

APPLICATION NO: F/YR16/1185/F

SITE LOCATION: 17 Leverington Road, Wisbech

UPDATES

When visiting the site on 19th April, Members had several queries as outlined below:

1. The agent has confirmed that the cellar is currently empty at present and accepts that it cannot be used as habitable space on flood risk grounds. The staircase down into the cellar from within the property is to be blocked up and the external staircase will form the sole access to the cellar from outside. It will be used for storage only.

Officer response: an additional condition is proposed:

No room located below ground floor level within the dwelling shall be used as sleeping accommodation and shall be used only for the storage of materials ancillary to the C4 class use permitted as part of this permission.

Reason- In the interests of residential amenity and because the site is within Flood Zone 3 in accordance with Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014.

2. No 23 Leverington Road is not an HMO. It is not known whether the property has rooms which are rented out privately.

OTHER MATTERS

An additional condition is proposed requesting details of the boundary treatments to be provided. This is because the rear and side boundary walls to the site should be retained/made good following demolition of the outbuildings.

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.

A further condition is proposed stating the maximum number of residents.

A maximum number of 16 residents shall occupy the dwelling at any one time.

Reason- In the interests of residential amenity in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

Resolution: Grant as per Section 12 of Agenda item 9 on page 67.