

F/YR17/0032/F

Applicant: Mr A Cobb

**Agent : Mr Gareth Edwards
Swann Edwards Architecture Ltd.**

Plots 5 and 6 Land West of 450, March Road, Turves

Erection of 2no dwellings comprising of 3-storey 5-bed with detached 2-storey garage (store over) and 2-storey 4-bed with 1-bed annexe and integral garage involving the formation of a new vehicular access.

Reason for Committee: Due to the level of support received contrary to Officer Recommendation and because the previous application was considered by Planning Committee.

1 EXECUTIVE SUMMARY

This is a full application for the erection of 2 detached dwellings to land west of 450, March Road in Turves. The dwellings will comprise of a 3-storey 5-bed dwelling with detached 2-storey garage and a 2-storey 4-bed with annexe and integral garage. The proposal involves the upgrading of the existing field access to form a new vehicular access. The dwellings are large and sited on relatively large plots.

The key issues for consideration are:

- The principle of development;
- Access and highway safety;
- Layout and Design;
- Impacts on the residential amenity and character of the area;
- Flood Risk
- Section 106 requirements.

The application has been considered against the relevant local and national planning policies. It is considered that, whilst the principle of the development in this location is now acceptable, the scale of the dwellings would not reflect the existing character and would result in adverse impacts on the adjoining dwellings. As such the proposal is recommended for refusal on these grounds.

2 SITE DESCRIPTION

2.1 The site is located to the south of March Road in Turves, and currently comprises the southern half of an agricultural field. The remaining northern part of the field is subject to a separate application which is running concurrently with this proposal (F/YR17/0033/F) and follows next on the Agenda for consideration. The site comprises agricultural land. To the east and west of the site are existing residential developments, with School Close to the east forming a small estate, and properties fronting onto March Road to the west. To the north of the site, across March Road, is further agricultural land and the railway, and to the south is further agricultural land. The site is located within Flood Zone 3.

3 PROPOSAL

- 3.1 This is a full application for 2 detached dwellings. These dwellings, when viewed in conjunction with the concurrent application for 4 frontage dwellings, would total a small residential estate of 6 detached dwellings.
- 3.2 The proposed dwellings which form this application are Plots 5 and 6 and will be accessed via the easternmost side of the application site, alongside 450 Main Road and School Close. Plot 5 will be sited to the western side of the site, and Plot 6 will be directly south from the access on the eastern side of the site. Both plots will share the access which will then split into 2 separate driveways. The dwellings will be sited centrally within their plots with a large parking and turning area to the front of the dwellings and large private gardens to the rear.
- 3.3 Plot 5 will comprise of a 3 storey dwelling (involving rooms in the roof) and will have a detached triple garage located to the north. It will have a footprint of approximately 16m x 9m, with an additional rear single storey element measuring approximately 4.5 x 16m. The dwelling will have a ridge height of 8.8m approximately. The dwelling will have a central 2-storey glazed element to the front elevation and roof dormer windows to the second floor. The dwelling will have a single storey rear extension with a lantern style rooflight feature to either side of the 2 storey central element to the rear elevation. At ground floor the dwelling will provide a living room, utility, wc, games room, study and dining/family room. At first floor the dwelling will provide 3 bedrooms, a bathroom, en-suite and dressing room, and 2 bedrooms and a bathroom are proposed to the second floor.
- 3.4 The detached triple garage for Plot 5 will have a footprint of approximately 11.6m x 6.6m with a ridge height of approximately 6.8m. The design will reflect the character of the main dwelling, with dormer window features and 3 garage doors. The garage will provide parking and a store at ground floor level and a storage area above.
- 3.5 Plot 6 comprises a 2-storey dwelling with an attached triple garage with room above. The main dwelling will have a footprint of approximately 9.4m x 13.2m, with the attached garage having a footprint of 6.2m x 10m. Extending off the rear of the garage is an annexe with a footprint of 10.3m x 6.4m excluding the side extension element. The main dwelling will have a maximum ridge height of approximately 9m, with the garage subservient to the main dwelling with a ridge height of 7.2m approximately. The annexe is single-storey and will have a maximum ridge height of 5.6m. The dwelling will provide a living room, dining room, study, family/dining room, kitchen and utility at ground floor, and 4 bedrooms (one above the garage), a dressing room. 2 en-suites and a bathroom at first floor. The annex will provide a bedroom, kitchen/living area and bathroom. The design reflects that proposed for plot 5 with dormer window features to the garage and 2 gable fronted features to the front elevation of the main dwelling.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OHTBQ1HE01U00>

4 SITE PLANNING HISTORY

F/YR16/0115/F	Erection of 7no dwellings comprising of 4 x 2-storey 4-bed with integral garages, 2 x 3-storey 5-bed with detached garages (store over) and 1 x 2-storey 4-bed with 1-bed annexe and integral garage and formation of 2no vehicular accesses.	Refused July 2016	25 th
F/YR15/1114/F	Erection of 7 x dwellings comprising of 4 x 2-storey 4-bed with integral garages, 1 x 2-storey 5-bed with integral garage and 2 x 3-storey 5-bed with 2-storey detached garages (store over) and the formation of 2 x accesses.	Withdrawn September 2016.	2 nd
F/YR03/0501/O	Erection of 4 pairs of semi-detached houses	Refused June 2003.	25 th

5 CONSULTATIONS

5.1 Town Council:

No objection and therefore support the application.

5.2 CCC Highways:

No highway objections subject to conditions relating to parking and turning provision, temporary facilities for construction vehicles, pedestrian visibility splays and access construction.

5.3 Middle Level Commissioners:

No response received.

5.4 Environment Agency:

No objections in principle. Finished floor levels should be as per the submitted FRA. Provides guidance comments on flood risk and contaminated water.

5.5 FDC Housing Strategy:

The total number of dwellings to be counted for this application is therefore 6 dwellings. For this application I would expect an affordable housing contribution equivalent to one dwelling and a further 0.2 of one dwelling in accordance with the Local Plan policy.

5.6 Local Residents/Interested Parties

Objections

1 letter of objection received (from School Close) concerning (in summary):

- Loss of privacy;
- Increased noise and pollution from vehicles;
- Reduction of light;
- Impact on the outlook from existing dwelling.

Support

8 letters of support received (from March Road) concerning (in summary):

- Know the site well and fully support the proposal.

6 POLICY FRAMEWORK

6.1 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 10: Meeting the challenge of climate change, flooding and coastal change.

6.2 National Planning Policy Guidance (NPPG)

Design

Health and Wellbeing;

Flood Risk and Coastal Change

6.3 Fenland Local Plan 2014

LP1: A presumption in favour of sustainable development;

LP2: Facilitating health and well-being of Fenland residents;

LP3: Spatial strategy, the settlement hierarchy and the countryside;

LP4: Housing;

LP12: Rural areas development policy;

LP14: Responding to climate change and managing the risk of flooding in Fenland;

LP15: Facilitating the creation of a more sustainable transport network in Fenland;

LP16: Delivering and protecting high quality environments across the District.

6.4 Cambridgeshire Flood and Water Supplementary Planning Document (December 2016)

Section 4: Managing flood risk to developments.

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds and Community Consultation**
- **Layout, Design and Form and Character of the Surrounding Area**
- **Highway Safety and Access**
- **Flood Risk**
- **Section 106 Requirements**
- **Health and wellbeing**
- **Economic Growth**

8 BACKGROUND

- 8.1 This site been the subject of a previous application for 7 dwellings which was refused under planning reference F/YR16/0115/F. This previous application was refused on the grounds of encroachment into the open countryside, failure to meet the Sequential Test and adverse impacts on the amenities of existing and future residents and the character of the street scene.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 identifies Turves as a Small Village where development will be considered on its merits but will normally be limited to residential infilling. Policy LP12 seeks to ensure that development in villages is either within or adjoins the main developed footprint of the village and does not result in ribbon development. This site is set within the main village of Turves and is located within existing

residential developments. As such it therefore meets the requirements of Policies LP3 and LP12 as is acceptable in principle.

Village Thresholds and Community Consultation

9.2 Part A of Policy LP12 requires that for development in villages, if the level of new housing since April 2011 has exceeded the 10% threshold then an application will only be supported where there is demonstrable evidence of community support which has been obtained via a proportionate pre-application community consultation exercise. The most recent village threshold figures for Turves (dated 15th March 2017 show that of a potential 18 new homes allowed before the village threshold is breached, there have been 12 new dwellings. As such the village threshold for Turves has not yet been exceeded.

9.3 It is noted however that a community consultation has been carried out in this instance which demonstrates local support for the scheme. Letters were sent out to 55 properties in the immediate area and 42 responses were received, of which 1 was neutral and 41 were in support. Evidence of the responses has been provided.

Layout, Design and Form and Character of the Surrounding Area

9.4 The proposed development will introduce 2 large dwellings into the site. In terms of each plot the dwelling is capable of being accommodated with ample residential amenity space and parking and turning facilities. The proposal is considered to be an improvement on the previously refused scheme as the reduction in one dwelling has allowed adequate space to provide good levels of residential amenity for the future occupiers of the development. As such the proposal complies with Policy LP16 in this instance.

9.5 In design terms, there is a variety of designs present in the surrounding area and the design reflects that of the 4 dwellings proposed to the site frontage. The proposed designs would not adversely impact on the character of the surrounding area and as such the proposal complies with LP16 in terms of the design of the dwellings.

9.6 Some concern is raised, however, in relation to the overall scale of the dwellings, particularly in regard to Plot 6. As proposed, the triple garage of Plot 6 will be located just 1.6m from the side boundary with number 4 School Close, at its closest point, and whilst it is noted that existing vegetation will be retained, with a height of 7.2m approximately, this would have an overbearing impact on the rear amenity space and outlook of the existing dwelling. Similarly, with Plot 5 the detached garage, with a maximum height of 6.8m will be located approximately 2.2m from the rear boundary of Plot 2.

9.7 Furthermore, the addition of the annex to the rear of the garage increases the overall scale and dominance of the dwelling on Plot 6, however it is noted that this will be screened from view by the existing garage and is sited approximately 3m from the side boundary at its closest point, with a maximum height of 5.6m. It is therefore considered that, on balance, the annex, whilst increasing the overall footprint of the dwelling, would not adversely impact on the visual amenities of the surrounding area nor the amenities of adjoining residents.

9.8 In relation to the proximity of the garages to the boundaries of the site, the applicant/agent was invited to reduce these down to double garages to bring

them away from the boundaries of the site however they did not wish to do this as the space proposed is required for their family life.

- 9.9 Furthermore, the proposal fails to comply with the RECAP Guidance in relation to bin collection distances. The future occupants of the development would be required to drag or carry their bins over 78m (minimum) to the collection point which would have a detrimental impact on the amenities of these residents.
- 9.10 Given the above considerations, it is considered that the proposal would result in harmful effects on the amenities of the existing and future residents and as such fails to comply with the provisions of Policies LP12 and LP16 in this instance.

Highway Safety and Access

- 9.11 The site will be accessed via the easternmost part of the site via an improved access. Within the site itself the proposal provides ample parking and turning space which accords with the parking requirements of the Local Plan.
- 9.12 The proposal has been assessed by the Local Highway Authority who raise no objections subject to the inclusion of conditions to secure the on-site parking and turning arrangements, on-site parking arrangements for vehicles during the construction phase, pedestrian visibility splays and conditions to ensure that the access is constructed in accordance with Cambs County specifications. This part of March Road is relatively straight and as such there is a good level of visibility for those entering and exiting the site.
- 9.13 It is therefore considered that the proposal will not give rise to any highway safety issues and the arrangements within the site meet the requirements of Policies LP15 and LP16.

Flood Risk

- 9.14 The site is located within Flood Zone 3 and Turves itself if located wholly within Flood Zone 3 also. As such, on a settlement based basis, there are no other sites available within Turves that would be of a lower risk of flooding. The application has been accompanied by a Sequential and Exceptions Test report which shows that Turves is within Flood Zone 3 which meets the Sequential requirements.
- 9.15 In terms of the Exceptions Test the Cambridgeshire Flood and Water SPD identifies that this would be required as the development is classed as more vulnerable. The application identifies the following community benefits:
- The proposal will fill a gap in the street scene which will improve community cohesion;
 - The proposal will provide 4 family homes allowing 4 families the opportunity to live in the village and will add to the primary school numbers locally, the closest being Coates Primary School and boost the use of village facilities (i.e. The Three Horseshoes Public House);
 - In discussions with Whittlesey Town Council the applicant has offered to extend the speed limit area by approximately 300m to incorporate the developments in Turves that currently fall out of the 40mph speed limit (currently 60mph) for safety purposes.

It is noted that the Town Council accept the above as a community benefit and whilst this cannot be secured by a Legal Agreement the necessary permissions will be required from the Local Highway Authority.

9.16 In addition to the community benefits, the SPD requires a site specific flood risk assessment to be submitted also, and this proposal has been considered by the EA who raise no objection and advise that the mitigation measures detailed in the submitted reports are adhered to. They have not requested a condition on this basis.

9.17 As such, it is considered in this instance that the Sequential and Exceptions Tests have been met and therefore the proposal complies with the provisions of LP14 in terms of Flood Risk.

Section 106 Requirements

9.18 Due to the scale of the proposed development when viewed in the context of the concurrent application for 4 dwellings, it triggers the requirement for affordable housing contributions if Members are minded to support this proposed development for Plots 5 and 6.

9.19 Affordable Housing contributions will be an off-site contribution equivalent of one dwelling plus a further 0.2 of one dwelling which would be acceptable as a financial contribution as securing registered providers to take on a small number of dwellings on small sites can be problematic.

9.20 If this application is refused then there would be no requirement for affordable housing for the 2 combined applications.

Health and wellbeing

9.21 Policy LP2 of the Fenland Local Plan states that development proposals should positively contribute to creating healthy, safe and equitable living environments by creating environments in which communities can flourish, creating the right and sufficient mix of homes, building homes which are easy to warm, promoting high levels of residential amenity, providing access to employment and facilities and avoiding adverse impacts, amongst other criteria. It is considered that this site will provide housing which will be easy to warm and would provide good levels of amenity space and therefore complies with LP2.

Economic Growth

9.22 The proposal would result in 2 additional dwellings for Fenland's Housing Stock, which would assist in the economic growth of the District in the long term. Furthermore in the short term the site would provide for local employment opportunities during the construction phase and as such the proposal complies with Policy LP6 in this regard.

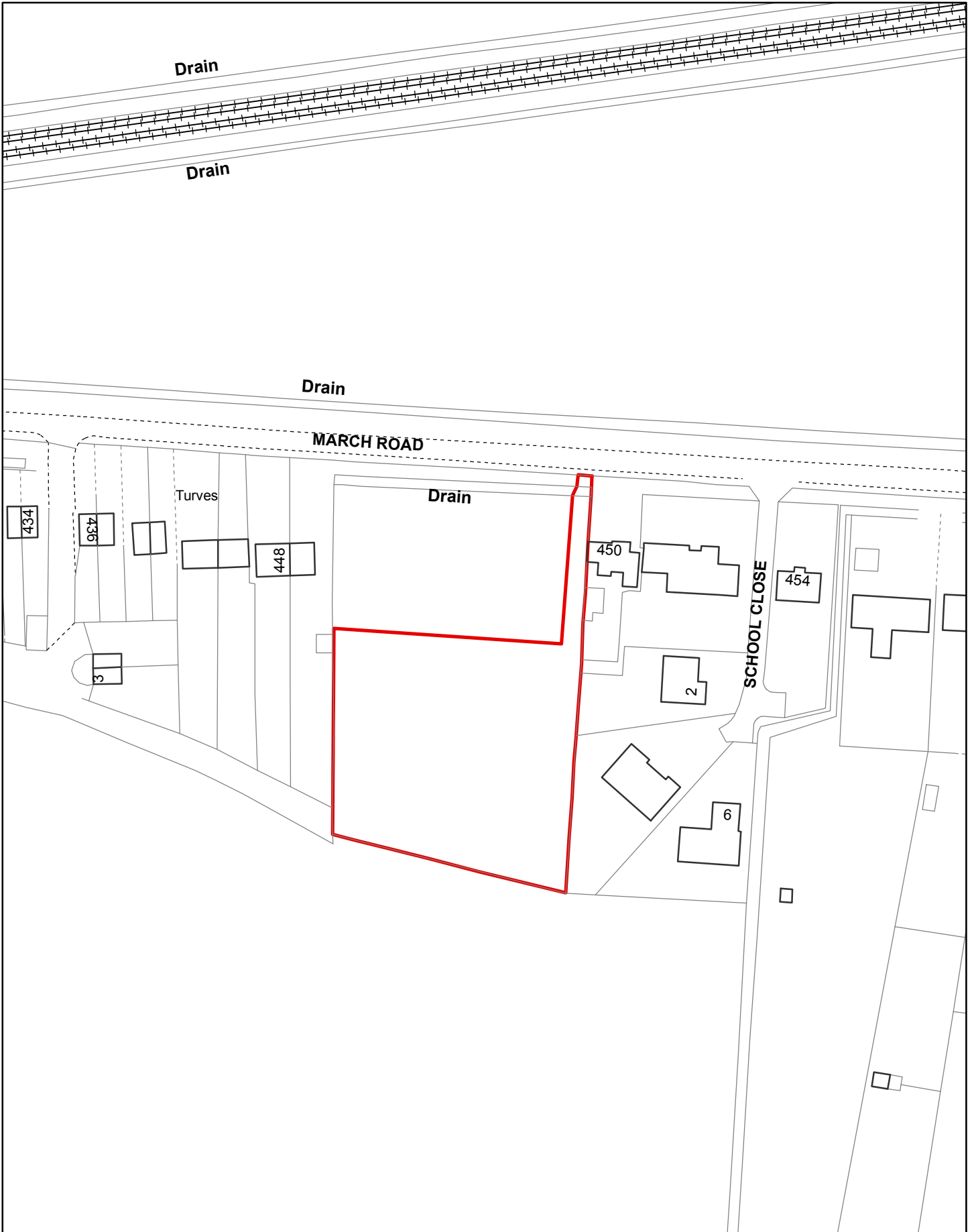
10 CONCLUSIONS

10.1 The proposal has been assessed against the relevant local and national planning policies and is considered to be acceptable in terms of the principle of development, the design, impacts on the surrounding area and highway safety matters. However it is considered that the scale of the development, in close proximity to neighbouring dwellings, would result in an adverse impact on the amenities of the existing and future residents. As such the proposal fails to comply with LP16 part (e) of the Fenland Local Plan, 2014.

11 RECOMMENDATION

Refuse

- 1. Policy LP16 part (e) seeks to ensure that development does not adversely impact on the amenity of neighbouring users by virtue of noise, light pollution, loss of privacy or loss of light. The proposal would introduce 2 large dwellings with garages that are in close proximity to the boundaries of the site. As such, the development will have an overbearing impact on the rear amenity space of the existing dwelling at 4, School Close and the proposed dwelling on Plot 2 which would have an adverse impact on the residential amenity of the occupants of these properties. As such the proposal fails to comply with the requirements of LP16 (e) in this regard.**



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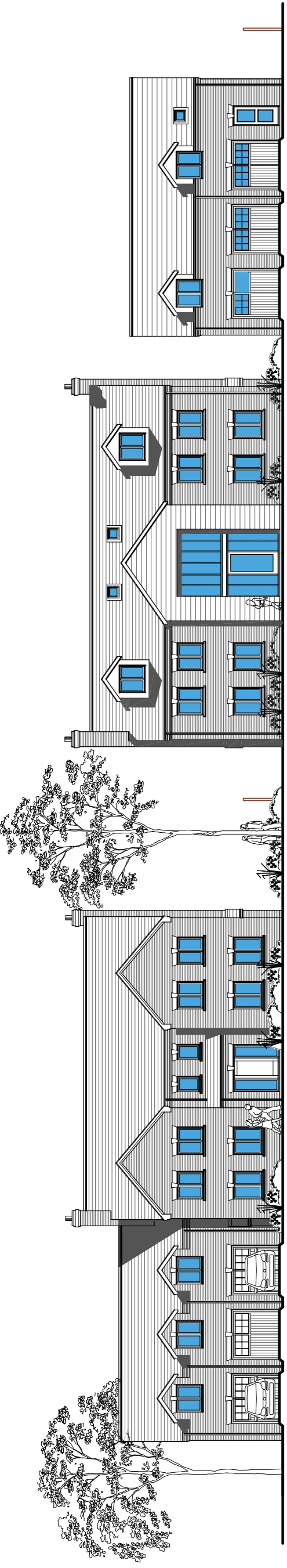
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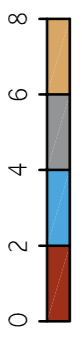
General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. The contractor shall verify all dimensions on site prior to the commencement of any work.
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4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.



Street Elevation

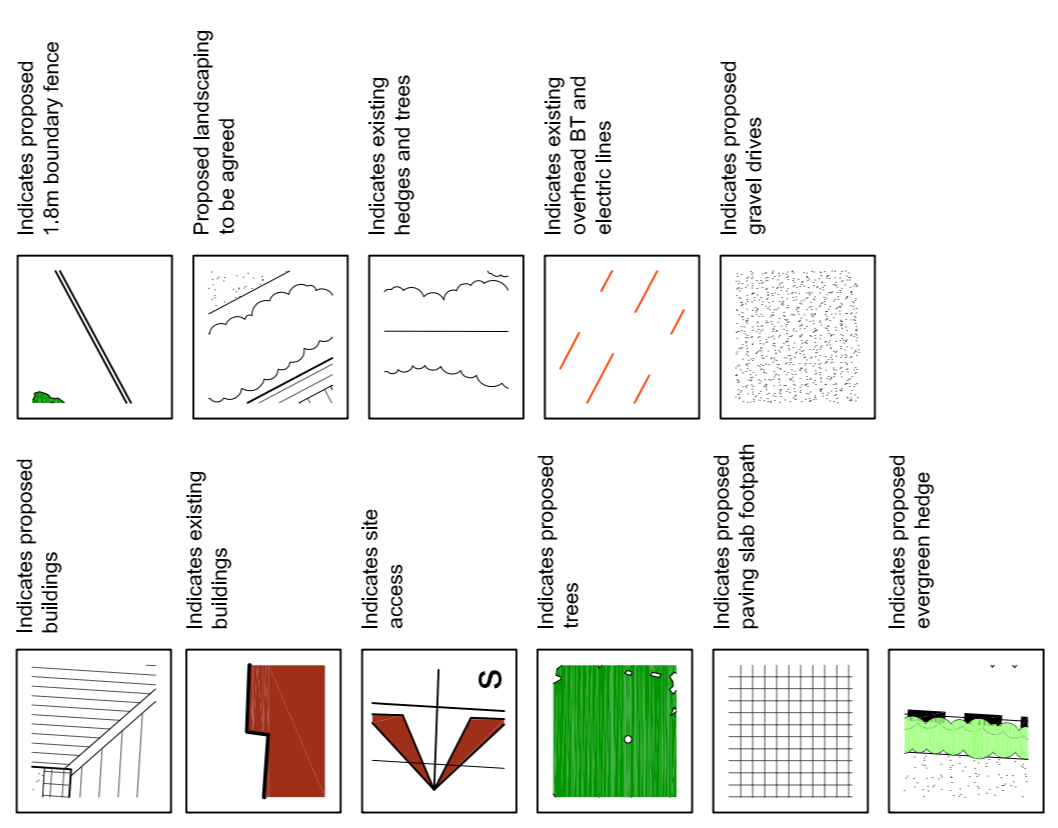
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metres



SITE PLAN KEY

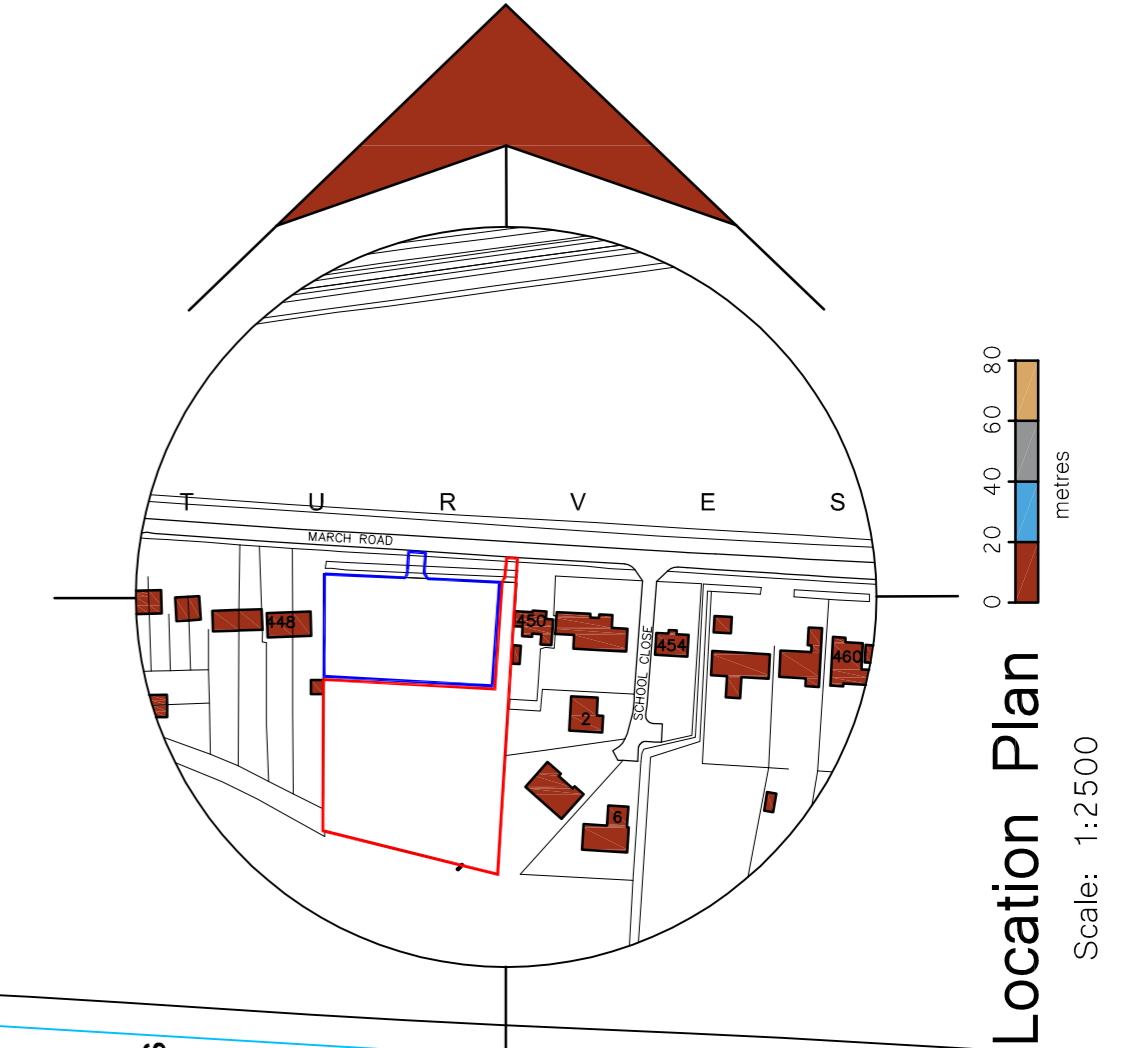


Revisions

A	Nov 2016	Hedge added to eastern boundary
B	Dec 2016	Indicative word removed

SWANN EDWARDS
A R C H I T E C T U R E
 Swann Edwards Architecture Limited, Eveden House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 4ER.
 1 01945 450894 e info@swannedwards.co.uk w www.swannedwards.co.uk

Scale	Various	Date	October 2016
Sheet Size	A11	Job No.	SE-489
Drawn by	G.E.	Drawings Title	Plot 5 & 6
Revision	B	Project Name	Site and Location Plan
		Indicative Street Scene	



Location Plan

Scale: 1:2500

Site Plan

Scale: 1:200



metres