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**F/YR25/0078/F**

**Applicant: Mr & Mrs Klimczuk**

**Agent: Mr G Boreham  
Morton & Hall Consulting Ltd**

**17 Priors Road, Whittlesey, Peterborough, Cambridgeshire PE7 1JR**

**Erect 2x dwellings (self-build/custom build) involving demolition of existing dwelling and outbuilding and alterations to existing access**

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

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 1 April 2025**

**EOT in Place: Yes**

**EOT Expiry: 8<sup>th</sup> May 2025**

**Application Fee: £1156**

**Risk Statement:**

**This application must be determined by the 8<sup>th</sup> of May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

- 1.1 This is a full planning application at 17 Priors Road, Whittlesey seeking the erection of two self-build dwellings, involving the demolition of the existing dwelling and outbuilding, as well as alterations to the existing access.

1.2 The proposed layout is considered to constitute overdevelopment, resulting in a cramped and incongruous form of development. This generates insufficient usable private amenity space, as well as lack of manoeuvrability and parking spaces for vehicles. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, and to provide an acceptable level of amenity to the occupants of the site.

1.3 The proposed two-storey dwelling at Plot 2 constitutes a visually jarring design that is alien and incongruous to the built development in the vicinity of the site. This gives rise to material character and appearance concerns. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, without adverse impacts due to design or scale on the settlement pattern or landscape character of the area.

1.4 The proposed parking provision at Plot 2 of one off-road parking space does not accord with Appendix A of the Fenland Local Plan. Additionally, utilising the proposed turning area for an off-road parking space generates material

manoeuvrability concerns for vehicles using the site. Therefore, this application is not considered to accord with Policy LP16 and Appendix A of the Fenland Local Plan (2014), as well as Chapter 12 of the National Planning Policy Framework (2024). These policies seek to ensure that a site is well-designed and provides an acceptable level of parking provision.

## **2 SITE DESCRIPTION**

- 2.1 The proposal site contains a bungalow that is accessed from a road located between 15 and 19 Priors Road. To the north of the site there is a linear development of residential dwellings named Priors Road. To the east of the site is Park Lane Primary School with the playing fields of the school located to the south. To the west of the site is an open field.
- 2.2 The site is not located within Whittlesey Conservation Area and is not adjacent to any listed buildings. The site and surrounding area are entirely located in Environment Agency Flood Zone 1. The access point and an area to the rear of the existing dwelling is subject to a low level of surface water flood risk.
- 2.3 The site is currently bordered by low level planting either side of the frontage of the access. A one metre high timber fence marks the side and rear boundary with 19 Priors Road. A 1.8 metre high timber fence marks the boundary with 21 Priors Road and 23 Priors Road. The western boundary adjacent to the existing boundary is interspersed with trees and hedging, beyond which is an open field. The southern and south-eastern boundary, which is shared with Park Lane Primary School, is marked by a 1.8 metre weld mesh fence.

## **3 PROPOSAL**

- 3.1 This is a full planning application at 17 Priors Road, Whittlesey for two self-build dwellings, involving the demolition of the existing dwelling and outbuilding, as well as alterations to the existing access.
- 3.2 Plot 1 is proposed to be a single storey bungalow. This bungalow will contain three bedrooms, an en-suite, bathroom, study area, lounge, kitchen / diner, W/C, utility room and a garage.
- 3.3 Plot 2 is proposed to be a two-storey dwelling. This dwelling at ground floor level will contain two bedrooms, two en-suites, a lounge, study, kitchen / diner, utility, W/C and a double garage. Three bedrooms, a bathroom and an airing cupboard are proposed at first floor level.
- 3.4 The proposed materials of construction for both self-build bungalows are Grandchester Blend Bricks and grey Redlands Grovebury roof tiles. Windows are to be grey UPVC.
- 3.5 The site is to be bordered by, and the plots separated by, a 1.8 metre high close boarded timber fence. A new tarmac driveway is to be provided with a 4 metre wide gate adjacent to the rear boundary of 19 Priors Road. The gate is to be constructed from black powder coated steel and will not exceed 2 metres at the highest point. A new 5 metre by 10 metre access is to be sealed and drained away to County Highways specifications. To the east of the access, the existing bin store

will be retained. To the south of the bin store along the eastern boundary to the frontage of Plot 2 a two metre high mixed hedge will be provided.

- 3.6 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

## **4 SITE PLANNING HISTORY**

- 4.1 No relevant history.

## **5 CONSULTATIONS**

### **5.1 Whittlesey Town Council – 18<sup>th</sup> February 2025**

*The Town Council recommend approval of this application but have the following concerns overlooking the neighbouring property, no report present from CCC Highways, concerns over the splay and geometry of the access.*

### **5.2 Fenland District Council – Environmental Health – 7<sup>th</sup> February 2025**

*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, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.*

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

*No demolition or 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 Cambridgeshire County Council – Highways Officer – 26<sup>th</sup> February 2025**

*Recommendation*

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

*Comments*

*The development benefits from an existing vehicle access with the highway. In regard to the highway the applicant is seeking approval for the alteration to the vehicle access with the highway, to facilitate the construction of two residential dwellings. The proposed shared access width of 5m for 10m is acceptable to the highway authority and suitable for the proposed use.*

*I do have some concerns with the shown internal parking / turning arrangement and would recommend to the parking and planning authority that this is revised*

*and the area of turning increased. So as to make this more of a functional space to use on a daily basis.*

### *Conditions*

#### *Access Details:*

*Prior to the commencement of the use hereby approved the access shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.*

*Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.*

#### *Parking/Turning Area:*

*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, surfaced in a bound material 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 Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).*

### *Informatives*

#### *Works in the Public Highway*

*This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.*

## **5.4 Local Residents/Interested Parties**

### **Objectors**

None

### **Supporters**

Six communications of support have been received for this application. There are two from Priors Road, and one each from The Grove, Stonald Road and Constable Close in Whittlesey, as well as Willowbrook Drive in Coates. One of the communications of support is from someone with the same surname as the applicant. A further representation whilst supporting the build does raise concerns about overlooking.

There will be no overlooking.

The existing dwelling is run down.

Access to the property is uneven.

Does not encroach onto greenfield land.

Proposal is in keeping with the area.

The plot will be utilised to its full potential.  
There is a need for more bungalows in Whittlesey.  
*...it would be an improvement to the overgrown trees and shed which is currently there.*  
*...the new properties proposed will have significant curb appeal.*

## **Representations**

None

## **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) and the Whittlesey Neighbourhood Plan (2023).

## **7 POLICY FRAMEWORK**

### **National Planning Policy Framework (NPPF) 2024**

Chapter 5 – Delivering a sufficient supply of homes

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

### **National Planning Practice Guidance (NPPG)**

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

Nature

Homes and Buildings

### **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

LP11 – Whittlesey

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

LP16 – Delivering and Protecting High Quality Environments across the District

### **Whittlesey Neighbourhood Plan 2021-2040**

Policy 1 – Spatial Planning

Policy 2 – Local Housing Need

Policy 7 – Design Quality

Policy 11 – Adapting to and Mitigating Climate Change

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

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

DM6 – Mitigating Against Harmful Effects

## **Cambridgeshire Flood and Water SPD 2016**

### **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 49 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
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP13: Custom and Self Build
- LP22: Parking Provision
- LP27: Trees and Planting
- LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk**
- **Ecology**
- **Biodiversity Net Gain (BNG)**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 The site is located within the settlement of Whittlesey; Whittlesey is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being an 'Other Market Town'. For these settlements the Policy states that "The majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements".
- 9.2 The proposal is for two self-build properties within the established settlement of Whittlesey in a predominantly residential area. The construction of dwellings in such a location is supported by local and national policy as it is considered to constitute a sustainable location.
- 9.3 Policy LP16 supports the principle of such development subject to the significance of, and the likely impact upon the character of the surrounding area, the amenity of neighbouring properties and users in its design and appearance, and the impact on highways and parking.

- 9.4 The Self-Build and Custom Housebuilding Act 2015 defines self-build and custom housebuilding as:  
(A1) In this Act “self-build and custom housebuilding” means the building or completion by –  
(a) Individuals,  
(b) Associations of individuals, or  
(c) Persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. (A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans decided or offered by that person.
- 9.5 The Right to Build Task Force says:  
In simple terms, this form of housebuilding can be described as a process where "a home is built to the plans or specifications decided by the occupant". When considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
- 9.6 Self-build typically involves the construction of single (usually detached) homes, including conversion projects and extensive renovations (usually demolition or rebuild).
- 9.7 A self-build home is one built to the plans or specifications of the occupant on a single plot.
- 9.8 A custom build home is built to the plans or specifications of the occupant on a multiplot site which is actively managed by a third-party enabler.
- 9.9 On the basis of the self-build confirmation documents received from the agent, the properties are to be self-build, and the self-build status could be secured via a planning condition.
- 9.10 The principle of development is therefore considered acceptable, subject to the policy considerations set out below.

### **Layout and Design**

- 9.11 The proposal seeks to demolish the existing dwelling on site and provide a three bedroom self-build bungalow at Plot 1 and a five bedroom self-build two-storey dwelling at Plot 2.
- 9.12 The proposal is considered to constitute backland development. Whilst Plot 1 is set forward of where the existing dwelling is located, both self-build properties are located to the rear of an established linear development along Priors Road. There are no other examples of backland development in the vicinity of the site. To allow an intensification of development on this site would create a quantum of dwellings that is considered to constitute overdevelopment.
- 9.13 The layout and scale of the dwellings is considered to constitute overdevelopment. This layout leads to a lack of usable private amenity space for both plots, as well as lack of parking provision and manoeuvrability for the occupants of Plot 2. These matters will be examined in greater depth later in the report.

- 9.14 Plot 1 is considered a standard bungalow design that would not be out of keeping with existing development in the vicinity of the site. The same can not be said for the two-storey dwelling at Plot 2. There appears to be no design reference for this dwelling and the Design & Access Statement does not discuss how the design for either plot has been arrived at. It is considered Plot 2 would be overly dominant in the site, and whilst largely concealed from nearby dwellings the bulk and fenestration arrangement is visually jarring and not in keeping with development in the vicinity.
- 9.15 The proposed materials of construction for both self-build bungalows are Grandchester Blend Bricks and grey Redlands Grovebury roof tiles. Exact details would need to be addressed by condition as there are varying shades of Redlands Grovebury tiling. Windows are to be grey UPVC. Subject to further details of the tiling, the proposed materials are considered to be appropriate for the dwellings and do not detract from the built character of the surrounding area.
- 9.16 The submitted Tree Report states:  
*The conifer tree and cherry tree are further away from the new dwelling than the existing dwelling therefore the situation for the trees will be better.*  
*We are also showing more planting.*  
*The site is not a conservation area or the ground of a listed building.*  
*If when the Planning Officer visits site, the trees are still present and they feel a report is required, we will obtain this but the trees are further away from the proposed dwellings than the existing which must be better for the trees.*
- 9.17 When visiting the proposal site it was observed that a substantial number of trees on site had recently been removed. Only three trees on the existing site plan are flagged for removal, but they have already been removed. However, none of the trees are subject to a preservation order. The conifer tree and cherry tree referenced in the Tree Report are located to the east of Plot 1 within the grounds of Park Lane Primary School. The trees are 1 metre further away from the proposed dwelling at Plot 1 than the north-eastern corner of 17 Priors Road. It is not considered that the site layout would materially impact the trees within the school site.
- 9.18 Given the above considerations, the layout and design of the proposed two storey dwelling at Plot 2 gives rise to material character and appearance concerns, as well as overdevelopment concerns. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, without adverse impacts due to design or scale on the settlement pattern or landscape character of the area. These Policies also seek to protect the amenity of occupants and provide an acceptable level of usable private amenity space for both plots, as well as sufficient parking provision and manoeuvrability for the occupants' vehicles.

### **Impact on Residential Amenity / Land Users**

- 9.19 Observations on the potential impact on residential amenity from overbearing, overshadowing and overlooking have been made on the basis of the submitted plans. Existing and proposed site levels have not been submitted to support this application. The site is observed to be flat.
- 9.20 With regard to an overshadowing impact from Plot 1, this 6.164 metre high bungalow is to be sited 1.2 metres from the boundary with 19 Priors Road to the north. This boundary will be bordered by a 1.8 metre high close boarded timber



fence. Due to the separation distance of 14.4 metres to 19 Priors Road and a proposed bungalow height of 6.164 metres there is not considered to be a material loss of light from the proposal.

- 9.21 The current boundary treatment for the southern and eastern boundary of 19 Priors Road is a 1 metre high timber fence. A 1.8 metre high close boarded fence is proposed for these boundaries. Whilst this fencing may generate an enclosing / overbearing impact on the occupants of 19 Priors Road, this fencing could be erected by the occupants of 17 Priors Road under permitted development. Therefore, this matter does not carry material planning weight.
- 9.22 21 Priors Road is located 11.9 metres from Plot 1 at the nearest point, and 23 Priors Road is located 1.8 metres away. Due to the separation distances, bungalow and height of 6.164 metres and 1.8 metre high boundary treatment there is not considered to be an overshadowing impact.
- 9.23 There is not considered to be an overlooking impact from Plot 1. This is because all fenestration is sited at ground floor level. Whilst the existing boundary with 19 Priors Road is marked by a 1 metre high timber fence, a 1.8 metre high close boarded timber fence is proposed to all of the boundaries of the site.
- 9.24 There is not considered to be a material overshadowing impact from either of the self-build plots. The highest part of Plot 2 is 6.983 metres above ground level. Due to a separation distance in excess of 5 metres to Plot 1 and no windows in the south facing elevation of Plot 1, there is not considered to be a material overshadowing impact on Plot 1 to the north.
- 9.25 At first floor level of Plot 2 there are to be two south facing rear elevation bedroom windows. These windows face towards the playing fields of Park Lane Primary School. However, there is not considered to constitute a material overlooking impact of the land. There are to be six west facing rooflights which would be located approximately 2.2 metres above floor level. Therefore, there is not considered to be an overlooking impact from these rooflights. On the frontage elevation, a rooflight will be sited above the ground floor entrance hall adjacent to the stairwell. A blacked out false window is proposed for Bedroom 4. Natural light will still be available for this room as it is served by two rooflights 2.2 metres above floor level. There is not considered to be a material overlooking impact from the first floor fenestration of Plot 2.
- 9.26 Criterion h of Policy LP16(h) of the Fenland Local Plan (2014) requires each plot: *provides sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space.* Private amenity space is usable space which is not visible when viewed from land outside of the ownership of the occupant. There are parts of both plots which whilst constituting private amenity space are not likely due to utilised for such a purpose due to their restrictive location, by virtue of being sited close to residential boundaries. It is considered that the amount of usable private amenity space provided for Plot 2 is not commensurate with the amount of space which is typically commensurate with a five bedroom dwelling. However, it is observed that both Plot 1 and Plot 2 meet the required private amenity space provision.
- 9.27 Given the above considerations there is not considered to be a material overbearing, overshadowing or overlooking impact between the plots or on

neighbouring dwellings and land uses. Therefore, in this regard, the proposal is considered to accord with Policies LP2 and LP16 of the Fenland Local Plan (2014) as well as Chapter 12 of the National Planning Policy Framework (2024).

### **Highway Safety and Parking**

- 9.28 The County Highways Officer has no objections to the submitted access details, and recommend access and parking / turning area conditions, as well as a works in the public highway informative. However, they do make the following observations:

*I do have some concerns with the shown internal parking / turning arrangement and would recommend to the parking and planning authority that this is revised and the area of turning increased. So as to make this more of a functional space to use on a daily basis.*

Manoeuvrability on site for the occupants of Plot 2 is considered to be substandard, especially if the turning area is being utilised to meet minimum parking space requirements.

- 9.29 The private road is not constructed to an adoptable standard and refuse collectors would utilise the existing bin store area located 11.5 metres south of the highway.
- 9.30 Appendix A of the Fenland Local Plan covers parking standards and parking space sizes in the district. For garages it states:

*Garages should normally be set back 6 metres from the edge of the footway abutting the curtilage of the property. A garage can be counted as a parking space or counted towards the parking space allocation, provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions).*

- 9.31 The internal dimensions of the single garage at Plot 1 are 3.5 metres width and 7 metres depth. This garage accords with Appendix A. The distance from the parking space to the front of the garage to the edge of the highway measures 6.5 metres in depth. Allowing for a 0.5 metre garage door clearance, this parking space is considered to be acceptable. The internal dimensions of the double garage at Plot 2 are 6 metres width and 6.7 metres depth. Therefore, these two spaces cannot be counted toward the parking provision for Plot 2.
- 9.32 In Appendix A, for dwellings with three bedrooms or fewer, a minimum of two off road parking spaces is required. Plot 1 meets this requirement. For dwellings with four bedrooms or greater a minimum of three off road parking spaces is required. Appendix A states that garages that do not meet the internal dimension requirements cannot be counted as a parking space. Therefore, with the provision of only one off-road parking space, Plot 2 does not accord with Appendix A of the Fenland Local Plan (2014).
- 9.33 Given the above considerations, there are material concerns regarding manoeuvrability and the lack of off-road parking spaces for Plot 2. Therefore, this application is not considered to accord with Policy LP16 and Appendix A of the Fenland Local Plan (2014), as well as Chapter 12 of the National Planning Policy Framework (2024). These policies seek to ensure that a site is well-designed and provides an acceptable level of parking provision.

### **Flood Risk and Drainage**

- 9.34 The site and surrounding area are entirely located in Environment Agency Flood Zone 1. The access point and an area to the rear of the existing dwelling is subject to a low level of surface water flood risk. Surface water is to be addressed via a soakaway. The means of addressing foul water is currently unknown. Further drainage details would need to be secured by condition to ensure that site is safe from surface water flooding over its lifetime and sufficient foul water drainage is provided.
- 9.35 Given that the site is in Flood Zone 1 and only susceptible to a low level of surface water flood risk, provided that full details of drainage can be addressed through condition, this application is considered to accord with Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the National Planning Policy Framework (2024)

### **Ecology**

- 9.36 The submitted Ecological Impact Statement considers that there is negligible potential for roosting bats on site and that care will be taken to ensure that nesting sites are not disturbed during construction. Paragraph 1.7 of the document states *Enhancements recommended for the site include the installation of bat and bird boxes*. No such provision is shown on any of the plans for the site. Paragraph 6.8.4 of document states *Any new boundary fences/walls on the developed site will have a small gap at ground level (approximately 13cm wide by 13cm high) on each boundary section. This will allow small terrestrial animals such as hedgehogs to access the site freely*. No such provision is shown on any of the plans for the site.

### **Biodiversity Net Gain (BNG)**

- 9.37 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.38 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

## **10 CONCLUSIONS**

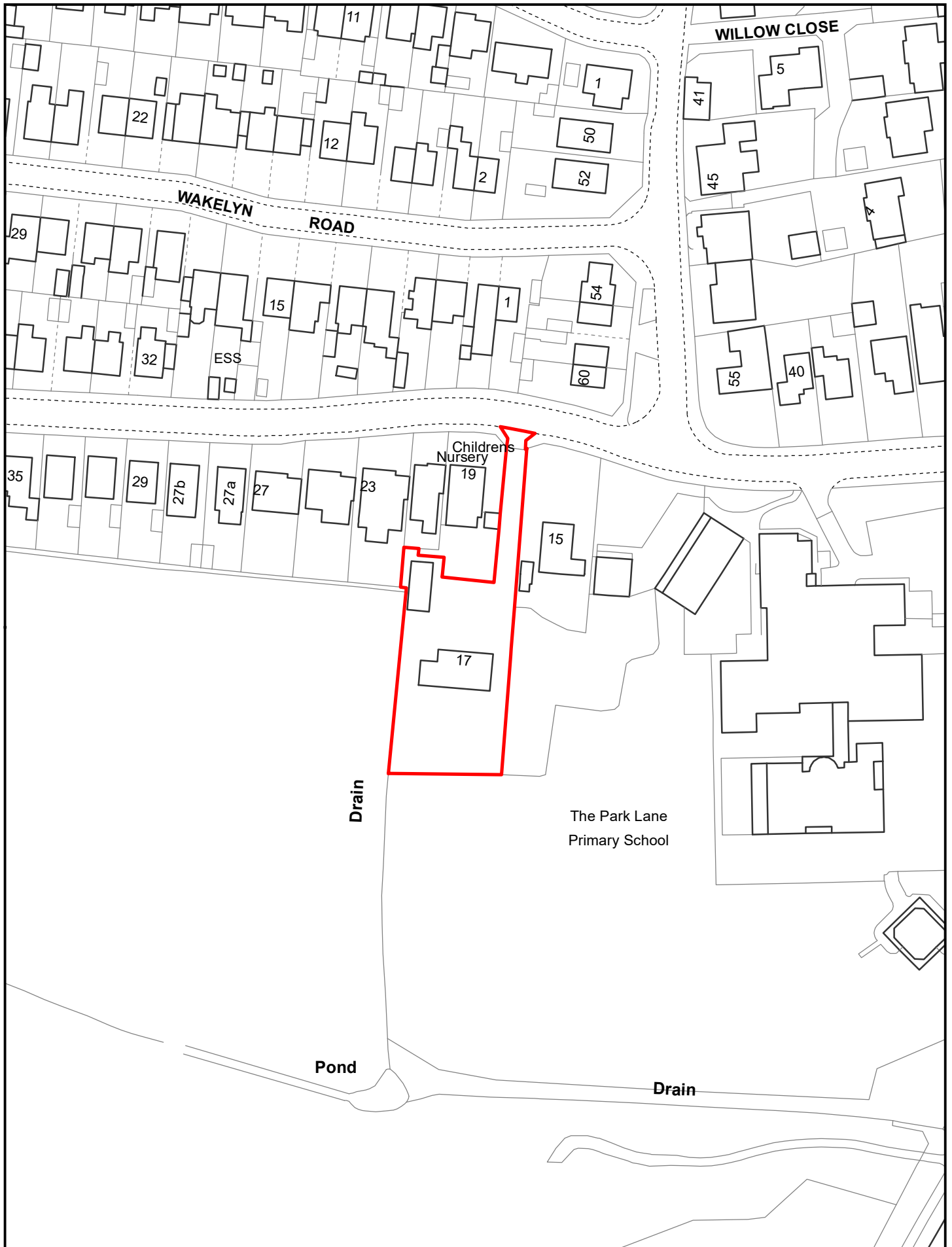
- 10.1 The proposed layout is considered to constitute overdevelopment, resulting in a cramped and incongruous arrangement for the two plots, which will result in insufficient usable private amenity space, as well as lack of manoeuvrability and parking spaces for vehicles. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, and to provide an acceptable level of amenity to the occupants of the site.

- 10.2 The proposed dwelling at Plot 2 is considered to constitute a visually jarring design that is alien and incongruous to the built development in the vicinity of the site. This gives rise to material character and appearance concerns. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, without adverse impacts due to design or scale on the settlement pattern or landscape character of the area.
- 10.3 The proposed parking provision at Plot 2 of one off-road parking space does not accord with Appendix A of the Fenland Local Plan. Additionally, utilising the proposed turning area for an off-road parking space generates material manoeuvrability concerns for vehicles using the site. Therefore, this application is not considered to accord with Policy LP16 and Appendix A of the Fenland Local Plan (2014), as well as Chapter 12 of the National Planning Policy Framework (2024). These policies seek to ensure that a site is well-designed and provides an acceptable level of parking provision.

## 11 RECOMMENDATION

**Refuse;** for the following reasons:

1	The proposed layout is considered to constitute overdevelopment, resulting in a cramped and incongruous form of development. This generates insufficient usable private amenity space, as well as lack of manoeuvrability and parking spaces for vehicles. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, and to provide an acceptable level of amenity to the occupants of the site.
2	The proposed two-storey dwelling at Plot 2 constitutes a visually jarring design that is alien and incongruous to the built development in the vicinity of the site. This gives rise to material character and appearance concerns. This is contrary to Policies LP12 and LP16 of the Fenland Local Plan. These policies require development to make a positive contribution to the local distinctiveness and character of the area, without adverse impacts due to design or scale on the settlement pattern or landscape character of the area.
3	The proposed parking provision at Plot 2 of one off-road parking space does not accord with Appendix A of the Fenland Local Plan. Additionally, utilising the proposed turning area for an off-road parking space generates material manoeuvrability concerns for vehicles using the site. Therefore, this application is not considered to accord with Policy LP16 and Appendix A of the Fenland Local Plan (2014), as well as Chapter 12 of the National Planning Policy Framework (2024). These policies seek to ensure that a site is well-designed and provides an acceptable level of parking provision.



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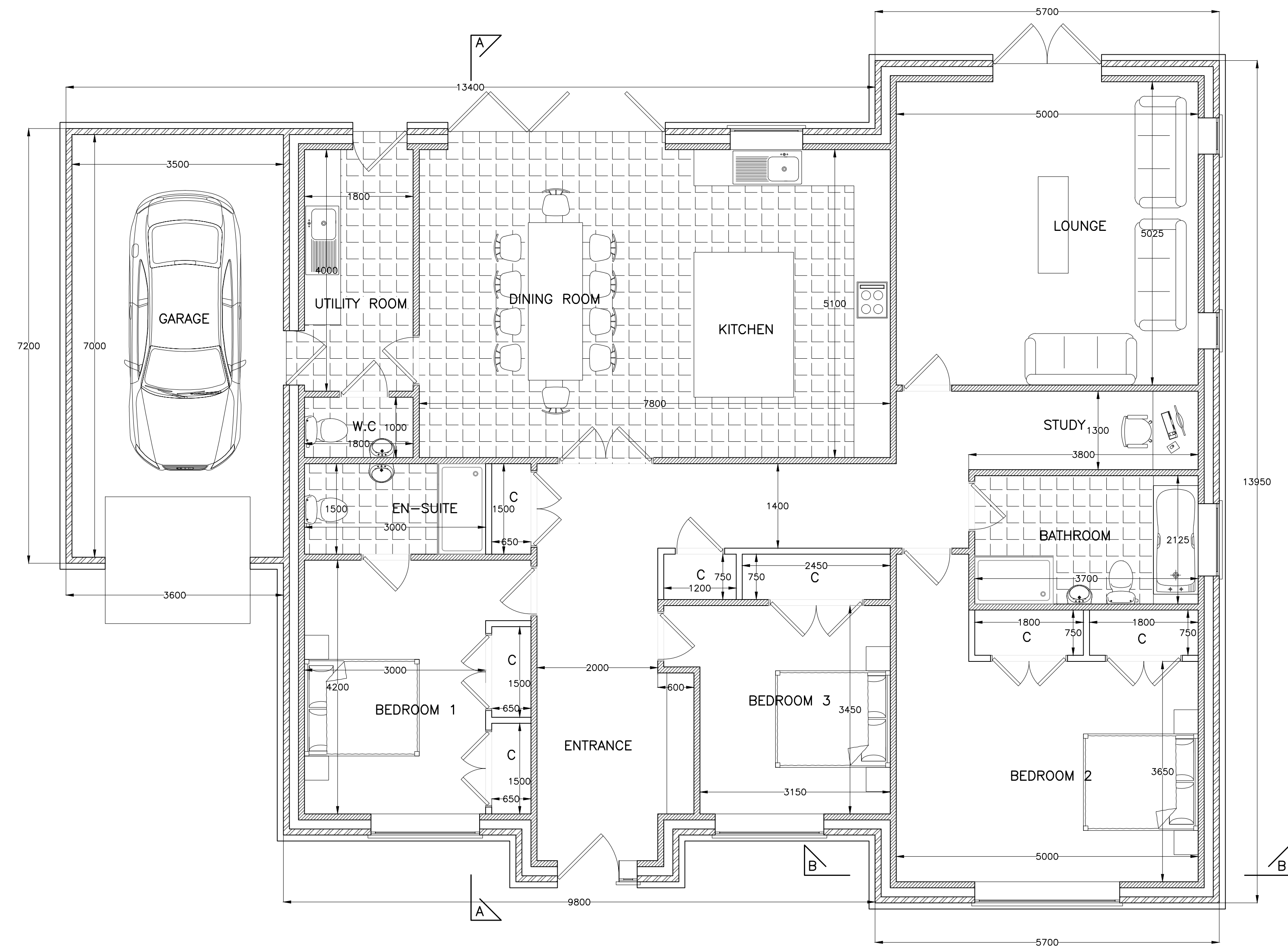




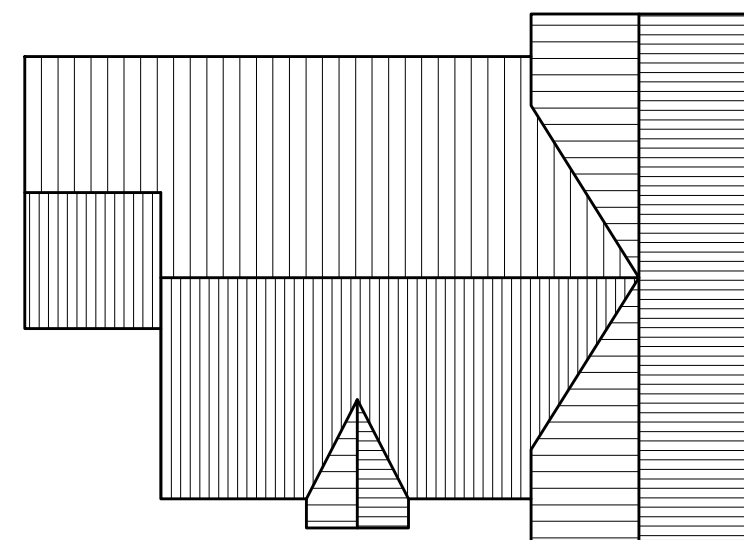


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Please read, if in doubt ask. Change nothing without consulting the Engineers.  
The contractor to check all dimensions on site before work starts or before work is ordered in and not to ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the work and the product. Where not specified or reasonably to be inferred from the drawings and specification. All work to be in accordance with the British Standards and the BS 8000 to the extent that the recommendation define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, the BS standards.  
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 NHEBC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer





PROPOSED FLOOR PLAN  
(1:50)



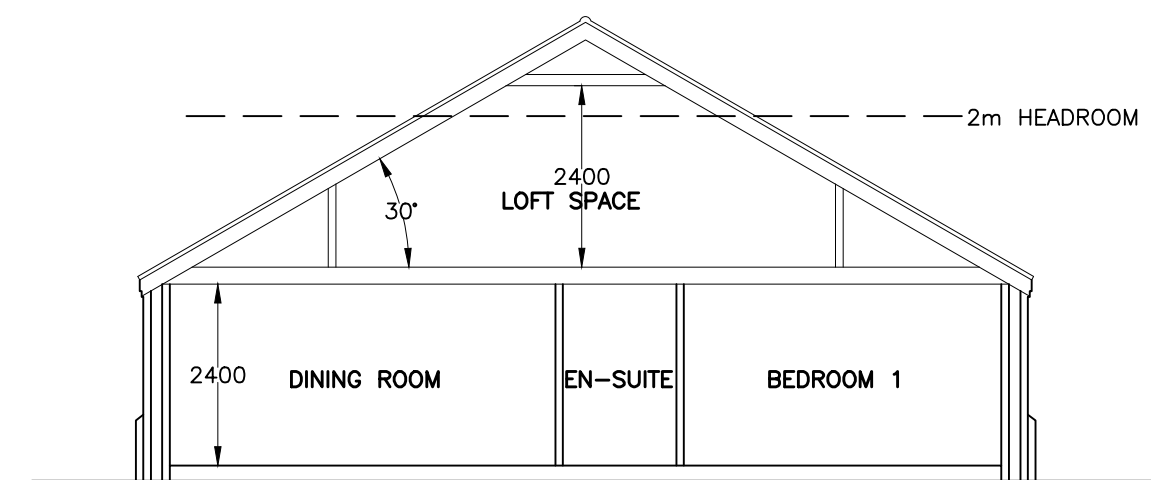
PROPOSED ROOF PLAN  
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MATERIALS:

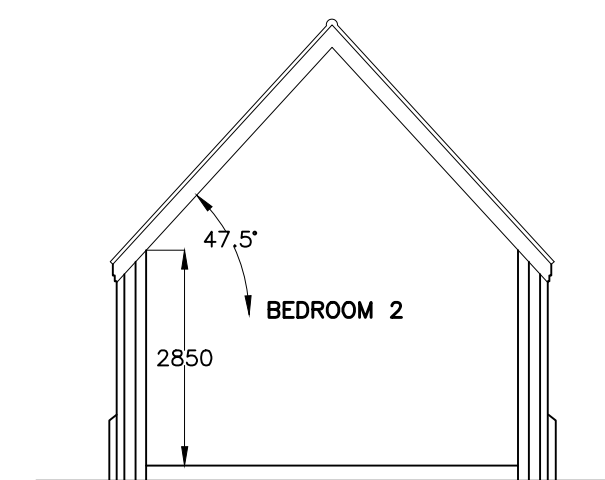
ROOF : REDLANDS GROVEBURY ROOF  
TILE GREY

WALLS : GRANDCHESTER BLEND  
BRICKS

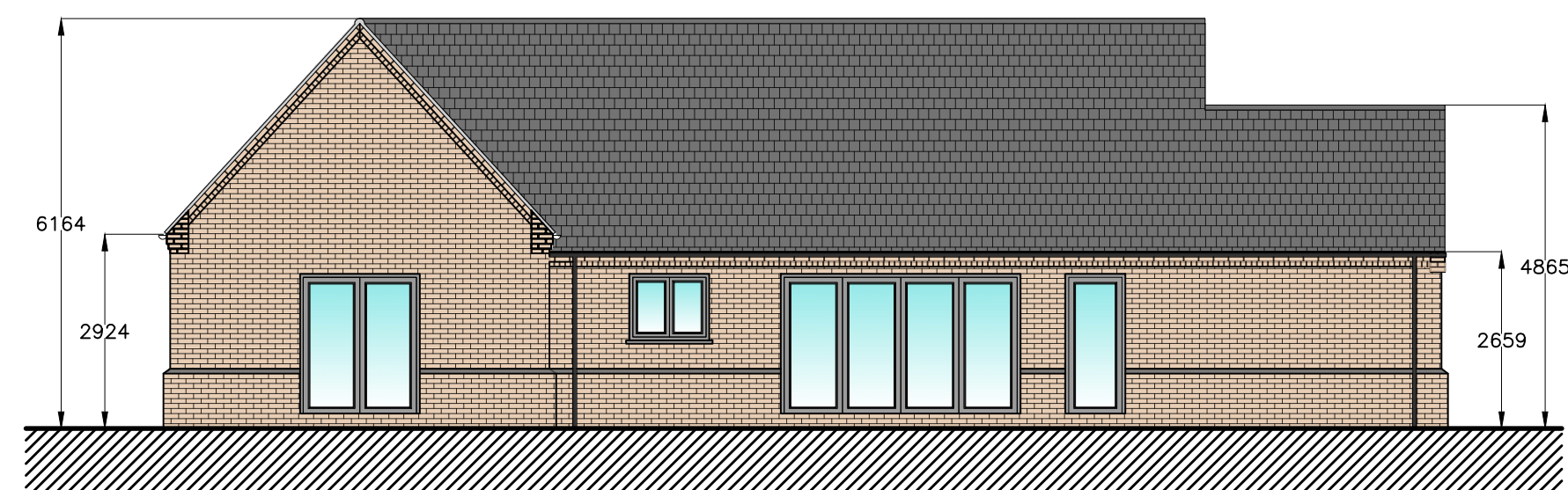
JOINERY : GREY UPVC



PROPOSED SECTION A-A  
(1:100)



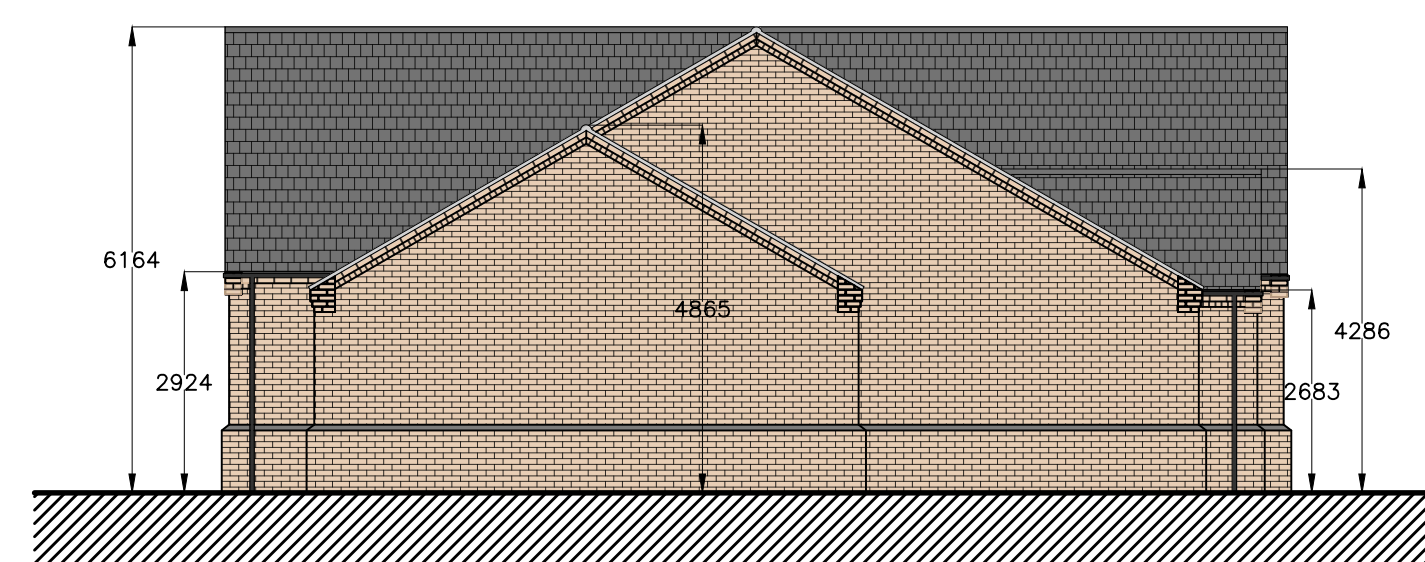
PROPOSED SECTION B-B  
(1:100)



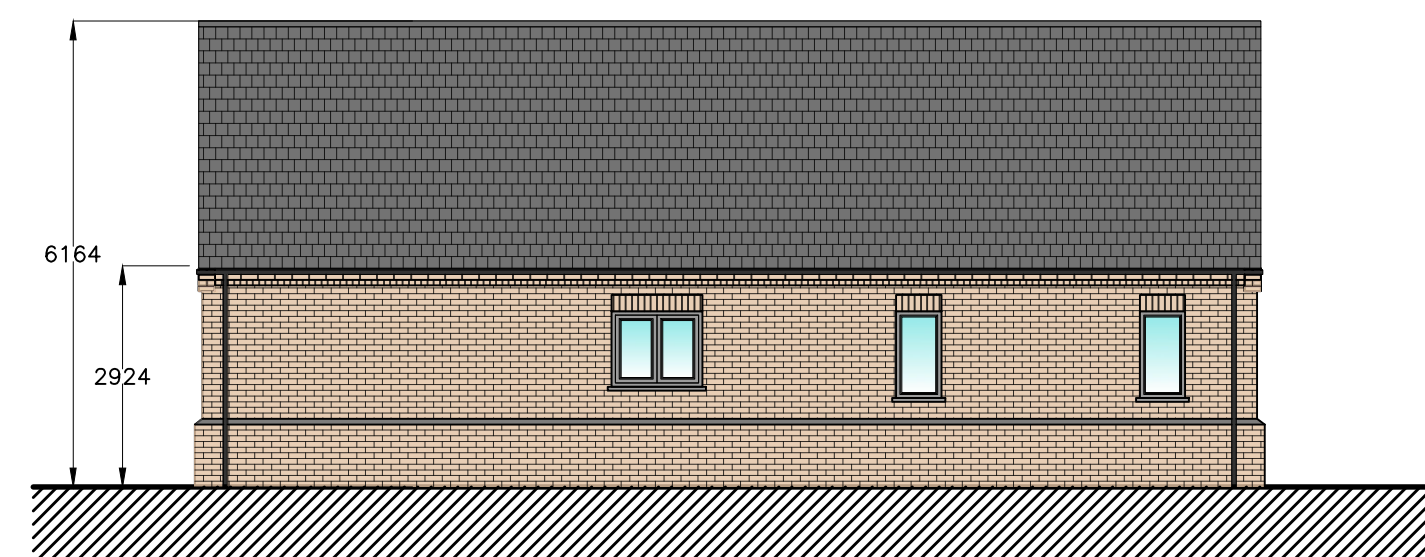
PROPOSED REAR ELEVATION  
(1:100)



PROPOSED FRONT ELEVATION  
(1:50)



PROPOSED RHS ELEVATION  
(1:100)



PROPOSED LHS ELEVATION  
(1:100)

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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

E D C B A	PLANNERS COMMENTS	JAN 2025
	MATERIALS ADDED	DEC 2024
	CLIENTS COMMENTS	NOV 2024
	CLIENTS COMMENTS	NOV 2024
REVISIONS		DATE
<b>MORTON &amp; HALL</b> CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS		
1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ		
Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk		
LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland		
CLIENT		
Mr & Mrs Klimczuk		
PROJECT		
17 Priors Road Whittlesey Cams PE7 1JR		
TITLE		
Proposed Plans & Elevations PLOT 1		
DRAWN G.Boreham		DATE OF ISSUE
CHECKED		
DATE Nov 2024		DRAWING NUMBER
SCALE As Shown		H8905/102



MATERIALS:

ROOF : REDLANDS GROVEBURY ROOF TILE GREY

WALLS : GRANDCHESTER BLEND BRICKS

JOINERY : GREY UPVC

ROOF : REDLANDS GROVEBURY ROOF TILE GREY  
WALLS : GRANDCHESTER BLEND BRICKS  
JOINERY : GREY UPVC

WALLS : GRANDCHESTER BLEND BRICKS

JOINERY : GREY UPVC

JOINERY : GREY UPVC

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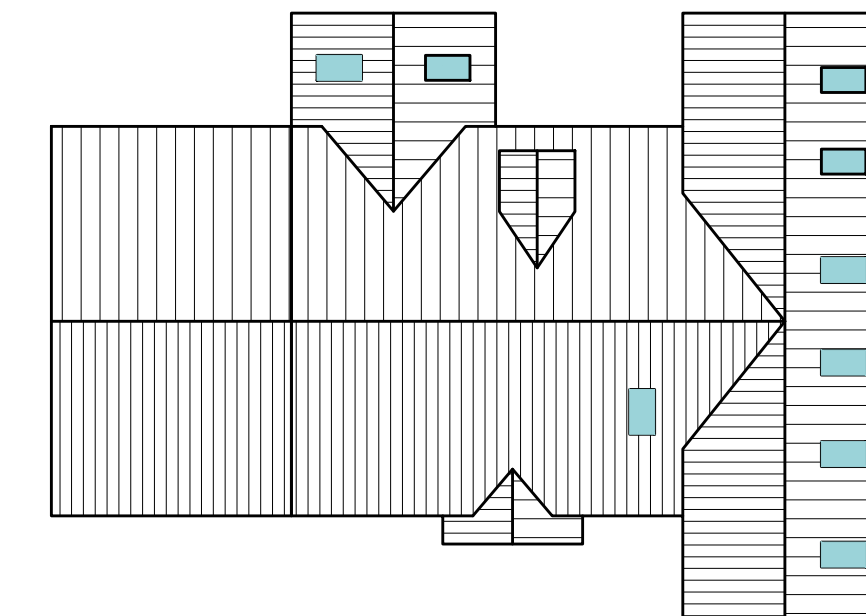
Please read, if in doubt ask. Change nothing without consulting the Engineers

Contractor to check all dimensions on site before work starts. If any dimensions are in conflict with the drawings, ask. All dimensions are in mm unless stated otherwise.

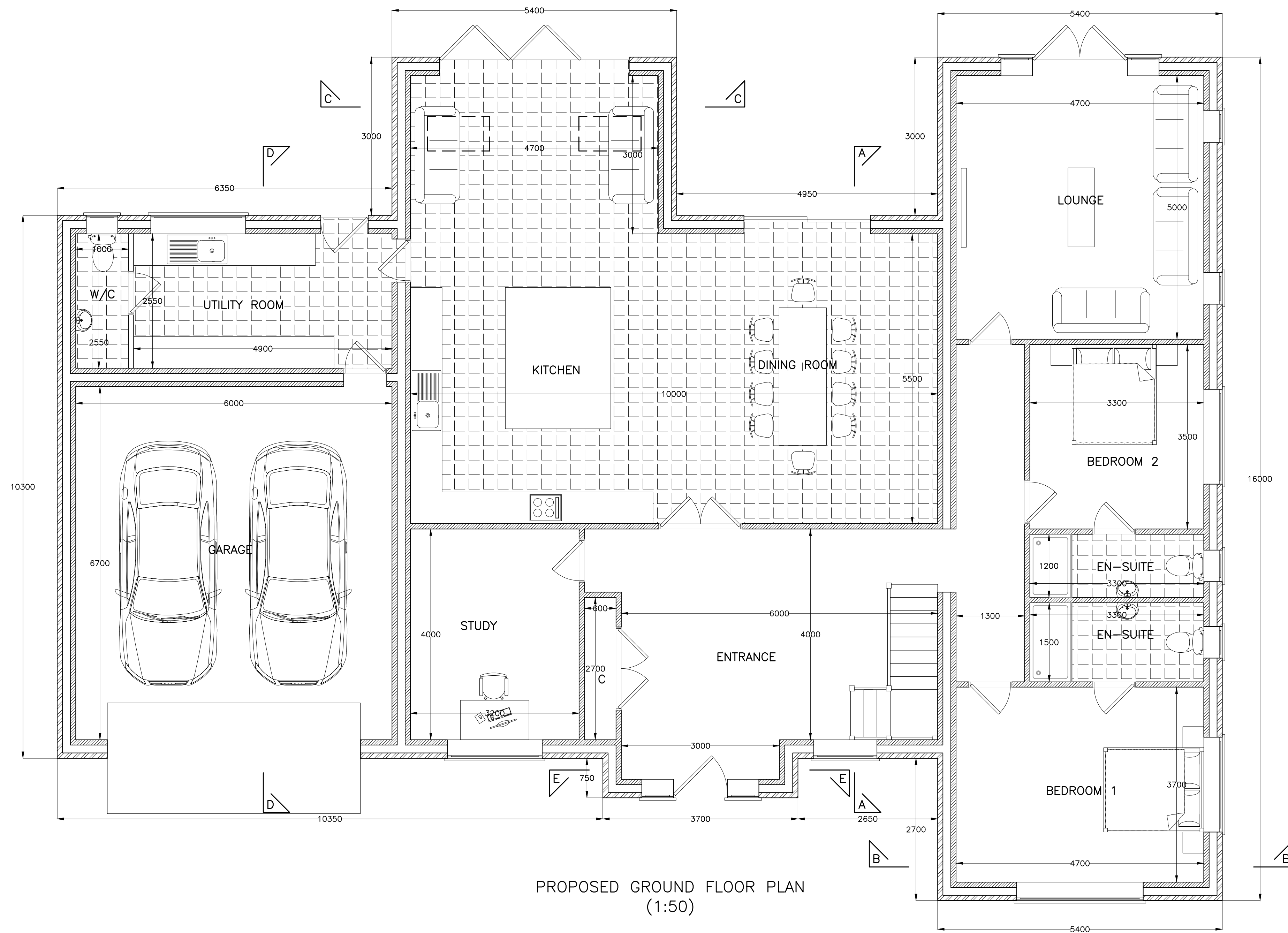
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the work. The suitability of materials, products or workmanship to be inferred from the drawings and specification. All work to be in accordance with the relevant British Standards or BS to 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 applicable, BS or CEN standards.

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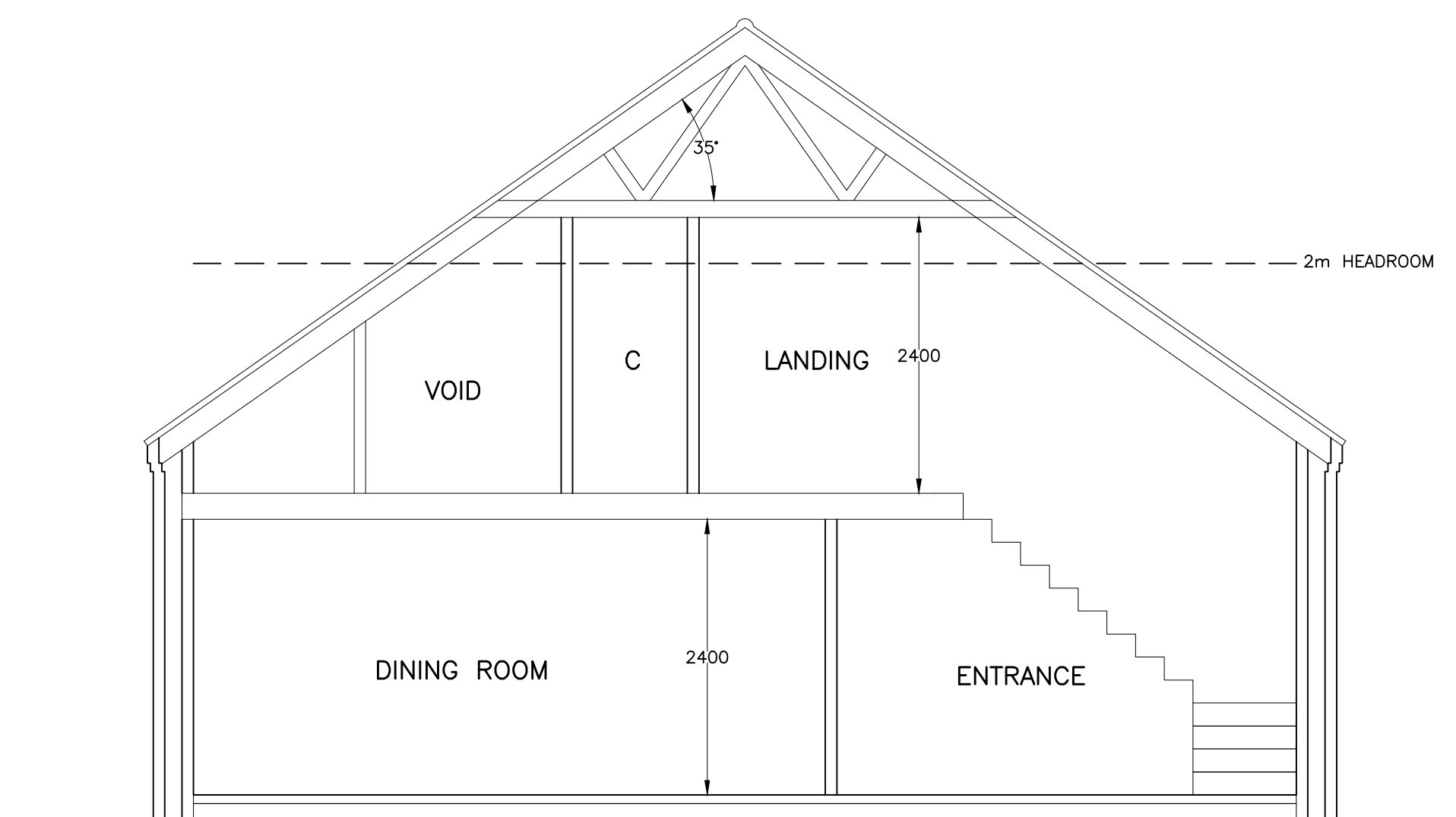
The contractor is to arrange inspections of the works by the BCO (or NBS) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



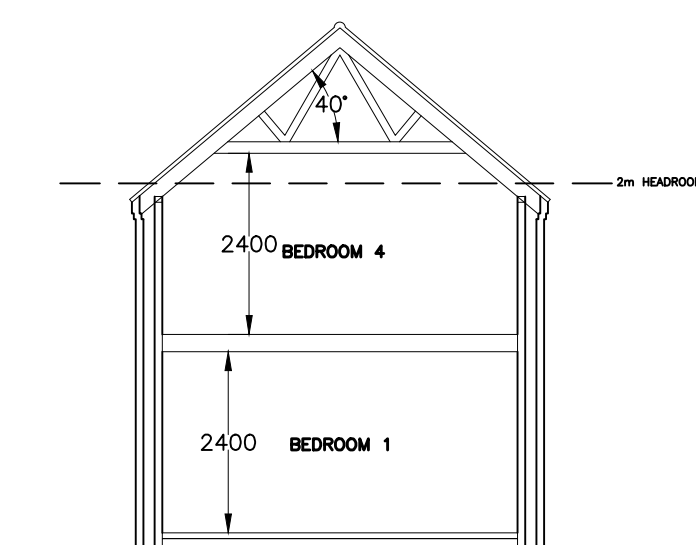
PROPOSED ROOF PLAN  
(1:200)



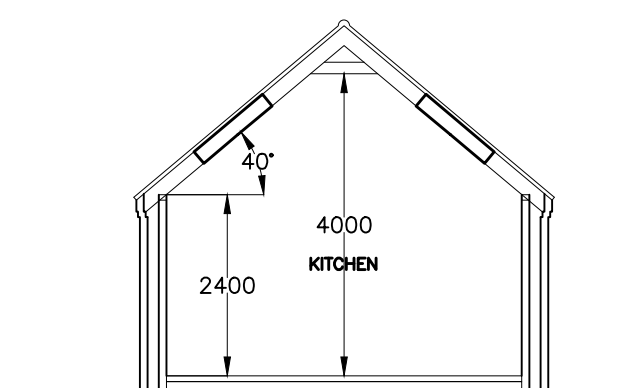
PROPOSED GROUND FLOOR PLAN  
(1:50)



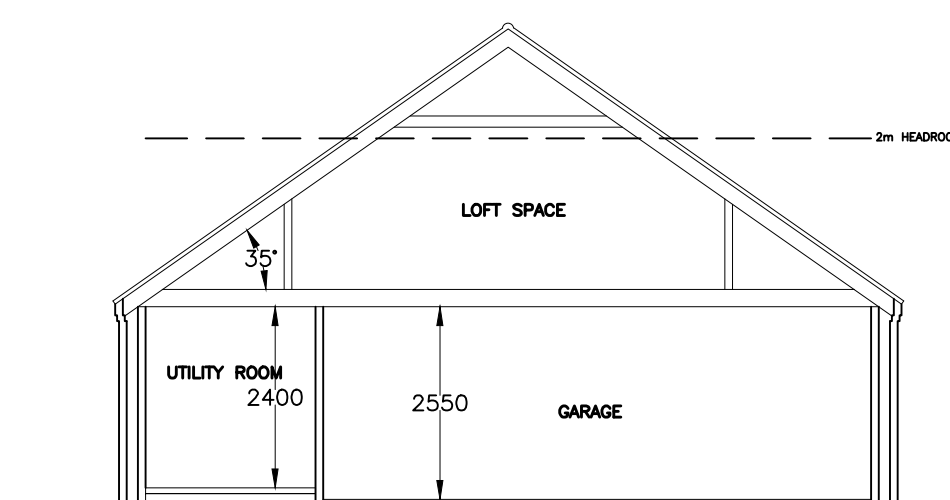
PROPOSED SECTION A-A  
(1:50)



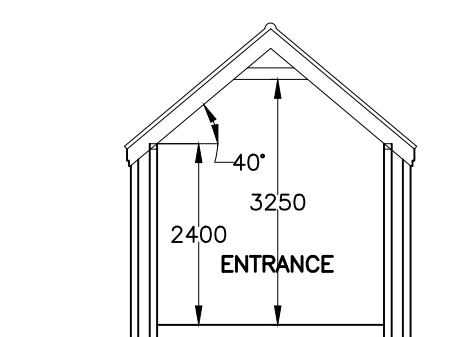
PROPOSED SECTION B-B  
(1:100)



PROPOSED SECTION C-C  
(1:100)



PROPOSED SECTION D-D  
(1:100)



PROPOSED SECTION E-E  
(1:100)


D C B A		
	PLANNERS' COMMENTS	JAN 2025
	MATERIALS ADDED	DEC 2024
	CLIENTS' COMMENTS	DEC 2024
	REVISIONS	DATE

# MORTON & HALL


## CONSULTING LIMITED

**CONSULTING STRUCTURAL ENGINEERS**


1 Gordon Avenue,  
Morch,  
Cambridgeshire,  
PE15 8AJ




Tel: 01354 655454  
Fax: 01354 660467  
E-mail: [info@mortonandhall.co.uk](mailto:info@mortonandhall.co.uk)  
Website: [www.mortonandhallconsultingengineers.co.uk](http://www.mortonandhallconsultingengineers.co.uk)




**LABC**  
Building Excellence Awards




**LABC**  
Building Excellence Awards




**Fenland District Council**  
**Building Design Awards**  
Building Excellence in Fenland



**winner**



**winner**



**winner**

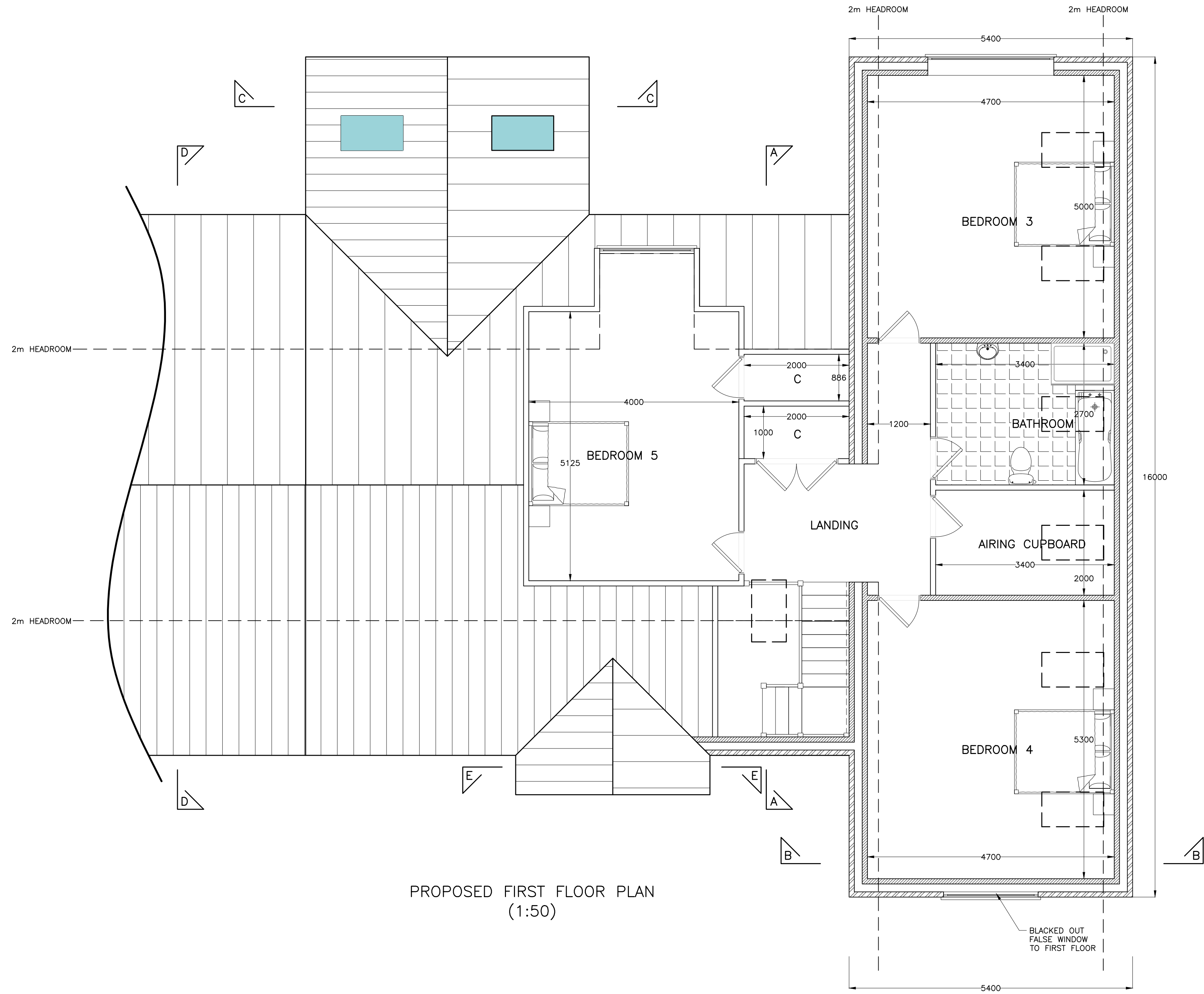
Mr & Mrs Klimczuk

17 Priors Road  
Whittlesey  
Cambs  
PE7 1JR

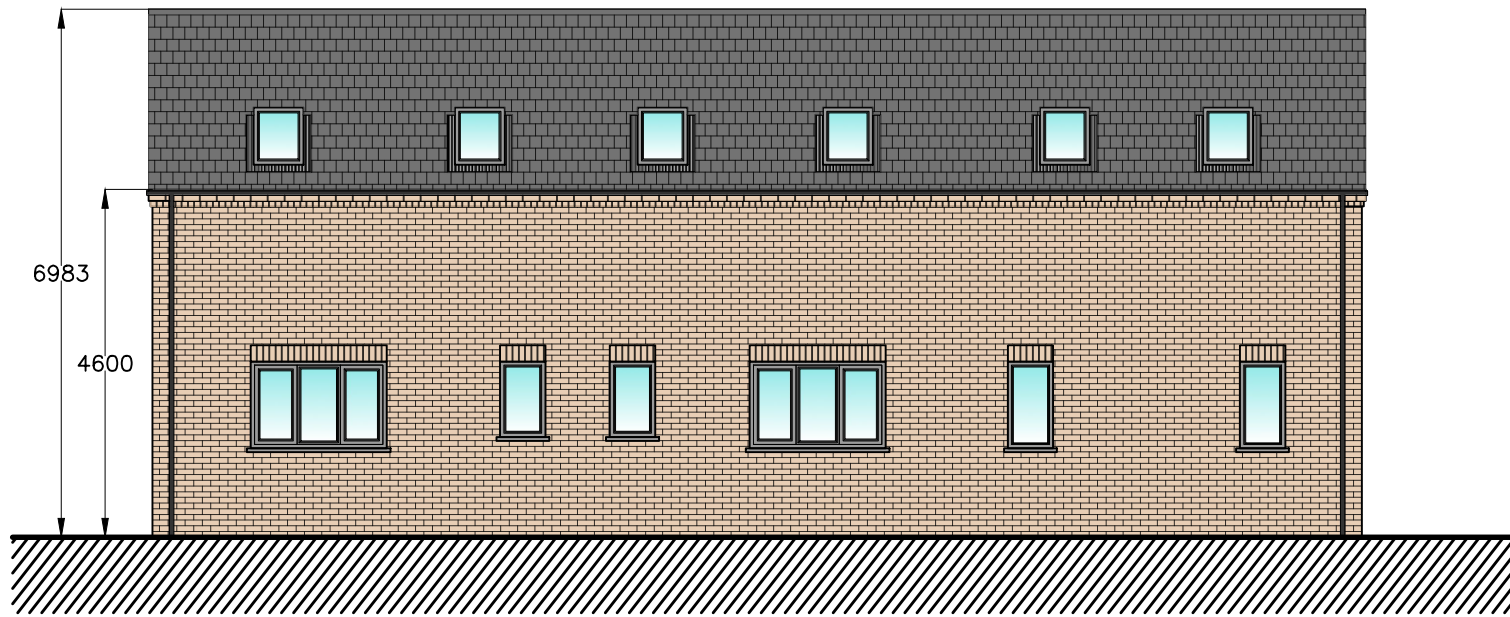
Proposed Ground Floor  
Plan & Sections  
PLOT 2

DRAWN	G.Boreham	DATE OF ISSUE
CHECKED		
DATE	Dec 2024	DRAWING NUMBER
SCALE	As Shown	
		H8905/111 D

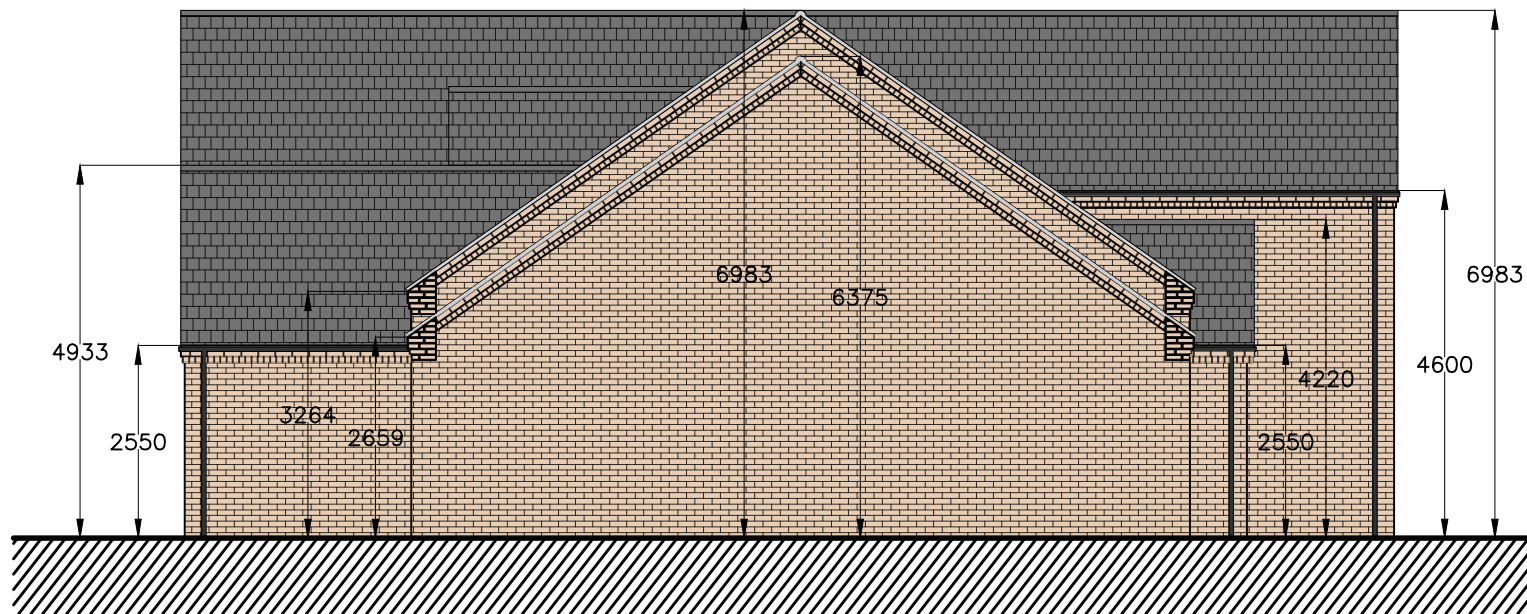




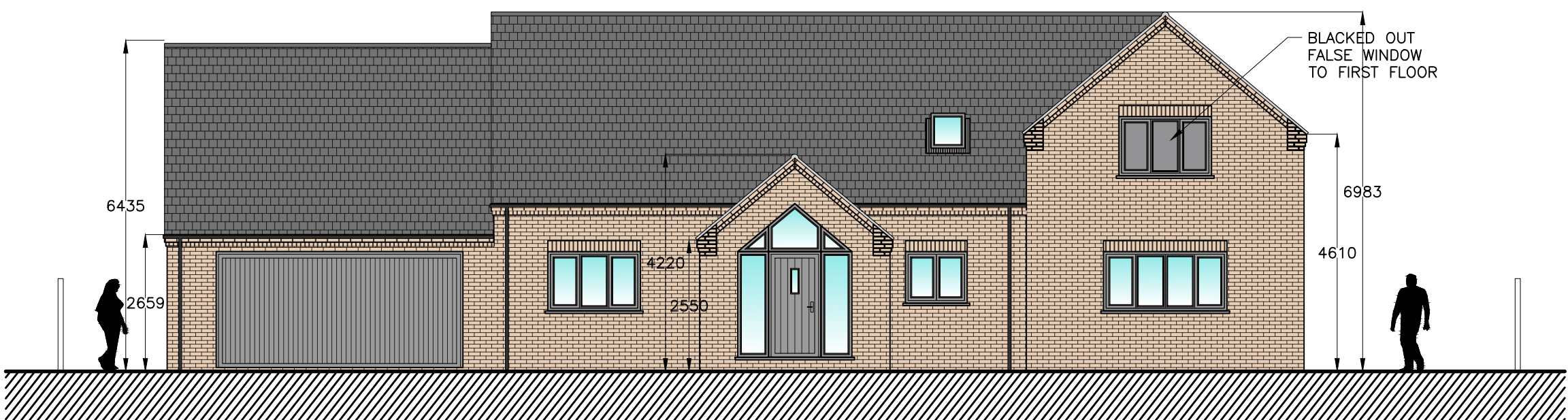
PROPOSED FIRST FLOOR PLAN  
(1:50)



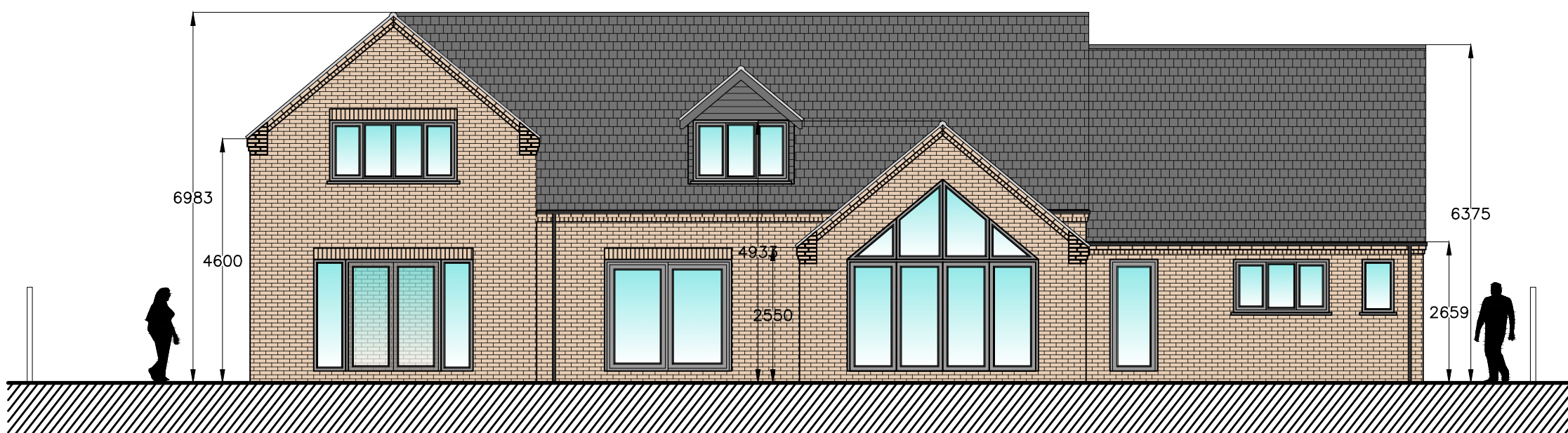
PROPOSED RHS ELEVATION  
(1:100)



PROPOSED LHS ELEVATION  
(1:100)

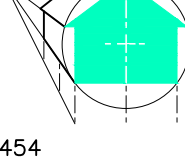


PROPOSED FRONT ELEVATION  
(1:100)



PROPOSED REAR ELEVATION  
(1:100)

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B	PLANNERS COMMENTS	JAN 2025
A	CLIENTS COMMENTS	DEC 2024
REVISIONS		DATE
<div>MORTON &amp; HALL</div> <div>CONSULTING LIMITED</div> <div>CONSULTING STRUCTURAL ENGINEERS</div> <div>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</div> <div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div> <div><div>LABC</div><div>Fenland District Council</div><div>Building Design Awards</div><div>winner</div></div> <div>Building Excellence in Fenland</div> <div><div>LABC</div><div>Fenland District Council</div><div>Building Design Awards</div><div>winner</div></div> <div>Building Excellence in Fenland</div>		
CLIENT		
PROJECT		
17 Priors Road Whittlesey Cams PE7 1JR		
TITLE		
Proposed First Floor Plan & Elevations PLOT 2		
DRAWN G.Boreham		DATE OF ISSUE
CHECKED		
DATE Dec 2024	DRAWING NUMBER	
SCALE As Shown	H8905/113	