
F/YR21/1531/F

Applicant: Mr E Payne

**Agent : Mr Ian Gowler
Gowler Architectural**

13 Chapel Lane, Chatteris, Cambridgeshire, PE16 6RJ

Erect 2 x 2-bed semi-detached dwellings involving the demolition of existing dwelling

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- | | |
|-----|---|
| 1.1 | The application site consists of an existing two storey dwelling which is located near the western end of the site and its front faces the hammerhead and the garage beyond. |
| 1.2 | The application proposes the erection of a pair of 2-bed semi-detached dwellings involving the demolition of the existing dwelling. |
| 1.3 | Within 6m of the front elevation of the proposed dwellings is No.14 Chapel Lane, a bungalow with windows facing the proposal site. The proximity of the development to this bungalow would cause overlooking and overbearing effects to the detriment of residential amenity. |
| 1.4 | The development would also introduce a mass of building into the streetscene, in what is currently a visual break between development, which would adversely impact upon the character and appearance of the area resulting in a prominent and incongruous feature, |
| 1.5 | 6 letters of support from 5 households have been received in support of the proposed development and the Town Council recommends approval of the scheme. |
| 1.6 | The recommendation is for refusal of planning permission |

2 SITE DESCRIPTION

- 2.1 The application site is located at the end of a narrow land that serves a number of properties. The site consists of a two-storey dwelling with rear and side gardens and set on the edge of the carriageway.
- 2.2 The site is within Flood Zone 1 as defined by the Environment Agency Maps.

3 PROPOSAL

- 3.1 The application proposes the erection of a pair of 2-bed semi-detached dwellings involving the demolition of existing dwelling. The proposed dwellings would front onto Chapel Lane to the back edge of the road, with car parking provided at either side. The dwellings would have a single ridge line with four dormer windows set into the eaves to provide the first-floor accommodation
- 3.2 Full plans and associated documents for this application can be found at:

[F/YR21/1531/F | Erect 2 x 2-bed semi-detached dwellings involving the demolition of existing dwelling | 13 Chapel Lane Chatteris Cambridgeshire PE16 6RJ \(fenland.gov.uk\)](https://www.fenland.gov.uk/F/YR21/1531/F%20Erect%20x%202-bed%20semi-detached%20dwellings%20involving%20the%20demolition%20of%20existing%20dwelling%20%2013%20Chapel%20Lane%20Chatteris%20Cambridgeshire%20PE16%206RJ)

4 SITE PLANNING HISTORY

- 4.1 No relevant history

5 CONSULTATIONS

- 5.1 **Parish Council:** Support
- 5.2 **Environmental Heath:** The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development.
- 5.3 **Local Residents/Interested Parties**
Six letters of support have been received from five households in Chatteris (two each from High Street and Wood Street and one each from Eastwood and Black Mill Road) contending that the development would improve the site visually and provide employment for local businesses and would give Chapel Lane a new lease of life.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2019

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP4 – Housing

LP5 – Meeting Housing Need

LP10 – Chatteris

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

FDC Delivering and Protecting High Quality Environments in Fenland SPD (2014)

8 KEY ISSUES

The key issues in respect of this application are

- Principle of Development
- Design Appearance and Impact on the Area
- Residential Amenity Impacts
- Parking and Access
- Other

These are considered in turn below.

9 ASSESSMENT

Principle of Development

- 9.1 The proposed development consists of the demolition of an existing two-storey dwelling and its replacement with a pair of semidetached two-storey dwellings. The site is located within the built-up area of Chatteris where residential development is considered as acceptable subject to conditions. In the context of residential development within the built-up area, there are no development plan policies indicating that the development is not acceptable in principle. It should be noted, however, that this point of general principle is subject to broader planning policy and other material considerations, which are discussed in more detail in the following sections.

Design Appearance and Impact on the Area

- 9.2 Paragraph 126 of the National Planning Policy Framework 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is further reflected in Local Plan Policy LP16 which seeks to deliver and protect a high-quality environment for those living and working within the district.
- 9.3 The application site consists of a 2-storey dwelling located at the end of Chapel Lane. The existing dwelling is built on the edge of the carriageway facing into the turning area and the garage of the bungalow opposite the site. The proposal is for the demolition of the existing dwelling and the erection of a pair of semi-detached dwellings, which would almost double the footprint and built form on the site.
- 9.4 At present the side garden to the dwelling forms an important gap in the streetscene of this part of Chapel Lane contributing to an almost staggered form of development either side of the road, generally resulting in no dwelling being directly opposite another. These gaps are considered to contribute to the character of the area, as owing to the narrowness of Chapel Lane developments directly opposite one another would result in a sense of enclosure and visual dominance and consequently the development would form a prominent and visually incongruous feature, notwithstanding that the design of the dwellings themselves is not considered to be unacceptable in its own right. The application proposal is considered to therefore be contrary to Local Plan Policies LP16 and para 126 of the National Planning Policy Framework 2021.

Residential Amenity Impacts

- 9.5 Local Plan Policy LP16 seeks provide and protect comforts that the general environment provides and to this end ensures that development does not adversely impact on the amenity of neighbouring users owing to noise, light pollution, loss of privacy and loss of light.

- 9.6 The proposal site adjoins a number of properties on three of its sides. There is also a bungalow located immediately on the opposite side of Chapel Lane, number 14. Like the existing dwelling, the proposed building would be oriented in a north/south direction backing onto the properties 24 and 26 Pound Road. It is considered that the relationship with these single storey properties is acceptable in terms of overlooking due to there being no first-floor rear windows in the proposed development. The back-to-back distance to the new dwellings is also considered to be acceptable in terms of the visual impact of the two-storey development on the outlook of these properties.
- 9.7 The windows on the front elevation of the existing dwelling face the hammerhead and the garage beyond, and thus do not cause any overlooking. The proposed development would consist of a pair of semi-detached dwellings, and the front elevation windows of the western half would replicate the current relationship of the existing dwelling. However, the eastern half of the pair would face No. 14 Chapel Lane, which is opposite and within approximately 7.5m of the proposed development. The introduction of two storey development here would have a visually overbearing impact on 14 Chapel Lane, dominating views from the front of the property and resulting in a loss of outlook. It would also result in windows facing into the dwelling with a consequent loss of privacy for the occupiers of this. There may also be a substandard level of privacy for the occupiers of the new dwelling as a result of this relationship.
- 9.8 It is appreciated that 14 Chapel Lane is sited in close proximity to the carriageway of Chapel Lane and that as a consequence of this the occupiers of the property may currently experience some level of loss of privacy. However this is considered to be a different situation and a different degree of amenity loss to the introduction of a permanent relationship with overlooking from a new dwelling
- 9.9 The submitted plan shows that there would be shallow rear gardens to the dwellings, however these would appear to meet the third of the plot guidance contained in Policy LP16 of the Local Plan and also reflect the general pattern of small gardens evident in the vicinity.
- 9.10 It is therefore considered that the proposed development, owing to scale and siting in proximity to 14 Chapel Lane, would result in harm to the residential amenities of the existing occupiers of this property owing to overlooking and overbearing and visual dominance contrary to Local Plan Policy LP16 and would also compromise the amenity levels experienced by future occupiers of the proposed development .

Parking and Access

- 9.11 The Fenland Local Plan Policy LP16 states that new development will only be permitted if it can be demonstrated that safe and convenient pedestrian and vehicle access to and from the public highway as well as adequate space for vehicle parking, turning and servicing would be achieved.
- 9.12 The scheme proposes the demolition of one unit of accommodation and replacement with two, albeit slightly smaller, units. The applicant makes provision for parking spaces at the rate 2 spaces for dwelling which is considered as acceptable.
- 9.13 The proposal site is located at a part of Chapel Lane that is unclassified and therefore the creation of a new access would not need planning permission. The applicant proposes to utilise an existing vehicular access to serve the dwelling on

the western end and create another for the unit on the eastern end. The proposal would accord with Local Plan Policy LP16.

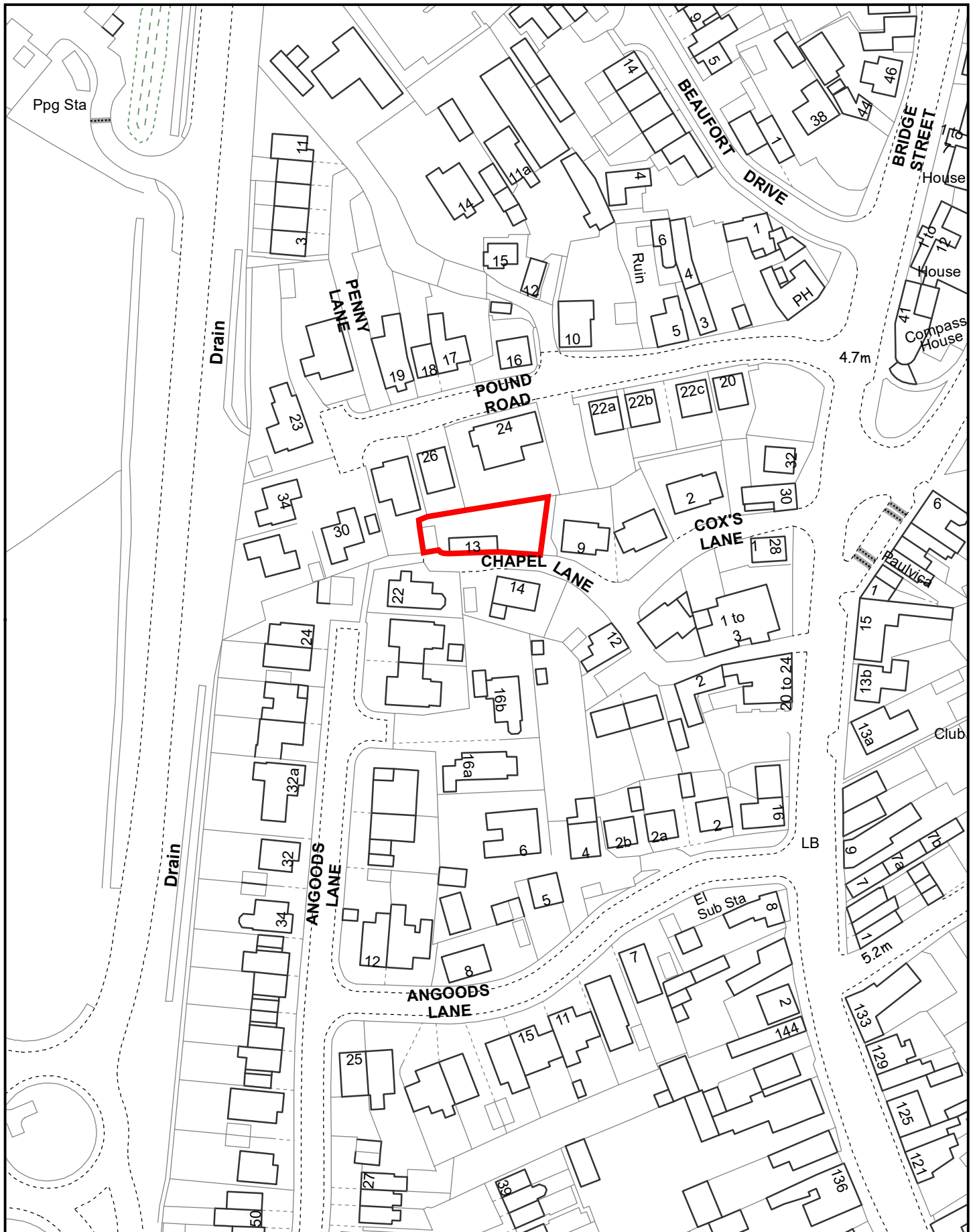
10 CONCLUSIONS

- 10.1 Based on the above assessment, the proposed development, owing to scale, siting and proximity to adjacent properties, would result in a development that would be unduly prominent in the street scene, adversely affecting the character and appearance of the area and would have an unacceptable relationship with 14 Chapel Lane resulting in loss of outlook and visual dominance plus overlooking to the detriment of the amenity of existing and future residents.

11 RECOMMENDATION

Refuse; for the following reasons:

| | |
|---|--|
| 1 | The development proposed would result in the loss of an important gap in the streetscene which breaks up built development and contributes to the character of the area. Development on this gap would be visually prominent and would create a dominance and sense of enclosure adversely impacting on the character and appearance of the area and introducing a visually incongruous feature to the detriment of the streetscene. If permitted this would be contrary to Policy LP16(d) of the Fenland Local Plan (2014). |
| 2 | The development proposed would, due its siting and scale, have an unacceptable relationship with 14 Chapel Lane in terms of visual dominance and overbearing adversely impacting on the outlook from this dwelling as well as resulting in unacceptable overlooking of the dwelling to the detriment of the amenity of the residents of this. In addition, this relationship may also result in a sub-standard level of amenity for future residents of the proposed development. If permitted this would be contrary to Policy LP16(e). |



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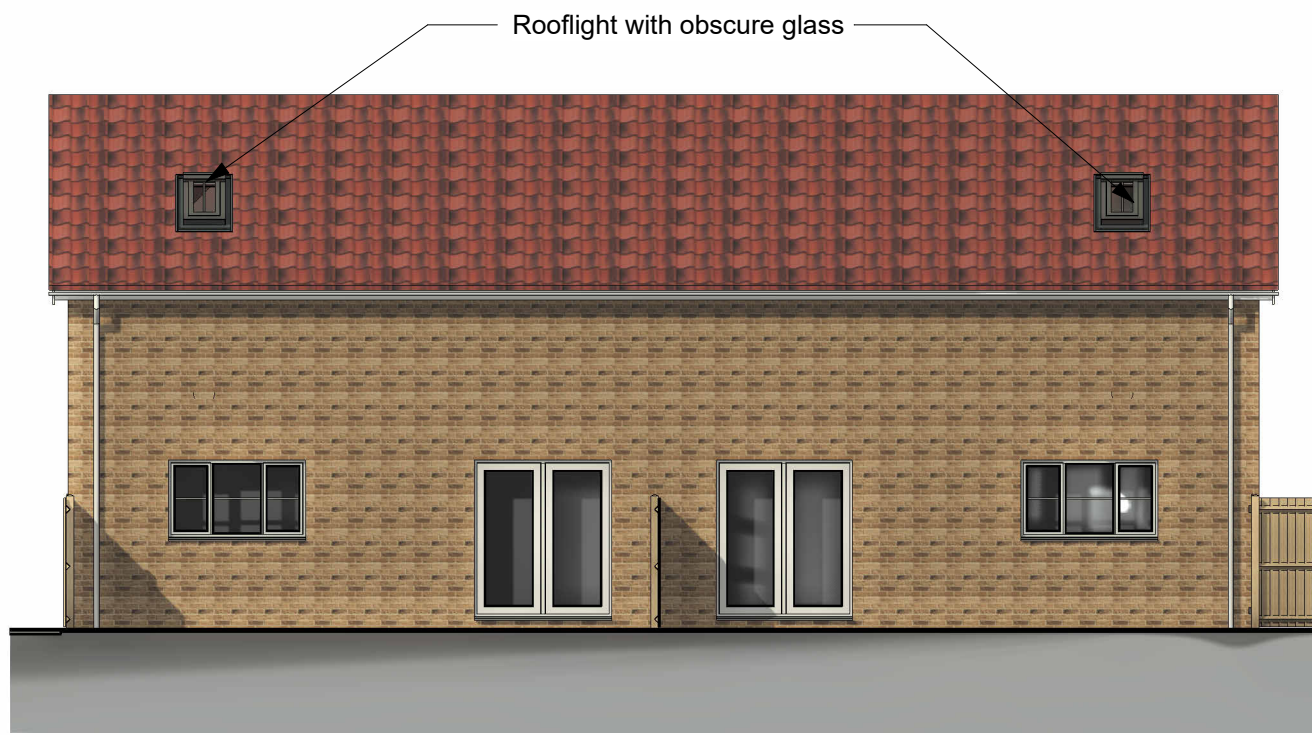
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Scale = 1:1,250





Planning Front
1 : 100



Planning Rear
1 : 100

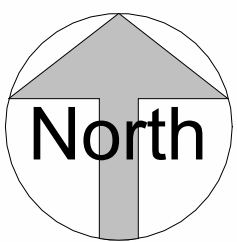


Planning Side (east)
1 : 100



Planning Side (west)
1 : 100

- MATERIALS**
- Walls - Vandersan Corum
 - Roof - Red Multi Double Pantile
 - Windows and Doors - White uPVC
 - Fascia, Bargeboard, Rainwater Goods



Any discrepancies to be brought to the attention of the author as soon as possible.
All dimensions shown in 'mm' unless otherwise stated.
Unless otherwise stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good Health and Safety practice that would be covered by the contractor in their Construction phase health and safety plan.

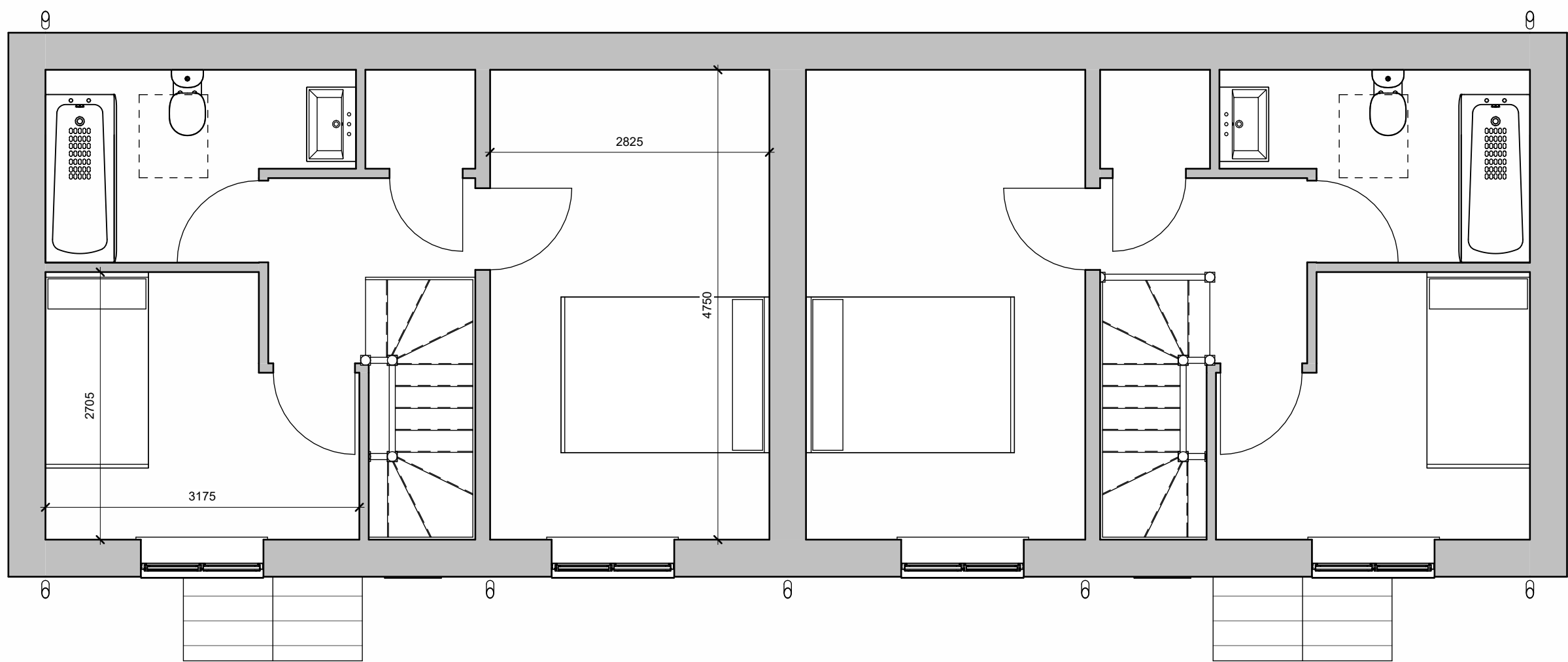
Notes



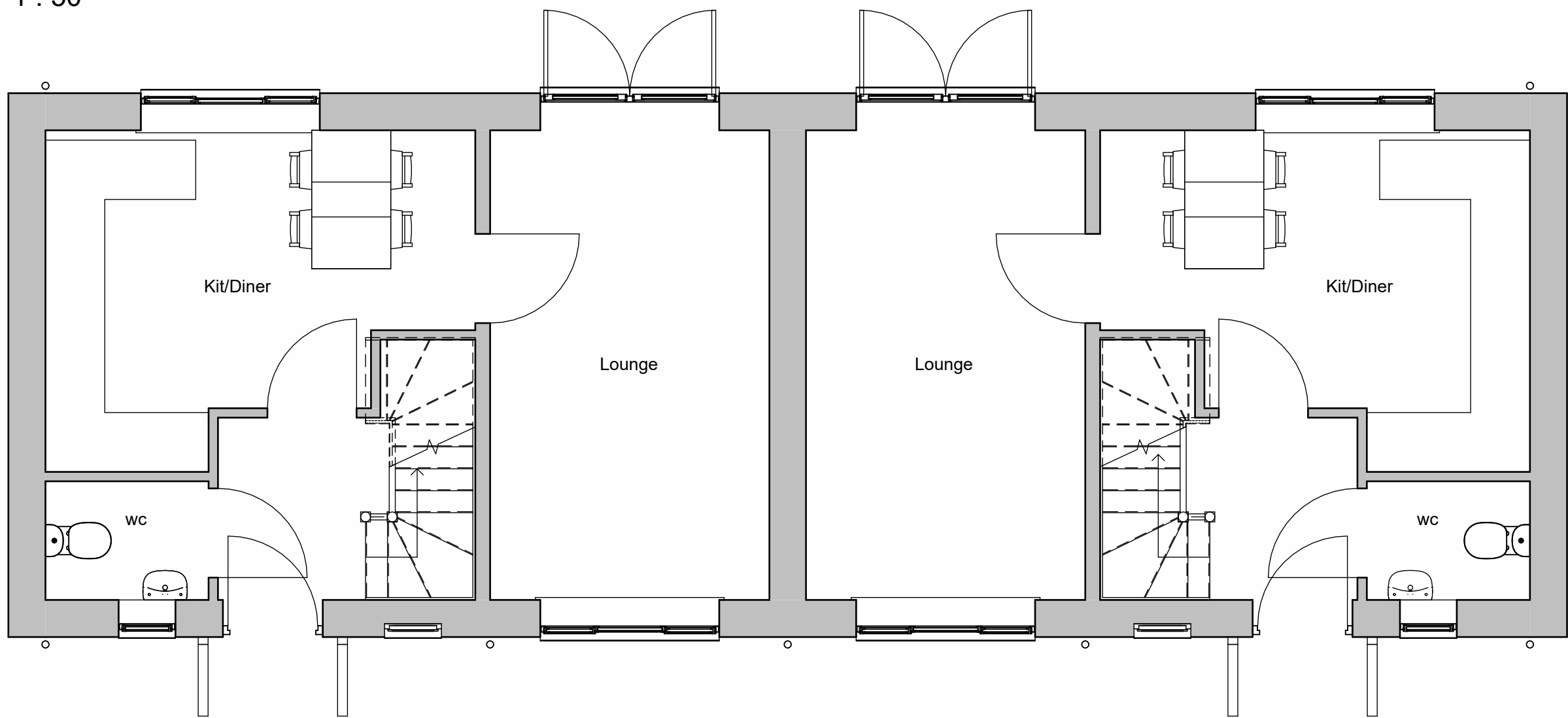
Location Plan
1 : 2500



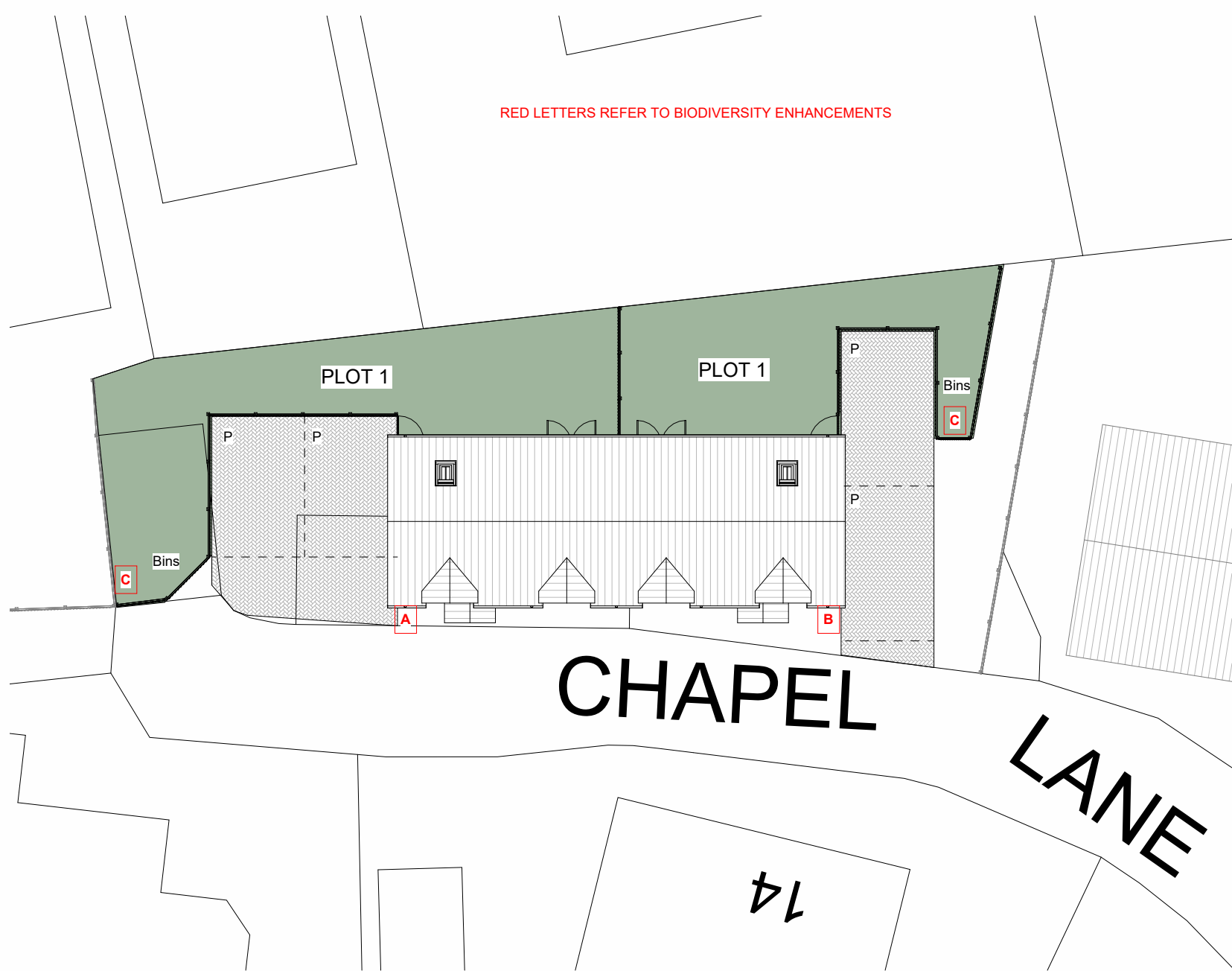
Street Scene
1 : 200



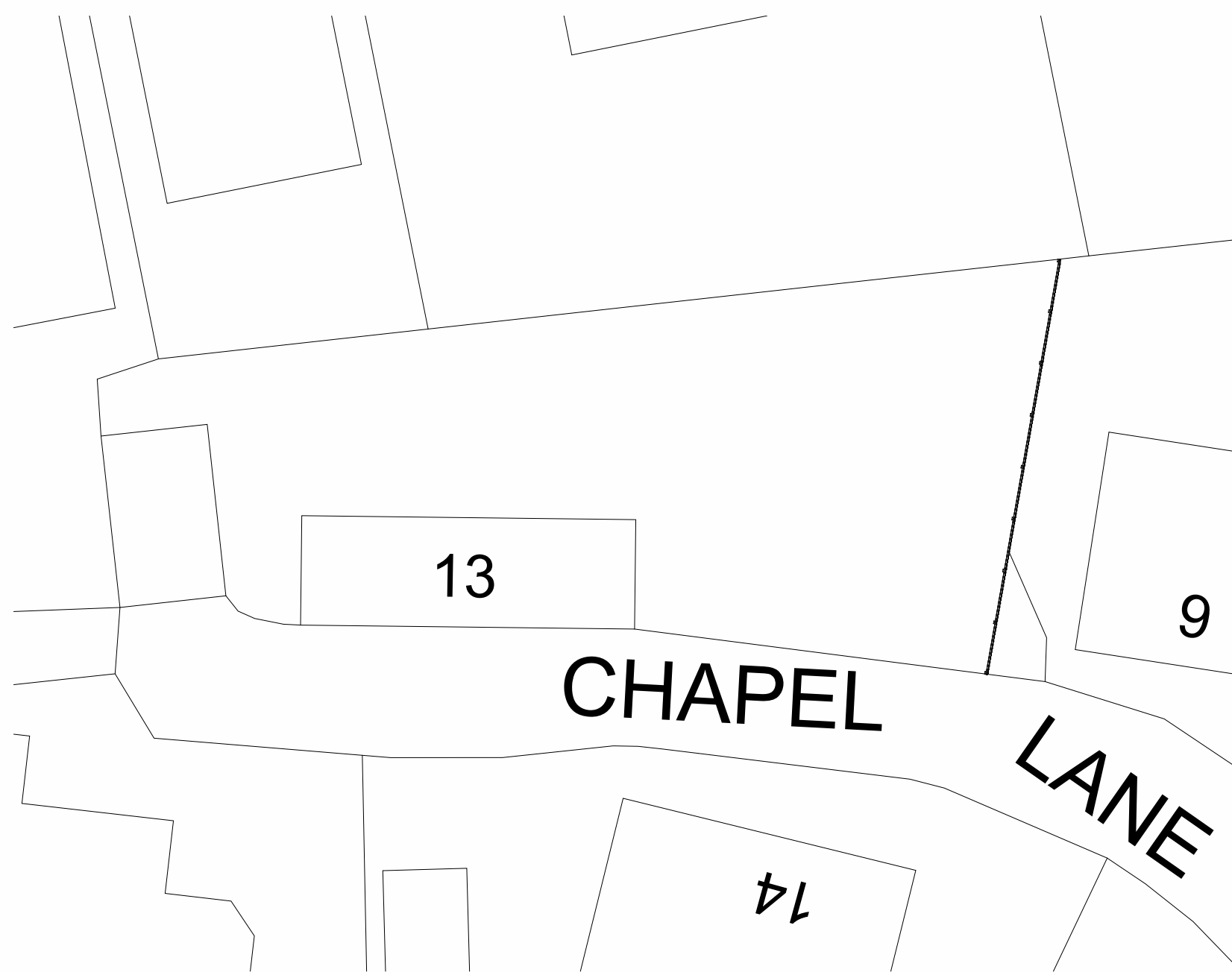
Proposed First Floor
1 : 50



Proposed Ground Floor
1 : 50



Proposed Site Plan
1 : 200



Existing Site Plan
1 : 200

BIODIVERSITY



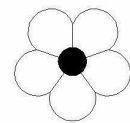
A - Starling Nest Box



B - Sparrow Terrace



C - Bug Hotel

| | | | |
|--|-----------------------|------------------------------|-----|
|  Primrose Energy and Architectural Services Ltd Grove House, 22 Primrose Hill, Doddington Cambs PE15 0SU tel: 07733 266198 email: ian@peasitd.co.uk | | | |
| Job Description Land at 13 Chapel Lane, Chatteris for Mr Payne | | | |
| Drawing Title Planning | | | |
| date 12/11/21 | scale As indicated | drawing no. PEAS021 - P01 | rev |