1,250



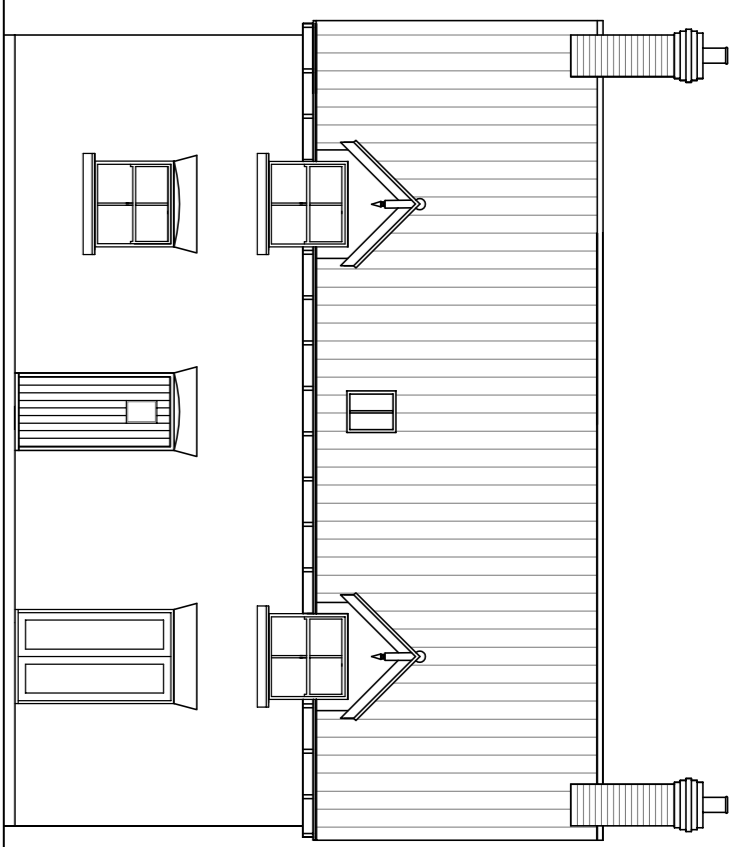




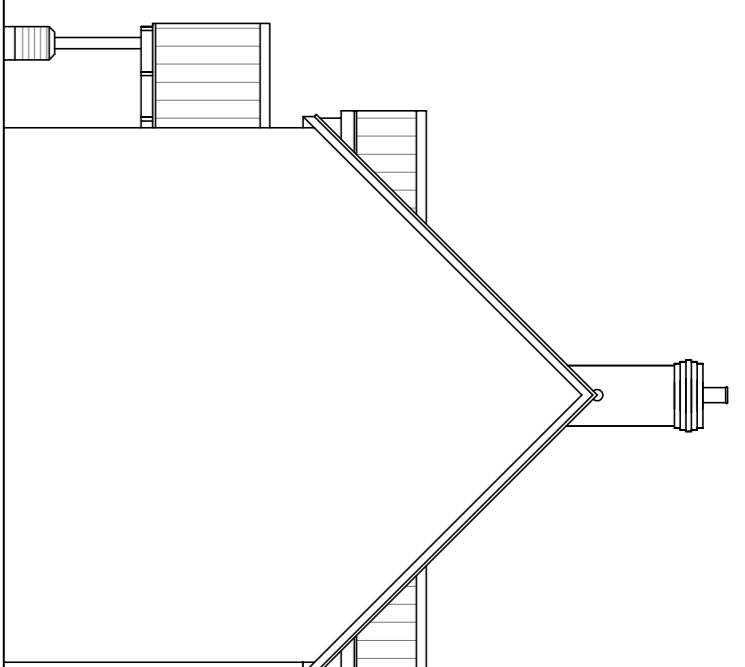
FRONT ELEVATION  
SCALE 1:100



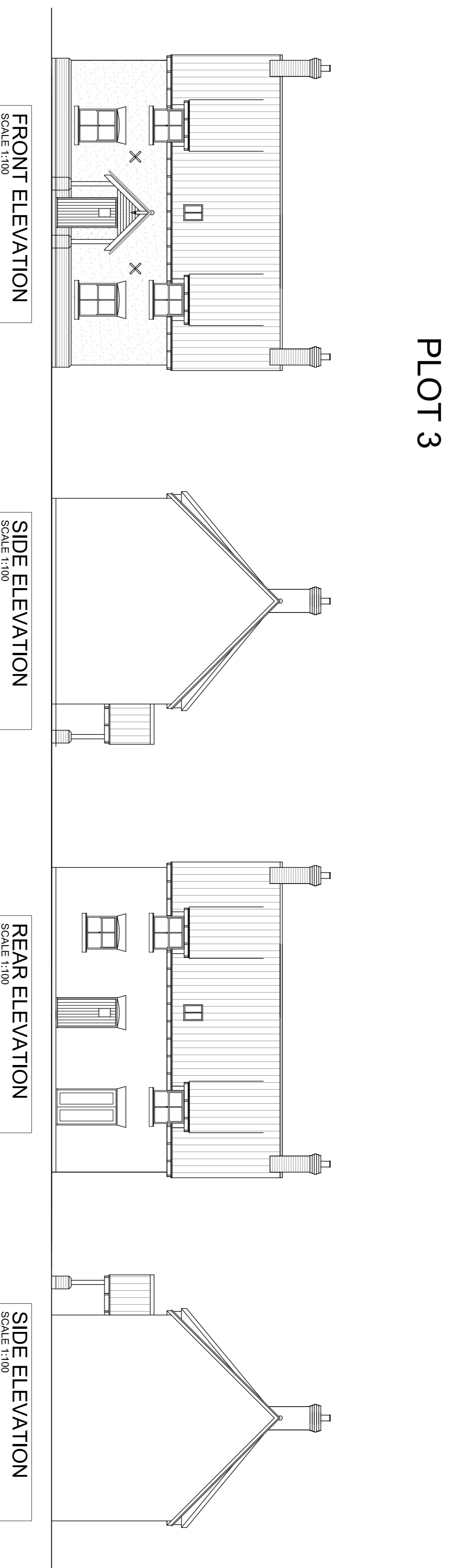
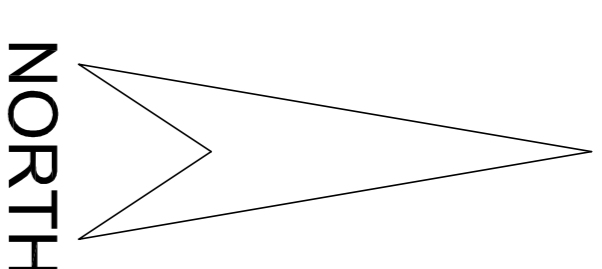
SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100

REAR ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100

PLOT 1



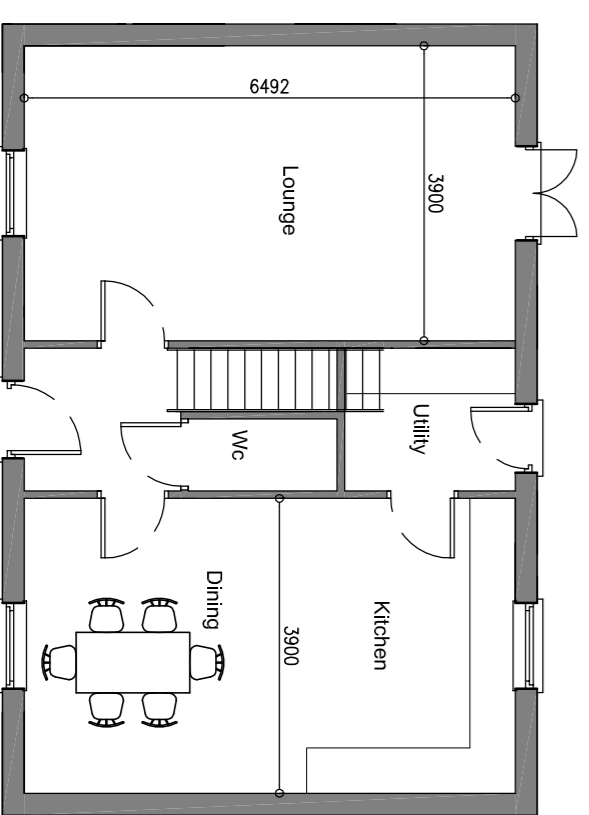
SITE PLAN 1:500

TREE SCHEDULE - in accordance with BS 5837 'Trees in relation to construction'

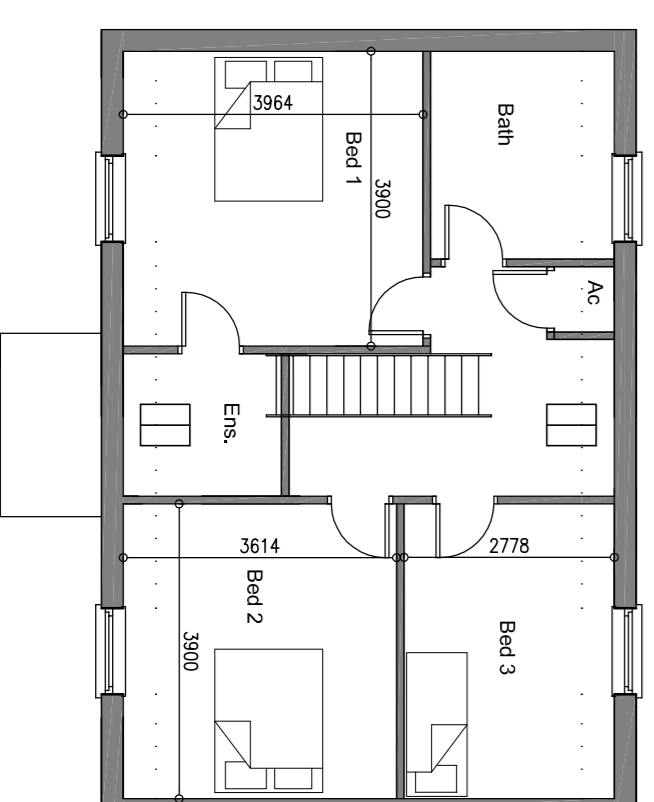
Tree No.	Common tree name	Height (m)	Canopy diameter (m)	Trunk diameter (m)	Tree age	Condition	Recommendations
11	Horse Chestnut	7.000	6.000	0.300	Young	Good	Retain
12	Horse Chestnut	6.500	6.000	0.300	Young	Good	Retain
13	Horse Chestnut	7.000	6.000	0.300	Young	Good	Retain

Method statement for protection of trees on site during construction:

- Prior to any contractor occupancy of the site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with BS 5837 unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained. A clear exclusion zone of retained trees unless they are enclosed by hard-kay walls above 25mm in diameter should be left and advice sought on whether it will affect the long term potential of the trees.

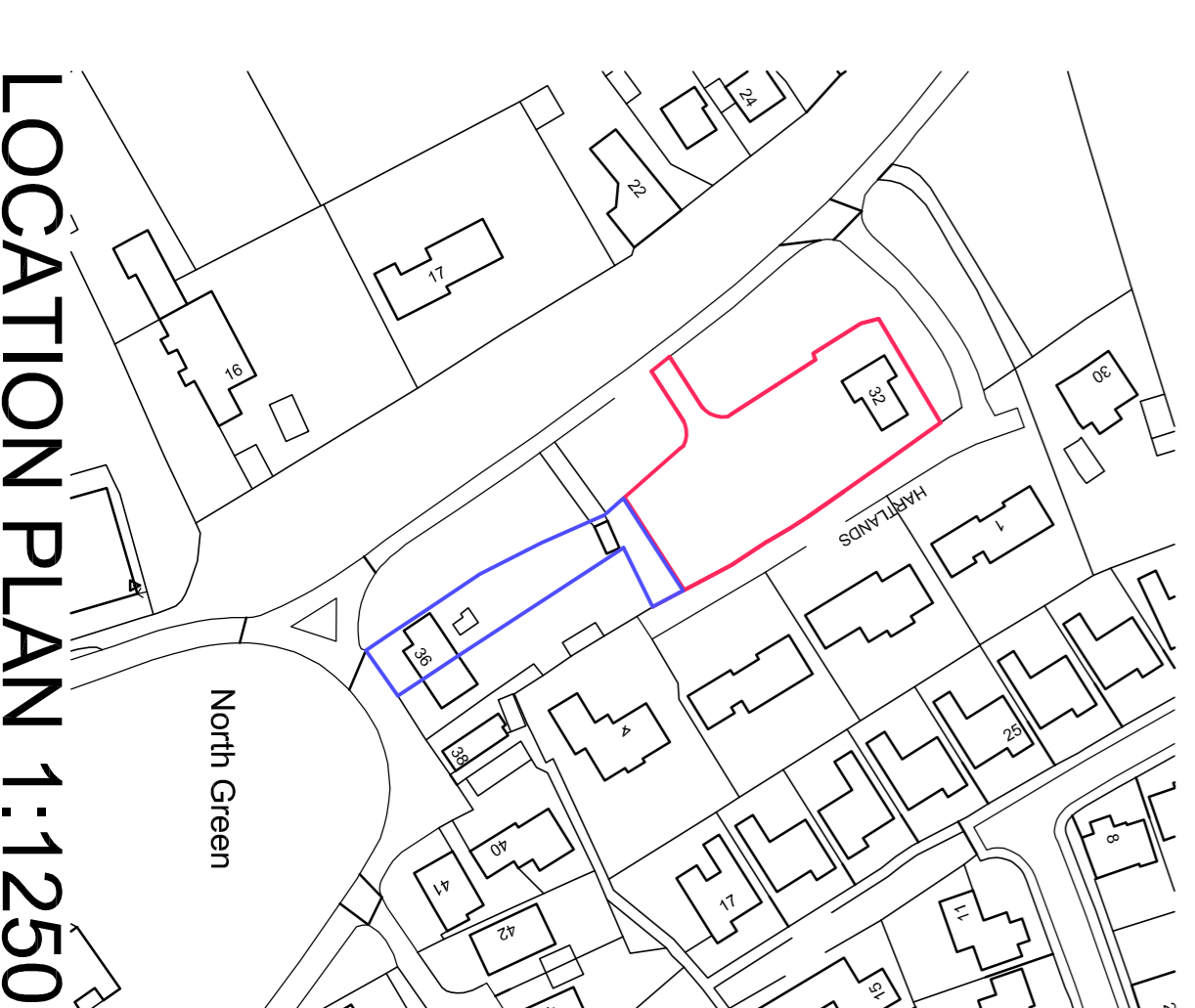


GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

PLOTS 1 & 3



LOCATION PLAN 1:1250

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
PROPOSED DWELLINGS

SITE  
NORTH OF 36  
NORTH GREEN  
COATES  
CAMBS

DRAWINGS  
PROPOSED

CLIENT  
MR BEDFORD

DATE JAN 2016 SCALE AS SHOWN JOB NO. 5433-PL01a

DO NOT SCALE FROM THIS DRAWING  
COPYRIGHT: THIS DRAWING MUST NOT BE REPRODUCED, LOANED, OR COPIED  
WITHOUT THE CONSENT OF PETER HUMPHREY ASSOCIATES

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING  
TELEPHONE: 01945 468 986  
E-MAIL: info@peterhumphrey.co.uk  
57-59 Market Street, Peterborough, Cambs PE1 1UA

