
F/YR18/0615/F

Applicant: Mr C Hawes

**Agent : Mr Richard Garnett
ARC Survey & Design Consultants Ltd**

9 - 15 Orange Grove, Wisbech, Cambridgeshire,

Erection of an additional storey to existing flats to form 1 x 2-bed and 2 x 1-bed flats and retention of external insulation and render (part retrospective)

Reason for Committee: Officer recommendation contrary to that of the Town Council

1 EXECUTIVE SUMMARY

This scheme proposes an additional storey to an existing flat complex which will deliver 3 additional residential units. It also seeks to regularise the installation of external render and the completion of this element of the scheme.

It is considered that the proposal is policy compliant scheme as it will deliver 3 residential units within a settlement which is identified as being a key area for growth.

There are no visual or heritage impacts arising and the scheme does not compromise residential amenity. Whilst there is no additional on-site parking provision proposed within the scheme the site is well located to the town centre and its offer and the FLP does allow for nil parking provision in such locations.

According the proposal may be favourably recommended.

2 SITE DESCRIPTION

- 2.1** No 9-15 Orange Grove is a three-storey block of flats situated to the west of the Churchill Road, one of the main approaches into the town, with direct access onto Orange Grove which runs parallel to this highway.
- 2.2** The premises, which was previously a commercial property prior to its initial conversion during the 1980s, are relatively modern in appearance featuring large format horizontal windows and a flat roof with parapet. There is a small area of land associated with the premises this area is annotated as being for parking and refuse storage.
- 2.3** The site is within a flood zone 1 location and is on the periphery of the Wisbech Conservation area.

3 PROPOSAL

- 3.1 The scheme proposes the creation of an additional floor to the existing premises which feature a flat roof. This will see the roof height increase by 2.410 metres
- 3.2 A Thrutone slate roof product will be utilised and this will have an 80 degree roof slope back from the front parapet, with a marginal set-back.
- 3.3 The additional storey will deliver 3 additional residential flats; 2 x 1-bedroom units and 1 x 2-bedroom unit. They will be accessed via a communal staircase.
- 3.4 The application also seeks to regularise the external wall insulation that has been applied to the building; this element dates back to circa 2013.

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/0978/88/F	Conversion of workshop to 2 flats 9 Orange Grove Churchill Road Wisbech	Granted 13/10/1988
F/0486/83/F	Conversion of warehouse into 4 flats Canal Row (r/o Nos. 3-5 Norfolk Street) Wisbech	Granted 13/10/1983

5 CONSULTATIONS

5.1 **Town Council:** Object to the proposal, on the basis that:

- o approval of the proposal would constitute overdevelopment of the site
- o no provision is made for the on-site parking of vehicles; this would lead to additional on-street parking, to the detriment of highway safety

5.2 **Cambridgeshire County Council Highways Authority:** FDC will need to consider the parking shortfall and the impact that such a shortfall will have on the availability of kerb side parking within the area, and the impact this could have on local amenity. The continued acceptance of zero parking/reduced parking developments in this area will eventually lead to parking saturation and a Town Centre parking problem.

If FDC accept the parking shortfall, I am unable to raise any highway objections.

5.3 **Senior Archaeologist (CCC):** We have reviewed the above planning application and have no objections or requirements for this development.

5.4 **FDC Scientific Officer (Land Contamination):** Environmental Health have considered the details within the submitted Design and Access statement, together with the supporting drawings. [...] confirm that we have no objections towards the proposed scheme. This is because, it is not considered the scheme will give rise to adverse effect on neighbouring property and the environment.

5.5 **Local Residents/Interested Parties:** None received

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).
- 6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) July 2018

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 11: Presumption in favour of sustainable development.

Paragraphs 39 – 41: Pre-application engagement and front-loading

Para. 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 16: Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

7.3 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.

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

LP16: Delivering and Protecting High Quality Environments across the District.

LP18: The Historic Environment.

8 KEY ISSUES

- **Background**
- **Principle of Development**
- **Design and Visual appearance**
- **Heritage considerations**
- **Residential amenity**
- **Highways and parking**
- **Flood risk**

9 BACKGROUND

- 9.1 This application was the subject of an earlier pre-application enquiry where the concept of delivering an extra floor on the existing premises was proposed. At that time the sketch details proposed the addition to be a larger mass, continuing up from the flank elevation walls on both sides with a slight set back to the front elevation which would slope back in a 'roof' format and would finish as a flat roof. Feedback was given regarding the design aspects of the proposal with the comments made having been incorporated into the present design proposals. In

terms of the general principles of the scheme these were identified as being policy compliant.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of delivering additional residential units at the site is acceptable in policy terms given that Wisbech is identified as a primary market town within the settlement hierarchy for the District (Policy LP3 of the Fenland Local Plan). However this is not at the expense of the visual amenities of the area and Policy LP16 and Policy LP18 would be particularly relevant in this regard, noting that the site is within Wisbech Conservation Area. Consideration must also be given to the servicing requirements of the proposed units.

Design and Visual appearance

- 10.2 It is acknowledged that external wall insulation and thin coat render was applied to all elevations, excepting a small section, during 2013. Google street view images from 2009 appear to indicate that the front elevation of the premises did have a render finish (sandstone in colour), albeit without the external wall insulation application.
- 10.3 There is a mix of materials featuring along the Churchill Road environs, and these include painted brickwork and render. There is no particular detailing that is sacrificed as a result of the application of the external insulation/render and given the stand alone nature of the building in design terms and the existing form and placement of the windows the external render does not compromise the character and form of the original premises. Accordingly this aspect of the proposal may be deemed policy compliant
- 10.4 As indicated in the background section above the scheme has been the subject to a pre-application enquiry. At that time Officers offered the view that whilst the general principle of the scheme could prove policy compliant revisions were required in terms of design. These revisions essentially required the additional storey to be delivered to be marginally set back from the main elevations and that it should be delivered in a different material, e.g. a roof style addition as opposed to a continuation of the render. It was felt that this would lessen the prominence of the additional storey in the streetscene.
- 10.5 There are several examples of multiple storey developments in the vicinity and against this backdrop the proposed addition to the building would be easily absorbed within the streetscene without detriment, indeed delivering the additional floor will add interest to the building and will visually uplift its design qualities.
- 10.6 It is considered that the proposal accords with the relevant policy framework in terms of scale, design and detailing. Precise details of materials may be secured by condition.

Heritage considerations

- 10.7 The proposal is accompanied by a heritage statement which is proportionate to the development proposed, thereby satisfying the requirements of Policy LP18.
- 10.8 Whilst Orange Grove is on the periphery of the Wisbech Conservation Area there are no particular conservation/heritage impacts relating to the scheme. As identified in the heritage statement there are no listed buildings within the vicinity

that are compromised by the development. Based on the above evaluation it is considered that there are no heritage impacts associated with the scheme and compliance with policy is achieved.

Residential Amenity

- 10.9 The additional floor represents no issues in terms of residential amenity, all windows, both front and side, will have an outlook over public space and there is no overlooking or overshadowing.
- 10.10 There is a small area of external space to the south of the building and this is available to facilitate refuse collection, given the nature of the development it is anticipated that the refuse collection will be shared and in essence the new residents will 'piggy-back' onto the existing arrangements.
- 10.11 It is considered that the proposal represents no issues in terms of residential amenity impact and as such compliance with Policies LP2 and LP16 is achieved.

Highways and parking

- 10.12 This is a town centre site with good links to services and facilities, the additional units would generate a parking requirement of 4 additional parking spaces when applying the standards outlined under Appendix A of the FLP.
- 10.13 Whilst the comments of the Town Council and Local Highway Authority are acknowledged against the backdrop of Appendix A to the FLP which allows for a nil parking provision in town centre sites a refusal could not be sustained on this basis. There is a public car park and on-street parking in the locality and it is considered that the additional parking need generated by this development could be absorbed within the locality without detriment to local amenity or highway safety.

Flood risk

- 10.14 The site is within a flood zone 1 area and as such there are no issues to reconcile with regard to Policy LP14 of the FLP.

11 CONCLUSIONS

- 11.1 This policy compliant scheme will introduce an additional 3 residential units within a settlement which is identified as being a key area for growth. There are no visual or heritage impacts arising and the scheme does not compromise residential amenity. Whilst there is no on-site parking provision proposed within the scheme the site is well located to the town centre and its offer and the FLP does allow for nil parking provision in such locations. According the proposal may be favourably recommended.
- 11.2 As this is a partially retrospective submission it is not necessary to apply the start date condition, it is considered appropriate however to secure details of the windows and slate prior to the commencement of the relevant parts of the work.

12 RECOMMENDATION: Grant

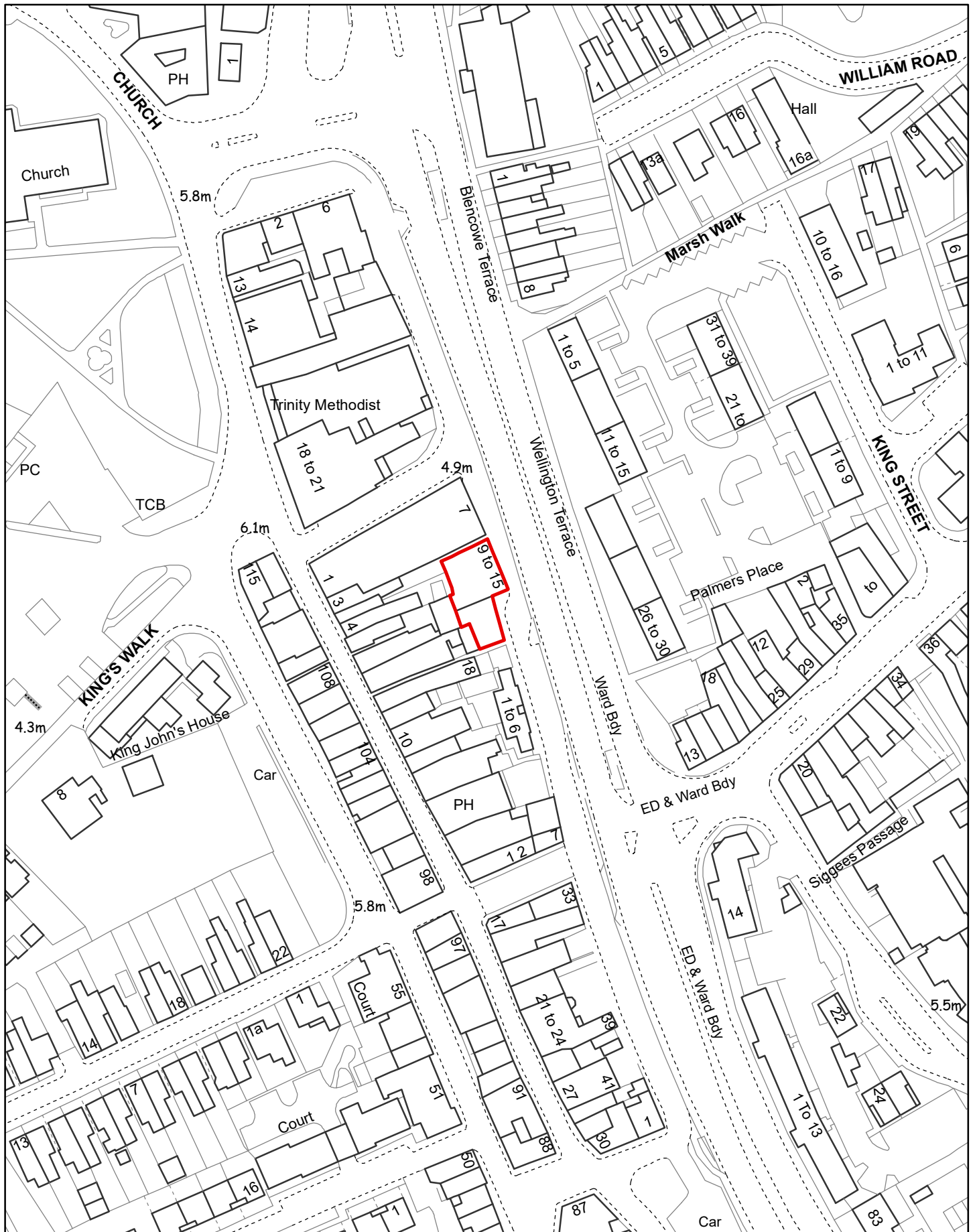
1. Prior to the commencement of the relevant parts of the work brochure details of the following items shall be submitted to and approved in writing by the Local Planning Authority.

- (i) Roof slates
- (ii) Velux windows

The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area in accordance with Policies LP16 and LP18 of the Fenland Local Plan, adopted May 2014.

2. Approved plans



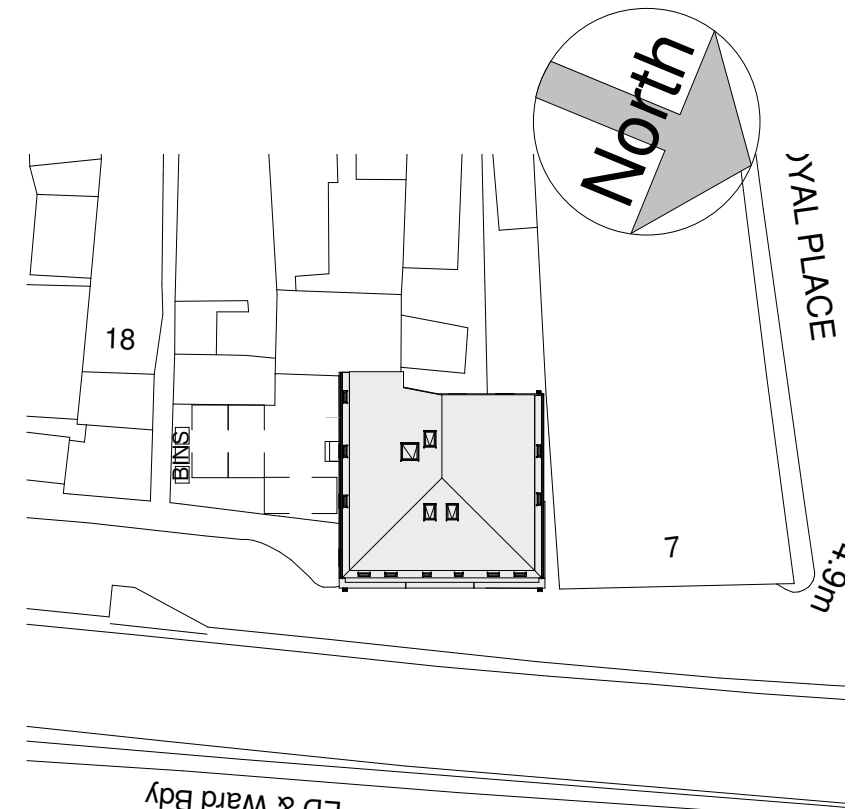
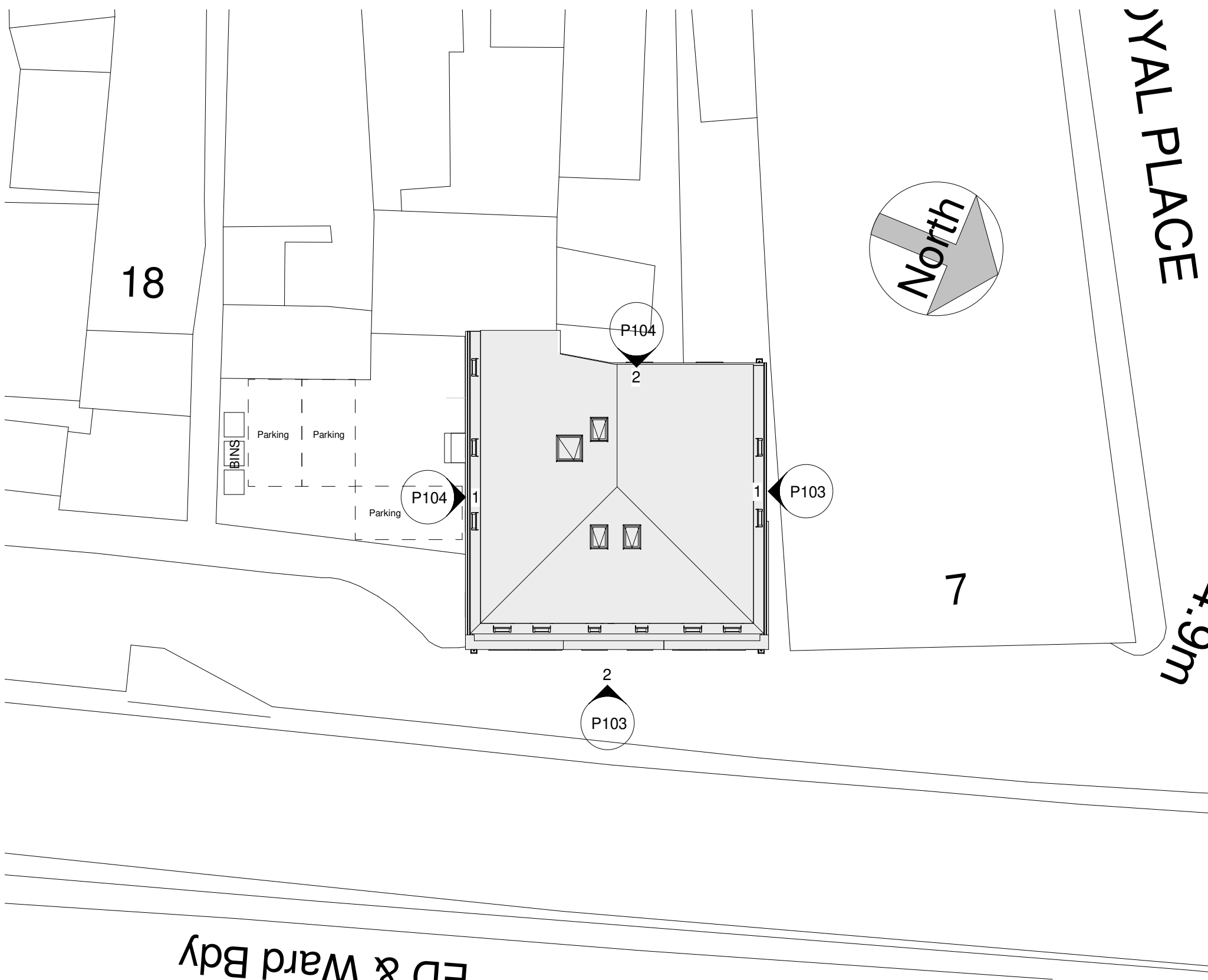
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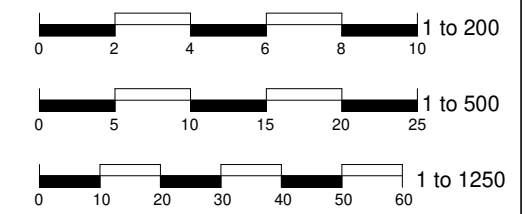
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1 Proposed Site Plan
1 : 200

2 Proposed Block Plan
1 : 500



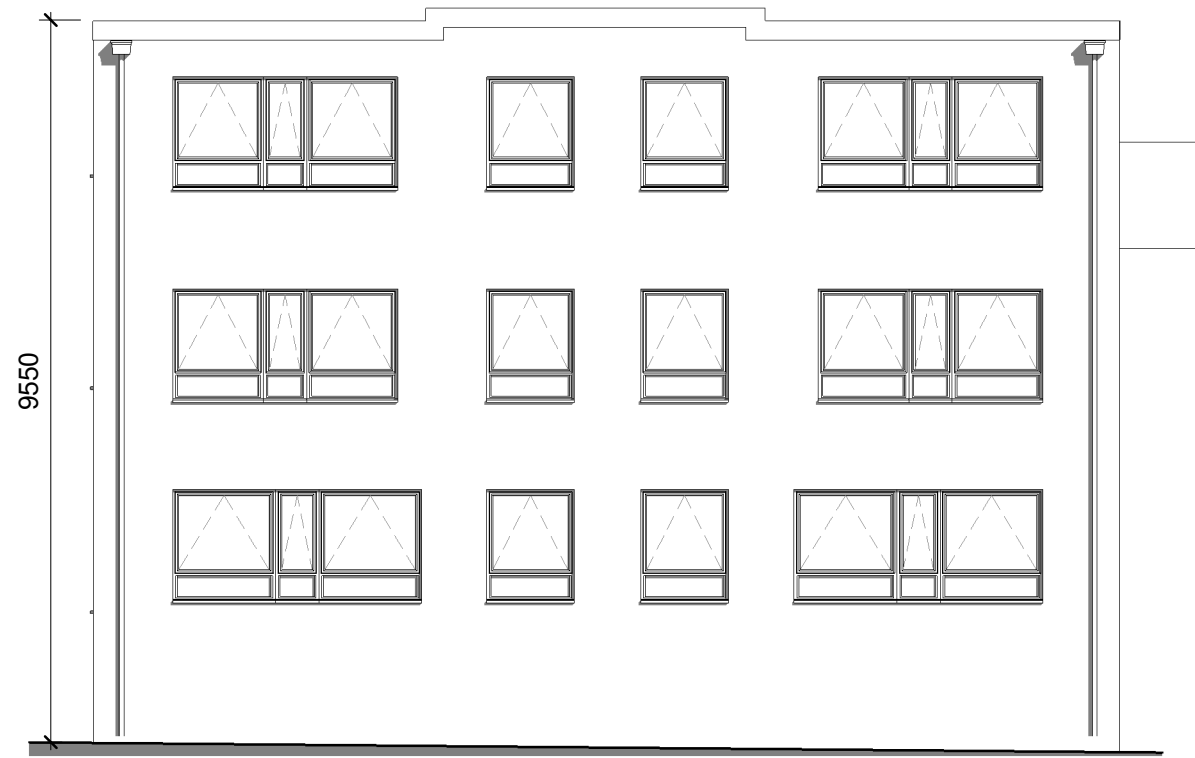

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No.	Description	Date

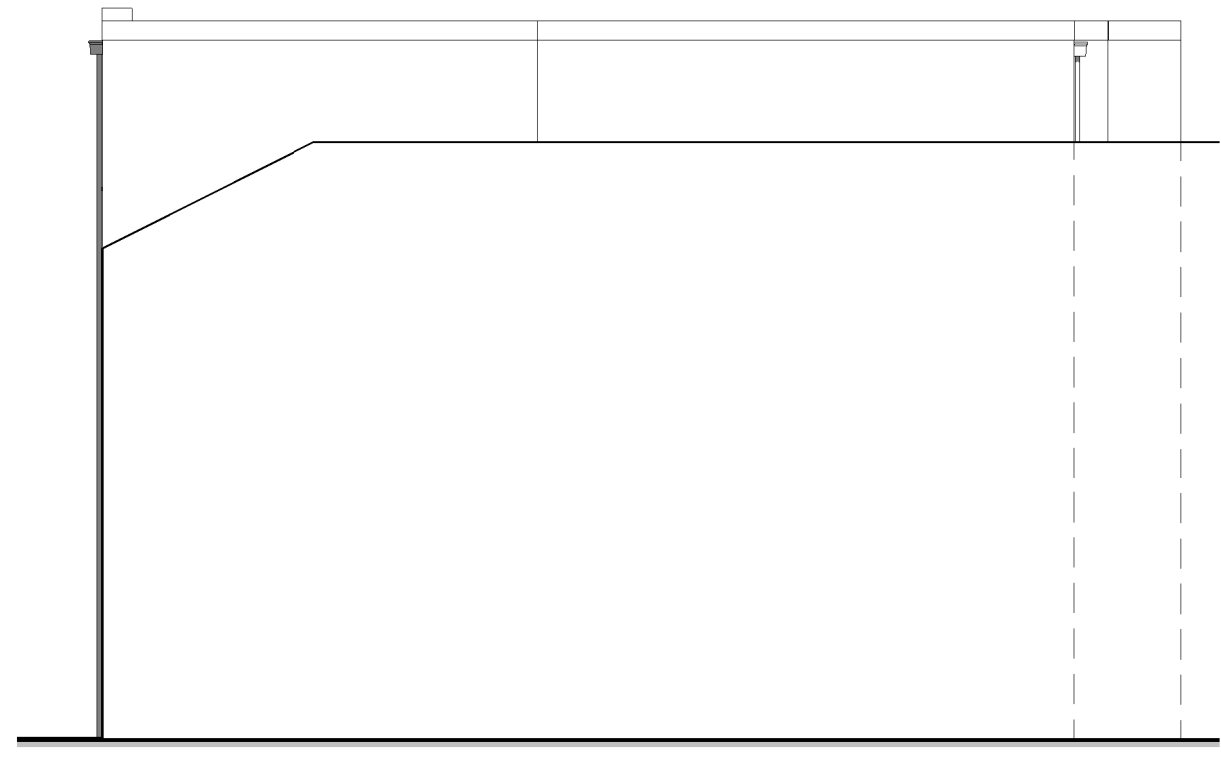
9 to 15 Orange Grove, Wisbech

Proposed Roof Extension of 3 flats

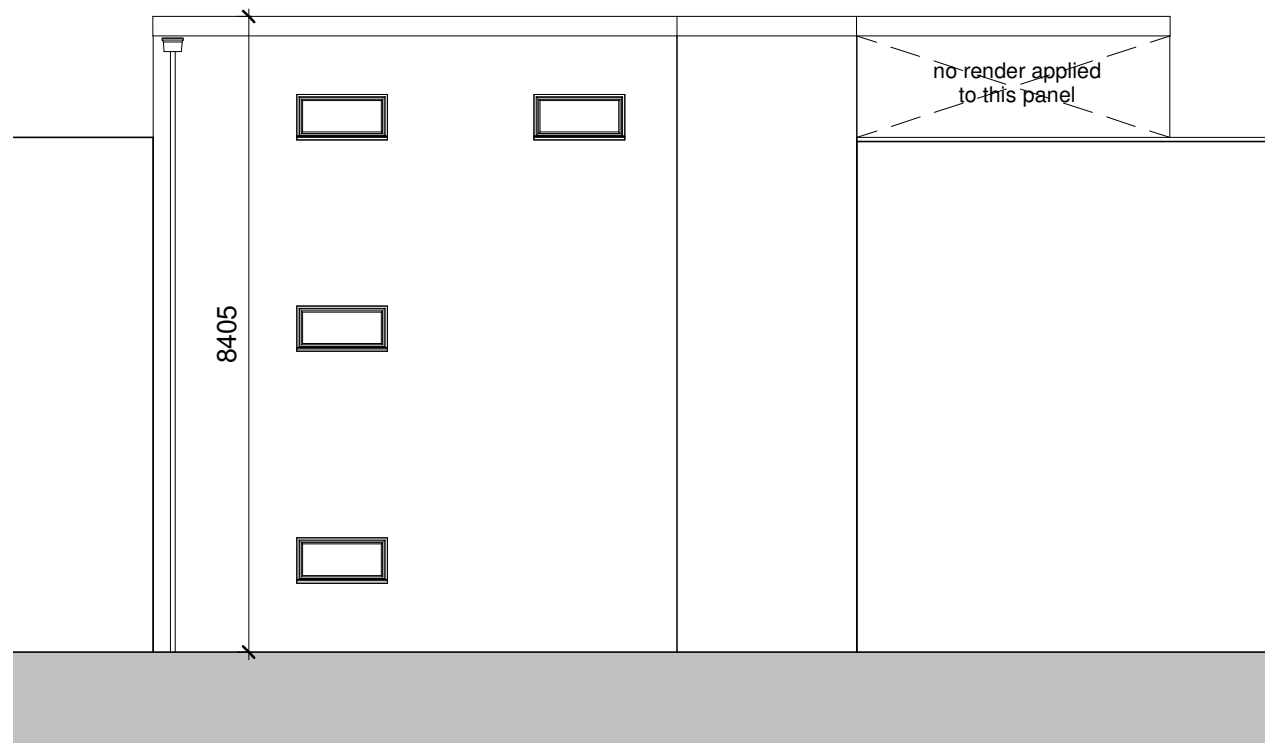
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Project number	1828	
Date	20.06.2018	
Drawn by	RG	
Paper	A3	Scale As indicated



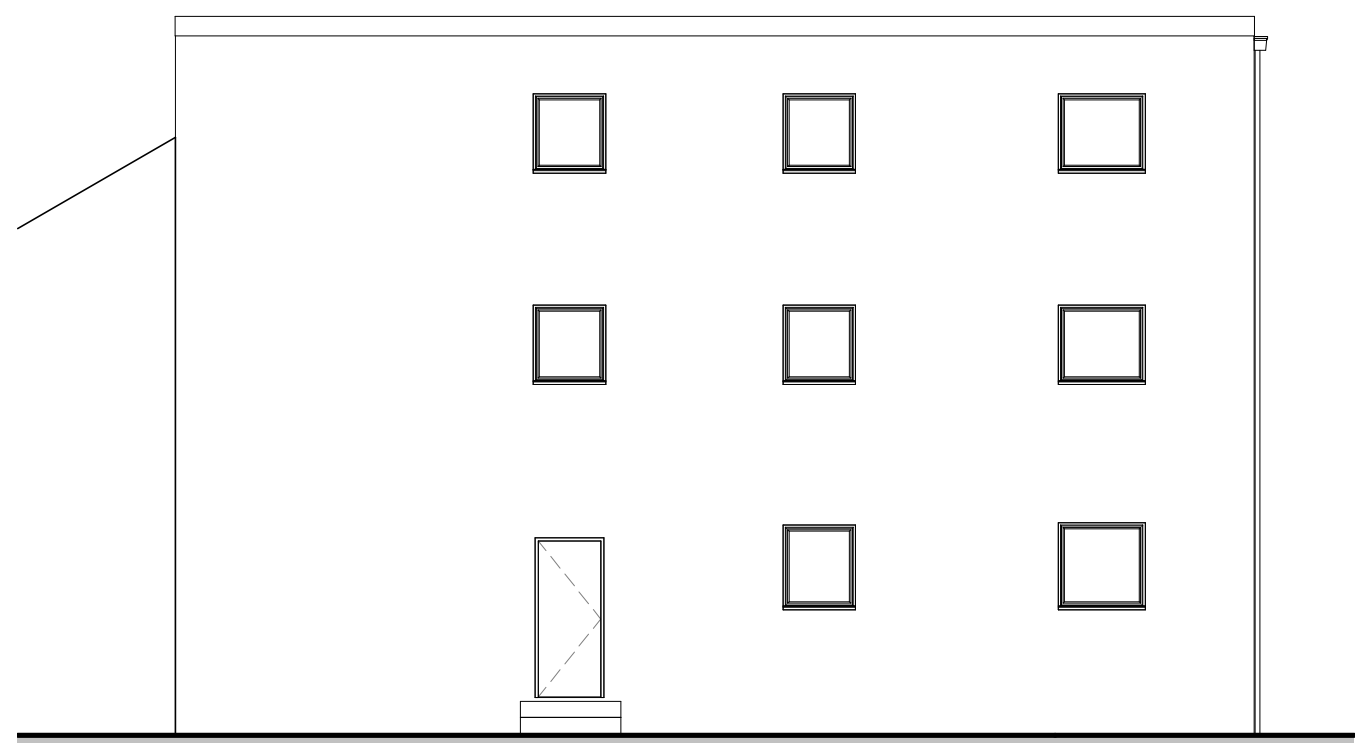
east
1 : 100



north
1 : 100



west
1 : 100



south
1 : 100



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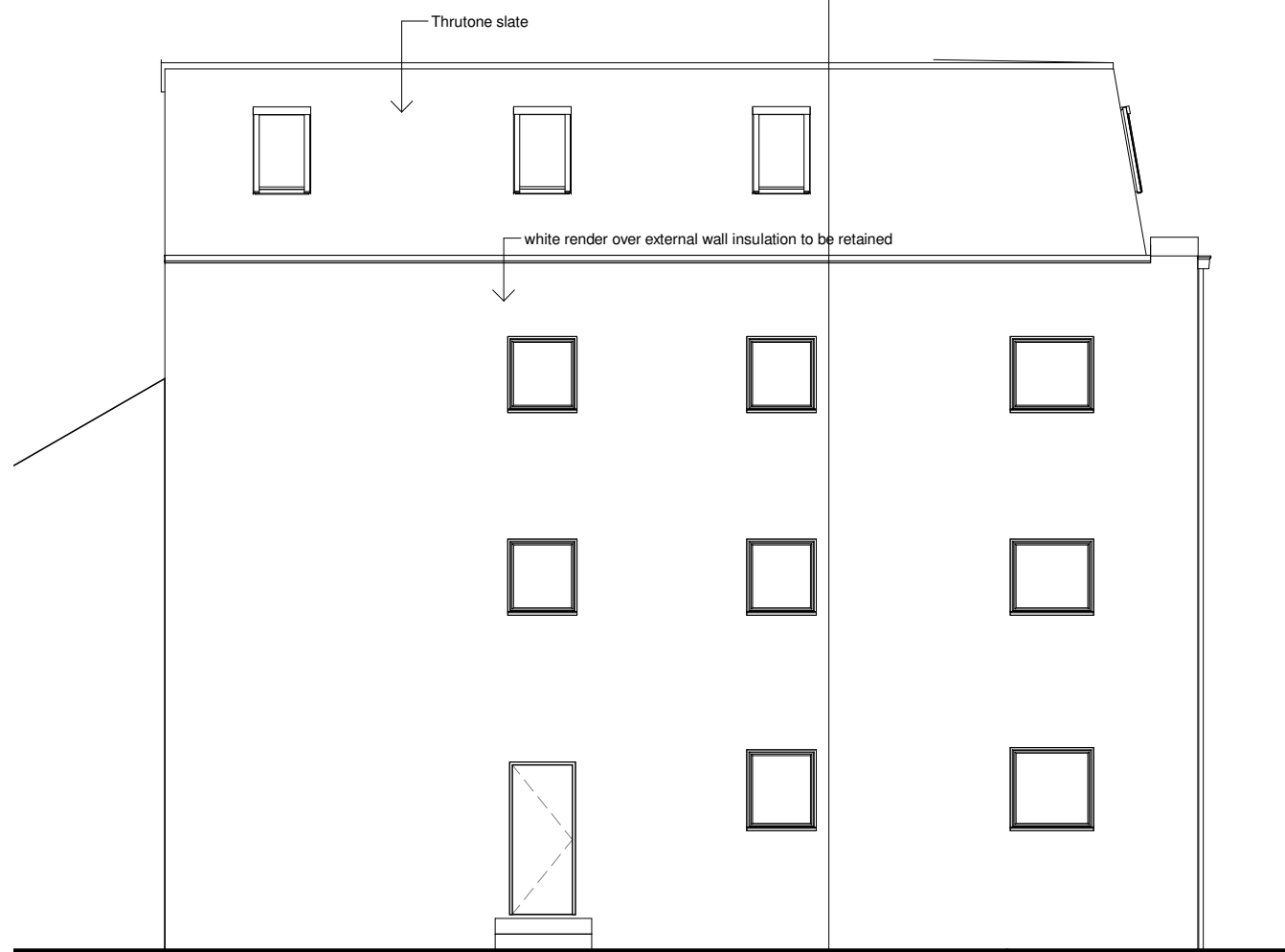
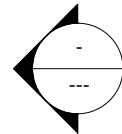
No.	Description	Date
A	Revision 1	05.07.2018

9 to 15 Orange Grove, Wisbech

Proposed Roof Extension of 3 flats

Elevations Existing

Project number	1828	E002	
Date	20.06.2018		
Drawn by	WBJ		
Paper	A3	Scale	1 : 100

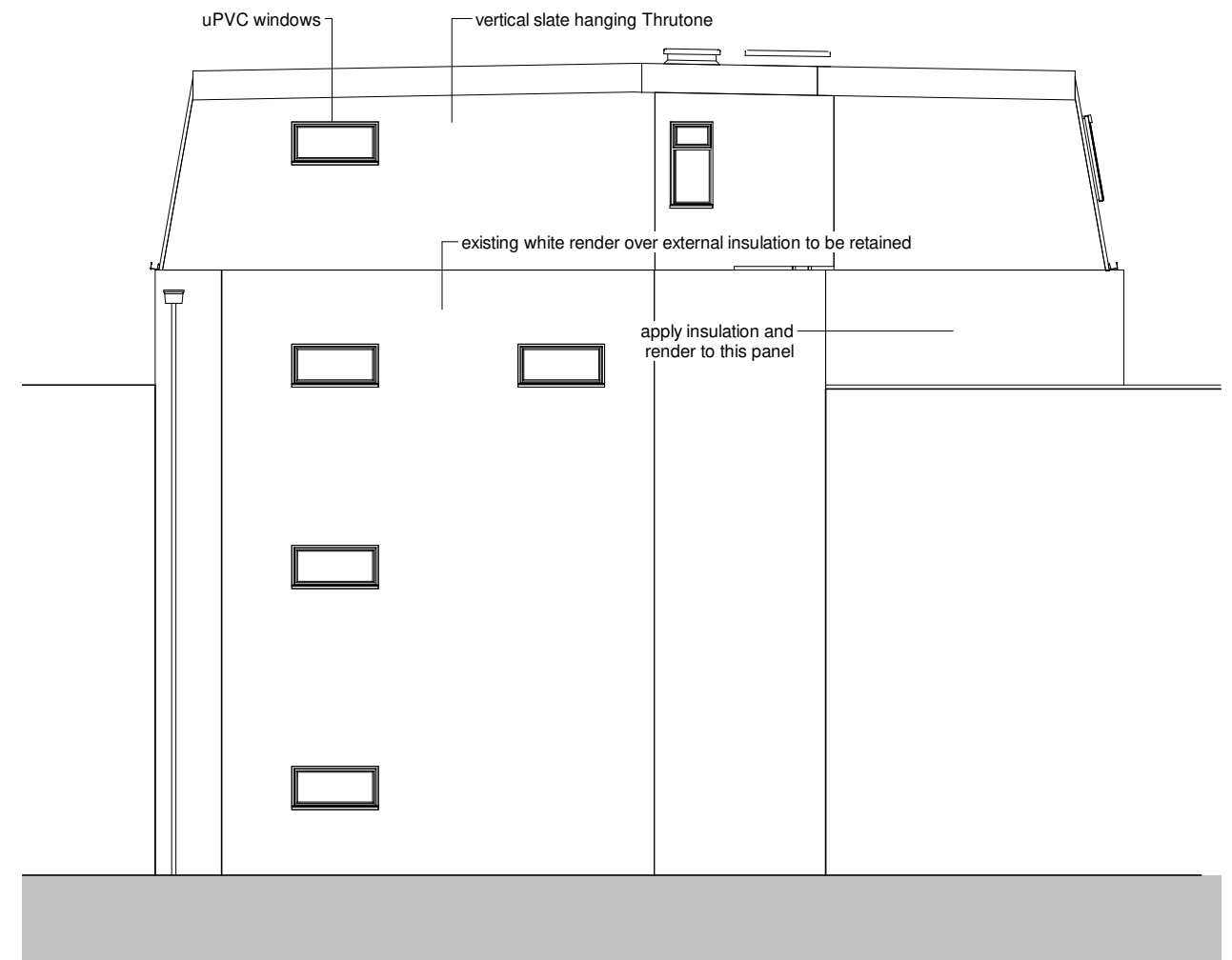


south proposed

1 : 100

External wall insulation and render specification.

Total thickness 120mm with white/cream silicone render finish



west proposed

1 : 100



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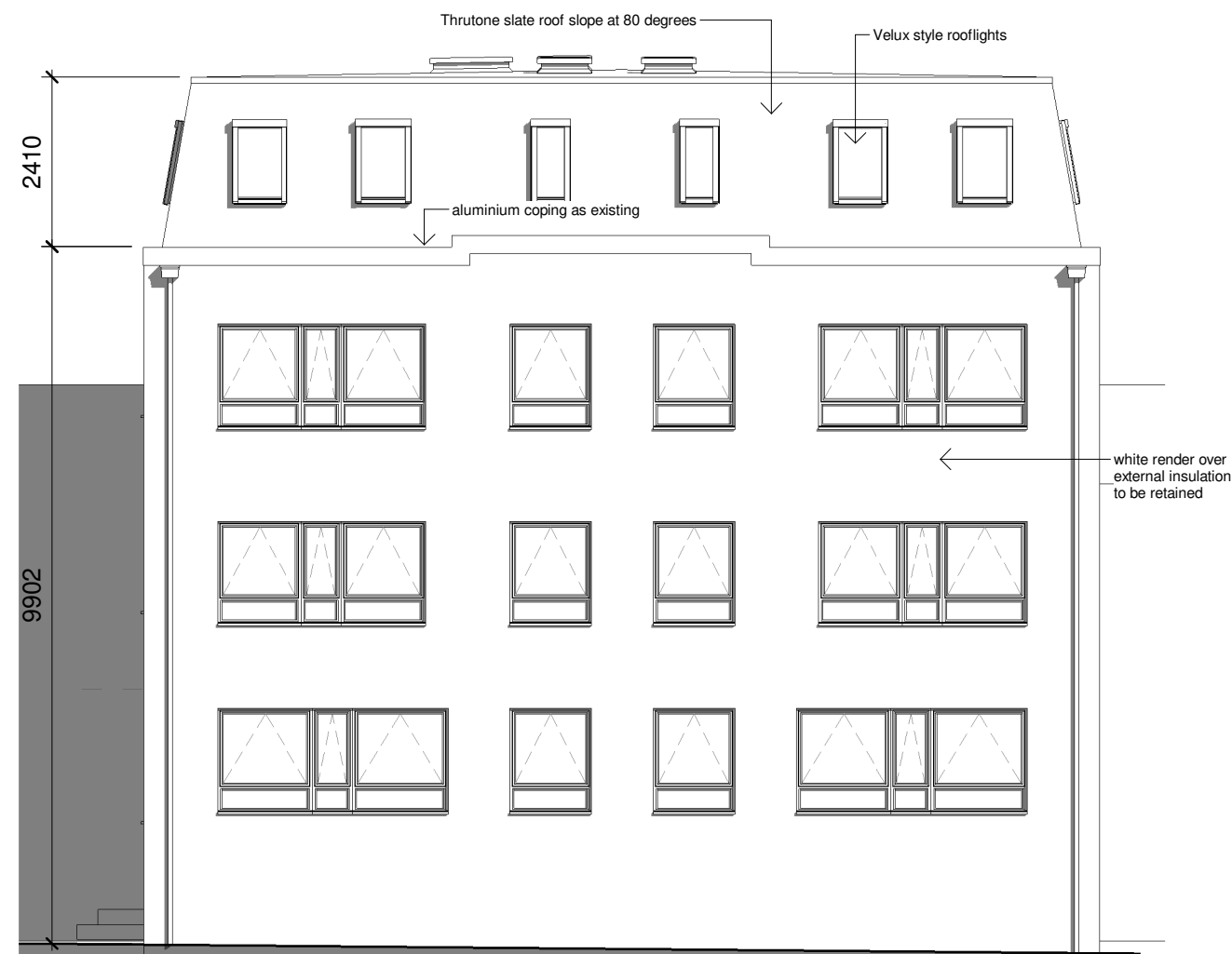
No.	Description	Date
A	Revision 1	05.07.2018

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Proposed Roof Extension of 3 flats

Elevations Proposed

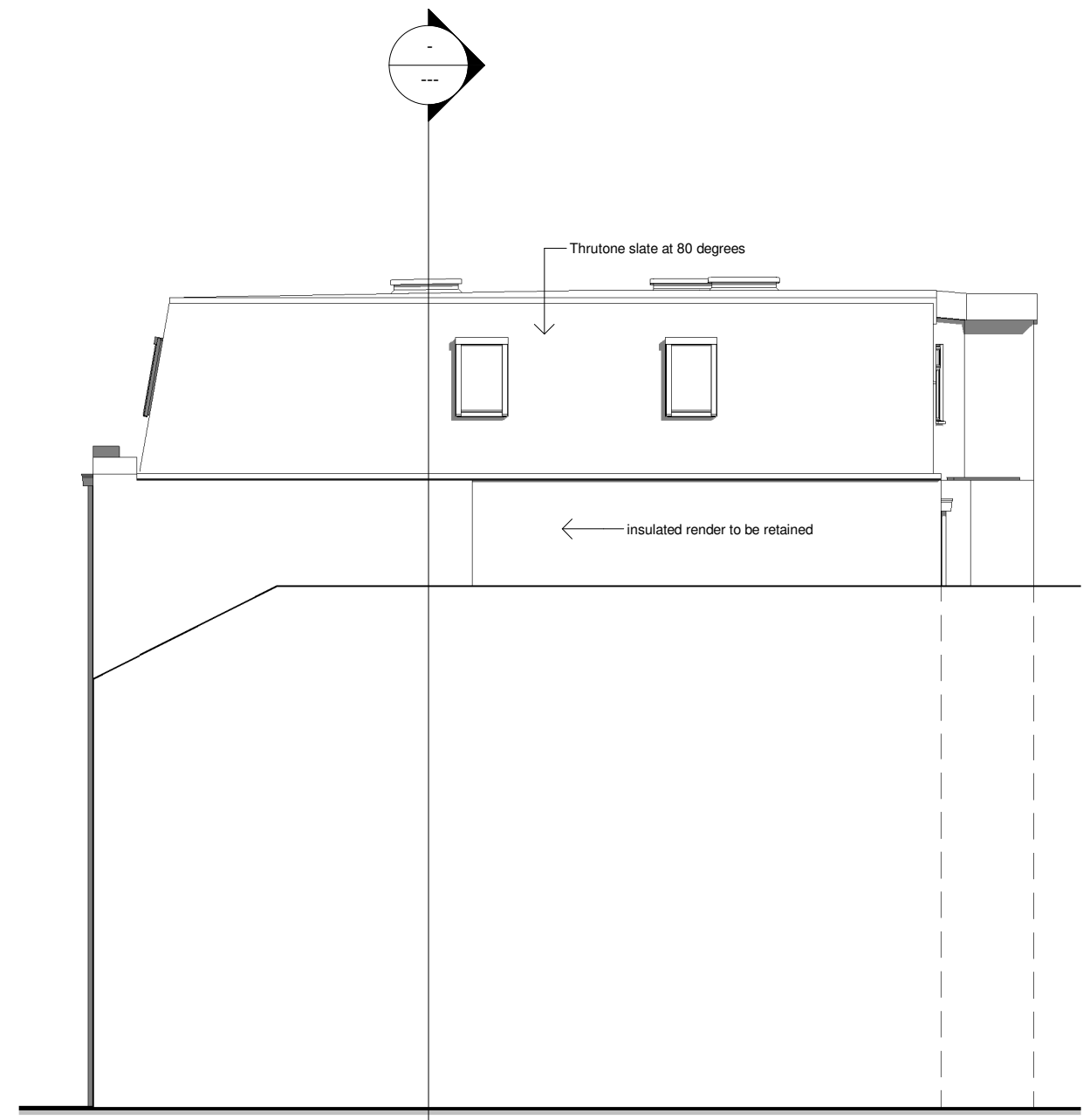
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Date	20.06.2018	
Drawn by	WBJ	
Paper	A3	
Scale	1 : 100	



east proposed
1 : 100

External wall insulation and render specification.

Total thickness 120mm with white/cream silicone render finish



north proposed
1 : 100



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No.	Description	Date
A	Revision 1	05.07.2018

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Proposed Roof Extension of 3 flats

Elevations Proposed

Project number	1828	P103
Date	20.06.2018	
Drawn by	RG	
Paper	A3	
Scale	1 : 100	