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**F/YR24/0366/F**

**Applicant: Mr W Wiles  
A and L Construction  
Services Ltd**

**Agent: Mr Nick Seaton  
Anglia Building Consultants**

**113 Elm Low Road, Wisbech, Cambridgeshire,**

**Erect 2 x dwellings (2-storey, 3-bed)**

**Officer recommendation: Grant**

**Reason for Committee: Number of representations contrary to officer recommendation.**

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 28 May 2024**

**EOT in Place: Yes**

**EOT Expiry: 2 August 2024**

**Application Fee: £1156**

**Risk Statement:**

**This application must be determined by 2 August 2024 otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

- 1.1. The proposal seeks permission to erect a pair of semi-detached, two storey, 3 bedroom dwellings with parking areas to the front and gardens to the rear on a currently undeveloped infill plot at 113 Elm Low Road, Wisbech.
- 1.2. The site has history for approved residential development, the latest being F/YR23/0061/F for the erection of 1no. two storey, 4no bedroom dwelling with integral garage. Prior to this, an identical scheme was approved under F/YR17/0704/F. The current scheme seeks to increase the number of units at the site with a pair of semi-detached dwellings proposed, although the development will have a similar footprint and site layout to the earlier approved schemes.
- 1.3. The below assessment concludes that the proposal is considered to be acceptable and accords with the relevant policies of the Fenland Local Plan with no perceived detrimental impact upon visual amenity, residential amenity, highway safety or flood risk, subject to appropriate conditions.
- 1.4. Accordingly, the application is recommended for approval.

## 2 SITE DESCRIPTION

- 2.1. The application site relates to a vacant parcel of land to the eastern side of Elm Low Road covering approximately 0.06 hectares. To the north of the site lies a bungalow whilst to the south is a two-storey dwelling. Beyond Elm Low Road to the west are the rear elevations of numerous bungalows accessed from Kestrel Drive.
- 2.2. The site is within the primary market town of Wisbech and is within Flood Zone 1 which is the area at least risk of flooding. Land levels are relatively consistent throughout and surrounding the site with the immediate surroundings predominantly residential in nature with properties differing significantly in terms of size, design and materiality.

## 3 PROPOSAL

- 3.1. The proposal seeks permission to erect 2no. two storey, 3 bedroom dwellings with parking areas to the front and gardens to the rear. The dwellings will be semi-detached in nature, with gable roofline and front gable projections, with shared porch roof and constructed of Vandersanden Flemish Antique brickwork with brown double pantile roof and white uPVC joinery.
- 3.2. The proposed dwellings are to align with the properties to the south and set slightly further back than the bungalow to the north. A modest set back from the site frontage allows for a driveway and parking to the front of each dwelling, comprising permeable surface.
- 3.3. The dwellings' proposed ridge height is approximately 8.25m with a street scene plan showing the proposed pair would have a lower ridge height than the adjacent two storey dwelling by approximately 1m. The ridge height of the adjacent bungalow to the north is 5m, therefore the difference in ridge height between the existing neighbouring bungalow and the proposed dwelling is 3.25m.
- 3.4. The application form states close boarded fencing to the rear, dropping to 0.9m to the front, with the existing tree screen retained to the eastern (rear boundary), however no specific detail has been submitted.
- 3.5. Full plans and associated documents for this application can be found at: [F/YR24/0366/F | Erect 2 x dwellings \(2-storey, 3-bed\) | 113 Elm Low Road Wisbech Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/permissions/F/YR24/0366/F)

## 4 SITE PLANNING HISTORY

F/YR23/0061/F	Erect 1 dwelling (2-storey, 4-bed)	Granted 22.03.2023
F/YR17/0704/F	Erection of 2-storey 4-bed dwelling with integral garage Land North Of 115 Elm Low Road, Wisbech	Granted 26.09.2017
F/YR02/0809/F	Erection of 4-bed detached house with integral garage	Granted 19.09.2002

## 5 CONSULTATIONS

- 5.1. **Wisbech Town Council**  
*That the application be supported*

**5.2. Environment & Health Services (FDC)**

*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 be affected by ground contamination.*

*This service would however welcome a condition on working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable:*

*No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

**5.3. Councillor Steve Tierney**

*I am one of the three District Councillors for the area. I would like to raise an objection to this application. Although previous applications on the same plot were approved, this one is different as it is for two houses instead of one and is therefore overdevelopment of the plot, in my opinion, and not in keeping with the rest of the road.*

*If Officers are minded to refuse, then fine. If not, I'd like to call this one in to the Committee please.*

**5.4. Councillor S Wallwork**

*I would like to echo Cllr Tierney's thoughts and request in relation to this planning application.*

**5.5. Councillor S Hoy**

*I would like to object to this due to overdevelopment  
I have no issue with one dwelling which there is already permission for but two is overdevelopment and not in keeping with the street scene as all other places down there are single plots.*

**5.6. Cambridgeshire County Council Highways Authority**

Recommendation

*On behalf of the Local Highway Authority, I raise no objections to the proposed development.*

Comments

*The applicant has proposed a parking suitable for two vehicle with a hardened surface along the grassed area which will stop the gravel, as proposed in the driveway, from entering the adopted highway.*

*I would note to the planning officer and applicant that the utility pole is not shown on the plans. Therefore, I am unable to advise if this needs to be moved to ensure that the proposed parking layout can be completed and function as proposed.*

**5.7. Local Residents/Interested Parties**

*The LPA has received 10 letters of objection, including a petition letter signed by 7 residents, to the proposal from local residents all from Elm Low Road.*

*Concerns voiced in respect of the proposal can be summarised as:*

- *Overdevelopment;*

- Highway safety concerns;
- Lack of supporting infrastructure along Elm Low Road, no footpaths, streetlights etc; and
- Out of character with surrounding development.

## **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)**

### **7.3. National Design Guide 2021**

### **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

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding

LP15 – Facilitating the Creation of a More Sustainable Transport Network

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

LP22: Parking Provision

LP24: Natural Environment

### **7.6. Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

## **8 KEY ISSUES**

- **Principle of development**
- **Character and visual amenity**
- **Residential amenity**
- **Parking & highways**
- **Flood risk**

## **9 BACKGROUND**

- 9.1. The site has history for approved residential development, the latest being F/YR23/0061/F for the erection of 1no. two storey, 4no bedroom dwelling with integral garage. Prior to this, an identical scheme was approved under F/YR17/0704/F. Both were approved under delegated powers.
- 9.2. The current scheme seeks to develop a pair of semi-detached dwellings with a similar footprint and site layout to the earlier approved schemes. The below assessment considers the most recent submission that was subject to design changes on recommendation of the case officer.

## **10 ASSESSMENT**

### **Principle of development**

- 10.1. Policy LP3 of the Fenland Local Plan directs new housing towards the primary market towns, which includes Wisbech.
- 10.2. The latest Strategic Housing Market Assessment (Housing Needs of Specific Groups Cambridgeshire and West Suffolk, Oct 2021) indicates a greater need for 2 and 3-bedroom properties than for 4-bedroom within Fenland, and therefore this scheme would deliver against that requirement.
- 10.3. It is to be noted that there is history for residential development related to the application site, the latest being approved in 2023. The principle of development is therefore acceptable subject to other considerations being addressed.

### **Character and visual amenity**

- 10.4. In line with policy LP16, high quality environments will be delivered and protected throughout the district. Proposals for all new development, including where appropriate advertisements and extensions and alterations to existing buildings, will only be permitted if it can be demonstrated that the proposal meets, inter alia criterion d) by making a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.5. The original scheme submitted as part of this application included a pair of simple, gable roofed semi-detached dwellings which included a central, shared pitched roof porch structure. On review of the original proposal, Officers considered the design of the dwellings to be out of character with surrounding development, and recommended design changes to allow a more sympathetic design to be introduced.
- 10.6. Following this advice, the applicant submitted the current scheme, which includes front gable projection details and a shared lean-to porch structure. The design is considered to reflect design features of the adjacent dwelling to the south with the

gable projections and will read within the streetscene as a single dwelling at first glance, with echoes of the most recent approved single dwelling scheme.

- 10.7. Considering the design changes made, against the backdrop of the earlier approved schemes, and noting the local vernacular of varied development types, scales and materials, it is considered that the proposal is acceptable in design given its context.
- 10.8. Whilst it is acknowledged that there is a proposed increase in the number of units from earlier approved single dwelling schemes, the area is relatively densely developed. Thus, it is considered that an additional dwelling at the plot will not amount to overdevelopment, particularly given the footprint and scale of the overall build will be comparable to earlier approved single dwelling schemes and existing dwellings in the local area. Matters relating to any amenity impacts from an additional dwelling unit at the site are considered in more detail below.
- 10.9. Notwithstanding, in terms of character and visual amenity only, it is considered that the scheme is considered acceptable with no perceived detrimental impact upon the site itself or the wider street scene in terms of character. The proposal is therefore considered to be in line with policy LP16 of the Fenland Local Plan in this regard.

#### **Residential amenity**

- 10.10. Policy LP2 states that development proposals should contribute to the Council's goal of Fenland's residents, inter alia, promoting high levels of residential amenity whilst policy LP16 states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 10.11. The proposed dwellings will infill an existing gap between 111 and 115 Elm Low Road. No.111 lies to the north of the site and is a bungalow whilst No.115 is a two-storey detached dwelling. Both properties display non-habitable windows within the side elevations. The site is enclosed to the north and south by a 1.8m close boarded fence which is to be retained.
- 10.12. Two narrow windows are proposed to both gable elevations at first floor. These will serve bathrooms. Whilst it is noted that the plans have not been annotated to show these will both be fitted with obscure glazing, this can be safeguarded through the use of an appropriate condition to aid in protecting residential amenity.
- 10.13. The proposed first floor rear bedroom windows will afford oblique views across the rear of the neighbours' gardens. This is not an uncommon situation and is therefore deemed acceptable.
- 10.14. There will be no impact on light entering habitable rooms as the windows to the side of both 111 and 115 serve non-habitable rooms with the footprint of the dwelling not extending beyond the front and rear walls of the neighbouring properties.
- 10.15. Notwithstanding the increase of the number of units at the site, the proposed semi-detached arrangement will enable provision of an acceptable level of internal and external amenity space. Accordingly, there is no justifiable reason to refuse the application on the basis of overdevelopment, given that good standards of occupier amenity can be achieved for both dwellings.

10.16. The development would not have a perceived detrimental impact on the residential amenity of the neighbouring residential properties and would provide an acceptable level of amenity for future occupants. Therefore, given the considerations above, it is considered that the impacts to neighbouring residential amenity caused by the proposed development will be limited and, subject to necessary conditions, the proposal will be compliant with Policies LP2 and LP16 in this regard.

### **Parking & highways**

10.17. The proposed development includes provision of an upgraded tarmac access, with appropriate visibility splays, leading to a gravel parking and turning area for each dwelling. The submitted site plan depicts sufficient depth between the highway carriage and building line to comfortably accommodate frontage parking at the site. The proposal seeks to erect 2no. 3-bedroomed dwellings. According to Appendix A of Policy LP15, dwellings of this size are required to provide a minimum of two parking spaces. The site plan depicts parking for 2 vehicles per dwelling, and therefore meets minimum standards.

10.18. Whilst frontage parking is not a preferred arrangement, consideration must be paid to the site constraints, arrangements of parking of adjacent development, and highway safety. The scheme was considered as acceptable by the local highways authority who raised no objection to the scheme in the context of highway safety.

10.19. An existing utility pole may need to be repositioned in order to facilitate access to the site in the arrangement proposed. However, this is not a material planning consideration, and will require additional consent by the utility provider separate to the planning system at the developer's expense.

10.20. Concerns regarding traffic, a lack of footpath infrastructure, and parking concerns are noted. It is considered that the increase in traffic generation from two additional dwellings, would be limited, given the context of the wider development. As discussed, the applicant has provided evidence that appropriate levels of on-site parking will be provided, accordingly any additional off-site parking concerns are immaterial to the consideration of this application. With respect to infrastructure provision, or the lack thereof, it is considered unreasonable to require a development of this quantum and scale on an infill site within an area of substantial residential development to provide additional infrastructure to benefit the wider area.

10.21. Given the above considerations, on balance, the proposal is considered acceptable in respect of Policy LP15, subject to conditions.

### **Flood risk**

10.22. The site is located in flood zone 1, the area at least risk of flooding. The proposed drainage is via the mains for foul sewerage and a surface water soakaway within the rear lawn. Accordingly, there are no matters to reconcile with respect to Policy LP14.

## 11 CONCLUSIONS

- 11.1. The proposal is considered to be acceptable and accords with the relevant policies of the Fenland Local Plan with no perceived detrimental impact upon visual amenity, residential amenity, highway safety or flood risk, subject to appropriate conditions. There is no justifiable reason to refuse the application on the basis of overdevelopment, given that good standards of occupier amenity can be achieved for both proposed dwellings, with appropriate parking, amenity space, limited neighbouring residential amenity impacts and when viewed against the backdrop of the existing vernacular.

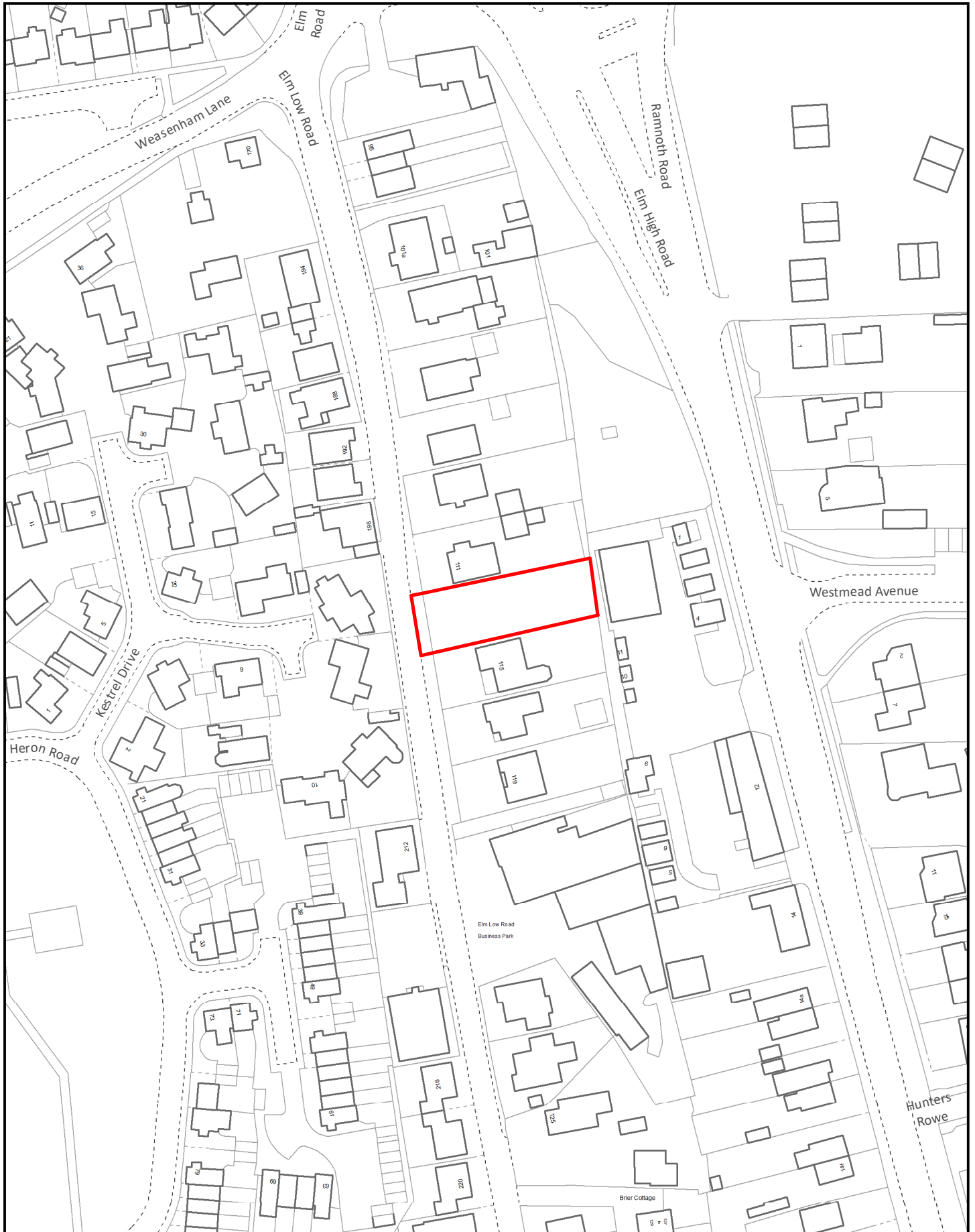
## 12 RECOMMENDATION

**Grant;** subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The materials to be used for the external walls and roof shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>Notwithstanding the details on the submitted plans, the bathroom windows in the northern and southern elevations of the development hereby approved shall be glazed with obscure glass and fixed shut to a height of 1.7 metres above the floor of the room in which the window is installed; and so maintained in perpetuity thereafter.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
4	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional windows other than those shown on the plans hereby approved shall be placed in the north and south elevations of the development hereby approved.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
5	<p>Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The</p>



	<p>Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
6	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework and Policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
8	Approved Plans



Created on: 30/04/2024

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**F/YR24/0366/F**

Scale = 1:1,250



**Fenland**  
CAMBRIDGESHIRE  
Fenland District Council

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This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications, along with any other drawings, specification and details prepared by Anglia Building Consultants for the project.

### Surface Water Drainage

Subject to a satisfactory percolation test rainwater from proposal to be taken to geo-modular crate type system i.e. Marley Waterloc 250.

The size of the soakaway is dependent upon the soakage characteristic of the soil but estimated to be made up of 6 number 1200 x 800 x 290 cells to provide a soakaway 1.5m<sup>2</sup>. To base of soakaway excavation lay 100mm sharp sand base, then install the cells which should be wrapped in a permeable geotextile membrane. Backfill around the sides and top of the soakaway with a minimum 150mm granular material. Discharge storm drain pipe outlet to centre of soakaway. Situate soakaways a minimum of 4.5m from any building and 3.5m from any boundary and away from any drainage fields.

The base of the soakaway should be positioned so that it is above the water table (at all times of the year), in order to achieve this it may be necessary to lay the create flat, rather than in a cube and on top of each other.

### Foul Water Drainage

To main sewer.

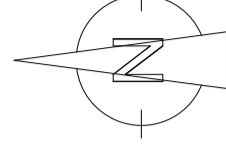
S/A	Soakaway
RE	Rodding eye
○ <sup>SVP</sup>	Soil and Vent Pipe
○ <sup>RWP</sup>	Rainwater Downpipe
○ <sup>SS</sup>	Stub stack
○ <sup>AW</sup>	Air Admittance valve
⊕	Inspection Chamber
⊕ <sup>BIG</sup>	Back Inlet Gully
---	Foul water drain run
---	Surface water drain run



Paved area/paved area



Gravel parking and turning area



Elm Low Road

Alter/upgrade existing access to Cambridgeshire County Council highway requirements

Existing telegraph pole to be re-positioned in location to be agreed with BT, to ensure it will not impede access and visibility.

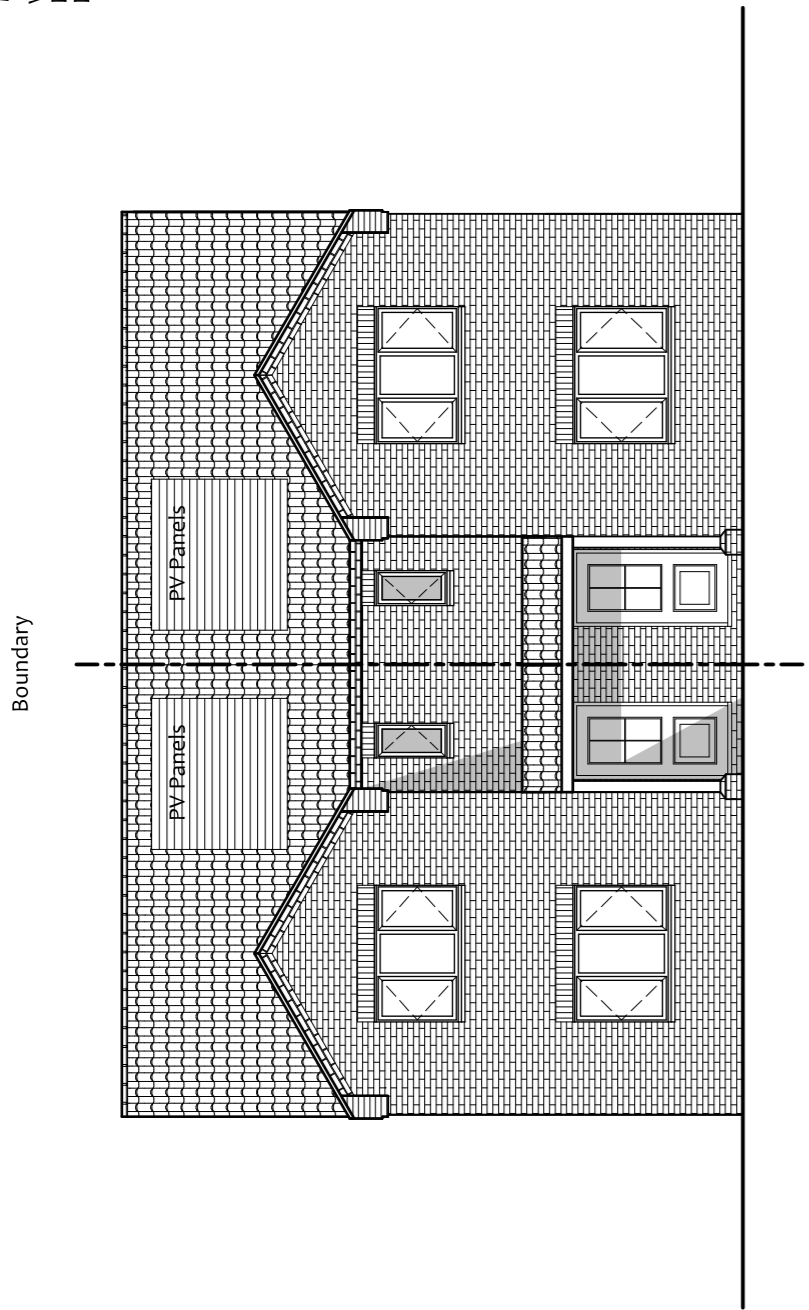


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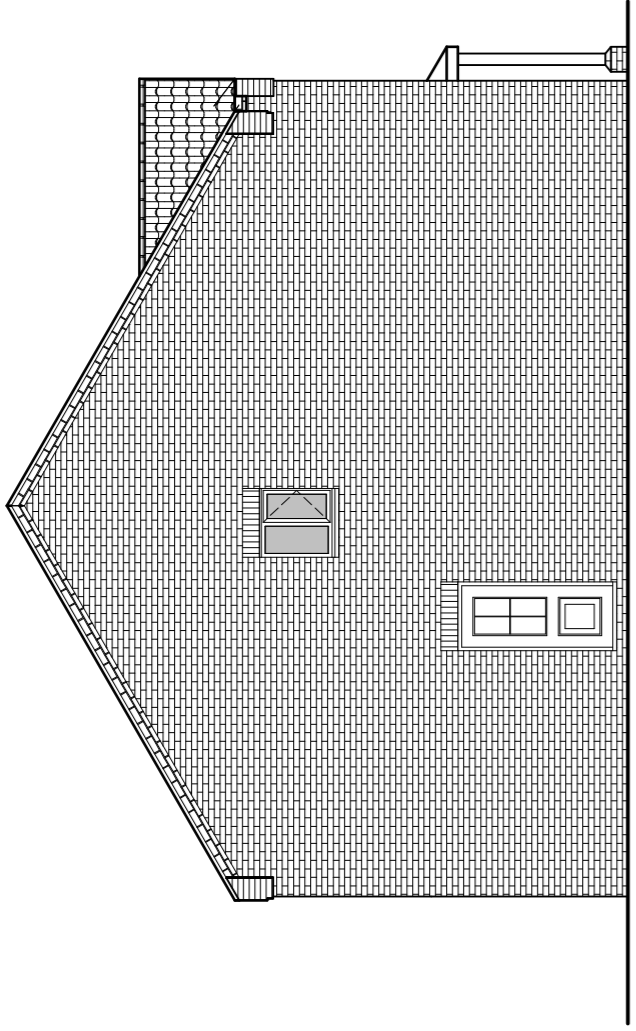
B	17/5/24	Note added regarding re-positioning of telegraph pole
A	10/5/24	Layout amended
No	Date	Revision
Issue: For Planning Approval		
Site: 113 Elm Low Road, Wisbech, Cambridgeshire, PE14 0DF		
Project: Residential Development		
Drawing Title: Proposed Site Plan		
Client: A and L Construction Services Ltd		
Date:	March 2024	
Scale:	1:200 at A2	
Drawing Number:	P-23-2420-3-B	

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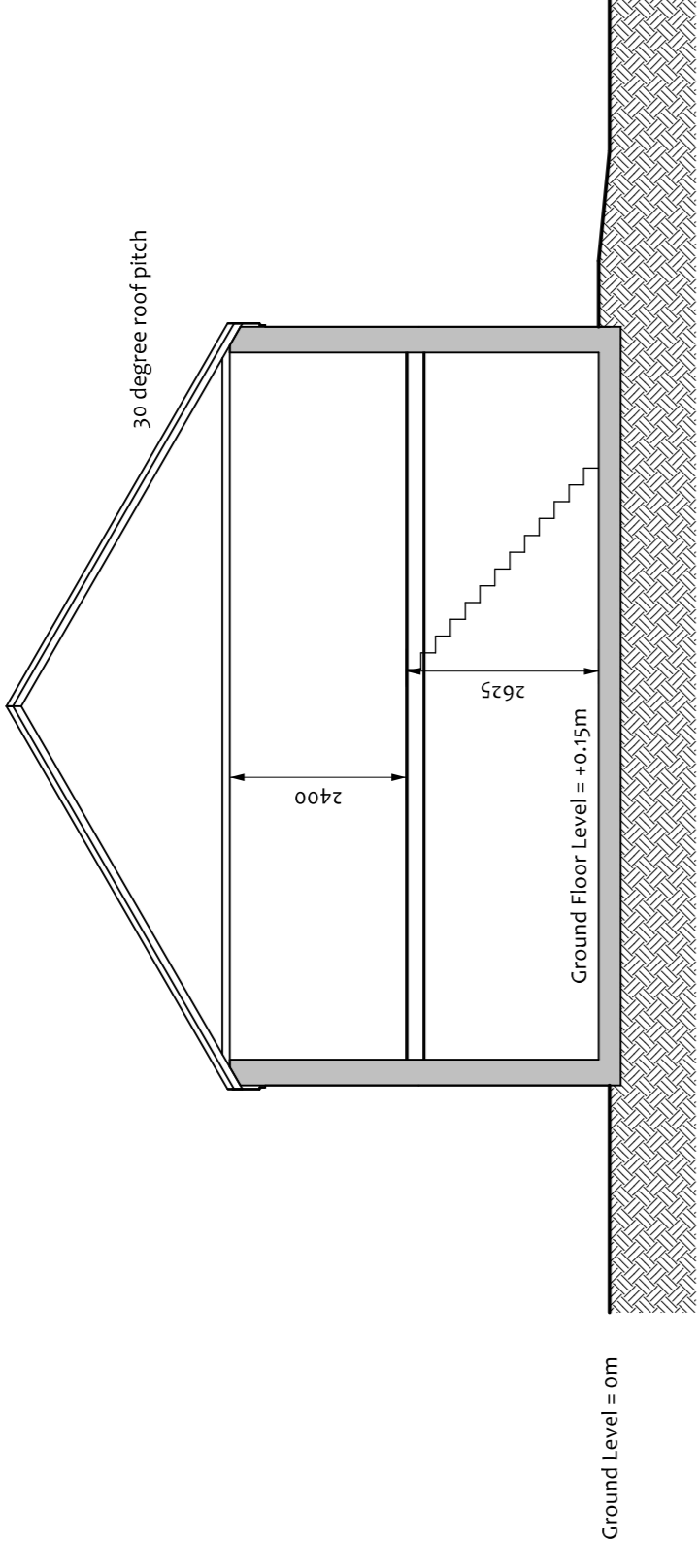
**Materials**  
 Walls - Yorkshiren Flemish Antique Bricks  
 Roof - Concrete Double Pantiles Brown in colour  
 Doors/Windows - White UPVC



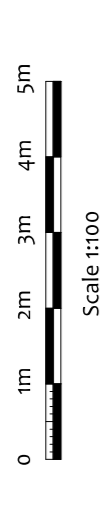
Front Elevation



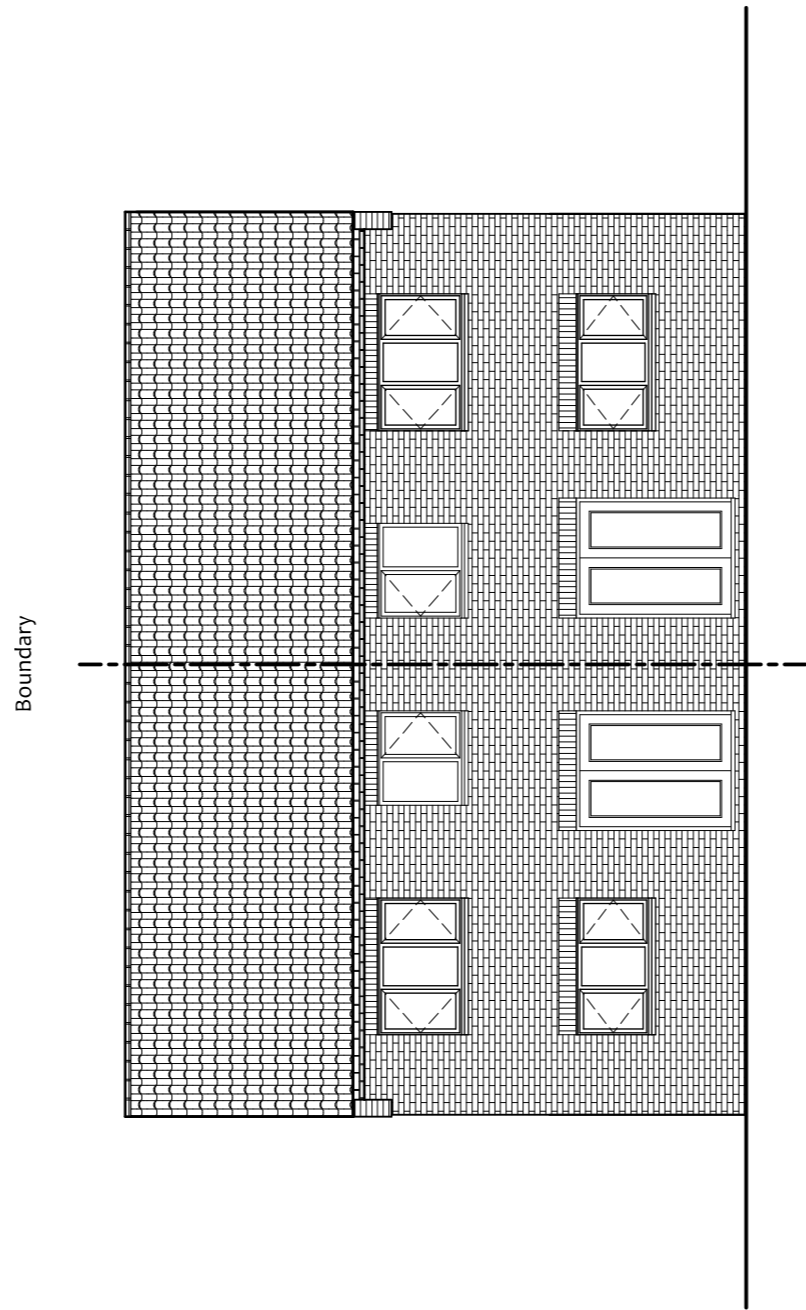
Side Elevation



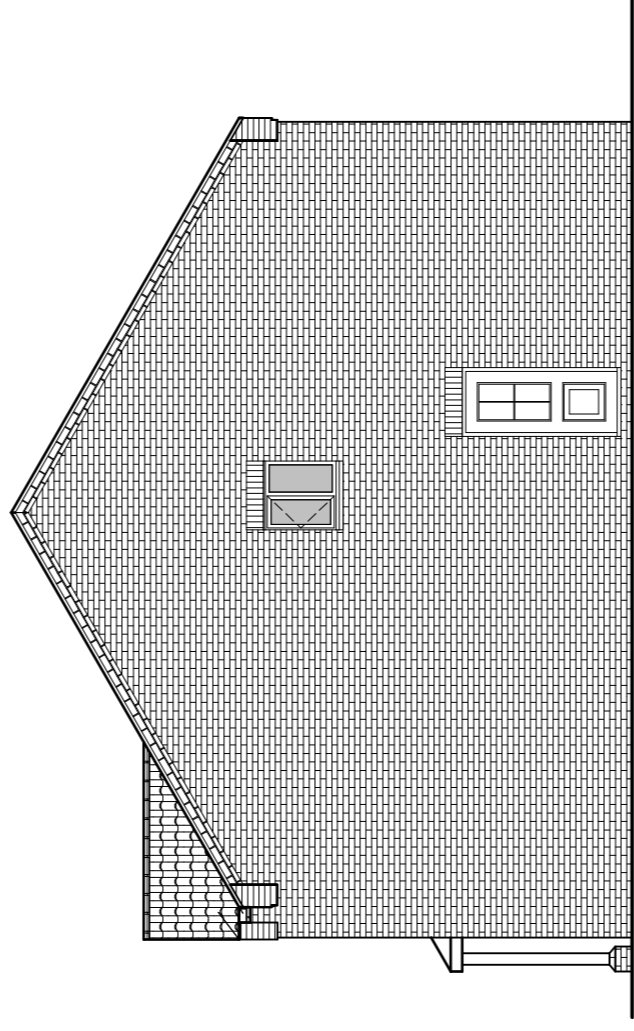
Site Section



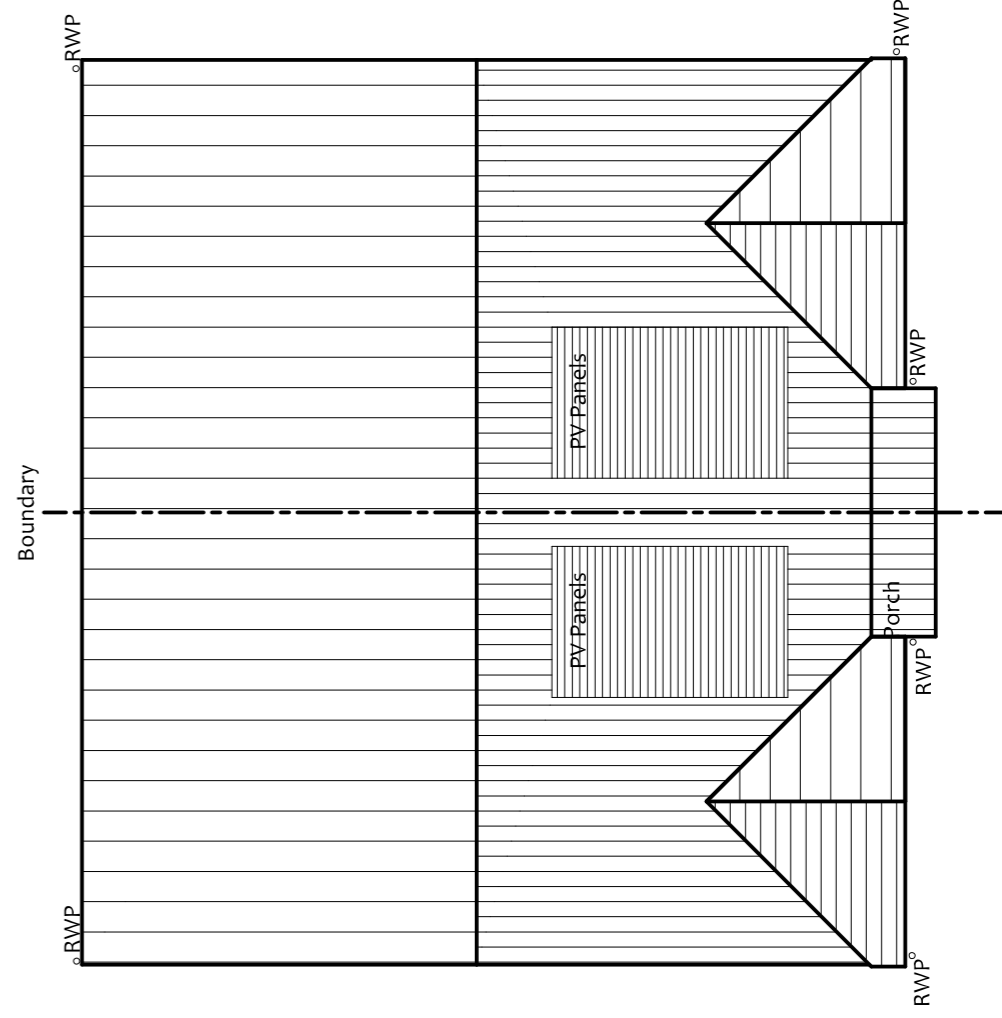
External levels unaffected by proposal and as existing.



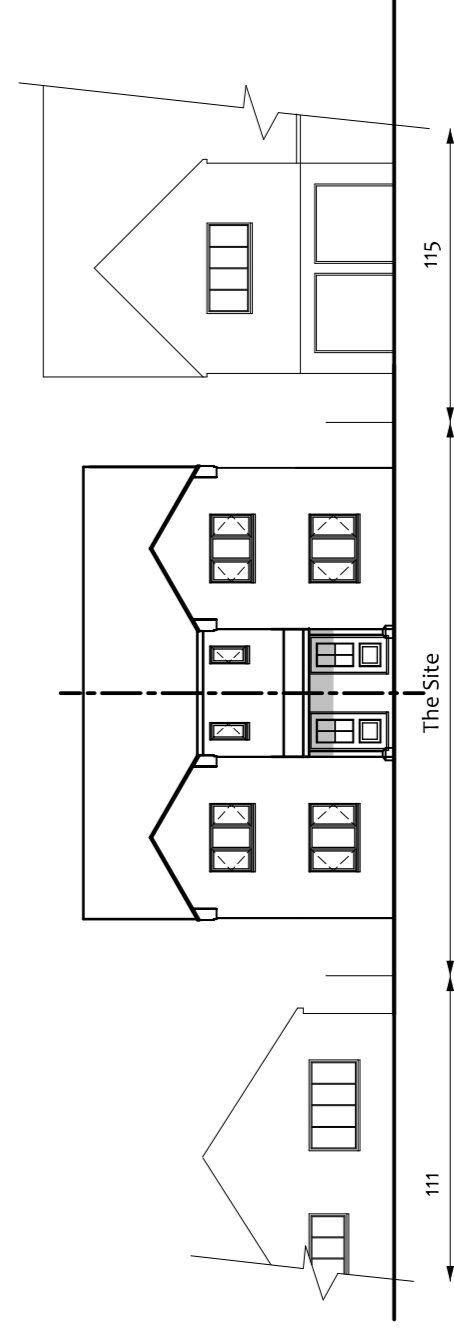
Rear Elevation



Side Elevation



Roof Plan



Street Scene  
 Scale: 1:200



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No	Date	Revision
A	10/05/24	Layout altered

Issue: For Planning Approval

Site: 113 Elm Low Road, Wisbech, Cambridgeshire, PE14 0DF

Project: Residential Development

Drawing Title: Proposed Elevations, Roof Plan, Site Section and Street Scene

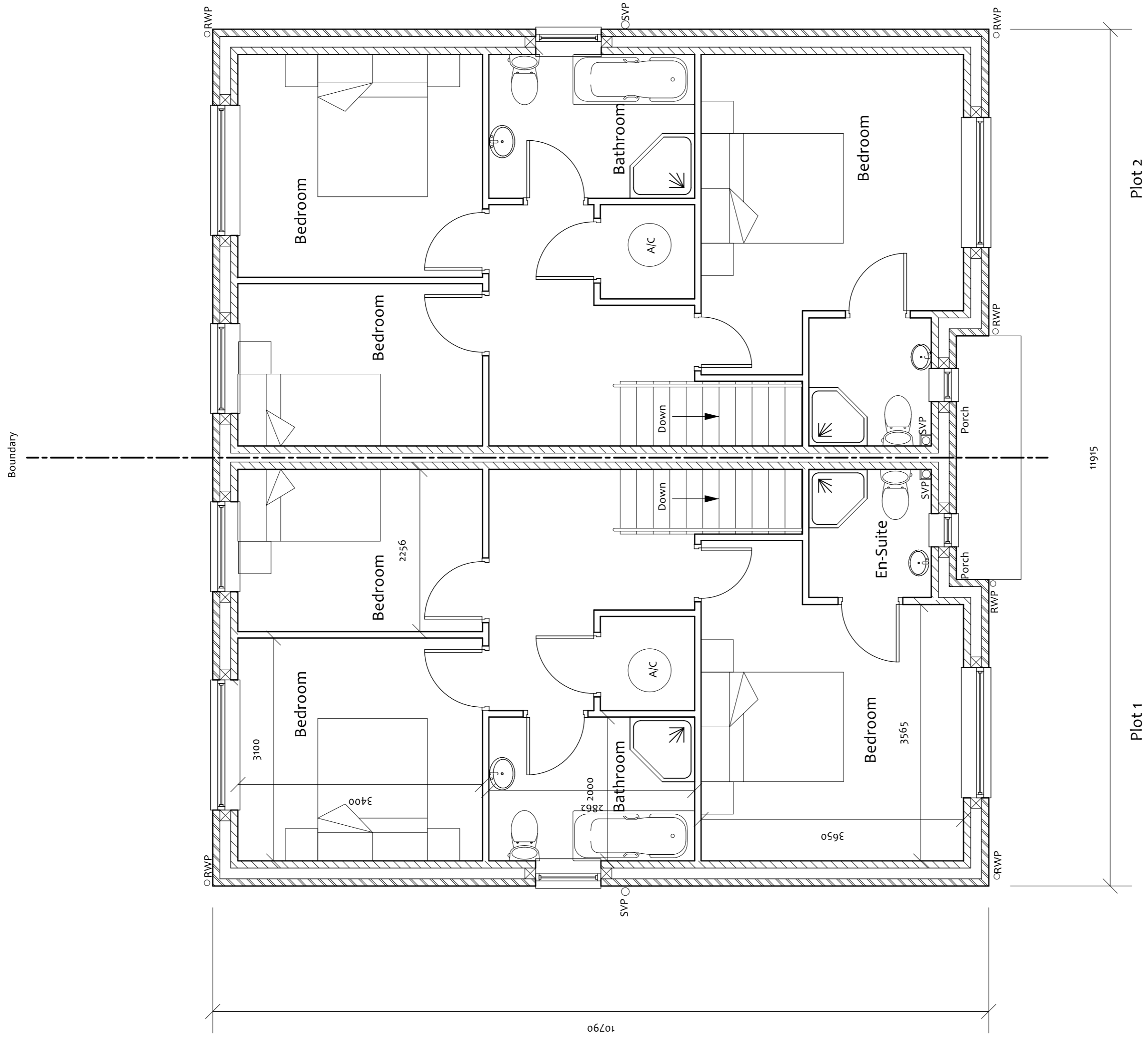
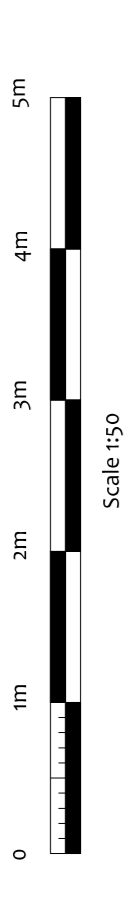
Client: A and L Construction Services Ltd

Date: March 2024

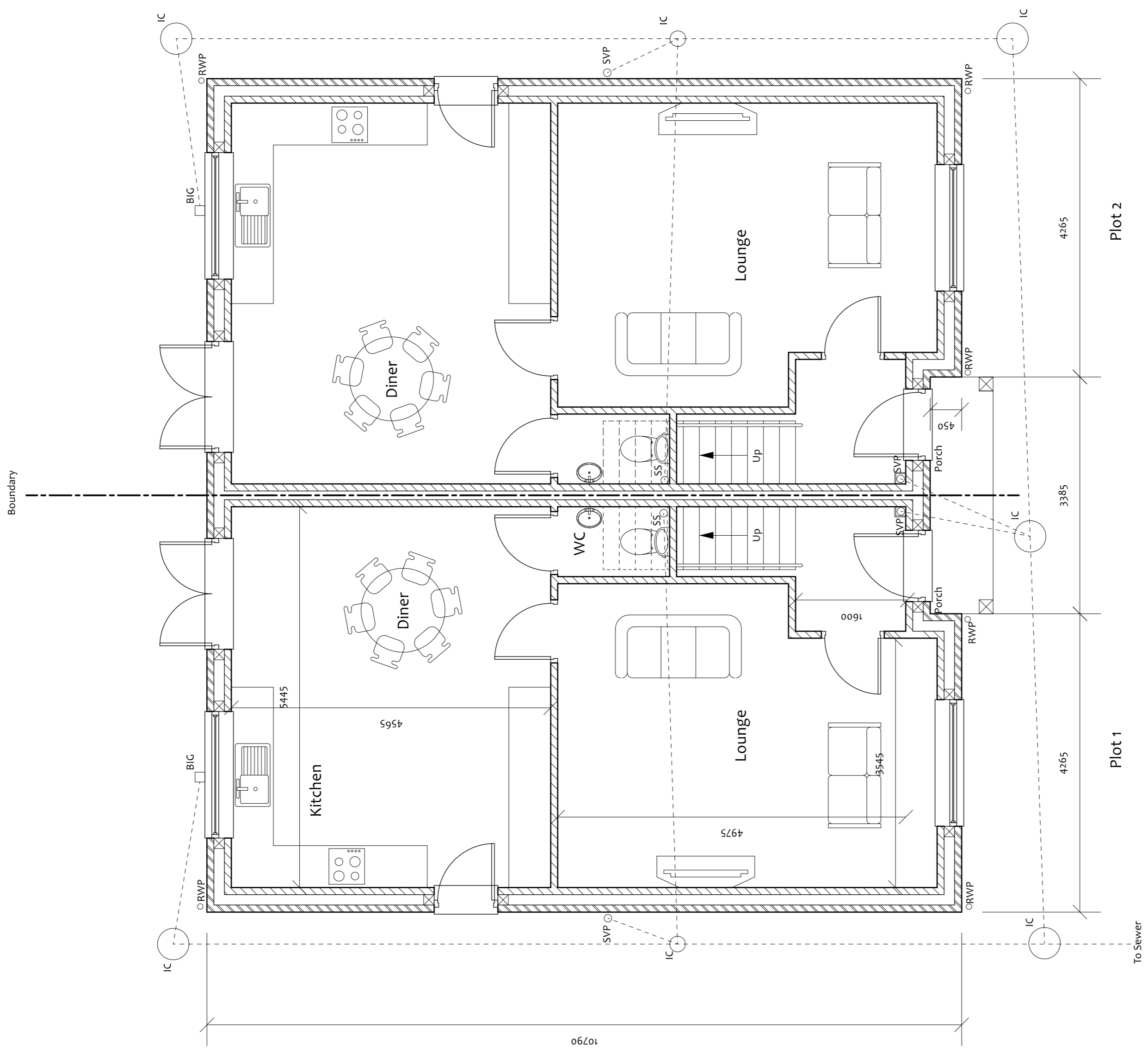
Scale: 1:100 and 1:200 at A1

Drawing Number: P-23-2420-5-A

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First Floor Plan



Ground Floor Plan



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A	10/5/24	Layout altered
No	Date	Revision
Issue: For Planning Approval		

Site: 113 Elm Low Road, Wisbech, Cambridgeshire, PE14 0DF
Project: Residential Development
Drawing Title: Proposed Floor Plans
Client: A and L Construction Services Ltd
Date: March 2024
Scale: 1:50 at A1 or 1:100 at A3
Drawing Number: P-23-2420-4-A

