
F/YR24/0194/O

Applicant: Mr Edward Shepherd

**Agent : Mr J Jordan
Morton & Hall Consulting Ltd**

Land North Of 22C, School Lane, Manea, Cambridgeshire

Erect 1 x dwelling (outline application with matters committed in respect of access) involving the demolition of existing garage

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 26 April 2024

EOT in Place: Yes

EOT Expiry: 7 June 2024

Application Fee: £578

Risk Statement:

This application must be determined by 7th June 2024 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 This application seeks outline planning permission for the erection of 1 dwelling, with matters committed in respect of access. The development would include the demolition of the existing garage on site.</p> <p>1.2 The northern side of School Lane is characterised by linear frontage development, with the surrounding dwellings being located at the back edge of the footpath, though there is not a strong building line with some dwellings set further back with large front gardens. There is however, no tandem development north of School Lane in this area. It is acknowledged that to the west No.24a is set behind No. 24, however this obtained planning permission in 1999 when Policy differed and this dwelling has a street presence, hence little weight is attributed to existence of this dwelling. To the south there is a depth of built form with the small developments of Swallow Court and Nightingale Walk extending off School Lane and tandem developments commonplace, this is however not the case to the north where the proposal is located.</p> <p>1.3 Policy LP16 (d), DM3 of the Delivering and Protecting High Quality Environments SPD 2014 and paras 122(d) along with paras 131 of the NPPF and chapters C1, I1 and B2 of the NDG 2019 seek to ensure that developments make a positive contribution to the local distinctiveness and character of the area, responding to the local built environment and do not adversely impact on the streetscene,</p> |
|---|

settlement pattern or landscape character of the surrounding area. The proposal would create tandem development at odds with the linear character of this area of School Lane, creating a detrimental impact on the visual amenity of the area, and contrary to the aforementioned policies.

1.4 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the northern side of School Lane, within the settlement of Manea. The site currently comprises garden land associated with 22C School Lane.
- 2.2 22C School Lane is a single-storey detached dwelling, with attached single garage. There is exiting parking to the front of this dwelling.
- 2.3 To the rear of the dwelling is garden space, which is predominantly bound by close-boarded fencing and hedging.
- 2.4 The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 The proposal is for the erection of one dwelling in the residential garden of 22c School Lane. The proposed dwelling is indicated as being single-storey within the application form although this is not a committed detail in this outline application.
- 3.2 Access to the dwelling is committed and it is proposed to upgrade the existing access to a width of 5 metres, with a driveway to the rear of the site. The proposed access would include the demolition of the existing garage.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR24/0194/O | Erect 1 x dwelling \(outline application with matters committed in respect of access\) involving the demolition of existing garage | Land North Of 22C School Lane Manea Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/2024/0194/O)

4 SITE PLANNING HISTORY

- 4.1 None relevant.

5 CONSULTATIONS

5.1 Manea Parish Council

No objection

5.2 FDC Environmental Health

I refer to the above application for consideration and would make the following observations.

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

I would recommend the 'unsuspected contaminated land' condition to be imposed in the event planning consent is granted, as the proposal involves the demolition of an existing structure.

5.3 CCC Highways

Recommendation

On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development is acceptable.

Comments

In order to offset the impact of the intensification of the site, the applicant has included a 5m wide access which is suitable for two-way vehicle passing. The access directly adjoins the neighbouring property so it cannot achieve any pedestrian visibility, but, on the basis that the footway does not extend beyond the proposed development, this is acceptable.

Conditions

Gates/Enclosure/Access Restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

5.4 Local Residents/Interested Parties

3 letters of objection were received with regard to this application. 2 of these letters were received from properties at Scholars Close and 1 from School Lane. The reasons for objection are as follows:

- Proximity to boundary
- Site size
- Location of parking – noise impacts
- Plan isn't to scale
- Flooding
- Loss of light/overshadowing
- Loss of privacy
- Noise during construction
- Property values
- Biodiversity impacts
- Asbestos

11 letters of support were received with regard to this application. 4 of these letters were received from address points along School Lane, 2 from High Street, 1 from Station Road 1 from Dunvegan Close, 1 from Fallow Corner Drove and 1 from Willow Drive. A further letter was received from Orchard Close, Elm. Several of

these representations have been submitted via the agent. The reasons for support are as follows:

- Inconsistent vernacular
- No traffic impact
- Manea requires more homes
- Scholars Way approval
- Not overdevelopment
- Not backland

1 additional letter was received however the address information was incomplete and therefore it has not been counted within the representations.

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

7.1 National Planning Policy Framework (NPPF)

7.2 National Planning Practice Guidance (NPPG) Determining a Planning Application

7.3 National Design Guide 2021

Context
Identity
Built Form
Homes and Buildings

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing 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
LP19 – The Natural Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP28: Landscape
- LP32: Flood and Water Management

7.6 Delivering and Protecting High Quality Environments SPD 2014

DM3 – Making a positive contribution to local distinctiveness and character of the area

8 KEY ISSUES

- Principle of Development
- Design Considerations and Visual Amenity of the Area
- Residential Amenity/Health and Wellbeing
- Parking and Highways
- Flood Risk
- Biodiversity

9 ASSESSMENT

Principle of Development

- 9.1 The site is considered to be located within the settlement of Manea; Manea is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being a 'growth village', for these settlements, development and new service provision within the existing urban area, such as this site, will be appropriate.
- 9.2 Policy LP12 advises that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide, open character of the countryside; the site is considered to be within the existing developed footprint of the village. This policy also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a growth village by 15% or more then the proposal should have demonstrable evidence of clear local community support for the scheme, Manea has already exceeded its 15% threshold. However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused and against this backdrop the absence of community support does not render the scheme unacceptable in planning terms.
- 9.3 As such the principle of this development is considered to be supported by Policies LP3 and LP12 of the Fenland Local Plan 2014. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways or flood risk.

Design Considerations and Visual Amenity of the Area

- 9.4 This is an outline application with matters committed in respect of access only. An indicative site plan has been provided, however details of the proposed design, appearance and scale would be dealt with as reserved matters where these issues would be considered.
- 9.5 The garage proposed to be demolished is not considered to enhance the visual amenity of the area, hence there are no concerns regarding its removal.
- 9.6 This side of School Lane is characterised by linear frontage development, with the surrounding dwellings being located at the back edge of the footpath, though there is not a strong building line with some dwellings set further back with large front gardens, there is however no tandem development north of School Lane in this area. It is acknowledged that to the west No.24a is set behind No. 24, however this obtained planning permission in 1999 when Policy differed and this dwelling has a street presence, hence little weight is attributed to existence of this dwelling. To the south there is a depth of built form with the small developments of Swallow Court and Nightingale Walk extending off School Lane and tandem developments commonplace, this is however not the case to the north where the proposal is located.
- 9.7 Policy LP16 (d), DM3 of the Delivering and Protecting High Quality Environments SPD 2014 and paras 122(d) along with paras 131 of the NPPF and chapters C1, I1 and B2 of the NDG 2019 seek to ensure that developments make a positive contribution to the local distinctiveness and character of the area, responding to the local built environment and do not adversely impact on the streetscene, settlement pattern or landscape character of the surrounding area. The proposal would create tandem development at odds with the linear character of this area of School Lane and would fail to positively contribute to the character of the area, creating a detrimental impact on the visual amenity of the area, in conflict with Policy LP16 and the NPPF.
- 9.8 A similar tandem development on the northern side of School Lane was also refused for the same reasons in 2020, application reference F/YR20/0450/O.

Residential Amenity/Health and Wellbeing

- 9.9 The application site incorporates a substantial amount of land currently serving 22c School Lane. However, both plots appear to incorporate a third of the plot for private residential amenity space.
- 9.10 Whilst no indicative elevations have been provided, the application form states that the proposal would be for a single-storey dwelling, albeit this is not a committed detail. A single-storey dwelling in the location proposed would unlikely result in adverse overbearing, overlooking or overshadowing impacts on surrounding residential amenity.

Parking and Highways

- 9.11 Layout has not been committed, however the scale of the plot is such that the required parking provision for both the existing and proposed dwellings could likely be achieved, along with on-site turning.

- 9.12 The scheme proposes a shared access which CCC Highways have raised no objection to. They have acknowledged that a pedestrian visibility splay cannot be achieved, however as the footway does not extend beyond the proposed development it's considered acceptable.

Flood Risk

- 9.13 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water will be considered under Building Regulations; accordingly, there are no issues to address in respect of Policy LP14.

Biodiversity

- 9.14 Neighbouring objections have been received regarding biodiversity impacts from the proposed development. The biodiversity checklist does not indicate the presence of any protected species on site. The site is currently used as garden space associated with No. 22c and no trees or hedges are proposed to be removed. As such, it is unlikely that the proposed development would have significant impacts upon biodiversity.

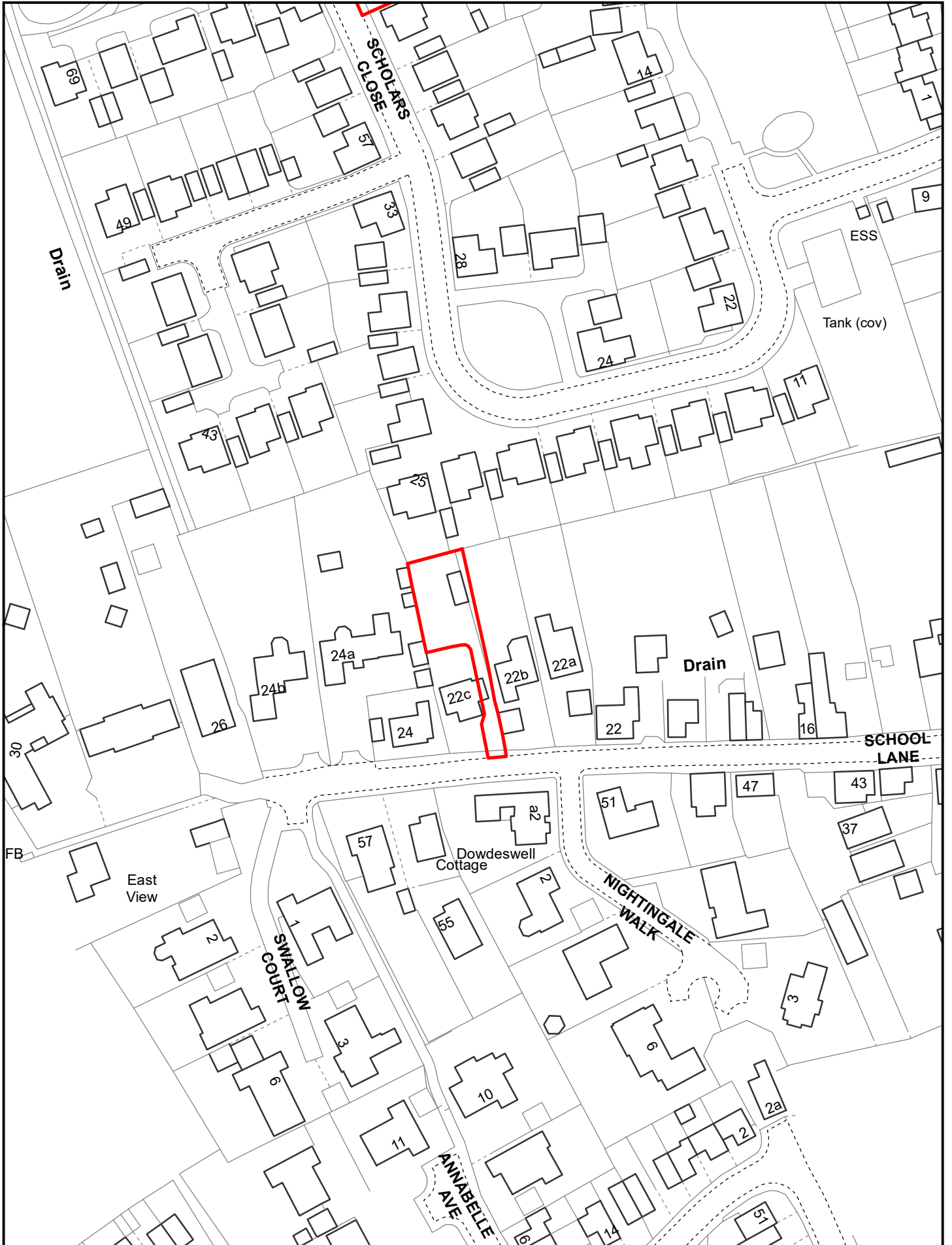
10 CONCLUSIONS

- 10.1 The proposal is overall considered unacceptable due to its failure to accord with policies Policy LP16 (d), DM3 of the Delivering and Protecting High Quality Environments SPD 2014, paragraph 131 of the NPPF and chapters C1, I1 and B2 of the NDG 2019 as it introduces tandem development which is considered to create a detrimental impact on the character of the area.

11 RECOMMENDATION

- 11.1 **Refuse**, for the following reason:

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| 1 | Policy LP16 (d), DM3 of the Delivering and Protecting High Quality Environments SPD 2014, paragraph 131 of the NPPF and chapters C1, I1 and B2 of the NDG 2019 seek to ensure that developments make a positive contribution to the local distinctiveness and character of the area, responding to the local built environment and do not adversely impact on the streetscene, settlement pattern or landscape character of the surrounding area. The proposal would create tandem development at odds with the linear character of this area of School Lane, thereby failing to positively contribute to the character of the area, creating a detrimental impact on the visual amenity of the area, and therefore contrary to the aforementioned policies. |
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Created on: 19/03/2024











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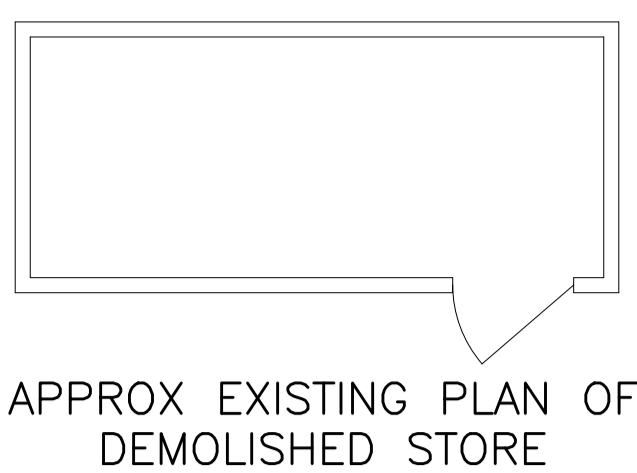
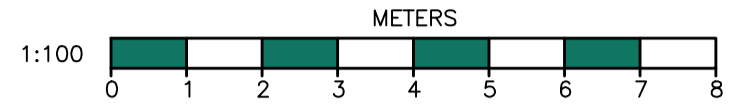
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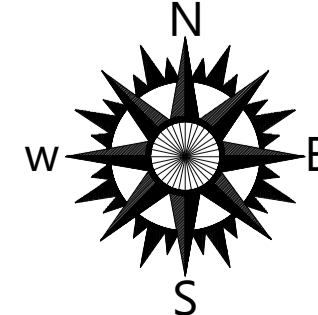
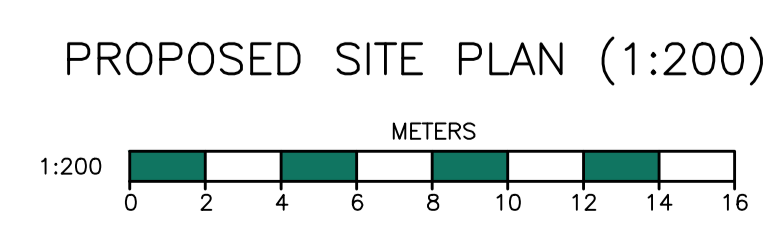
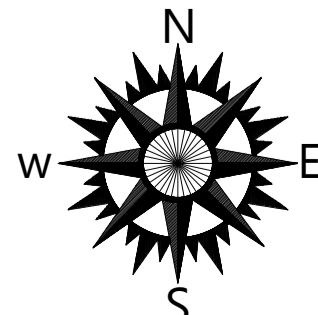
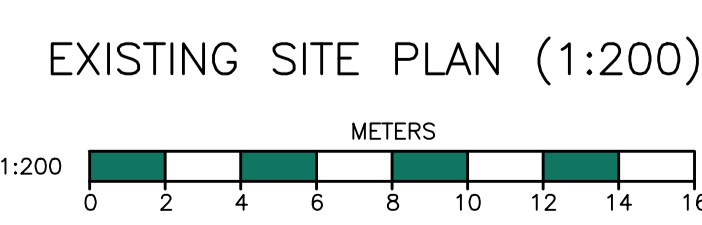
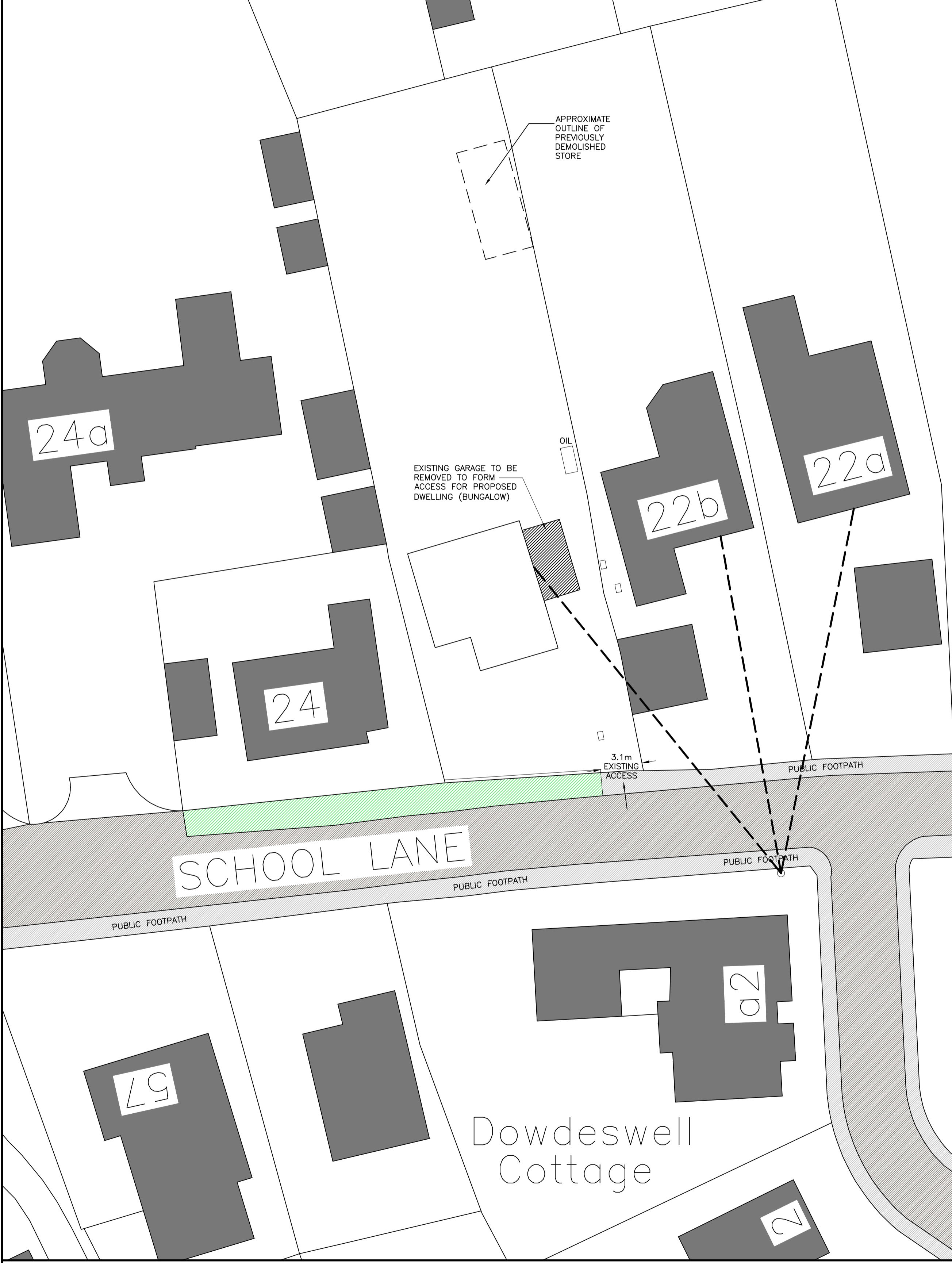


LEGEND:

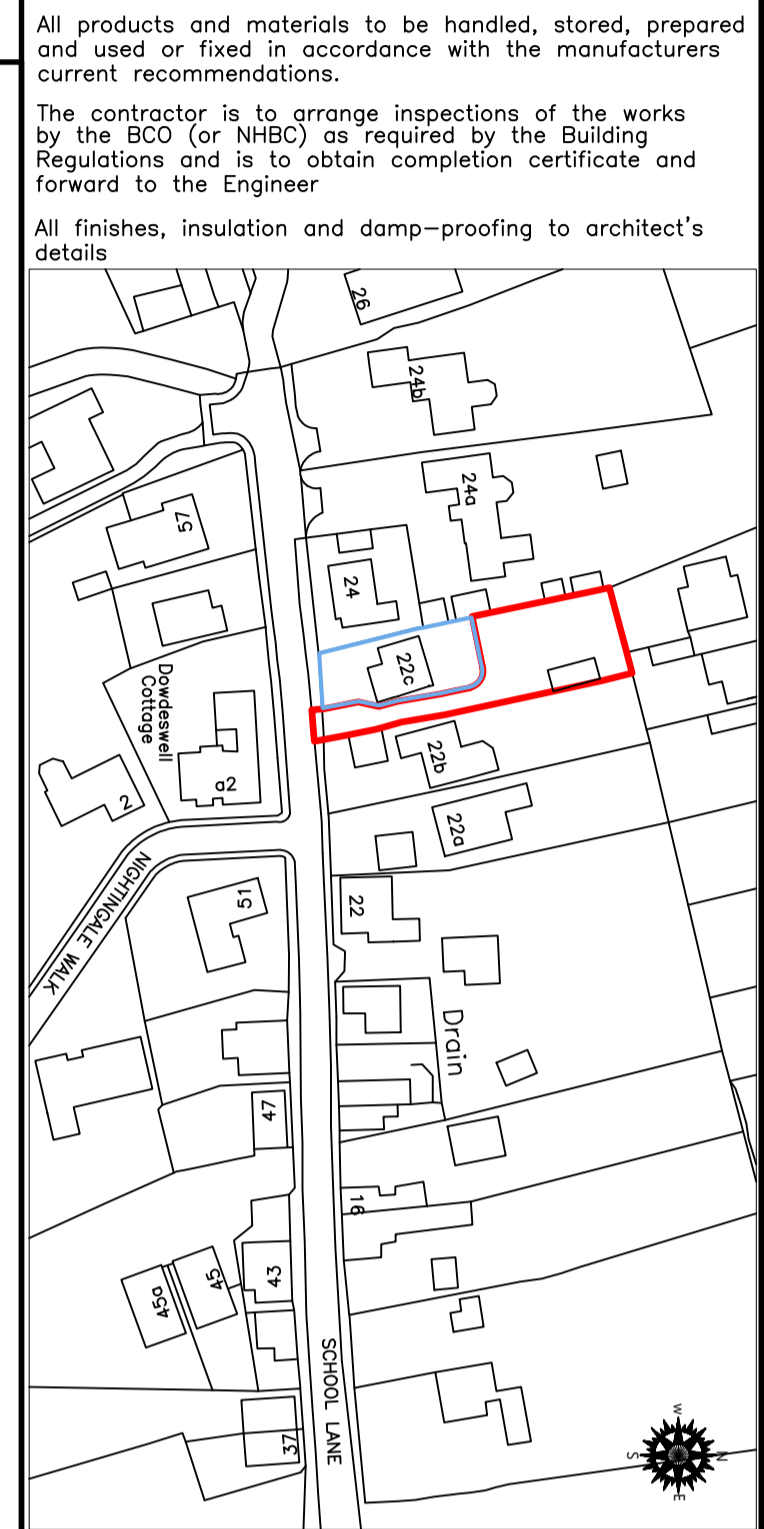
-  EXISTING DWELLINGS
-  TARMAC
-  HEDGING
-  PAVEMENT
-  GRAVEL
-  VEGETATION
-  GRASS
-  SLAB PAVING
-  PERMEABLE BLOCK PAVING (NON SLIP)
-  WHEELIE BINS



APPROX EXISTING PLAN OF DEMOLISHED STORE



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Please read, if in doubt ask. Change nothing without consulting the Engineers.
Contractor to check all dimensions on site before work starts or materials are ordered, if in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.
All finishes, insulation and damp-proofing to architect's details



LOCATION PLAN (1:1250)
1:1250 METERS, 0 to 50 meters.

| | | |
|---|-------------------|----------|
| A | PLANNING COMMENTS | MAR 2024 |
| | REVISIONS | DATE |

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CLIENT
Mr Edward Shepard

PROJECT
22c School Lane, Manea, Cambs, PE15 0JN

TITLE
Existing & Proposed Site Arrangements

| | |
|---------------------|-----------------------------|
| DRAWN J.Scotcher | DATE OF ISSUE |
| CHECKED | DRAWING NUMBER H9437/01A |
| DATE Feb 2024 | SCALE As Shown |