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**F/YR22/0240/F**

**Applicant: Mrs B Smith  
Smith Percy Ltd**

**Agent: Mr Lee Bevens  
L Bevens Associates Ltd**

**Land West Of, 1 King Edward Road, Chatteris, Cambridgeshire**

**Erect 2 x 2-storey 3-bed dwellings and 1 x 2-bed flat above triple garage and front boundary wall with 1.3m high piers**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations and Town Council comments contrary to officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The application seeks full planning permission for 2 x semi-detached, 2-storey 3 bed dwellings and a triple garage with 2-bed flat above, also proposed is a 1.3m high (max) brick boundary wall to King Edward Road.
- 1.2 The principle of development is supported, and the application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward.
- 1.3 The design and appearance of the proposal is broadly acceptable, would not have a significant detrimental impact on the character of the area and it is not felt that there is additional impact over and above the previously approved scheme on surrounding heritage assets.
- 1.4 Overall however, the proposal is considered to be an overdevelopment of the site which results in a significant detrimental impact on the residential amenity of surrounding dwellings, would not create a high quality living environment for future occupants and results in inadequate parking provision and vehicle manoeuvring. The proposal is therefore considered contrary to Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014, para 130 of the NPPF 2021 and I2, B2, M3, H1 and H2 of the NDG 2021.
- 1.5 The proposed development is considered to be unacceptable and as such the recommendation is one of refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site lies in the town centre of Chatteris and comprises an irregular shaped piece of land on the south side of King Edward Road. The former dilapidated barn has been demolished and the site partially cleared, though a small brick outbuilding has recently been constructed and opens into the site (this is understood to relate to 1 Kind Edward Road). There is a close boarded fence to the west and brick wall to the south and east (which required some repair when the site was visited) and presently Heras fencing/hoarding to the north (front) of the site.

2.2 The area adjoins the Chatteris Conservation Area and a number of Grade II Listed Buildings can be clearly seen to the east and south east from the site fronting the corner of King Edward Road and leading round along High Street/Market Hill. The buildings immediately either side of the site are more modern in design with No.1 King Edward Road (east) of late 20th Century/ early 21st Century build and the Conservative Club (west) of more mid to late 20th Century design. The site lies in Flood Zone 1.

### 3 PROPOSAL

3.1 The application seeks full planning permission for 2 x semi-detached, 2-storey 3 bed dwellings and a triple garage with 2-bed flat above, also proposed is a 1.3m high (max) brick boundary wall to King Edward Road.

3.2 The semi-detached properties on the site frontage (plots 1 and 2) measure a maximum of 14.1m x 10.4m and 7.6m in height, accommodation for each dwelling comprises lounge, kitchen/diner, WC, hall and store at ground floor level and 3 bedrooms and bathroom (plot 2 also features an en-suite) at first floor level.

3.3 The triple garage with flat above to the rear of the site (plot 3) measures 11.05m x 6.6m and 7.8m in height, the ground floor providing 3 garages, access to the flat and under stairs storage. The first floor flat comprises living/dining room, kitchen, 2 bedrooms and a bathroom

3.4 Full plans and associated documents for this application can be found at:

[F/YR22/0240/F | Erect 2 x 2-storey 3-bed dwellings and 1 x 2-bed flat above triple garage and front boundary wall with 1.3m high piers | Land West Of 1 King Edward Road Chatteris Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/planning-and-building-control/development-control/development-control-applications/F/YR22/0240/F)

### 4 SITE PLANNING HISTORY

F/YR19/0523/O	Erect 1 x dwelling with detached garage (outline application with matters committed in respect of access, layout and scale) involving part demolition of existing building	Granted 138/2019
F/YR19/0213/O	Erection of 2no dwellings (outline application with matters committed in respect of access, layout and scale) involving part demolition of existing building	Withdrawn
F/YR16/1138/O	Erection of 2 no dwellings (Outline with matters committed in respect of access, layout and scale) involving part demolition of existing building	Refused 28/2/2017  Dismissed on Appeal 16/10/2017
F/YR16/0482/O	Erection of 2no dwellings (Outline with matters committed in respect of access and layout) involving part demolition of existing building	Refused 11/08/2016

History under current local plan only, there are previous application for residential development on this site.

## **5 CONSULTATIONS**

### **5.1 Town Council (27/4/2022)**

*Support*

### **5.2 Town Council (10/6/2022)**

*With reference to the revised application F/YR22/0240/F (erection of 2 x 2-storey, 3-bed dwelling and 1 x 2-bed flat at land west of I King Edward Road, Chatteris) – Chatteris Town Council has no further comments and continues to support the application.*

### **5.3 Cambridgeshire County Council Highways (5/5/2022)**

*There is a secondary existing crossover east of the site which is not on the plan. This should be added to the plan. This redundant, secondary crossover should be reinstated back to full height footway.*

*The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.*

#### *Informatives*

##### *Works in the Public Highway*

*This development may involve 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 Cambridgeshire County Council Highways (13/7/2022)**

*Comments have been taken into consideration and thus Highways have no objections to this application.*

#### *Conditions*

*1. Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.*

*Reason: In the interests of highway safety and to ensure satisfactory access into the site.*

#### *Informatives*

##### *Works in the Public Highway*

*This development may involve 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.*

### **5.5 Conservation Officer (FDC) (26/4/2022)**

*This application seeks to erect 3 x dwellings (2 x 2-storey 3-bed and 1 x 2-bed flat) and front boundary wall with 1.3m high piers. It replaces an approved outline scheme that was granted permission under F/YR19/0523/O for 1 dwelling with detached dwelling. My comments in relation to that application give a summary of relevant planning history.*

*The scheme now submitted is on a similar footprint and layout to that previously submitted, but with an increased scale and massing, and now with the addition of a triple garage to the rear with living accommodation above.*

*The site sits adjacent to the conservation area, and a number of listed buildings are visible from the front of the site in particular.*

*The current scheme could be reduced in scale. In particular, the ridge height and should aim to be no higher than No. 1 Kind Edward Road, rather than the adjacent Conservative Club.*

*Apart from this detail, given that the principle of development on this site has long since been granted, and given the similarity of the scheme in terms of footprint and layout, and the retention of a boundary wall, it is not felt that there is additional impact on the setting of either the conservation area or the listed buildings. The choice of materials is good for the location, the solar panels are facing away from the street frontage, the introduction of a zinc surround bay window is unusual but not unacceptable, and the garage to the rear is sited far enough back not to impact on either asset, nor is it felt that the scheme will impact on the setting of The George to the rear of the site.*

*I would welcome an amendment to the scheme to reduce the scale, but have no principle objection to the scheme.*

### **5.6 Conservation Officer (FDC) (22/6/2022)**

*The amendments with regards to the ridge height have been noted and are welcome. The materials are acceptable.*

*It is noted that the weatherboarding to Plot 3 to the rear is to be agreed with the local authority, so this ought to be covered by condition, unless information is forthcoming as part of this application.*

### **5.7 Cambridgeshire County Council Archaeology (1/4/2022)**

*Thank you for your consultation with regard to the archaeological implications of the above referenced planning application.*

*The development plot lies within the historic core of the town of Chatteris and less than 150m to the north of the former precinct of Chatteris Abbey (Cambridgeshire Historic Environment Record reference 03700) which would have provided an important focus for the growth and development of the settlement. The island of dry ground on which the modern town is sited was extensively settled/ exploited during the Iron Age and Roman periods and excavations to the east of the proposed development, adjacent to the 14th century Church of St. Peter and St. Paul, produced evidence of Bronze, Iron Age, Roman-British and Anglo-Saxon settlement and occupation (ECB3219, CB15323, MCB18461, MCB18462, MCB18463, MCB18464). In addition, in 2006 archaeological investigations 100m to the north east at New Road revealed further evidence of Iron Age settlement and burials (MCB17496).*

*We have commented on this site previously. We would recommend that the same archaeological standard condition is placed on the development as was included on permission granted to prior application F/YR19/0523/O within the same bounds, that is:*

*We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, secured through the inclusion of a negative condition such as the example condition approved by DLUHC:*

*Archaeology Condition*

*No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:*

- a) the statement of significance and research objectives;*
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

*REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).*

*Informatives:*

*Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.*

*Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.*

**5.8 Cambridgeshire County Council Archaeology (13/4/2022 and 10/6/2022)**

*Thank you for consulting us again in relation to this scheme following the submission of amended plans to account for the change in site redline and adjacent outbuilding under construction.*

*...the amendments do not appear to affect our previous recommendations made on the 1<sup>st</sup> April in relation to this scheme..*

**5.9 Environmental Health (FDC) (31/3/2022, 14/4/2022 and 16/6/2022)**

*I refer to the above application for consideration and would make the following observations.*

*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 there was previously a structure on the proposed site, we ask for the following condition to be imposed in the event planning consent is granted;*

#### **UNSUSPECTED CONTAMINATION**

*CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.*

*REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.*

### **5.10 Local Residents/Interested Parties**

1 objection has been received from King Edward Road in relation to direct overlooking of their garden and bedroom.

6 Supporting comments have been received (2 from High Street, 2 from Birch Avenue, 1 from Sycamore Crescent and 1 from Treeway, all Chatteris), in relation to the following:

- High demand for good quality affordable homes
- Improve the street scene
- Redevelopment will prevent anti-social behaviour

1 representation has been received from Juniper Drive, Chatteris advising that they agree with the request for an archaeological assessment due to the potential historic importance of the site.

## **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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

## **7 POLICY FRAMEWORK**

**National Planning Policy Framework (NPPF)**

**National Planning Practice Guidance (NPPG)**

**National Design Guide 2021**

Context – C1, C2

Identity – I1, I1  
Built Form – B2  
Movement – M3  
Homes and Buildings – H1, H2, H3

#### **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

LP10 – Chatteris

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

LP18 – The Historic Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Heritage, Design and Visual Amenity**
- **Residential Amenity**
- **Highways/parking**
- **Flood Risk**

## **9 BACKGROUND**

- 9.1 There have historically been applications for residential development on this site, however only those within the current plan period are referred to here:
- 9.2 A scheme for a pair of semi-detached dwellings (F/YR16/1138/O) was refused and dismissed at appeal (APP/D0515/W/17/3180292) on the grounds that the loss of boundary treatment and sense of enclosure to the lane and the dominance of parking for four cars on the open frontage of the site would materially harm the character and appearance of the conservation area and the setting of the listed buildings.
- 9.3 A further outline application (F/YR19/0213/O) was submitted for a pair of semi-detached dwellings but was withdrawn as the LPA was unable to support the scheme without any on-site parking provision.
- 9.4 Subsequently application F/YR19/0523/O was granted for 1 x 2-storey detached dwelling and a detached garage, involving partial demolition of the existing building with matters committed in respect of access, layout and scale. This was located on a slightly smaller site as the area of the currently proposed access, neighbouring outbuilding and land beyond was excluded. The proposed dwelling was set back approximately 3m from the back edge of the footpath following the building line of 1 King Edward Road and the closest element of the Conservative Club, with the garage being set back behind parking spaces. The detailed design of the dwelling was a reserved matter however concerns were raised regarding the potential impact on Bramley Cottage on the opposite side of King Edward Road and the following informative was included on the Decision Notice:

*'Due to the restricted width of King Edward Road, consideration should be given to the "back to back" distance between the proposed dwelling and*

*Bramley Cottage, specifically, the orientation of the first floor rooms and the use of obscure glazing where appropriate'*

- 9.5 The dilapidated barn has since been demolished and partially rebuilt, neither element forms part of this current application.
- 9.6 As is evidenced above this site has been the subject of a number of applications and significant negotiation to achieve an acceptable form of development on this prominent site.
- 9.7 The current scheme is for 2 x 2-storey dwellings and a triple garage with a flat above, a significant increase on the previously approved scheme. The applicant's agent was advised that this was considered overdevelopment and that with amendments the site could accommodate 2 dwellings, they declined to amend the scheme in this regard, citing viability, however no evidence has been provided to support this claim.
- 9.8 The scheme has been altered to reduce the height of the buildings, close and reinstate the western access point and provide further information regarding parking and manoeuvrability.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The application site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth and wider service provision. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of heritage, residential or visual amenity, design, parking, highways and flood risk.

### **Heritage, Design and Visual Amenity**

- 10.2 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area and achieves high quality environments by protecting and enhancing heritage assets and their settings. Policy LP18 also seeks to protect the historic environment.
- 10.3 Consideration has been given to the impact of the proposal on the architectural and historic interests of the listed buildings with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.4 Consideration has also been given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.5 The application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward. The character of the area is eclectic with a variety of architectural styles, eras and materials, single and 2-storey buildings, and ranging from development



on the back edge of the footpath to being set much further back with the plot. Boundary walls are predominant, creating a feeling of enclosure along the road.

- 10.6 Plots 1 and 2 are predominantly traditional in nature with architectural detailing and sash windows and more modern zinc clad oriel windows, the lowering of the roof has reduced the bulk and the design is considered appropriate for the setting. The materials proposed are TBS Aldwick Blend bricks (red multi) and Wienerberger Britlock Graphite roof tiles which are considered acceptable. The dwellings are set further forward than the previously approved scheme, which brings them forward of the building line, this is considered a diminishing step, however is not considered to have a significant impact on the character of the area or the surrounding heritage assets.
- 10.7 The triple garage with flat above (plot 3) is located to the rear of the site, however would still be prominently visible in the street scene due to the open nature of the surrounding car parks, this is more modern and utilitarian in design and is slightly higher (0.2m) than the frontage properties, this is not ideal, however given the distance properties and the nature of the surrounding buildings and uses (Conservative Club, Working Men's Club and Telephone Exchange) this is not considered significantly detrimental. The materials proposed are TBS Birkdale Blend (a red multi with lighter elements) and Wienerberger Britlock Graphite roof tiles which are considered acceptable with the lighter brick elements reflecting the buff bricks of the buildings on Station Street to the south. Also proposed is weatherboarding, which does not appear characteristic of the area, render does feature and is considered more appropriate for the setting, however full details of the materials for this building can be secured by condition to ensure an appropriate finish is achieved.
- 10.8 The provision of a front boundary wall is welcomed and reflective of the surrounding area. Overall, the design and impact on visual amenity is considered acceptable and it is not felt that there is additional impact over and above the previously approved scheme on the surrounding heritage assets.
- 10.9 The site lies within the historic core of the town of Chatteris; Cambridgeshire County Council have advised that whilst they do not object to the scheme, a programme of archaeological investigation is required due to its potential and this can be secured by way of a condition.

### **Residential Amenity**

- 10.10 To the north of the site on the opposite side of the road is the 2-storey dwelling of Bramley Cottage, this is set on the edge of the road as there is no footpath on the northern site, with a walled garden to the west. This property features 5 windows and entrance door on the front elevation and patio doors and window on the western side elevation. Plots 1 and 2 are located 7m away from Bramley Cottage itself and approximately 8m from its garden, there are 4 first-floor windows in the proposed dwellings facing towards it, all serving bedrooms therefore affording views and creating direct overlooking. It has previously been acknowledged that the relationship between any proposal on the application site and Bramley Cottage is paramount to its acceptability, given the narrowness of King Edward Road and proximity of Bramley Cottage to this and was referred to in the previous officer report and by way of an informative on the Decision Notice (F/YR19/0523/O). The proximity and design of plots 1 and 2 is such that there would be a significant detrimental impact to the residential amenity of Bramley Cottage, in relation to direct overlooking and loss of privacy in particular in relation to the most westerly bedroom and garden, contrary to Policies LP2 and LP16 (e) of the Fenland Local

Plan 2014, which seek to avoid adverse impacts on the amenity of neighbouring users. It is also acknowledged that Bramley Cottage would experience a loss of outlook and light and overshadowing as a result of the proximity of the proposal and its orientation to the south, however these aspects are not considered to be significantly adverse.

- 10.11 To the east of the site is the 2-storey dwelling of 1 King Edward Road, which also has an outbuilding adjacent to and opening onto the site. The proposed triple garage with flat above (plot 3) is located approximately 10.5m from the garden serving No.1 at the closest point, there are 3 first-floor windows which face towards No.1 serving bedrooms and the living room, these would afford a level of overlooking and therefore loss of privacy, however this is not considered to be significantly detrimental given the separation distance and the fact this would impact the rear most part of the garden away from the dwelling. Plot 2 is located approximately 7.5m from No.1 and there are both ground and first-floor windows facing towards it, there may be a level of overlooking to the garden, albeit of an oblique nature, however the single-storey extension and outbuilding mitigate this. Loss of outlook, light and overlooking is not considered to be significantly detrimental. Of concern however, is the fact that there is a ground floor window serving a habitable room which faces into the site, opposite the dining room window of the proposal and in close proximity to the shared access, as such this would be subject to a loss of privacy and noise and disturbance which would have a significantly detrimental impact on the residential amenity of No.1, contrary to Policies LP2 and LP16 (e) of the Fenland Local Plan 2014, which seek to avoid adverse impacts on the amenity of neighbouring users. It is acknowledged that planning permission has been obtained for a dwelling on the application site, however the strip of land alongside No.1 was not incorporated within the application and the proposed site plan indicates a new boundary treatment to be provided separating the two (subject to reserved matters).
- 10.12 To the west, south and south east of the site are car parks serving the Conservative Club and The George Hotel, these are not considered to be significantly adversely affected by the proposal.
- 10.13 Plots 1 and 2 are afforded in excess of a third of the plot in accordance with Policy LP16 (h), however due to the layout of the site the garden to plot 2 in particular is somewhat awkward in shape. There are no windows in the western side of plot 1 which could be overlooked by the first-floor windows in the side of the Conservative Club, however the garden would be directly overlooked at a distance of approximately 12.4m. Plot 2 would experience direct overlooking from the windows of Bramley Cottage opposite. Plot 3 is located on the western boundary with a small amount of amenity space to the south, this is plot is bounded by car park and as such there is potential for noise and disturbance from its use due to the proximity, furthermore, the car parking information provided indicates that plot 3 would not have a garage and as such there would be no secure internal storage afforded to this plot. Overall, the proposal is considered to be an overdevelopment of this modest plot which as a result does not provide a high-quality living environment, contrary to Policy LP16 of the Fenland Local Plan.

#### **Highways/parking**

- 10.14 The development proposes a shared access to the east of the site with 1.5m x 1.5m pedestrian visibility splays and the closing and reinstating of the second access to the west of the site, this is considered acceptable subject to relevant conditions.

- 10.15 The access within the site experiences a 'pinch point' of 3.4m wide due to the presence of the neighbouring outbuilding, at this point it would not be possible for vehicles to pass, with potential for conflict, though it is acknowledged that there are wider sections either side to enable vehicles to wait and pass.
- 10.16 Policy LP15 and Appendix A of the Fenland Local Plan require the provision of 2 parking spaces per 3 bed dwelling (plots 1 and 2) and 1.5 spaces per flat with more than 1 bedroom (plot 3), this equates to a requirement of 5.5 spaces. The proposal incorporates a triple garage for parking to plots 1 and 2, however in order for a garage to be considered a parking space it would need to have internal measurements of 3m x 7m. The proposed garages have internal measurements of approximately 3m x 6m which falls short, and these cannot therefore be considered to contribute towards the required provision. It is acknowledged that if the required parking provision is achievable elsewhere on a site, and therefore the garage does not need to count towards this, a lesser dimension may be accepted so long as it is still useable. However on this site this is not the case, and as such the site is considered to have inadequate parking. Furthermore, the layout of the site is such that the Officers are unconvinced that the parking and turning area are functional and that cars would be unable to turn if there are vehicles parked which could result in then having to reverse along the narrow access. Tracking was requested from the agent to evidence vehicles could successfully manoeuvre, however this was not provided, with the agent advising that 'traditional tracking is too rigid', seeming to further support this case.
- 10.17 The site is in a sustainable town centre location and Appendix A does advise that in such locations a reduction in car parking provision may be negotiated, however parking is indicated on site and it is necessary to ensure that the parking and turning arrangement put forward is acceptable. Furthermore, it is acknowledged that King Edward Road is narrow with double yellow lines and therefore no opportunity for on street parking, as such any shortfall would force the burden elsewhere. Overall, the proposal is considered to be an overdevelopment of the site, which results in inadequate parking and manoeuvring, contrary to Policy LP15 and Appendix A of the Fenland Local Plan.

### **Flood Risk**

- 10.18 The application site is located within Flood Zone 1 (low risk) and there is a very low risk of surface water flooding, as such the proposal is considered to be appropriate development. Issues of surface water will be considered under Building Regulations; accordingly, there are no issues to address in respect of Policy LP14.

## **11 CONCLUSIONS**

- 11.1 The principle of development is supported, and the application site is located in a prominent town centre location, it is currently vacant, underutilised and its redevelopment has the potential to have a positive impact on the character of the area subject to a suitable scheme being put forward.
- 11.2 The design and appearance of the proposal is broadly acceptable, would not have a significant detrimental impact on the character of the area and it is not felt that there is additional impact over and above the previously approved scheme on surrounding heritage assets.
- 11.3 Overall however, the proposal is considered to be an overdevelopment of the site which results in a significant detrimental impact on the residential amenity of surrounding dwellings, would not create a high quality living environment for future occupants and results in inadequate parking provision and vehicle manoeuvring.

The proposal is therefore considered contrary to Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014, para 130 of the NPPF 2021 and I2, B2, M3, H1 and H2 of the NDG 2021

## 12 RECOMMENDATION

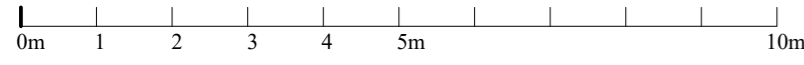
### Refuse for the following reason:

1.	<p>Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014, para 130 of the NPPF 2021 and I2, B2, M3, H1 and H2 of the NDG 2021 seek to ensure that developments promote health and wellbeing, provide high quality environments, avoid adverse impacts on residential amenity and provide adequate, well designed and functional parking provision.</p> <p>The proposal is considered to be an overdevelopment of the site which results in a significant detrimental impact on the residential amenity of surrounding dwellings, would not create a high-quality living environment for future occupants and results in inadequate parking provision and vehicle manoeuvring, contrary to the aforementioned policies.</p>
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Scale: 1:100



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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS 2015 AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THESE.  
NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.  
IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



- Rev B Apr. 22 Roof pitch amended from 45 degrees to 35 degrees and ridge height reduced by 1.02m following discussions with Conservation Officer. L B
- Rev A Mar. 22 Existing building to 1 King Edward Road shown. L B

**L BEVENS ASSOCIATES LTD**  
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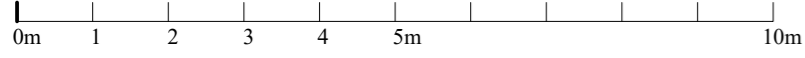
Project Land West of 1 King Edward Road, Chatteris, Cambridgeshire.

Title Proposed Street Elevation

Scale	Date	Drawn	Checked
1:100 @ A2	Nov. 2021	L B	

Drawing Number	Revision
CH21/LBA/571/FP-1-200	B

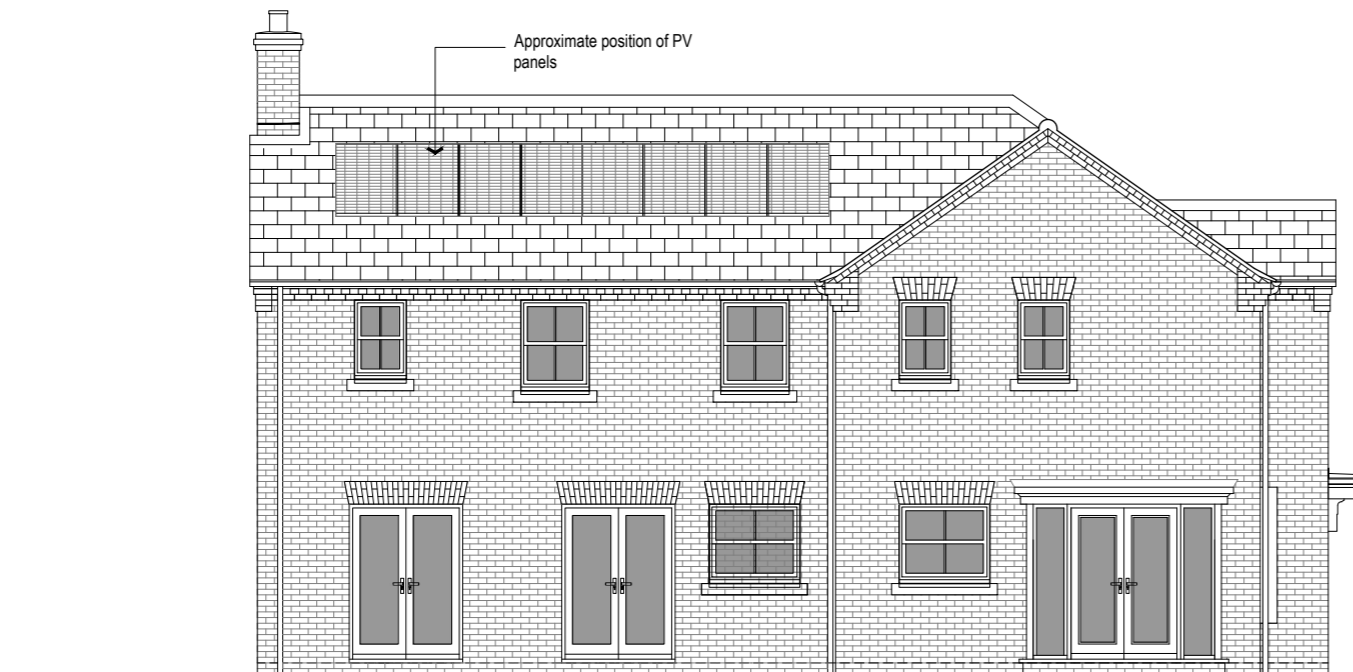
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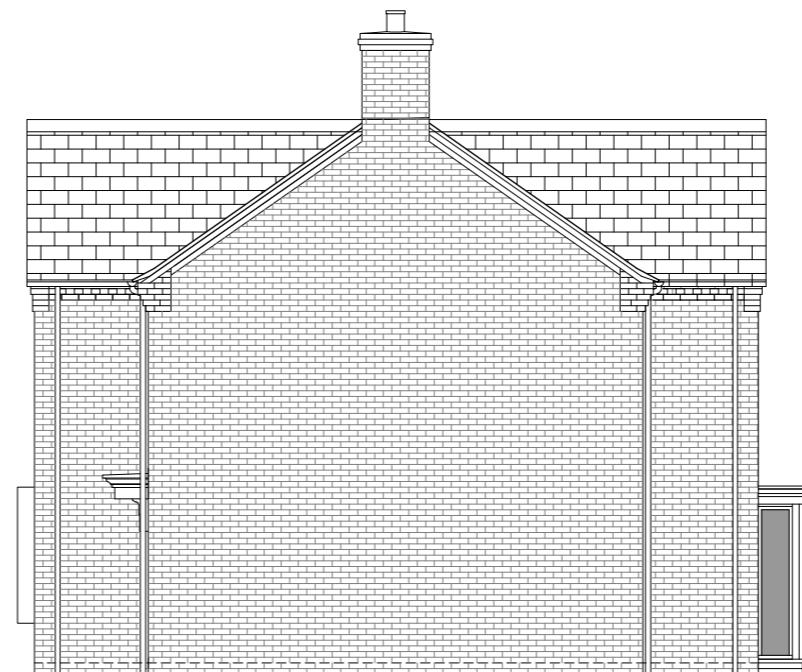
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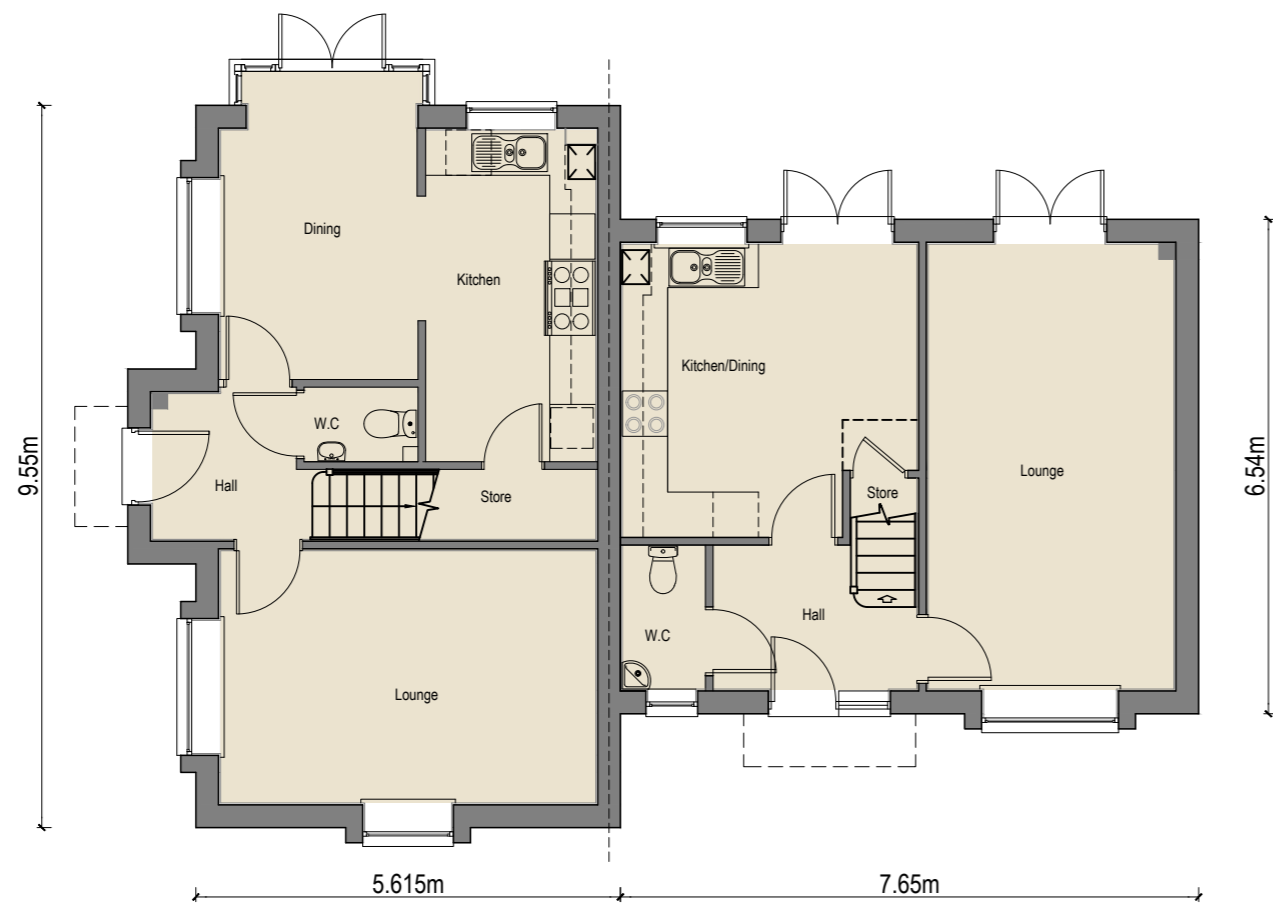
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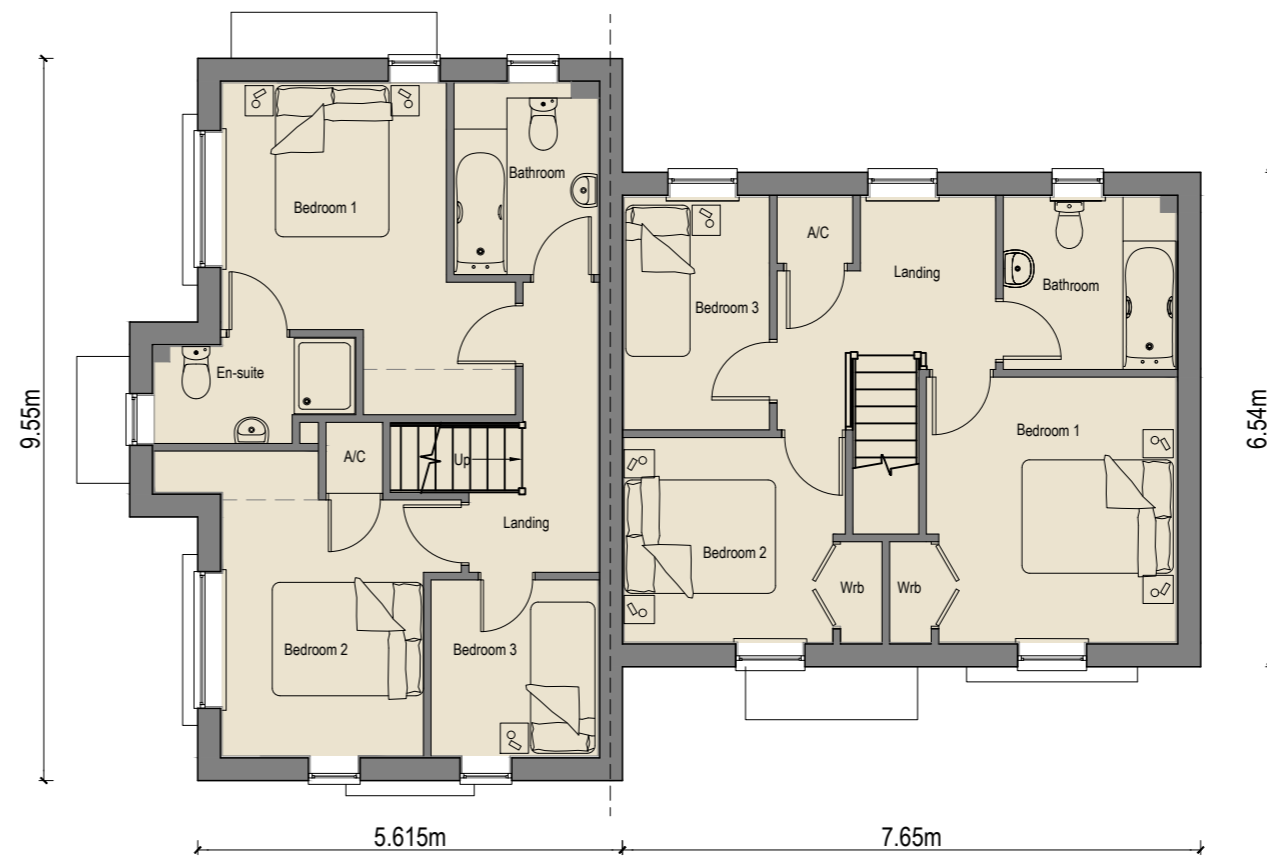
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

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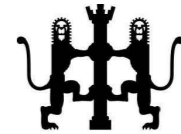
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Rev A Apr. 22 Roof pitch amended from 45 degrees to 35 degrees and ridge height reduced by 1.02m following discussions with Conservation Officer.



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

CLIENT  
Smith Percy Ltd

PROJECT  
Land west of 1 King Edward Road,  
Chatteris, Cambridgeshire

DRAWING TITLE  
Plots 1 & 2  
Proposed Floor Plans & Elevations

PLANNING SUBMISSION

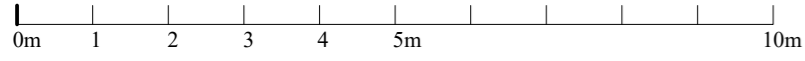
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DRAWING NUMBER  
CH21/LBA/571/FP-1-102

REVISION  
A



Scale: 1:100



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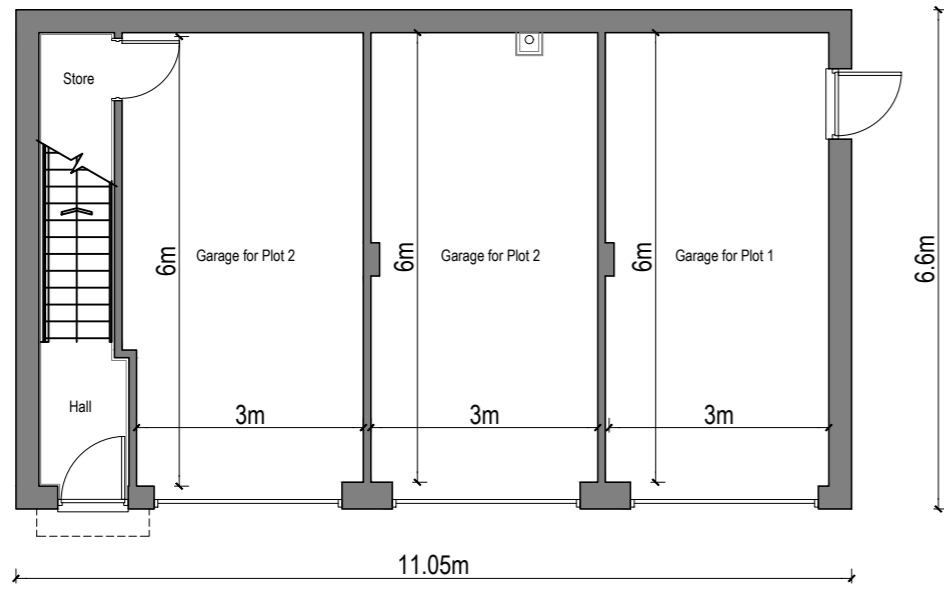


Front Elevation

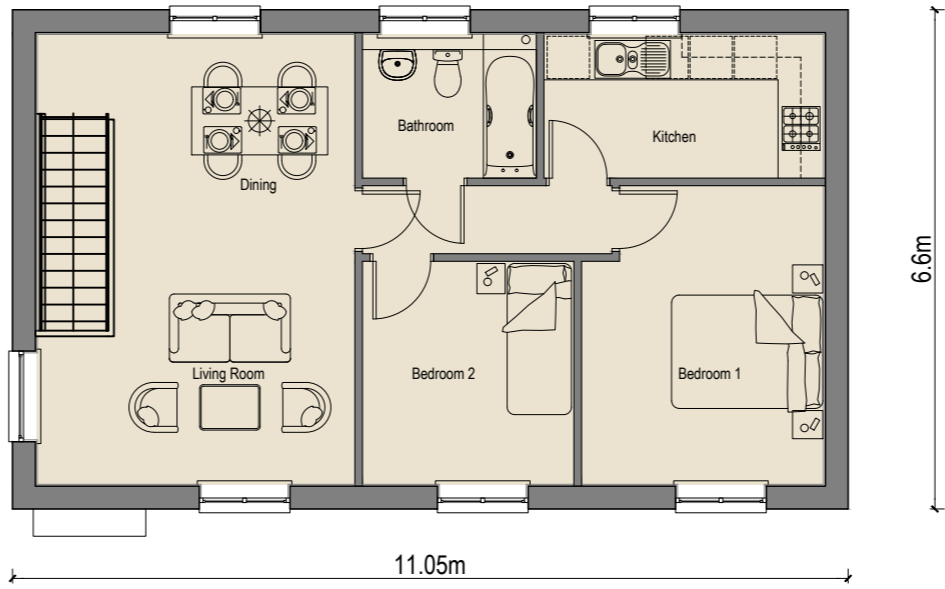
Side Elevation

Rear Elevation

Side Elevation

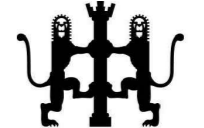


Ground Floor Plan



First Floor Plan

- Rev C Jun. 22 Numbers amended to parking spaces in garage
- Rev B May. 22 Additional dimensions added to Ground Floor Plan.
- Rev A Apr. 22 Roof pitch amended from 40 degrees to 35 degrees and ridge height reduced by 0.5m following discussions with Conservation Officer.



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CLIENT  
**Smith Percy Ltd**

PROJECT  
 Land west of 1 King Edward Road,  
 Chatteris, Cambridgeshire.

DRAWING TITLE  
 Plot 3  
 Proposed Floor Plans & Elevations

PLANNING SUBMISSION

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	April 2021	LB	

DRAWING NUMBER	REVISION
CH21/LBA/571/FP-1-103	C