

F/YR16/1083/F

Applicant: Mr J Walker

Agent : Morton & Hall Consulting Ltd

29 Darthill Road, March, Cambridgeshire, PE15 8HP

Erection of a 2-storey 4-bed dwelling involving demolition of existing dwelling and formation of new access and kerb

Reason for Committee: Officer's recommendation differs to the seven support letters.

1 EXECUTIVE SUMMARY

This application seeks full planning permission for the erection of a two-storey four-bed dwelling involving the demolition of the existing single-storey dwelling and the formation of a new access and kerb.

The site is located within the settlement of March and lies within Flood Zone 1 (low risk).

The proposed development is considered not to cause adverse harm to the character and appearance of the local area. However, given its close proximity to the neighbouring (No.31 Darthill Road) conservatory, the proposed two-storey dwelling will cause adverse residential amenity harm in terms of overbearing, overshadowing, loss of light and outlook. As such, the proposed development conflicts with Policy LP2 and LP16 of the Fenland Local Plan 2014.

Therefore, the proposed development is recommended for refusal.

2 SITE DESCRIPTION

2.1 The site is situated within the settlement of March, to the east of Darthill Road. To the north (No. 31 Darthill Road) and south (No.27 Darthill Road) of the site is residential dwellings of two-storey height and to the west (No.6 Robingoodfellows Lane) is a therapy centre. A single-storey dwelling with a single-storey side extension is located on site. The local area is characterised by residential dwellings of mixed height, scale and architecture.

2.2 The site is located within Flood Zone 1 (low risk).

3 PROPOSAL

3.1 This planning application seeks full planning permission for the demolition of the existing single-storey dwelling and the erection of a two storey four bed dwelling. The proposed dwelling will be 7.2 metres to the ridge and 5 metres to the eaves as well as 8 metres in length with a width of 8.4 metres. The proposed dwelling will have a gable roof and there will be necessary openings on the front and rear

elevation for the building to operate as a dwellinghouse. A chimney stack is also proposed on the south elevation.

3.2 The proposal will involve formation of a new access to the north of the site and will provide two car parking provision onsite with bin storage in the rear curtilage.

3.3 The proposal will be constructed from the following materials:

- Walls – facing brick.
- Windows – uPVC.
- Doors – uPVC.
- Guttering and downpipe – uPVC.

3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

4.1 No planning history since 1974.

5 CONSULTATIONS

March Town Council

Recommend approval.

Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the development involves the demolition of an existing building a condition should be imposed.

Local Highway Authority

The proposal is for the erection of a new 4 bedroom dwelling including the demolition of the existing dwelling.

Vehicle to pedestrian visibility splays will need to be provided on the plan, detailed as 2m x 2m with no obstruction over 0.6m.

The access should be sealed and drained away from the public highway.

To accord with FDC's parking policy the application should come forward with a minimum of three parking spaces. The on street parking outside the development is well used along the length of Darthill Road. FDC should be mindful of the above when determining this application and how it may have an effect on residential amenity.

Highways would have no objection to the application if suitable conditions were imposed.

Middle Level Commissioners

No comments received.

Local Residents/Interested Parties

Objection

Three objections have been received from local residents of March which have expressed the following concerns (summarised):

- Overshadowing
- Out of character
- Outlook
- Overlooking
- Loss of light

Support

Seven letters has been received expressing support for the proposal.

Representation

A representation letter has also been received from a local resident that expressed their water and sewerage connection gets affected when the occupants of the host house use the water and sewerage services.

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).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 11 – Decisions should accord with the development plan
Para 56 – Good design

Fenland Local Plan 2014 (FLP)

LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP15 – Sustainable Transport
LP16 – Delivering and Protecting High Quality Environments

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Private Amenity**
- **Other Considerations**

9 BACKGROUND

- 9.1 The Agent has submitted a number of revised proposals to address the concerns of the Planning Officer and objection letters, in regards to poor amenity space, overshadowing, overbearing and poor outlook. These matters will be discussed below.
- 9.2 The latest revised plans will form part of the assessment for this application.

10 ASSESSMENT

Principle of Development

- 10.1 The site is located within the built framework of March. Policy LP16 supports the principle of such development subject to the design and appearance and its impact on the character of the area and amenity of neighbouring properties. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. The principle of the development is therefore acceptable subject to the policy considerations set out below.

Character and Appearance

- 10.2 The local area is predominantly characterised by two-storey residential dwellings of varied heights. The proposed dwelling will be constructed from materials that reflect the adjacent dwellings (No.s 27 & 31) and therefore will be of a similar appearance. The scale of the proposed development is considered to be commensurate within the context of its site area.
- 10.3 As such, it is considered that the proposed development will not adversely impact the local character of the area or be an overdevelopment of the site. The proposal therefore suffices Policy LP16 of the FLP.

Residential Amenity

- 10.4 The proposed dwelling will be 3 metres from the boundary abutting No.27, 0.6 metres from the boundary abutting No.31 and 6 metres from the boundary abutting No.6. It will be in line with the front façade of No.31, with No.27 being slightly set back and No.6 being built on the adjoining boundary line.
- 10.5 No.31 has expressed strong concerns relating to their outlook, and overshadowing and loss of light to their conservatory and kitchen with the introduction of the proposal. The conservatory is positioned to the rear of the building and near the adjoining boundary of the application site. The conservatory and kitchen area will be faced with a flank gable wall with the introduction of the two storey dwelling, which currently with the single-storey dwelling on the application site, the views from the kitchen and conservatory are open. Thus, the two-storey dwelling will result in a poor outlook for the occupants of No.31 and cause an overbearing development. The height of the proposed dwelling together with the built orientation will also result in unacceptable overshadowing and loss of light. It is therefore considered that the proposal will significantly dilute the residential amenity enjoyed by the occupants via the Conservatory and Kitchen area.
- 10.6 No.6 is a single-storey building and used as a therapy centre and therefore the proposal will not cause any residential amenity harm.

- 10.7 No.27 being slightly set back, positioned to the south of the site and a similar scale and mass as the proposed development is considered not to cause adverse harm in terms of overbearing, loss of light, overshadowing and outlook.
- 10.8 The proposal only having opening to the rear and front of the dwelling which will not result in adverse harm in terms of overlooking or loss of privacy.
- 10.9 Overall, it is considered that the proposed development will result in unacceptable residential amenity harm to No.31 and therefore conflicts with Policies LP2 and LP16 of the FLP.

Private Amenity

- 10.10 The proposed development will provide better rear amenity space compared to the current situation. However, the distance to the rear flank wall of No.6 to the rear elevation of the proposed dwelling (6 metres) will provide a prominent and poor outlook which would provide a low quality of environment for future occupants.
- 10.11 As such, the proposal conflicts with Policy LP2 and LP16 of the FLP.

Access and Parking

- 10.12 The access has been moved from the south-west boundary to the north-west boundary. The Local Highway Authority considers the proposed access will not cause adverse harm to highway user and therefore has not objected to the scheme.
- 10.13 Fenland District Council's parking standards stipulates a dwelling of four bedrooms or more should provide three car parking spaces onsite. Although, if a site has good transport links then a reduction in car parking provision can be acceptable. The site currently has one car parking space for a two-bed dwelling. The scheme will provide two car parking spaces onsite and whilst it is noted that the scheme will provide an addition of one car park space, it does not suffice Fenland Parking Standards. However, given it is walking distance to March town centre that has good transport links, it is considered that two onsite parking spaces is adequate.
- 10.14 As such, the proposed development complies with policy LP15 of the FLP.

Other Considerations

- 10.15 The scheme has received objections and support letters which the above section addresses the matters expressed. It is considered that the proposed development will result in adverse harm in terms of residential and private amenity.

11 CONCLUSIONS

- 11.1 The proposed development is considered not to cause adverse harm to the character and appearance of the local area. Although, given its close proximity to the neighbouring (No.31) property, the proposed two-storey dwelling will cause adverse residential amenity harm in terms of overbearing, overshadowing, loss of light and outlook. Furthermore, the proposed development will be an inadequate distance from the rear flank wall and gable roof of No.6 which will cause a prominent and poor outlook or future occupants. As such, the proposed development conflicts with Policy LP2 and LP16 of the Fenland Local Plan 2014.

11.2 I, therefore, recommend refusing planning permission for this application.

12 RECOMMENDATION

Refuse for the following reason:

- 1. Policy LP2 and LP16 (e) of the Fenland Local Plan requires new developments to provide high quality environments and to not adversely harm the residential amenity of neighbouring properties. The close proximity together with the scale and mass of the proposed two-storey dwelling to the neighbouring property (No.31 Darthill Road) would appear as an intrusive and overbearing feature, causing overshadowing and leading to a poor outlook which will compromise the residential amenity of the occupants. Furthermore, the distance (6 metres) from the rear elevation of the proposed dwelling to the rear flank wall and gable roof of No.06 Robingoodfellows Lane will cause poor outlook and amenity space for future occupants. For this reason the proposed development fails to comply with Policy LP2 and LP16 (e) of the Fenland Local Plan 2014.**



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Scale = 1:1,250



MATERIALS

- ROOF : MARLEY MODERN PAN TILE GREY
- BRICKWORK : TBS GRANCHESTER BLEND
- WINDOWS AND DOORS : WHITE UPVC
- GUTTERS/DOWNPIPES : BLACK UPVC

LEGEND

- CONCRETE SLAB (BASE SLIP)
- PERFORABLE BLOCK PAVING (BASE SLIP)
- WASTE BINS
- GRASS
- VEGETATION
- GRAVEL

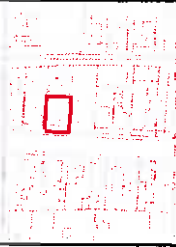
POLICY LP16

- SITE AREA = 210m²
- PROPOSED DWELLING AREA = 71m²
- REAR GARDEN AREA = 85.6m² - 40%
- FRONT GARDEN AREA = 24.6m² - 11%
- DRIVE AREA = 28.8m²



EXISTING GROUND FLOOR PLAN (1:100)

Readers are advised that this plan is a preliminary plan and is subject to change without notice. It is not to be used for any other purpose without the written permission of the author. The author is not responsible for any errors or omissions in this plan. The author is not responsible for any damage or loss of any kind arising from the use of this plan. The author is not responsible for any claims or actions of any kind arising from the use of this plan. The author is not responsible for any claims or actions of any kind arising from the use of this plan.



LOCATION PLAN (1:1250)
LICENSE NO: 100031961

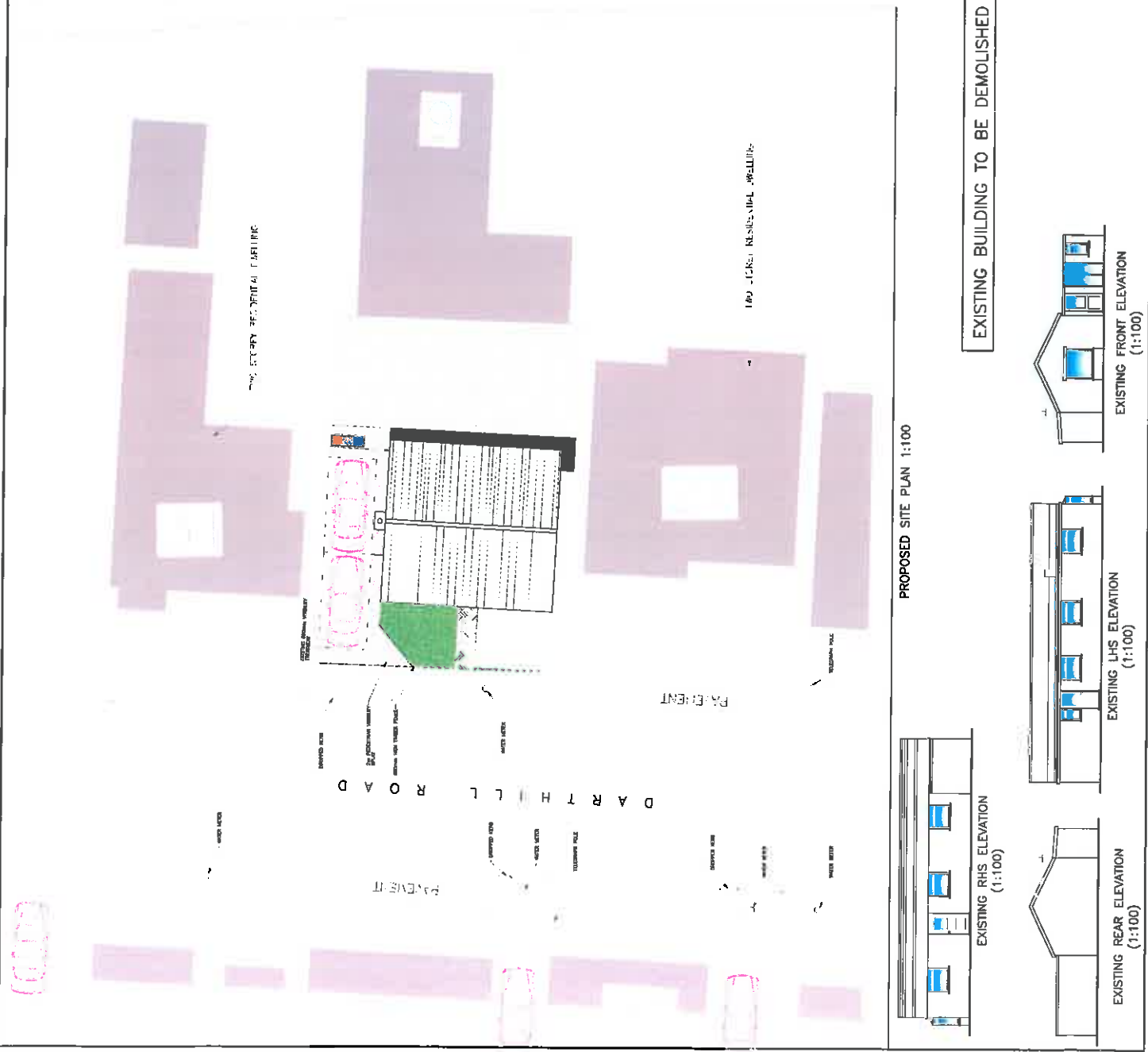
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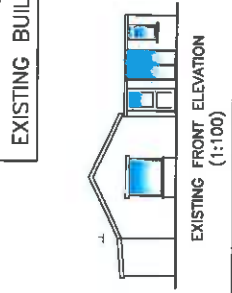
Existing Arrangement & Proposed Site Plan

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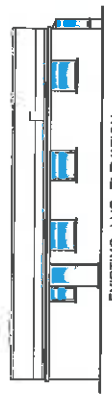


PROPOSED SITE PLAN 1:100

EXISTING BUILDING TO BE DEMOLISHED



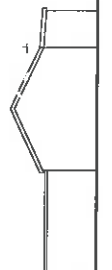
EXISTING FRONT ELEVATION (1:100)



EXISTING LHS ELEVATION (1:100)



EXISTING RHS ELEVATION (1:100)



EXISTING REAR ELEVATION (1:100)