

F/YR17/0490/F

**Applicant: Mr G Wilding
Dawe Developments**

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

Land West Of, 126 - 128 Elliott Road, March, Cambridgeshire

Erection of 4 x single-storey dwellings comprising of: 1 x 3-bed with integral garage, and 2 x 3-bed and 1 x 4-bed with detached garages

Reason for Committee: The Officer's recommendation is contrary to that of March Town Council.

1 EXECUTIVE SUMMARY

Members will recall another application on this site which came before them in 2016 for 9 x 2 storey 2 bed dwellings with access from Peas Hill Road (F/YR16/0264/F). Members voted to approve the application subject to the completion of a S106 agreement. This was never completed and the application has since been withdrawn.

This application seeks full planning permission for the erection of 4 detached single storey dwellings accessed via an existing private road off Elliott Road.

The principle of residential development in this location is acceptable. However the proposed development by virtue of the number and siting of the proposed dwellings is overdevelopment which has resulted in a contrived layout which would be to the detriment of the character of the area, and the residential amenity of future occupiers, contrary to the aims of policies LP2 and LP16 of the Fenland Local Plan.

The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The site is an irregular shaped piece of land measuring approximately 0.18Ha and which lies within an established residential area of March. The site is accessed via an existing private road serving a total of 6 dwellings which leads off Elliott Road between No's 124 and 126. The site appears vacant. A barn on the site has been demolished.
- 2.2 The site is bounded in all directions with a mixture of residential development. Immediately to the north the site adjoins a residential car park serving 2-storey dwellings at Peas Hill Road. To the east, the site backs onto rear gardens of single storey dwellings at 126 to 132 Elliott Road and to the west the site abuts the curtilages of dwellings 199 and 201 West End. Directly opposite the site to the south are 2 recently completed detached bungalows.
- 2.3 Whilst the area comprises a mixture of residential development these are generally arranged in a uniform and linear fashion surrounding the application site. The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The application seeks planning permission for the erection of 4 detached single storey dwellings. The dwellings will be laid out around the perimeter of the site with an access point leading north from the existing private road serving each dwelling.
- 3.2 The dwellings will each have a single garage and driveway to provide parking for 2 cars per dwelling. One visitor space is to be provided. Plot 1 has 3 bedrooms with an integral garage. Plots 2 and 3 have 3 bedrooms and a detached single garage. Plot 4 will have 4 bedrooms and a detached single garage. External materials have not been committed at this stage.
- 3.3 Landscaping comprise a 1.8m high close boarded fence to screen of each plot and a mixture of shrub planting at the frontage of each plot and adjacent to the access roads.
- 3.4 A bin collection point is proposed at the south west corner at the entrance to the site.
- 3.5 Following an objection from the owners of the two recently built bungalows to the south of the site, the proposed small turning head has been deleted from the application red line.
- 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=OPQX99HE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR16/0264/F	Erection of 9 x 2-storey 2-bed dwellings Land West Of 128-132 Elliott Road Accessed From Peas Hill	Withdrawn	31/01/2017
F/YR15/1001/F	Erection of 1 x 4-bed and 3 x 3-bed single-storey dwellings with garages Land West Of 128 - 128 Elliott Road March Cambridgeshire	Withdrawn	25/02/2016
F/YR15/0263/F	Erection of 9 x 2-storey 2-bed dwellings involving demolition of existing outbuilding Land West Of 128-132 Elliott Road Accessed From Peas Hill	Refused	24/07/2015
F/YR15/3044/CO	Details reserved by conditions 2 4 5 6 7 11 and 12 of planning permission F/YR13/0943/F (Erection of 2 x single-storey 4-bed dwellings with detached single garages) Land West Of Greenacre Elliott Road March Cambridgeshire	Approved	19/06/2015
F/YR13/0943/F	Erection of 2 x single-storey 4-bed dwellings with detached single garages Land West Of Greenacre Elliott Road March Cambridgeshire	Granted	02/12/2014
F/YR12/0587/F	Erection of 3 x 2-storey 3-bed dwellings with detached garages Land West Of Greenacre Elliott Road March Cambridgeshire	Dismissed on Appeal	11/09/2013
F/YR12/0267/F	Erection of 3 x single-storey 3-bed dwellings with detached garages Land West Of Greenacre Elliott Road March Cambridgeshire	Refused	29/06/2012
F/YR08/1092/F	Erection of 12 x 2-bed terraced houses involving demolition of existing outbuildings Land West Of 128-132 Elliott Road Accessed From Peas Hill	Withdrawn	26/02/2009
F/YR07/0442/F	Erection of 3 x 3-bed detached bungalows with detached single garages Land West Of Greenacre Elliott Road March Cambridgeshire	Granted	22/01/2008
F/YR06/1361/F	Erection of 3 x 3-bed detached bungalows with detached garages Land West Of Greenacre, Elliott Road, March, Cambridgeshire,	Withdrawn	18/01/2007
F/YR02/0683/O	Residential Development (0.428 ha) Baxters Dairy And Land South Of Peas Hill Road March Camb	Granted	17/10/2003
F/YR03/0800/O	Erection of 2 bungalows Land West Of 128 - 128 Elliott Road March Cambridgeshire	Granted	11/08/2003
F/0414/86/F	Erection of a bungalow and separate double garage Adjacent to 201 West End March Adjacent To 201 West End March	Granted	07/08/1986
F/0379/76/O	Erection of a bungalow Rear of Greenacre Elliott Road March	Refused	13/07/1976

5 CONSULTATIONS

5.1 March Town Council

Recommend approval

5.2 CCC Archaeology

Our records indicate that the site lies in an area of high archaeological potential. Located on the island of March, which was an important resource to early communities in the fenland environment. The fen edge in particular is known to be rich in archaeological sites and finds of Mesolithic, Neolithic and Roman material have been found from the surrounding area (Historic Environment Record reference MCB6333, MCB10135, MCB12823). Medieval activity is indicated by the current course of the River Nene, which was diverted across March island in the medieval period.

We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was for prior application (F/YR15/0263/F, F/YR16/0264/F) within the same bounds, that is:

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured

through the inclusion of a negative condition, such as the example condition approved by DCLG.

5.3 FDC Environmental Health

As raised previously, due to historic land use there is a potential for pollution linkages to exist from contaminates on site and the proposed new developments. Therefore an intrusive (phase 2) investigation is needed. The contamination condition is therefore required if permission is granted although the desk study element has been carried out in a pre-variation planning application for this site (F/YR16/0264/F).

5.4 CCC Highways

A previous application was submitted and later withdrawn for the same number of dwellings as the proposed under application No F/YR15/1001/F.

I can see no highways differences between this application and that proposed under application No F/YR15/1001/F please therefore refer to previous highways comments.

The application is for the erection of four new dwellings served off of an existing private drive. The private drive was given approval under a previous consent this was under application No F/YR13/0943/F.

If the private access road in relation to planning application No F/YR13/0943/F hasn't been constructed and completed to the satisfaction of the LPA then the same highways conditions relating to application No F/YR13/0943/F should be appended to any consent granted in relation to this application.

If this application is approved then FDC should be mindful of the number of dwellings that will be served off of a private drive and the impact that this will have on the private infrastructure.

I have no highways objections.

5.5 Local Residents/Interested Parties

Two neighbouring properties (124a and 124b) have objected to the development. With regard to land ownership, the red line has since been amended.

Other concerns include:

When purchasing our property both the builder and the estate agent told us that when the new builds were completed, the access would be from Peas Hill Road, alongside No.34, and there would be a fence opposite our property, thus keeping the existing private drive;

Water mains and flooding to our properties;

Will there be any street lighting from their point?

Parking restrictions and any related signs;

Damage to the road surface during building as there is already a kick up of dust and stones.

6 STATUTORY DUTY

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)

National Planning Practice Guidance (NPPG)

Fenland Local Plan 2014

LP1: Presumption in favour of sustainable development

LP2: Health and Wellbeing

LP3: Spatial Strategy and Settlement Hierarchy

LP16: High Quality Environments

8 KEY ISSUES

- **Principle of Development**
- **Character of the Area**
- **Access and Layout**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 identifies the 4 main Market Towns, including March as a sustainable area for growth and seeks to steer residential development to this area. Therefore the principle of development in this area is acceptable subject to compliance with other policies of the Fenland Local Plan.

Character of the Area

- 9.2 Policy LP16(d) aims to deliver high quality environments, seeking to ensure that development responds to and improves the character of the local built environment and does not adversely impact either in design or scale on the streetscene.
- 9.3 The dwellings are of a scale and design commensurate to the single storey dwellings in the area and subject to agreement on external materials could appear sympathetic to the established built form in the locality. However, the proposed development by virtue of the number and siting of the dwellings would result in overdevelopment of the site. This would be to the detriment of the character of the area, contrary to Policy LP16(d).

Access and Layout

- 9.4 Policies LP2 and LP16 seek to secure good design which creates a high quality environment and a high level of residential amenity. Part d of LP16 requires that development makes a positive contribution to local distinctiveness and the character of the area and does not adversely impact on settlement pattern. Policy LP15 aims to ensure that new development provides a good designed, safe and convenient access.
- 9.5 The highways officer has raised no objection to the proposed scheme subject to conditions securing the delivery of the private road to an acceptable standard. The details in respect of the private access road were secured under F/YR13/0943/F for the 2 bungalows to the south of the site. However, the road has as yet not been completed.
- 9.6 Notwithstanding this, the highways officer has raised the matter of private roads and the number of dwellings which these should serve. Current guidance recommends (Manual for Streets) that no more than 5 dwellings should be accessed via a private road. The proposal would lead to 10 dwellings being served by this road.
- 9.7 Whilst this is a material consideration, a previous appeal decision of F/YR12/0587/F determined that as there are alternative mechanisms for the

maintenance of roads that are not adopted, the Inspector found no reason to conclude that the application should be refused solely on the grounds that the road would be unadopted.

9.8 Paragraph 32 of the NPPF states that;

“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

It is therefore concluded that given that the highways officer has raised no objection to the proposal in respect of adverse highway impacts and in view of the Planning Inspectorate’s previous assessment of the access it would be unreasonable to refuse the application on the basis that the private access which has been adequately designed would serve more than the recommended number of dwellings.

9.9 Objections received from the neighbouring residents have been considered. There appears to have been a private agreement between the parties which is beyond the remit of the planning process in this instance.

9.10 Whilst the principle of utilising the private access is acceptable, the site access road and how this functions in relation to the proposed dwellings has raised issues.

9.11 The proposed tight layout of the site would encourage residents to perform multiple maneuvers to access and egress the site and parking spaces in unacceptably close proximity to dwellings. Plot 1 is similarly sited very close to the main access road potentially compromising the residential amenity of future occupiers.

9.12 It is therefore concluded that the layout and access would fail to provide high levels of residential amenity contrary to policies LP2 and LP16(I).

9.13 Furthermore, the depth of the private amenity space provided to Plot 1 (6-8m) and Plot 2 (8-10m) is not in keeping with the general area, particularly the bungalows backing onto the site. Similarly, the distance between the front bedroom window to Plot 3 and lounge window to Plot 4 is only 9m. In paragraph 9.3 it is considered that the general design of the proposed dwellings is acceptable. However, the number of dwellings exceeds the capacity of the site and this will result in the amenity of the occupiers of Plots 1 to 4 for the reasons set out above being below the level expected from new development.

10 CONCLUSIONS

10.1 The proposal has been assessed against policies contained within the Fenland Local Plan and requirements of the NPPF and associated planning guidance (NPPG).

The principle of residential development in this location is acceptable. However the proposed development by virtue of the number and siting of the proposed dwellings is overdevelopment which has resulted in a contrived layout which would be to the detriment of the character of the area, and the residential amenity of future occupiers, contrary to the aims of policies LP2 and LP16 of the Fenland Local Plan.

11 RECOMMENDATION – Refuse for the following reasons;

Policy LP2 and LP16 seek to secure good design to provide high quality environments and high levels of residential amenity. The application proposes 4 dwellings accessed via an established private road to form a cul-de sac of 4 units. The proposed tight layout of the site would lead to residents performing multiple manoeuvres to access and egress the site in unacceptably close proximity to dwellings thereby potentially compromising the residential amenity of future occupiers. In addition, the depth of the private amenity space provided to Plot 1 (6-8m) and Plot 2 (8-10m) is not in keeping with the general area and the distance between the front bedroom window to Plot 3 and lounge window to Plot 4 is only 9m. The number of dwellings proposed exceeds the capacity of the site which would result in the amenity of the occupiers of Plots 1 to 4 being below the level expected from new development. The development would therefore fail to provide a high quality environment through harm to residential amenity contrary to policies LP2 and LP16 of the Fenland Local Plan 2014.

Policy LP16(d) aims to deliver high quality environments, seeking to ensure that development responds to and improves the character of the local built environment and does not adversely impact either in design or scale on the streetscene. The dwellings are of a scale and design commensurate to the single storey dwellings in the area. However, the proposed development by virtue of the number and siting of the dwellings would result in a cramped, over developed site. This would be to the detriment of the character of the area, contrary to Policy LP16(d) of the Fenland Local Plan 2014.

Case Officer	Team Leader
Date:	Date:

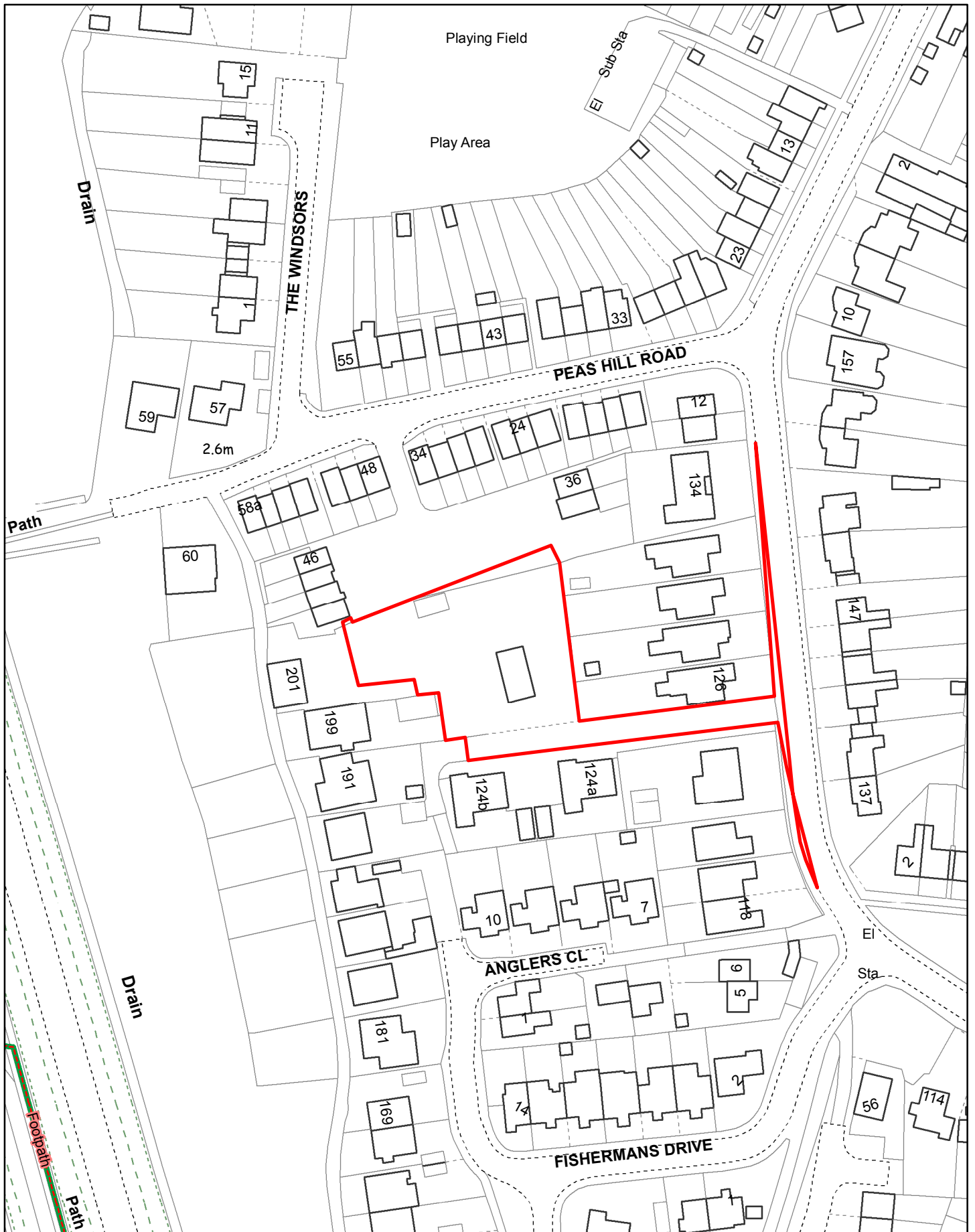
Conditions

Various	Start date (if not retrospective)
AP01	Approved Plans

Informatives:

095	Compliance with SI 2012 No 2274
093B	Bins Informative
094A	CNC
018C	Middle Level – Legal Obligation
096	In or adjacent to a settlement – monitoring*
097	Outside a settlement – monitoring*

*Any applications except householders, trees, listed buildings or advertisements



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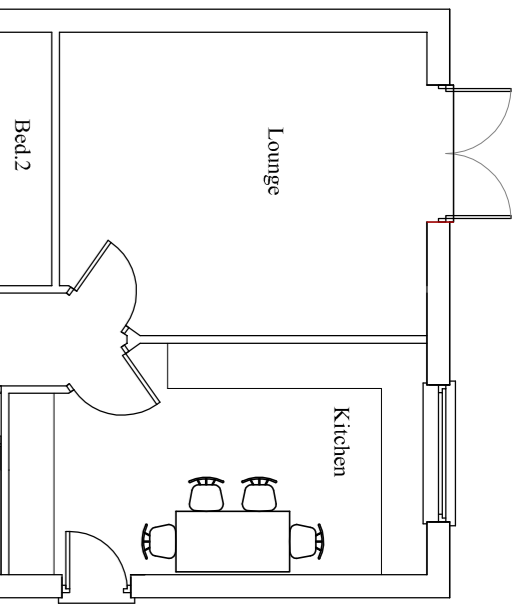
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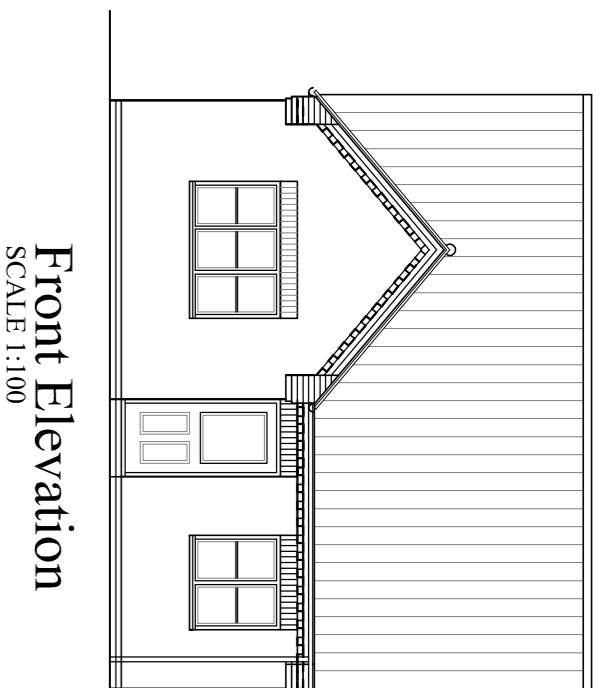


NOTES

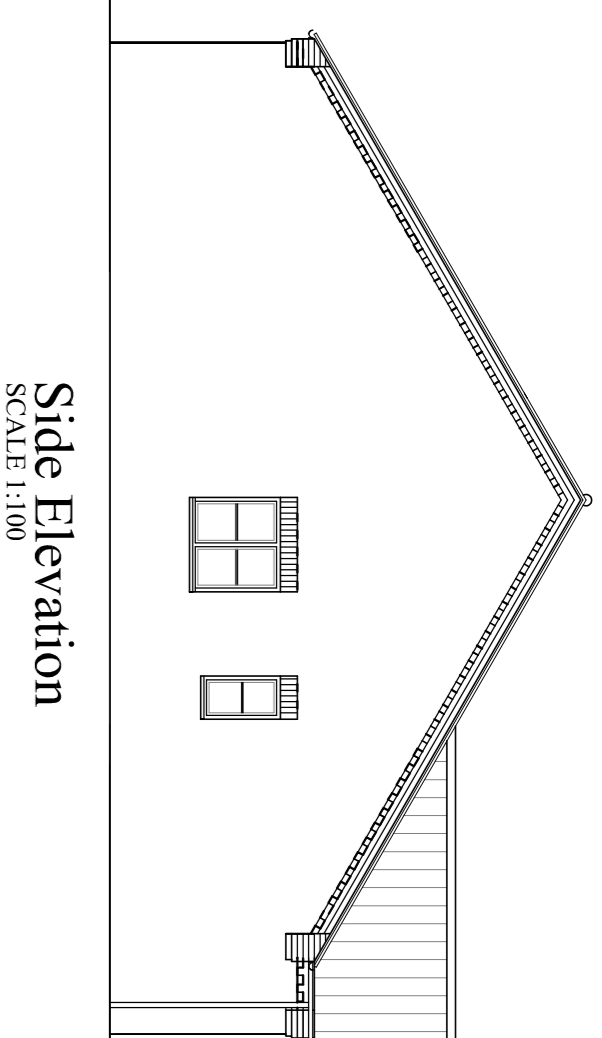
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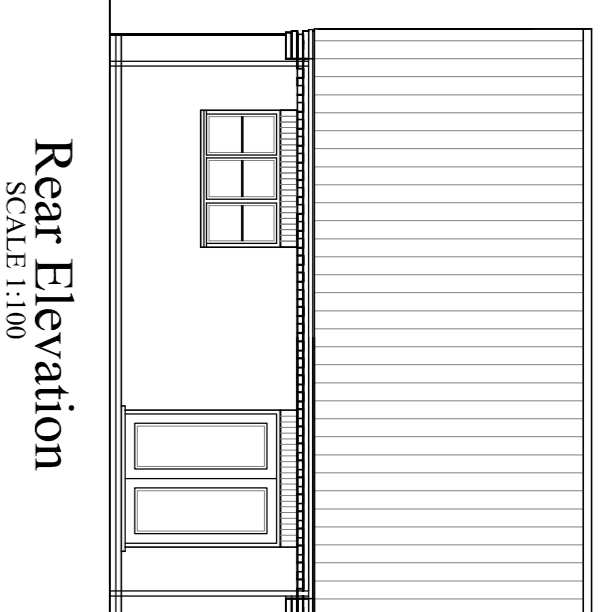
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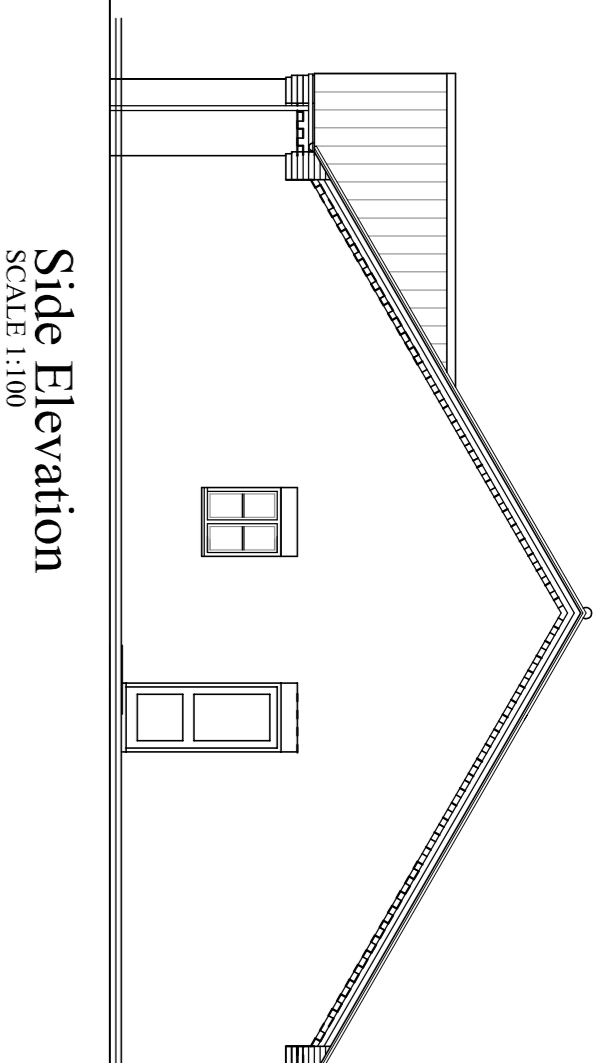
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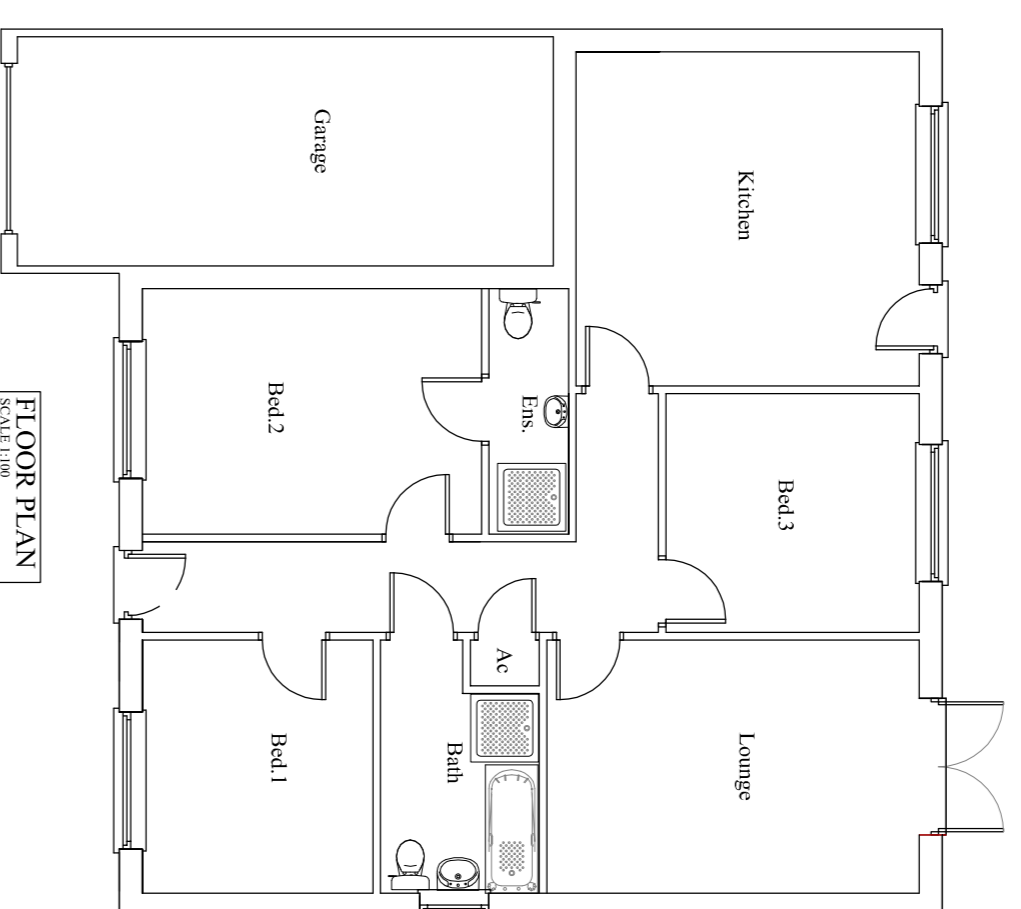
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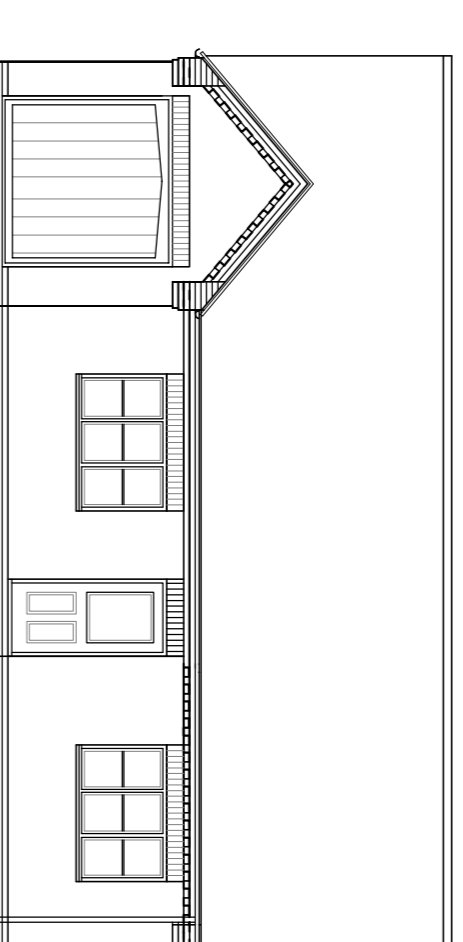
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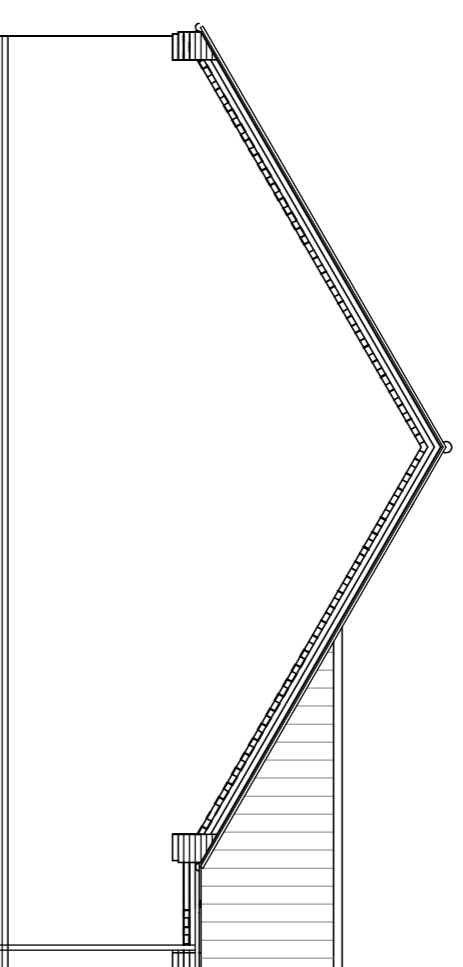
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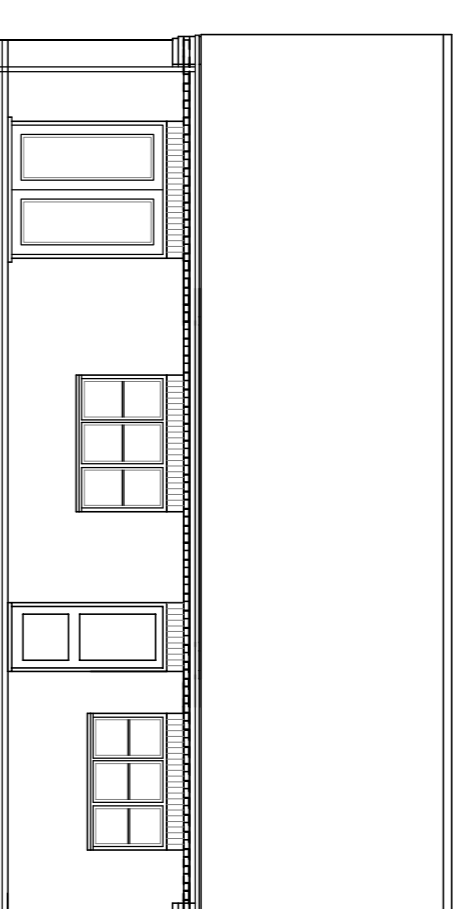
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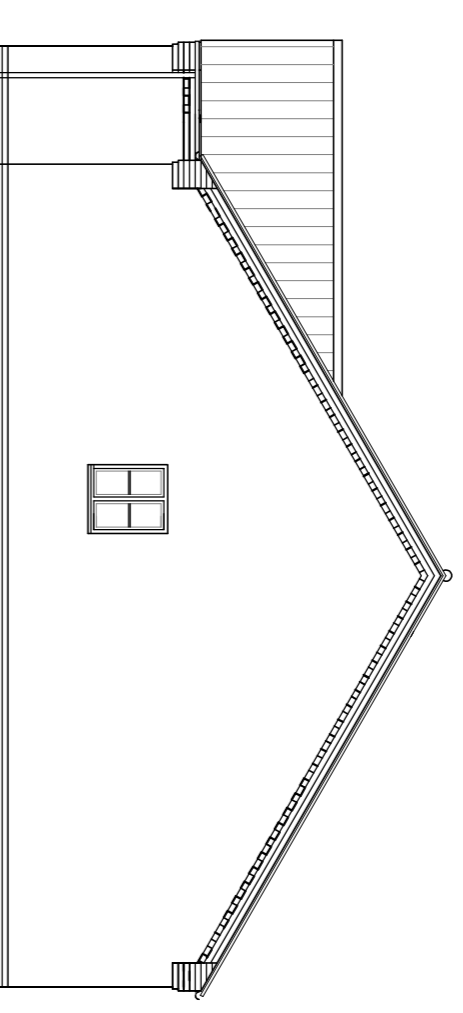
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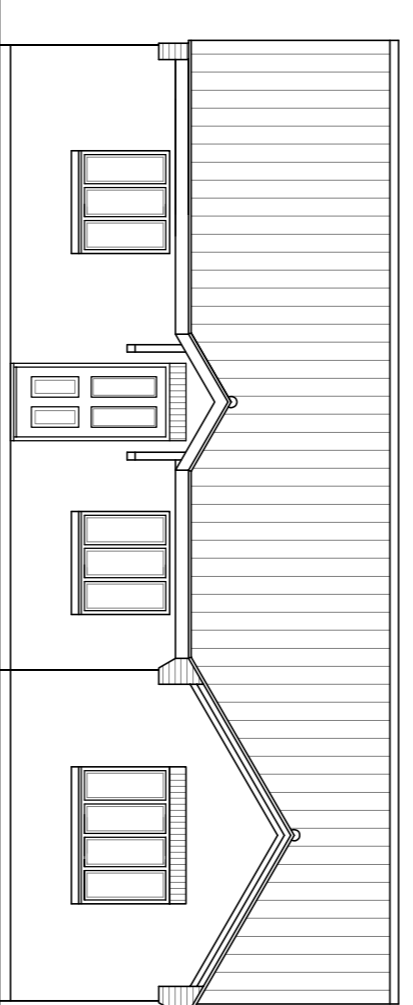
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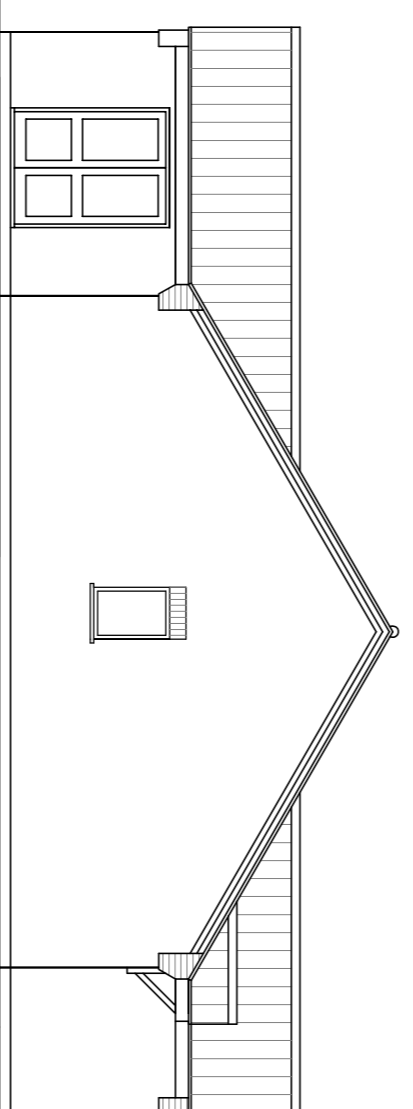
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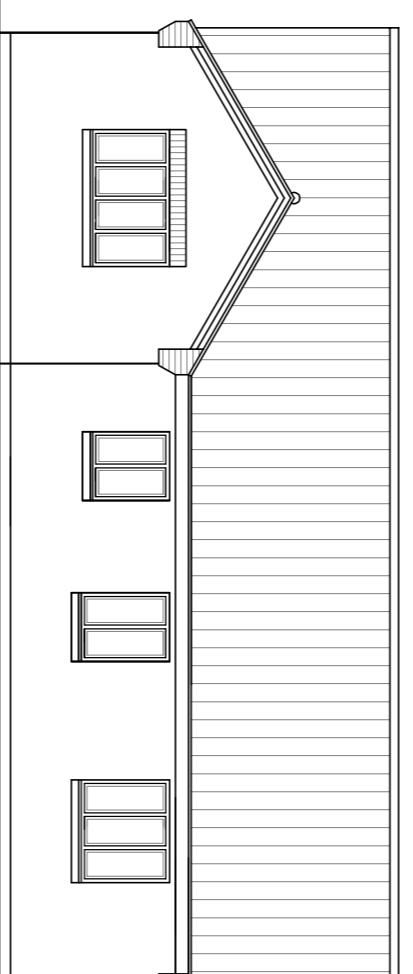
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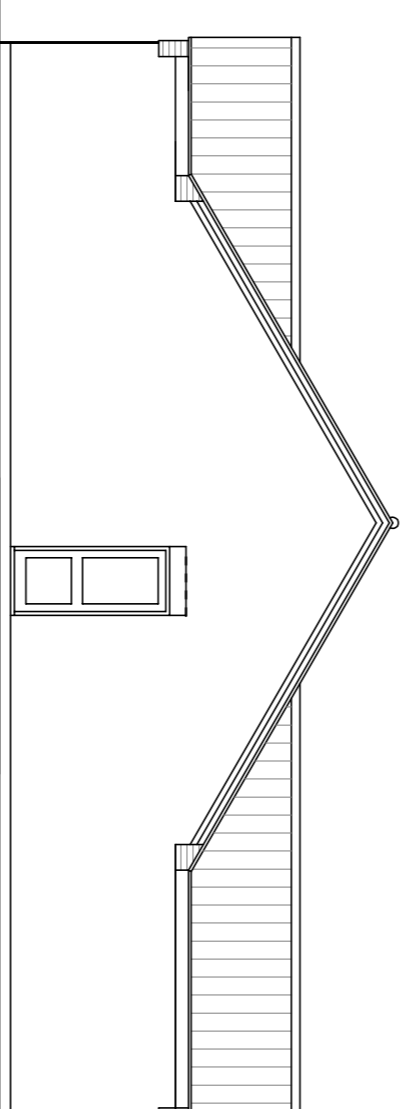
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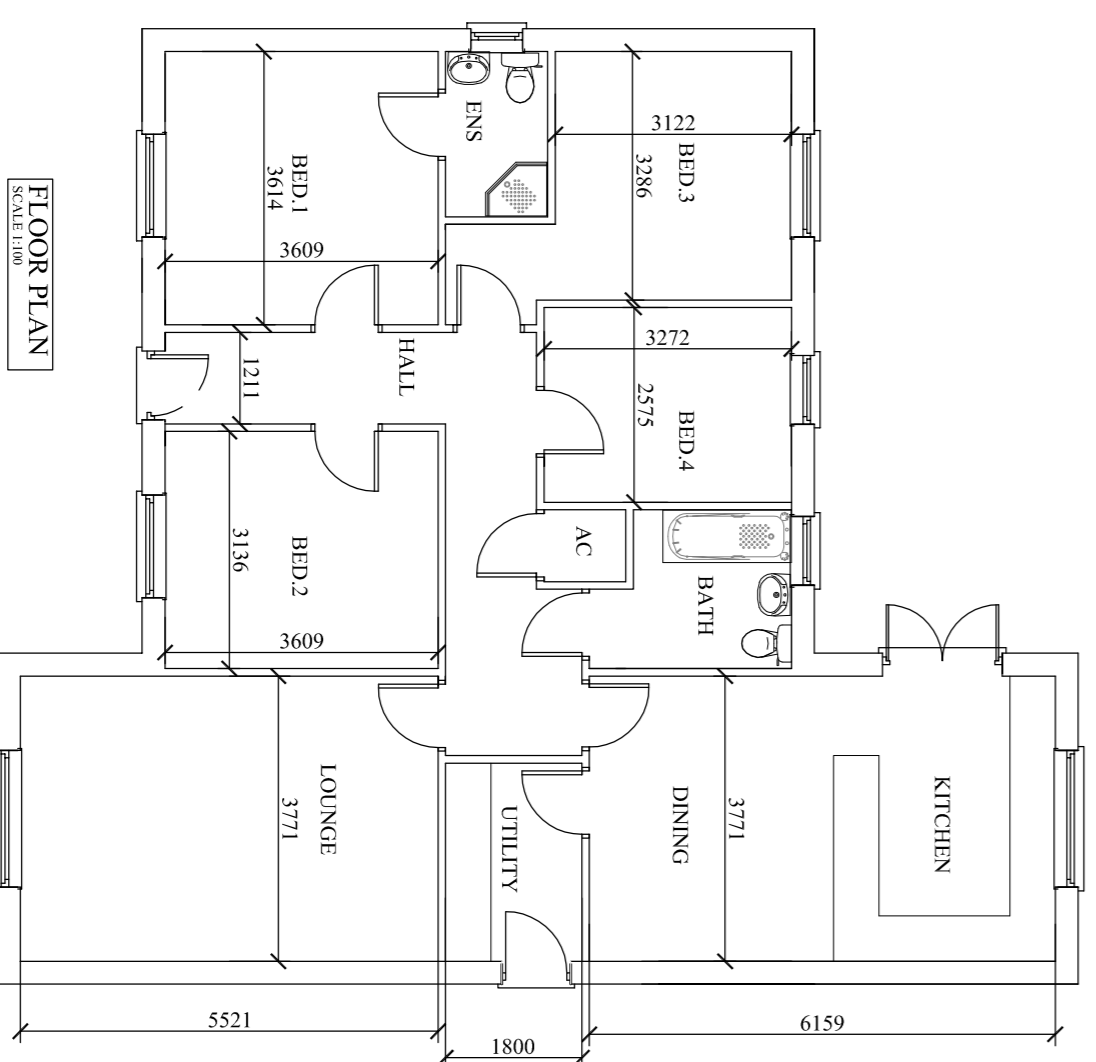
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REAR ELEVATION
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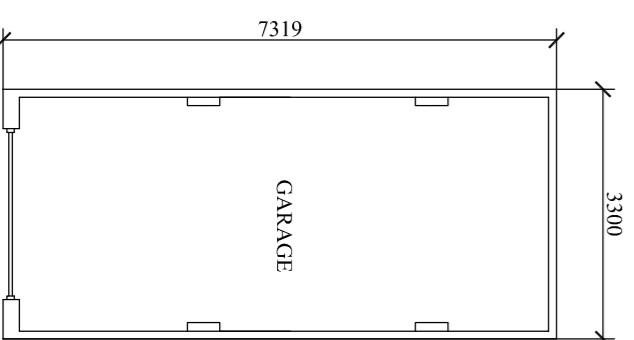


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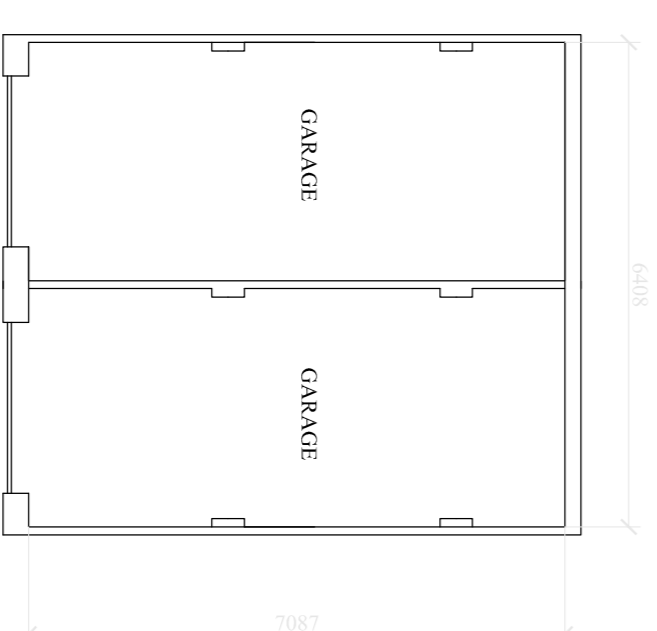


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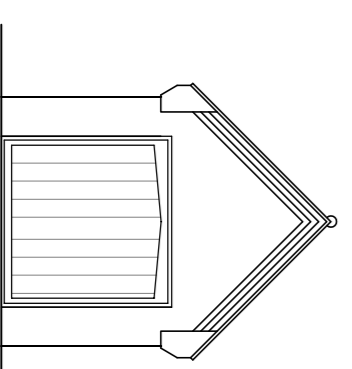
LOTS 4



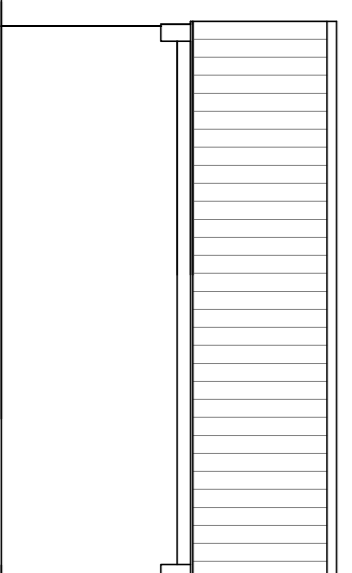
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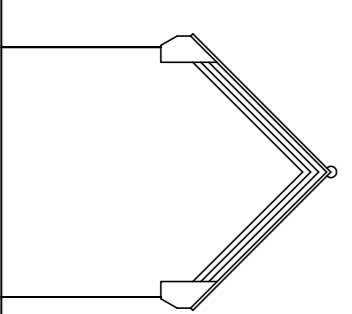
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FRONT ELEVATION

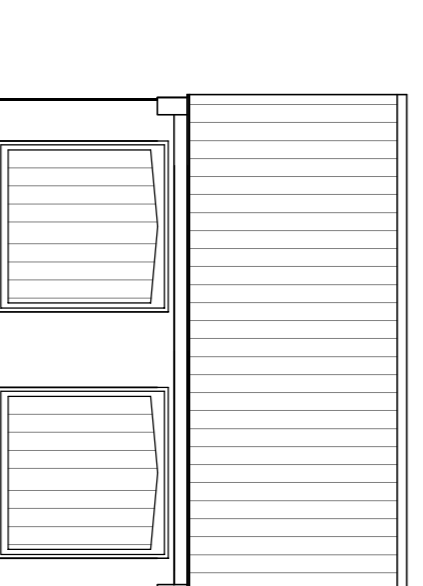


SIDE ELEVATIONS

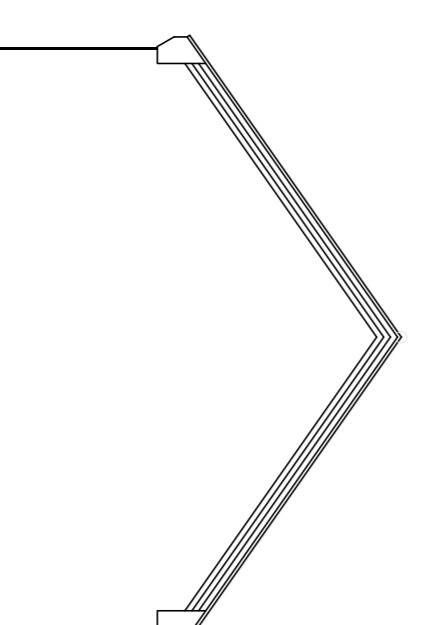


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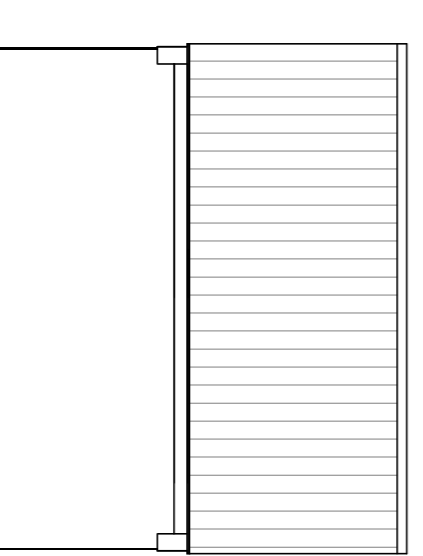
LOT 4



FRONT ELEVATION



SIDE ELEVATIONS



REAR ELEVATION

LOTS 2 and 3

Ref.	Date	Description	Issue

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING LTD

PROJECT: RESIDENTIAL DEVELOPMENT
ADDRESS: ELLIOT ROAD, MARCH CAMBS

CLIENT: MR. WILDING

DATE: OCT 2015
SCALE: AS SHOWN
DRAWN BY: []
JOB NO: 3152/PT/006
REVISION: []

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Building
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notes

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LANDSCAPING

SHRUB PLANTING (EQUALLY MIXED) (S.P)

PLANTED AT 900mm CENTRES, 60/90cm CONTAINER GROWN

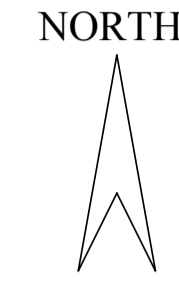
- LONICERA PILEATEA
- SPIRAEA GOLD FLAME
- PRUNUS LAUROCERASUS
- SYRINGA VULGARIS

GROUND COVER PLANTS (G.C)

- CONTONEASTER HORIZONTALIS
- HEDERA HELIX
- LAVANDULA SPICA

CALLUNA VULGARIS


ALL PLANTING, SEEDING OR TURFING COMPRISED IN APPROVED DETAILS OF LANDSCAPING SHALL BE CARRIED OUT IN THE FIRST PLANTING AND SEEDING SEASONS FOLLOWING THE OCCUPATION OF THE BUILDINGS OR THE COMPLETION OF THE DEVELOPMENT, WHICHEVER IS THE SOONER; AND ANY TREE OR PLANT WHICH WITHIN A PERIOD OF 5 YEARS FROM THE COMPLETION OF THE DEVELOPMENT DIE, OR ARE REMOVED, OR BECOME SERIOUSLY DAMAGER OR DISEASED, SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH OTHERS OF SIMILAR SIZE AND SPECIES, UNLESS THE LOCAL PLANNING AUTHORITY GIVES WRITTEN CONSENT TO ANY VARIATION.




LOCATION PLAN 1:1250



PROPOSED SITE PLAN 1:250

Rev.	Date	Description	Initials
 Peter Humphrey Associates ARCHITECTURAL DESIGN AND BUILDING LTD			
PROJECT			
RESIDENTIAL DEVELOPMENT			
ADDRESS			
ELLIOT ROAD MARCH CAMBS			
CLIENT			
DAWE DEVELOPMENTS			
DATE	APRIL 2017	SCALE	AS SHOWN
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