
F/YR24/0110/RM

**Applicant: Mr I Lockhart
G L Developments**

**Agent : Mr Gareth Edwards
Swann Edwards Architecture Limited**

Land North Of 1, The Fold, Coates, Cambridgeshire

Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR21/0829/O to erect 1 x dwelling (2-storey, 3-bed) involving 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: 1 April 2024

EOT in Place: Yes

EOT Expiry: 29 July 2024

Application Fee: £578

Risk Statement:

This application must be determined by 29th July 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 is a reserved matters application following the grant of outline planning permission and includes details of access, appearance, landscaping, layout and scale.</p> <p>1.2 The proposed development would lead to a cramped form of development at odds with the established plot pattern in the locality due to the layout and scale of the development to the detriment of the character and appearance of the area contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and Policy LP16 of the Fenland Local Plan 2014.</p> <p>1.3 The proposed development would also result in significant overbearing impacts to the neighbouring property to the north-west due to the proximity and scale of the proposed dwelling in relation to the neighbouring property. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16(e).</p> <p>1.4 As such, the application is recommended for refusal.</p> |
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2 SITE DESCRIPTION

- 2.1 The application site consists of around 230m² of residential curtilage occupied by a garage and a gravel driveway associated with the No.1 The Fold. The site has been segregated from the main curtilage of No.1 by what appears to be recently erected close-boarded fencing. A 2m high fence runs along the northern boundary, reducing to a c.1m high run of fencing across the frontage.
- 2.2 The Fold (with exception to the school and village hall) is primarily a residential area and incorporates a mixture of properties of various ages design and plots sizes, leading to the planned Willowbrook estate and Blackthorn Court. One key characteristic is that all properties are permanent, brick-built dwellinghouses - immediately north and south of the site are 2-storey dwellings. However, the presence of single storey dwellings also exists opposite the site.
- 2.3 The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The proposal is for the construction of a 2-storey, 3-bed dwelling on the land, consisting of a kitchen/dining/living area, utility, WC and bedroom at ground floor and 2 bedrooms and bathroom at first floor.
- 3.2 Parking would be provided to the south of the dwelling on site and the rear garden would be laid to lawn. The rear garden would be enclosed by a 1.8m high timber panel fence.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR24/0110/RM | Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR21/0829/O to erect 1 x dwelling \(2-storey, 3-bed\) involving demolition of existing garage | Land North Of 1 The Fold Coates Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR24/0110/RM)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR21/0829/O	Erect 1 x dwelling involving the demolition of existing garage (outline application with all matters reserved)	Granted 16/09/2021
F/YR17/0866/O	Erection of 1no dwelling (outline application with all matters reserved)	Refused 06/11/2017 Appeal Dismissed 19/07/2018

5 CONSULTATIONS

The following comments were received with regard to the application as submitted. Amended plans have since been received, however no further comments have been made following re-consultation:

5.1 Whittlesey Town Council

The Town Council recommend refusal due to over intensification of site and fully support the officer's recommendation regarding the adverse amenity impact.

5.2 CCC Highways

Recommendation:

No objection to the above application from the highways perspective.

Comments

I have reviewed the submitted documents in support of the above application and comments as follows:

It is acknowledged in the context of the position of the access, the pedestrian visibility splay cannot be achieved on the south. It's also worth noting that the boundary brick wall will need to be curtailed for the first 2m or reduced in height by 200mm.

If the LPA are mindful to approve the application, please append the following conditions to any consent granted:

- 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): Class A – no gates or other means of enclosure shall be erected across the vehicular access hereby approved.*
- Visibility Splays: Prior to commencement of the use/or first occupation of the development hereby approved; visibility splay shall be provided on the north side of the new vehicular access, and shall be maintained free from any obstruction over a height of 600 mm within an area of 2 metres measured along the back of the footway.*

5.3 FDC Environmental Health

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.

As with the outline application for this site, 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.

5.4 Local Residents/Interested Parties

11 letters of support were received with regard to this application (6 from address points in Coates (3 from residents of Wype Road, including 1 who shares the surname of the applicant, 2 from residents of March Road and 1 from Eldernell Lane); 4 from Eastrea and 1 from Turves). The reasons for support are as follows:

- Asset to the area
- Close to primary school

- Visually pleasing
- Local tradesman/companies

4 letters of objection were received with regard to this application from address points within Coates (2 from Barnfield Gardens and 2 from The Fold). The reasons for objection are as follows:

- Access to visit family property
- Parking
- Too large for small site
- Outline is for a 2-bed bungalow
- F/YR17/0866/O was refused on appeal

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 Whittlesey Neighbourhood Plan 2021-2040 and 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

Movement

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

LP5 – Meeting Housing Need

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

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
- LP32: Flood and Water Management

7.6 Whittlesey Neighbourhood Plan 2021-2040

Policy 7 – Design Quality

8 KEY ISSUES

- Principle of Development
- Appearance, Layout and Scale
- Residential Amenity
- Access and Highways
- Landscaping
- Flood Risk and Drainage

9 BACKGROUND

- 9.1 Outline planning permission was granted under planning reference F/YR21/0829/O on 16/09/2021. The outline consent noted that whilst reserved matters will need to be carefully considered in order to achieve a development sympathetic to its surroundings, based on the information submitted a satisfactory scheme could likely come forward. Whilst all matters were reserved at outline stage, the officer report did acknowledge that the indicative drawings detailed a single-storey dwelling.
- 9.2 That outline application followed a previous planning application for residential use of the site, application reference F/YR17/0866/O, which was refused and subsequently dismissed at appeal on grounds of character harm and adverse residential amenity impacts. The application at that time proposed a 2-storey 3-bedroom dwelling, albeit all matters were reserved. The inspector noted a 2-storey, 3-bedroom dwelling on site would appear *unduly cramped on the site and poorly related to existing buildings*. The inspector therefore concluded that *the proposed development would have a harmful impact on the character and appearance of the area. The development would therefore be contrary to Local Plan Policy LP16 which seeks to ensure, amongst other things, that new development makes a positive contribution to the local distinctiveness and character of the area.*
- 9.3 The inspector also noted that *the indicative proposals demonstrate that as a result of the location of the building hard up against the boundary and the likely height of a house in comparison with the existing single storey outbuilding, the outlook from the ground floor window in the gable end of 7 The Fold would be compromised and in my view this would harm the living conditions of the occupiers of that property and therefore concluded that the proposal on site would have harmful impacts*

upon the occupiers of neighbouring properties with regard to outlook and privacy and therefore contrary to LP16.

- 9.4 Having reviewed the outline permission and the previous appeal on site, it is evident that a 2-storey dwelling on site would be unacceptable and likely result in adverse impacts. A suggestion was put forward to the agent to reduce the scale of the proposed dwelling to single-storey. Amended plans were received retaining a 2-storey dwelling on site with a slight amendment to the rear roof slope of the dwelling to a hipped roof.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of providing a dwelling on site has been firmly established by virtue of outline planning permission and it is on this basis that the scheme details are considered. It is however necessary, as the application was outline in nature, to assess matters of access, appearance, landscaping, layout and scale in accordance with the Whittlesey Neighbourhood Plan 2021-2040 Policy 7, Local Plan policies LP1, LP2, LP3, LP4, LP5 LP14, LP15 and LP16 and the NPPF and NDG.

Appearance, Layout and Scale

- 10.2 The dwelling proposed is a 2-storey, 3-bed dwelling with first-floor accommodation situated within the dormer space. The layout of the site is broadly similar to that which was detailed at outline stage, albeit this was indicative at that stage. However, it must be noted that the floor area proposed is significantly larger than that provided as part of the outline application which included amenity space to the side of the dwelling. It is acknowledged that the previous refusal on site proposed a 2-storey dwelling, sited hard up against the northern boundary. This application leaves a clearance of approximately 1 metre between the proposed dwelling and the boundary of the site, which is not considered to be a significant amendment to the previous refusal.
- 10.3 In terms of scale, the outline application indicatively detailed a single-storey dwelling, albeit all matters were reserved. No conditions were secured to the decision notice restricting the dwelling to single-storey, however it was evident within the officer report that a single-storey dwelling on site is likely to be the only acceptable option for the site. It should also be noted that the Applicant would be aware of the difficulties in delivering a two storey dwelling on site taking in to account the planning history of the site. The scheme now proposes a 2-storey dwelling, albeit the first-floor accommodation is situated within the roof space. The proposal is considered to result in a cramped form of development when considered in the context of adjacent properties, the expanse and spread of the development across the front of the site and the limited clearance between the proposed dwelling and the boundary of the site, in conjunction with the 2-storey nature of. A single-storey dwelling of a more limited width, more in keeping with the indicative plans provided at the time of the outline planning application, would reduce the overdeveloped appearance, forming a stronger frontage to the street without appearing overly dominant and would reflect the single-storey dwellings opposite. This suggestion was put forward to the agent, however no amendments have been made to the scale of the proposed dwelling.

- 10.4 The streetscene in this part of The Fold is varied in nature and whilst there are some similar visual cues within the designs there is no uniformity in relation to scale or design. Whilst, the design of the proposed dwelling is of limited architectural merit it is of a style associated with residential dwellings and when considering the design of the dwelling alone, it is not considered that it would detract from the character and appearance of the area.
- 10.5 The proposed dwelling is indicated as being constructed from TBS Farmhouse Antique brickwork and Marley Moden roof tiles. The proposed brick is a red/multi brick. The roof tile colour has not been specified. The street scene along The Fold is characterised by various different materials, including buff and red bricks, render and pebble dash render. The brick colour is therefore considered to be acceptable given the presence of various materials within the street scene. Should the reserved matters be approved, a condition can be secured to ensure that the roof tiles are agreed with the LPA prior to their use.
- 10.6 As such, the proposed layout and scale of the dwelling are considered unacceptable due to the cramped form of development proposed which appears over-dominant within the street scene.

Residential Amenity

- 10.7 A previous application was refused on the grounds that the dwelling would compromise the outlook of the neighbouring property, No.7 by virtue of the dwelling being 2-storey and located up against the northern boundary. The outlook from the ground floor window was deemed to be the main issue.
- 10.8 As aforementioned, this application proposes a clearance of approximately 1 metre between the proposed dwelling and the boundary of the site. The officer report for the outline application acknowledged that a lower-level dwelling in this location would not be likely to severely compromise outlook for this neighbouring property. The first floor window on the side elevation of No.7 is obscure glazed, with any views achieved out of the opening part directed northwards away from the site and therefore, outlook from this window would not be compromised. No. 7 does however include the presence of a ground floor window facing onto the application site. The location of the proposed dwelling in close proximity to the boundary of the site, in conjunction with the scale of the dwelling would result in an oppressive and overbearing visual impact on the occupier of No. 7. The limited offset from the boundary and the amended roof design to a hipped roof does not alleviate these overbearing impacts.
- 10.9 There is sufficient clearance between the proposed dwelling and neighbouring properties to the south and south-west that it's unlikely that adverse overbearing, overshadowing or overlooking issues would be introduced.
- 10.10 As such, it is considered that the outlook from the ground floor windows in the gable end of No. 7 would be compromised, resulting in harmful impacts on the living conditions of the occupiers. The development would therefore be contrary to Policies LP2 and LP16 which seek to ensure that new development does not adversely impact on the amenity of neighbouring users.

Access and Highways

- 10.11 The access proposed to serve the new dwelling and host dwelling already exists, with a wide dropped-kerb in place. Upon consultation with CCC Highways, no objections were raised to the access arrangements subject to conditions to secure

visibility splays are provided. In line with Appendix A of the Fenland Local Plan 2014, 2 on-site parking spaces have been provided to the south of the proposed dwelling.

10.12 As such, there are no issues to address with regard to Policy LP15.

Landscaping

10.13 The proposed soft landscaping on site is fairly limited with private amenity space proposed to be grassed due to the size of the site, with a tree/hedge proposed in the rear garden.

10.14 The proposed hard landscaping includes a patio to the rear of the dwelling and a 0.6m high brick wall to the front of the site. Brick wall front boundary walls are commonplace with the surrounding street scene and therefore the provision of such would contribute positively to the street scene.

Flood Risk and Drainage

10.15 The site lies in flood zone 1 and therefore at low risk of flooding. Matters of flooding were not previously raised as concern and whilst both the Internal Drainage Board and Lead Local Flood Authority have not commented, it is not anticipated that a single dwelling would likely result in any significant flood risk issues, that couldn't otherwise be addressed through the standard Building Regulation process.

11 CONCLUSIONS

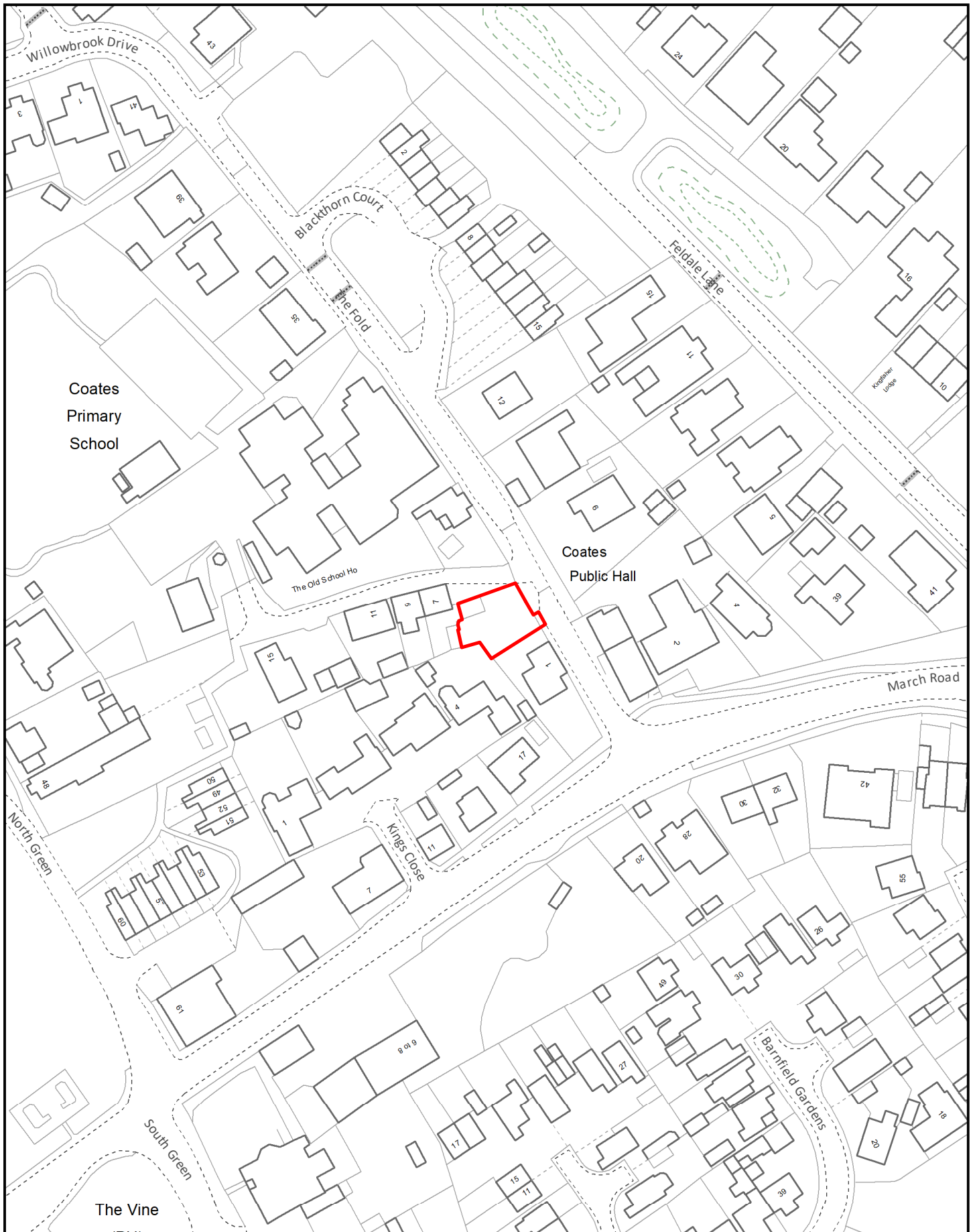
11.1 The proposed development would result in a cramped form of development which would appear over dominant within the street scene. The proximity of the proposed dwelling, in conjunction with its scale would also result in detrimental impacts upon the amenity of neighbouring occupiers through overbearing. The application is therefore considered to be contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and Policy LP2 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

Refuse; for the following reasons:

1	Policy LP7 of the Whittlesey Neighbourhood Plan 2021-2040 and Policy LP16 of the Fenland Local Plan 2014 requires development to enhance its local setting. The layout and scale of the proposed development would lead to a cramped form of development at odds with the established plot pattern in the locality and to the detriment of the character and appearance of the area contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and Policy LP16 of the Fenland Local Plan 2014.
2	Policies LP2 and LP16(e) of the Fenland Local Plan seek to ensure that the development does not adversely affect the amenity of neighbouring users. Due to the proximity and scale of the proposed dwelling in relation to the neighbouring property to the north-west, there is potential for significant overbearing impacts to be introduced resulting in adverse impacts upon outlook from the neighbouring property. The creation of such an unappealing

	living environment for the neighbouring occupiers would be contrary to the above aforementioned policies.
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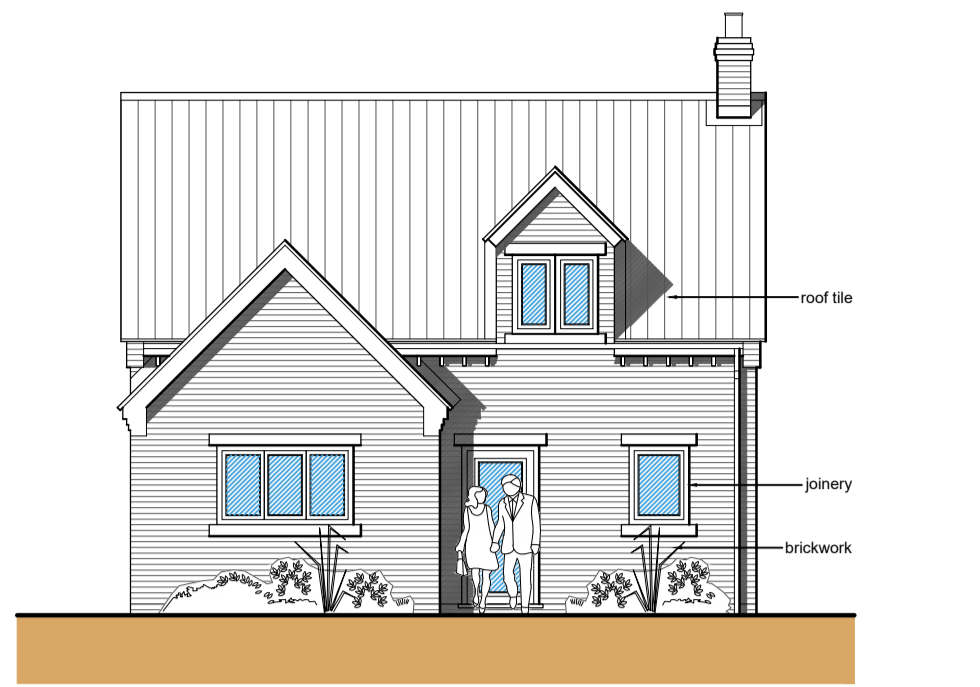
Created on: 22/02/2024

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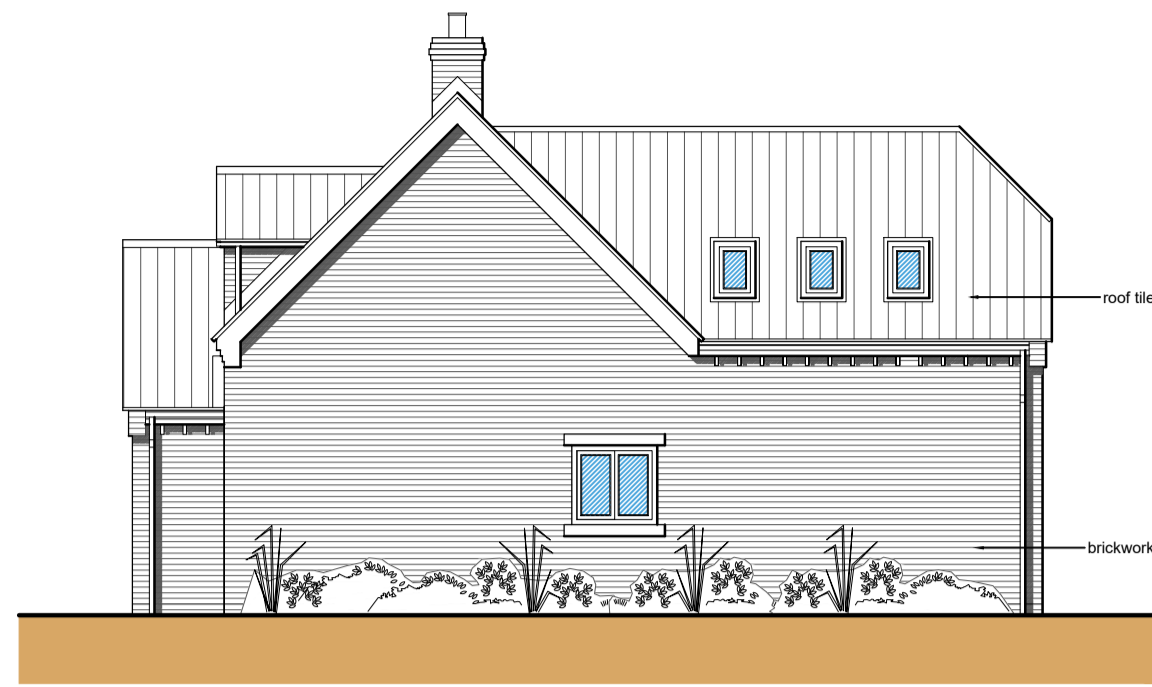
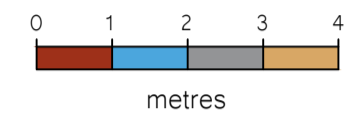
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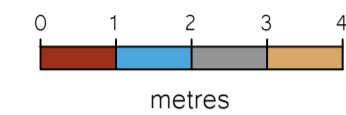




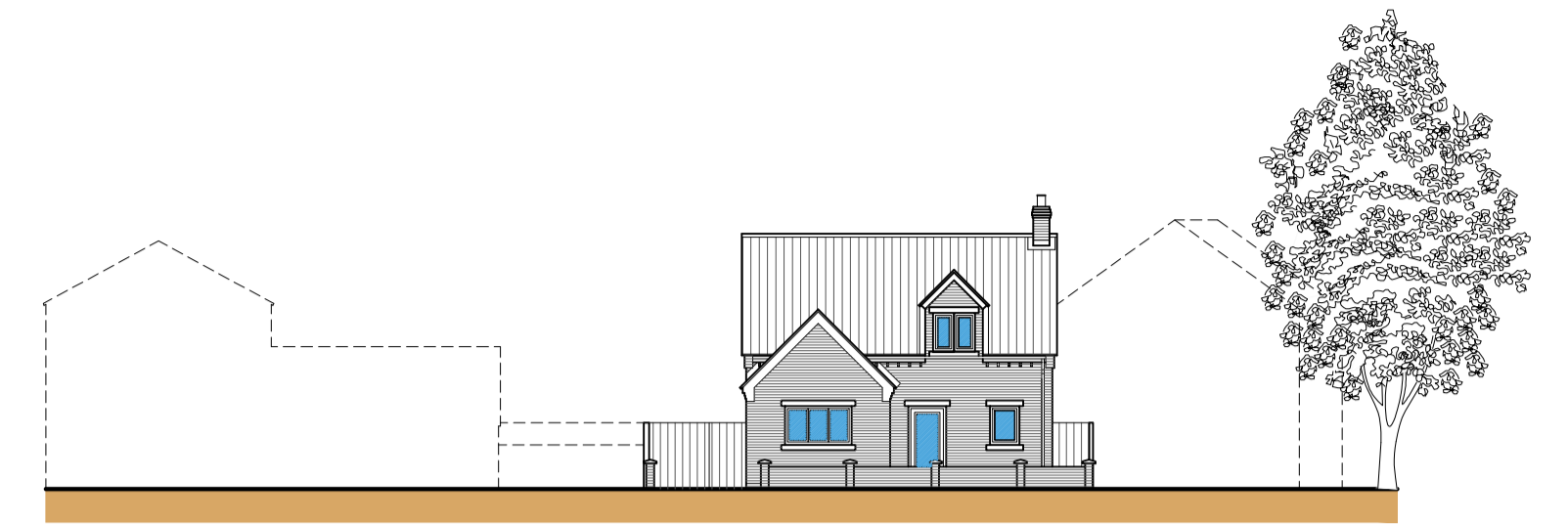
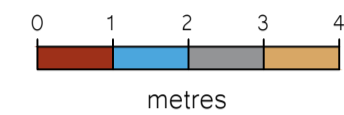
Front Elevation (NE)



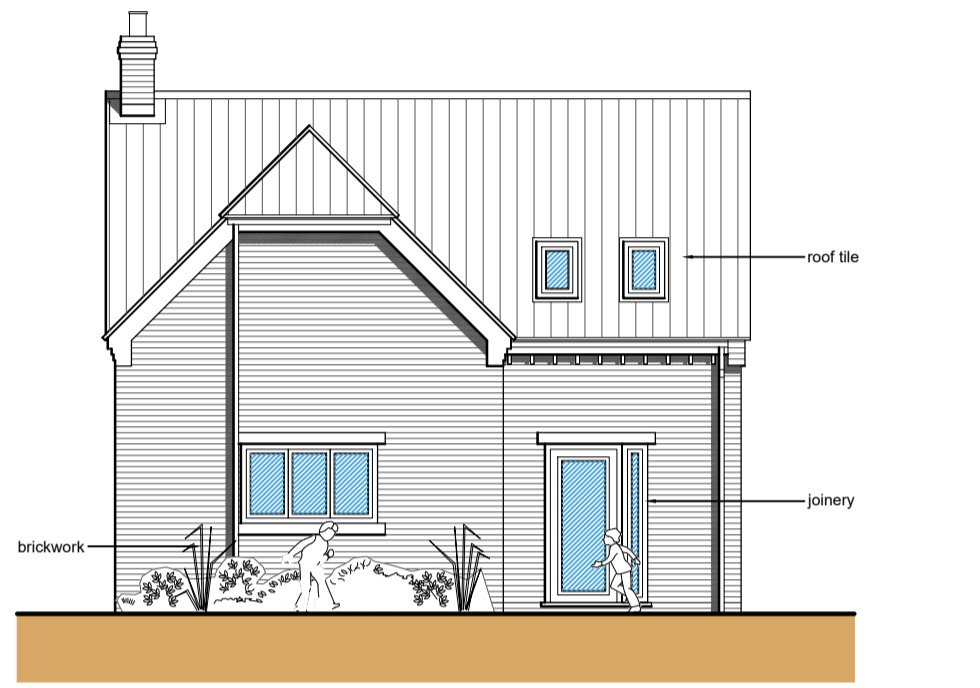
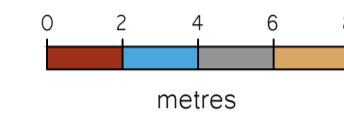
Side Elevation (NW)



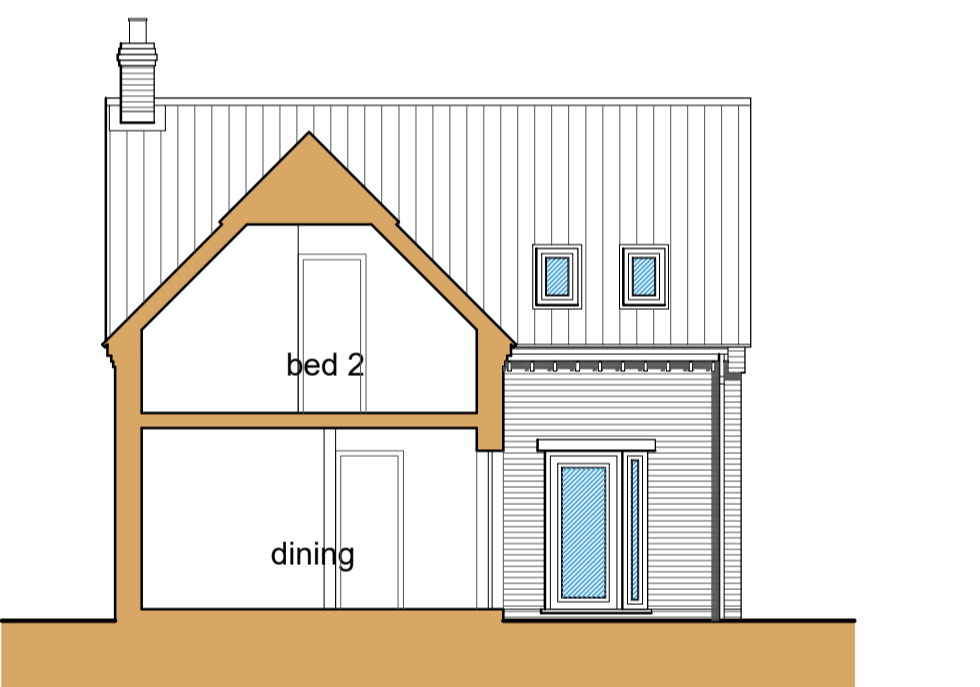
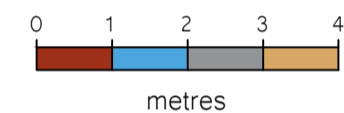
Side Elevation (SE)



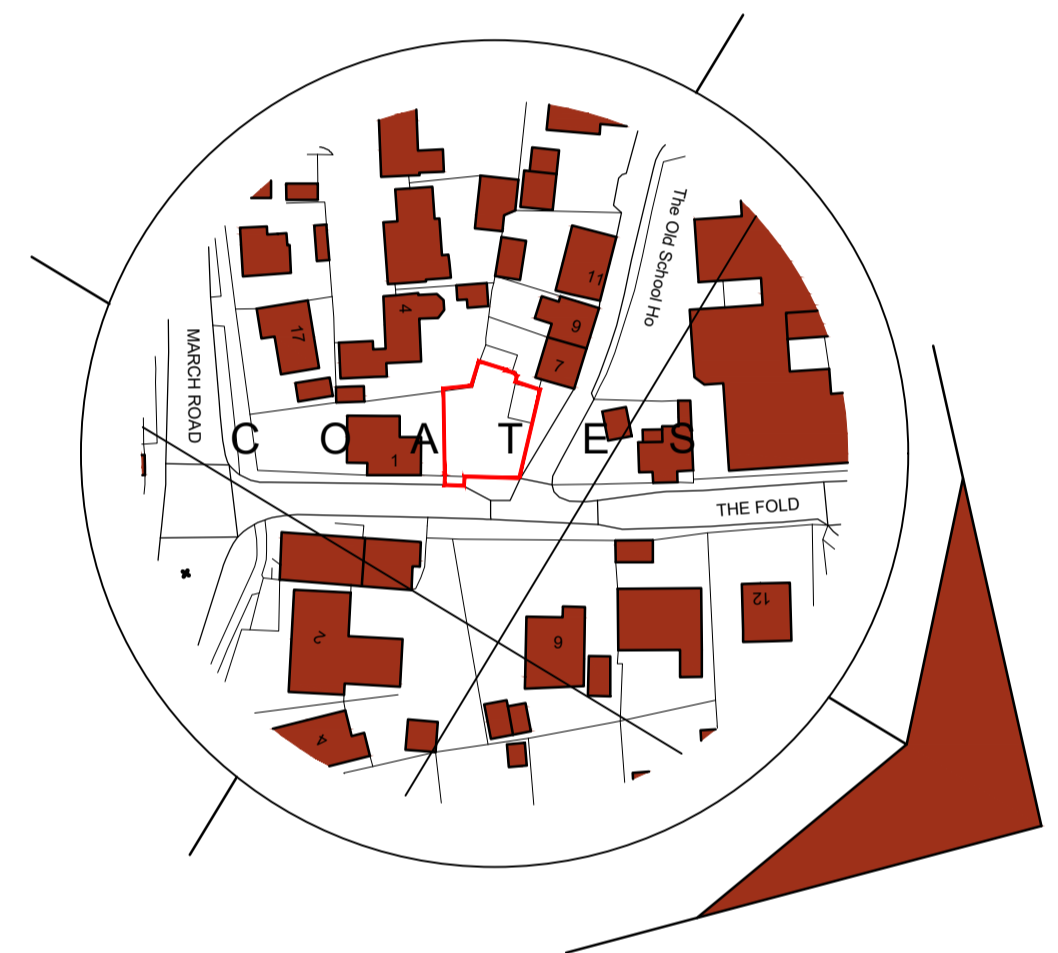
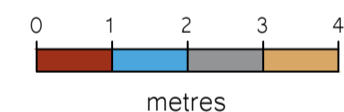
Street Scene



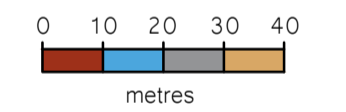
Rear Elevation (SW)



Section A-A



Location Plan

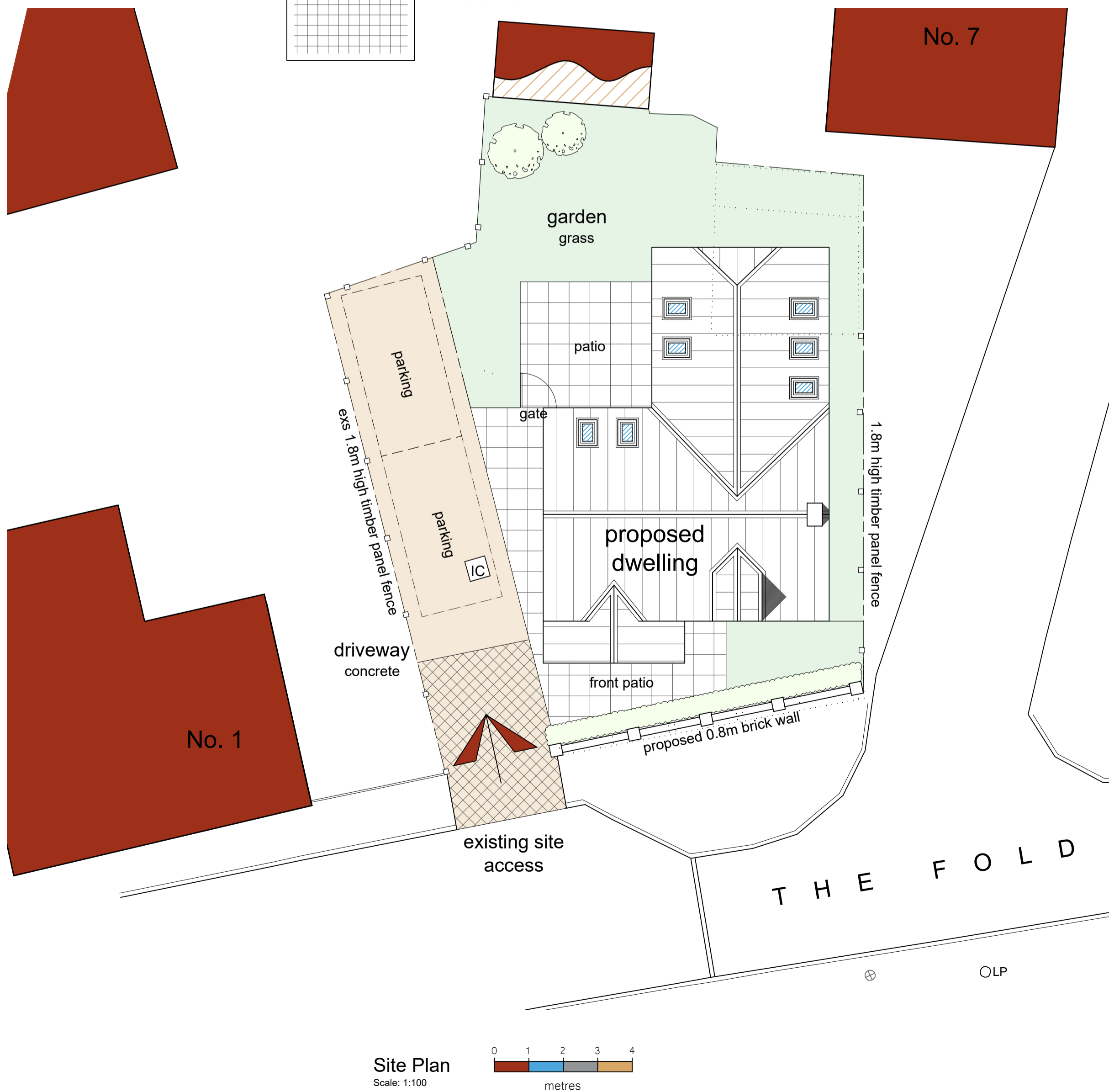


SITE PLAN KEY

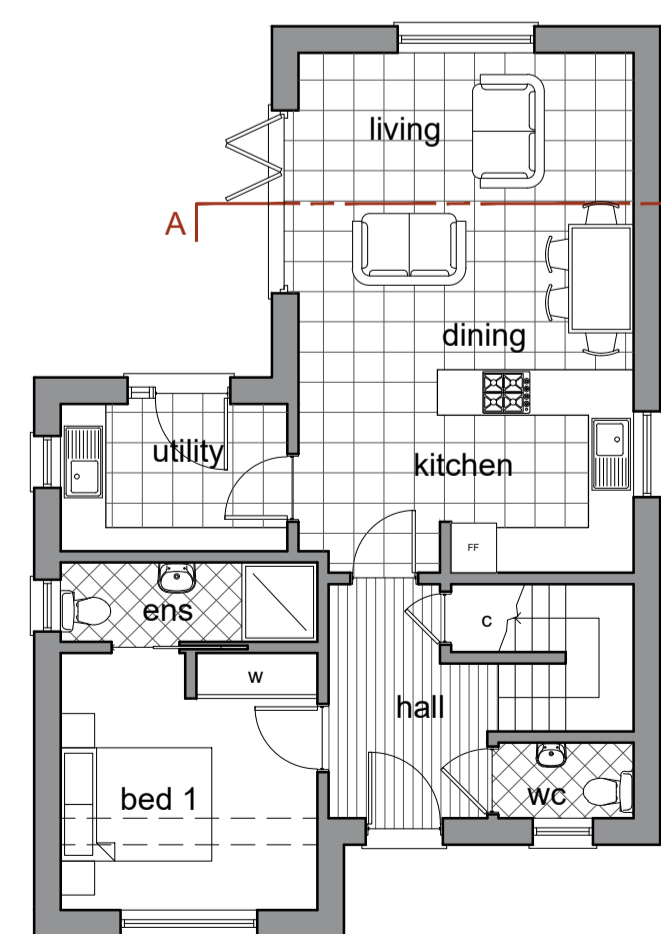
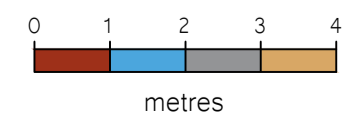
- Indicates proposed buildings
- Indicates un-surveyed buildings taken from OS Map
- Indicates proposed concrete driveway
- Indicates position of surveyed buildings on site
- Indicates site access
- Indicates proposed seeded grass
- Indicates proposed patio slabs
- Indicates position of proposed trees and hedges
- Indicates features to be demolished
- Indicates access to be in accordance with cambs county council specification

ELEVATIONS KEY

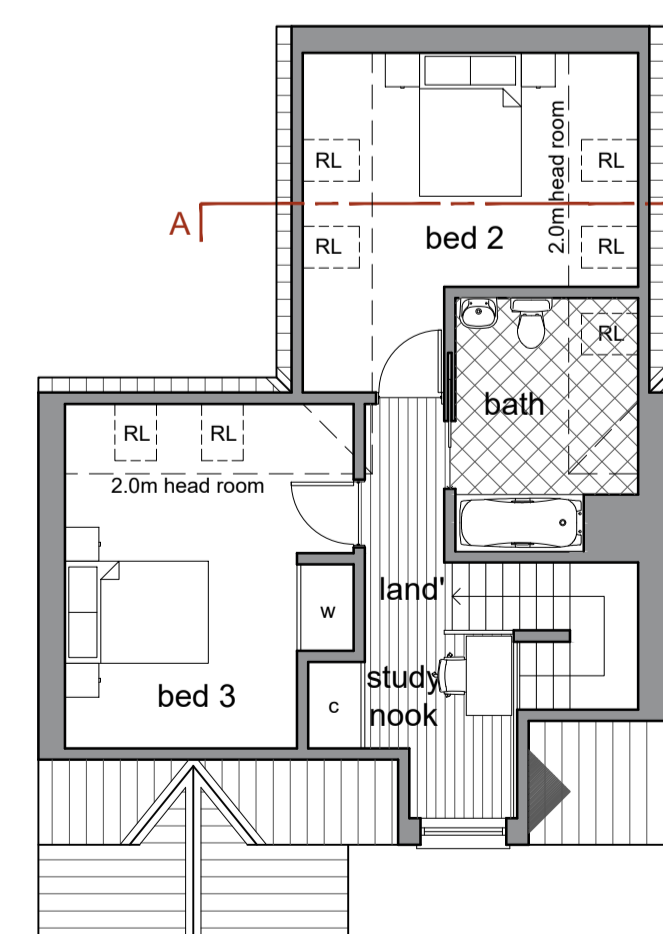
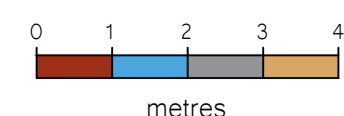
- Indicates proposed TBS Farmhouse Antique brickwork
- Indicates proposed Marley Modern roof tiles
- Indicates proposed uPVC joinery with pre-cast concrete cills and headers



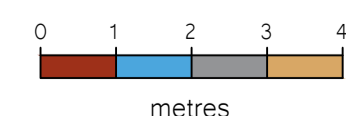
Site Plan



Ground Floor Plan



First Floor Plan



- General Notes**
- All dimensions are shown in 'mm' unless otherwise stated.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 - Any discrepancies are to be brought to the designers attention.

Revisions

B	April 2024	Front Boundary Wall Reduced
C	May 2024	Amendments following comments from Planning
D	May 2024	Amendments following comments from Planning

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

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Job Title	Date	Drawn by
Proposed Chalet Bungalow at Land North of 1 The Fold, Coates, Whittlesey, Cambs PE7 2BP	November 2023	GT
Checked by		
G.E.		
Drawing Title	Job No.	Sheet Size
Planning Drawing	SE-2004	A1
Dwg No.	Revision	
PP1000	D	