

DESCRIPTION: **Erection of 6 x 2-storey, 3-bed dwellings involving demolition of existing buildings within a conservation area.**

SITE LOCATION: **Land at Church Street Garage, Church Street, Whittlesey**

UPDATE

Comments from a neighbouring property at Horsegate Lane have been received. They are summarised as follows:

- Strongly object to plot 6;
- Plot 6 is too close to the southern boundary of 1b Horsegate Lane and will overlook and overshadow the neighbouring outdoor living space and will overlook the dwelling;
- The development will improve the area however 6 dwellings is too many, there is very little garden space proposed resulting in encroachment on neighbouring properties;
- Request that the steel fence retained on the southern boundary of 1b Horsegate Lane and a new fence erected in front of it;
- The ground level of 1b Horsegate Lane is lower than the development site;
- Seek assurance that the asbestos on the existing buildings is removed correctly.

The comments raised by the neighbouring property are noted and are considered to support the proposed reason for refusal.

Further information has been provided by the Agent attached as Appendix A.

The Agent has provided amended drawings in an attempt to overcome the reason for refusal. Plots 2 and 3 have been amended to result in all 6 plots now having 33% garden space. The second bedroom window and the bathroom windows have been swapped for plots 4, 5 and 6.

The proposed changes have been noted. However as they are such subtle differences they will not overcome the fundamental harm relating to the overlooking and loss of privacy to neighbouring properties or within the development itself.

The Agent has also suggested a comparative development at Whittel Close, Windmill Street. However, as this was approved before the current Local Plan was adopted and is a 30 dwelling development, it is not considered to be a fair comparison to the current application. In addition, the properties in the Whittel Close development are more sensitively laid out and as such there is no issue in terms of overlooking or overshadowing new or existing properties.

The comments received from the Agent have not overcome the proposed reason for refusal and it therefore remains that the application is refused.

Resolution: Refuse as per page 7 of the Agenda.

Appendix A



David Rowen
Planning Manager
Fenland District Council
Fenland Hall
County Road
March
Cams
PE15 8NQ

15th June, 2017.

Dear Mr Rowen

DEVELOPMENT AT CHURCH STREET GARAGE, WHITTLESEY – F/YR15/0949/F

I am writing to include 3 copies of our amended main plans which shows a small change between Plots 2 & 3 which means all 6 plots have 33% of private amenity space. To aid privacy for neighbours rear windows have been changed around between Bed 2 and the bathroom on plots 4, 5 & 6

Also enclosed are emails A & B indicating support for our Client's scheme from our Case Officer, Rebecca Norman.

Finally, is a site plan showing Rose & Sons Ltd development at Whittel Close, Windmill Street, Whittlesey. This is comparable to our site which shows a development of 30 plots. They have similar depths of rear garden between 5 & 8 M which are very similar to the plots on our site rear garden depths. See plan 2.

Please bring this information to the attention of the Planning Committee before the meeting on the 21st June. I will be attending to speak for the application and have registered for same.

Yours truly

A handwritten signature in black ink that reads "Stephen Hodson".

C Stephen Hodson

8A Market Street, Whittlesey, Peterborough, PE7 1BD
01733 203064
stephen.hodson@myepost.net

LANDSCAPING DETAILS

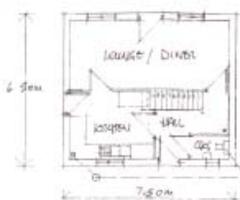
- B - UNWEEDING - INDICATED IN A LINE PLOT
- b - LAWNED AREA - 10% COVERED IN 30 LINE PLOTS
- C - 2ND GRADE PAVEMENT IN 30 LINE PLOTS



- TYPICAL WALL WITH BUTTS
- CONCRETE FOUNDATION
- STONE OR BRICK WALL
- TILED ROOF - DARK GREEN
- AT FLOOR LEVEL
- AT CONSTRUCTION LEVEL



First floor plan - plots 1, 2 & 3



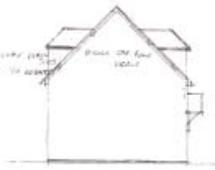
Ground floor plan plots 1, 2 & 3 1:100



West side elevation 1:100



Front elevation plots 1, 2 & 3 1:100



South end elevation plots 4, 5 & 6 1:100



Rear elevation plots 4, 5 & 6



Rear elevation plots 1, 2 & 3 1:100

Section on B-B 1:100



Front elevation plots 4, 5 & 6 1:100

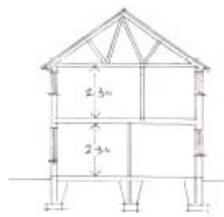


North end elevation 1:100



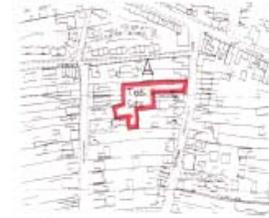
East side elevation plots 1, 2 & 3 1:100

Section on A-A 1:100

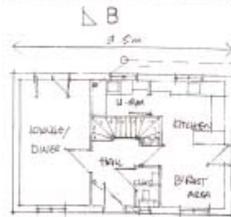
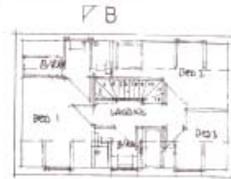


POSSIBLE SOLAR PANELS IF REQUIRED BY BUILDING CONTROL.

Location plan 1:2500



First floor plan - plots 4, 5 & 6 1:100

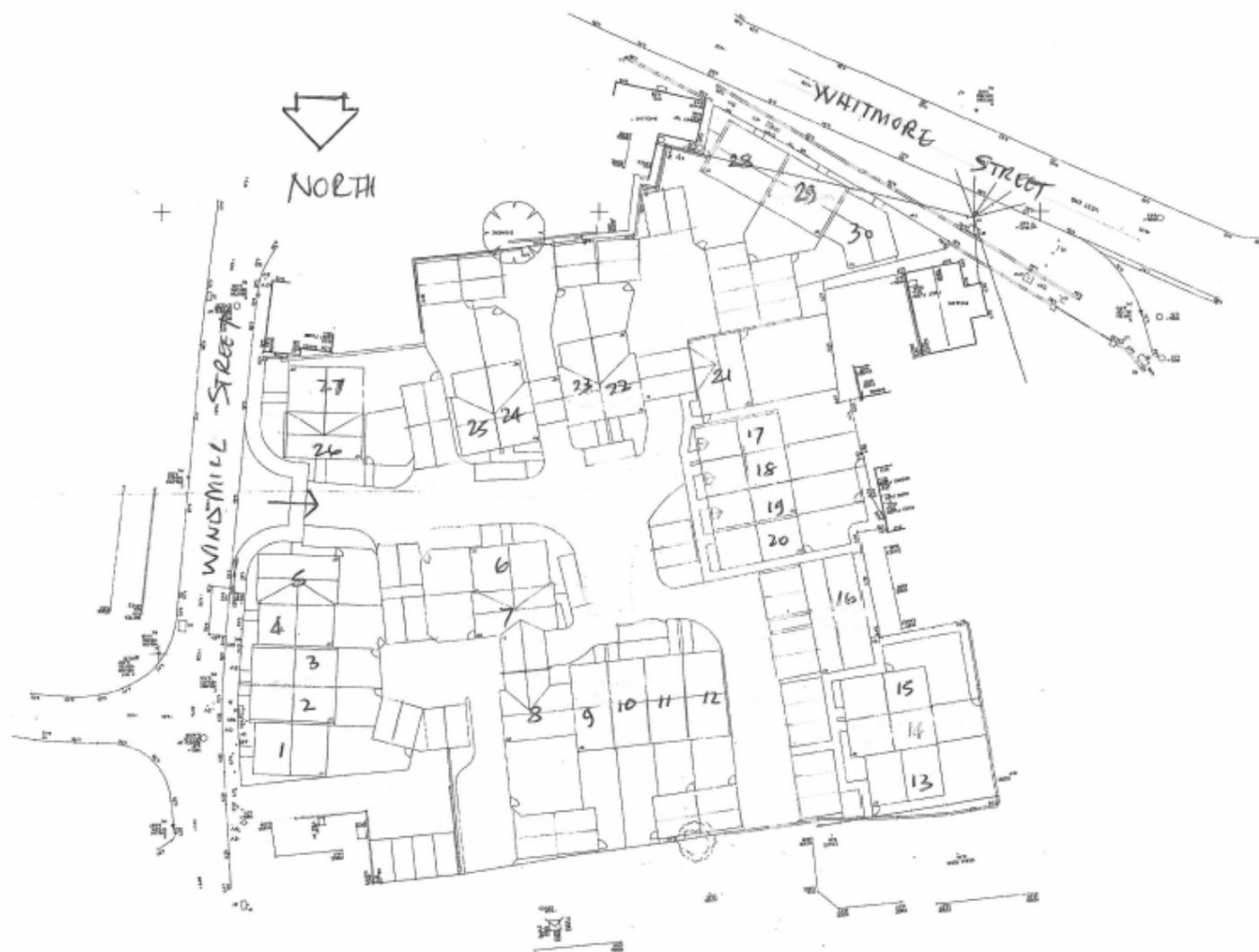


Ground floor plan plots 4, 5 & 6 1:100 (Plots 5 & 6 handed)

THIS PLAN IS COPYRIGHT TO HUDSONS

Project: Housing on a commercial site near 16/20 Church Street, Whittlesey Peterborough.

Hudsons Chartered Surveyors, Market Street, Whittlesey, Peterborough. 01733 203064
PLAN NO: 6801 1922



1:500

RESIDENTIAL
DEVELOPMENT
OF 30 DWELLINGS
AT "WHITTEL
CLOSE"
WINDMILL
STREET,
WHITTURSEY
PE7 1HJ
BY
ROSE HOMES
LTD

REPRODUCED,
WITH CONSENT, BY
HODSONS,
8 MARKET
ST, WHITTURSEY
PE7 1BS.
PLAN NO 2

(A)

From: "Rebecca Norman" <renorman@fenland.gov.uk>
Date: 03 December 2015 20:00
To: <info@hodsonscharteredurveyors.com>
Subject: RE: Your Ref; F/YR15/0949/F Development at Church Street, Whittlesey.

Dear Mr Hodson,

Thank you for your email and for your agreement to the extension of time.

I have given the application consideration and, given the previous planning permission on the site, I am intending to recommend the application for approval subject to a satisfactory outcome of the contaminated land investigation.

I hope this is of assistance to you,

Kind regards
Rebecca

Rebecca Norman
Senior Planning Officer
Fenland District Council

From: info@hodsonscharteredurveyors.com [info@hodsonscharteredurveyors.com]
Sent: 02 December 2015 15:38
To: Rebecca Norman
Subject: Your Ref; F/YR15/0949/F Development at Church Street, Whittlesey.

Rebecca.

Received your email as to the above today.

Our clients now have to go to considerable expense to obtain the required reports. Consequently will you be able to support the application if the requested information is satisfactory.

Regards,
Stephen Hodson

✓
copy passed to
Brian 4/12/15

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(B) ~~SECRET~~

info@hodsonscharteredurveyors.com

From: "Rebecca Norman" <renorman@fenland.gov.uk>
Date: 28 April 2017 16:02
To: <info@hodsonscharteredurveyors.com>
Cc: "David Rowen" <DRowen@fenland.gov.uk>
Subject: FW: F/YR15/0949/F - Church Street, Whittlesey

Dear Mr Hodson,

Further to my previous emails in relation to the above application I would be grateful for your response. I am due to leave the Authority today so would be grateful if you would send your response to planning@fenland.gov.uk

Kind regards
Rebecca

Rebecca Norman
Senior Development Officer
Fenland District Council

renorman@fenland.gov.uk
01354 622346

From: Rebecca Norman
Sent: 27 April 2017 16:40
To: "info@hodsonscharteredurveyors.com"
Subject: F/YR15/0949/F - Church Street, Whittlesey

Dear Mr Hodson,

I am emailing with regards to the above application.

I drafted the application for approval in anticipation of the completion of the S106 however my manager, David Rowen, is not happy with the scheme and is unable to agree to signing off the approval. This is due to the level of dwellings proposed which result in less than 1/3 of the plot as garden space and would have adverse impacts on the amenities of existing adjoining occupiers due to the proximity of the dwellings to the site boundaries. David has had regard to the previous approval on site however is not happy that the proposal now accords with Policy LP16 and as such I am unable to progress the approval for this site. The issues could be overcome by a significant reduction in number of dwellings or alternatively any refusal could be appealed against.

I regret that my advice cannot be more favourable and I apologise for the lateness in raising this however it has only recently come to light following the drafting of the report and decision.

Kind regards
Rebecca

Rebecca Norman
Senior Development Officer
Fenland District Council

renorman@fenland.gov.uk
01354 622346

presently

02/05/2017