
F/YR22/0604/F

Applicant: Mr Beckett

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

Land North Of, 60 Stonald Road, Whittlesey, Cambridgeshire

Erect 1 x dwelling (2-storey 2-bed)

Officer recommendation: Refusal

Reason for Committee: Number of representations received contrary to officer recommendation.

1 EXECUTIVE SUMMARY

- | |
|---|
| <p>1.1 This application seeks to obtain full planning permission for the erection of a detached two-storey, two-bed dwelling fronting Northgate Close.</p> <p>1.2 Similar schemes were refused and dismissed at appeal as a detached two-storey dwelling within a plot of this size is considered to be out of keeping with the character of properties along Stonald Road and Northgate Close. The appeal decision is a material consideration in the determination of this application.</p> <p>1.3 The site is sustainably located in terms of the spatial strategy and accessibility to services and facilities and therefore is acceptable in principle.</p> <p>1.4 Whilst acceptable with regards to residential amenity and highway safety, the proposal is considered to result in harm to the character and appearance of the area contrary to the development plan and hence is recommended for refusal.</p> |
|---|

2 SITE DESCRIPTION

- 2.1 The site relates to a parcel of land which was formerly part of the rear garden of No. 60 Stonald Road and is situated at the end of Northgate Close. The site therefore fronts Northgate Close.
- 2.2 The boundaries of the site is delineated by close board fencing to the sides and rear with Heras fencing to the front. The site is undeveloped, albeit with a small wooden structure present, and laid to grass.
- 2.3 The site is located within Flood Zone 1, an area of lowest risk.

3 PROPOSAL

- 3.1 This application seeks full planning permission to erect a single 2-storey, 2-bed dwelling with access from Northgate Close.

- 3.2 The dwelling is to measure 6.3m wide x 9.4m deep. The roof will be of a gable style with an eaves height of 3.1m and ridge height of 6.3m. The two bedrooms will be situated within the roof space of the dwelling.
- 3.3 Amended plans were received which relocated the access to the site from the east to the west of the dwelling. Therefore, access to the site and parking is to be located to the lefthand side of the dwelling with private amenity space to the rear.
- 3.4 The dwelling is proposed to be constructed of brick with a tiled roof. No further details of materials have been provided.
- 3.5 Full plans and associated documents for this application can be found at: [F/YR22/0604/F | Erect 1 x dwelling \(2-storey 2-bed\) | Land North Of 60 Stonald Road Whittlesey Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0604/F | Erect 1 x dwelling (2-storey 2-bed) | Land North Of 60 Stonald Road Whittlesey Cambridgeshire)

4 SITE PLANNING HISTORY

F/YR14/0242/F 15/00030/REF	Erection of a single storey 2-bed dwelling	Refused Appeal Dismissed	16.01.2015 19.01.2016
F/YR13/0267/F 13/00027/REF	Erection of a 2-storey 3-bed dwelling with attached garage	Refused Appeal Dismissed	12.06.2013 03.02.2014
F/YR12/0780/F	Erection of a 2-storey 3-bed dwelling with attached garage	Refused	05.12.2012
F/YR11/0627/F 11/00030/REF	Erection of 2 x 2-storey 2-bed dwellings	Refused Appeal Dismissed	19.10.2011 09.07.2012
F/YR09/0767/F 10/00002/REF	Erection of 2 x 2-bed semi-detached houses with associated parking	Refused Appeal Dismissed	19.01.2010 26.07.2010
F/YR09/0133/F 09/00019/REF	Erection of 2 x 2-bed semi-detached houses	Refused Appeal Dismissed	16.04.2009 17.11.2009
F/YR08/0047/F 08/00031/REF	Erection of 2 x 2-bed semi-detached houses	Refused Appeal Dismissed	10.03.2008 18.09.2008
F/YR05/1436/O 06/00063/REF	Erection of a dwelling with integral garage	Refused Appeal Allowed	03.04.2006 01.02.2007

5 CONSULTATIONS

5.1 Whittlesey Town Council

06.06.2022 - The Town council recommend refusal due to over intensification of the site.

13.09.2022 - The Town Council recommend refusal as the dwelling design is out of character for the Northgate Street scene, there is over intensification of the site, this is also a two storey and will have overlooking issues. The turning circle could be used as a parking area would impede vehicles; the Ward Cllrs has been notified of fraudulent use on submission letters.

5.2 North Level District IDB

No comment

5.3 CCC Highways

27.07.2022 - The location of the parking bay will cause conflict with the the garage adjacent. Also, the current access opens up to the highway which appears to have a considerable drop. The drop almost acts like a retaining wall of about 300mm. This would cause a serious risk. Therefore, the applicant should reposition the access on the other side of the dwelling. Highways can review again once the application have be resubmitted.

07.09.2022 - The updated proposed plan is accepted.

5.4 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination. Due to the close proximity to existing residential dwellings, I would recommend the following condition should be imposed in the event that planning permission is granted;

NOISE CONSTRUCTION HOURS No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the adjoining properties

5.5 Local Residents/Interested Parties

31 objections have been received from residents of Northgate Close, Inhams Road, Stonald Avenue, and Stonald Road, Whittlesey. The following matters summarise the majority of the material considerations raised:

- Loss of privacy and overlooking
- Out of keeping
- Overdevelopment
- Access taken from the congested turning point and associated safety issues
- Insufficient parking and concerns regarding exacerbation of street parking
- Overdevelopment

28 supporting comments have been received from residents of a range of addresses within Whittlesey. The following matters summarise the majority of the material considerations raised:

- Efficient use of land
- Well designed with adequate garden and offsite parking
- No privacy issues for neighbours
- Not at risk of flooding
- Appropriate scale of housing for Whittlesey

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

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP11 – Whittlesey

LP13 – Supporting and Managing the Impact of a Growing District

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

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy LP1: Settlement Hierarchy

Policy LP2: Spatial Strategy for the Location of Residential Development

Policy LP4: Securing Fenland's Future

Policy LP5: Health and Wellbeing

Policy LP7: Design

Policy LP8: Amenity Provision

Policy LP20: Accessibility and Transport

Policy LP22: Parking Provision

The Whittlesey Draft Neighbourhood Plan 2021-2040

This neighbourhood plan has been formally submitted to Fenland District Council for independent examination and is the subject of 'Regulation 16' consultation until 1 September 2022.

Due to the current stage of progression of the plan it carries little, but some, material weight in decision making. However, the following policies of the emerging plan are of relevance to this application:

Policy 1 – Spatial Planning

Policy 2 – Local Housing Need

Policy 7 – Design Quality

Policy 9 – Garden Development

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Vehicular Access and Parking**

9 BACKGROUND

- 9.1 There is extensive history for this site with numerous applications refused, and dismissed at appeal, for a two-bed property of varying forms. Whilst the majority of these applications were submitted prior to the adoption of Fenland Local Plan (2014), the most recent refusal and appeal decision was considered against the current local plan and therefore these decisions are a material consideration in the determination of this application.
- 9.2 The proposal submitted under F/YR14/0242/F was for the erection of a single storey 2-bed property measuring circa 6.8m wide x 10.6m deep with a hipped roof measuring circa 2.3 to eaves and 4.6m to ridge. Whereas the currently proposed dwelling measures 6.3m wide x 9.4m deep an eaves height of 3.1m and ridge height of 6.3m. Therefore, whilst the footprint of the dwelling has been reduced, the overall bulk has been increased by the addition of a second floor. The layout of the refused proposal was similar with off-street parking to the side of the dwelling and rear amenity space.
- 9.3 The scheme under F/YR14/0242/F was refused for the following reason:
Policy LP16 seeks to ensure that high quality environments are delivered and protected throughout the district. The design and layout of the proposal does not respond to or improve the character of the local built environment, nor does it reinforce the local identity. The development would be out of keeping with established form and character of the area and is contrary to Policy LP16 of the Fenland Local Plan (2014) and the NPPF (2012).
- 9.4 Furthermore, the Planning Inspector concluded that:
“the appeal proposal would cause significant harm to the character and appearance of the area and conflict with Policy LP16 of the Fenland Local Plan (2014) and paragraph 58 of the National Planning Policy Framework which aim to ensure that new development reinforces local identity and makes a positive contribution to the character and appearance of the area”.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of The Fenland Local Plan identifies Whittlesey as a ‘Market Town’ where the majority of the district’s housing should take place. Furthermore, Policy 9 of the Whittlesey Draft Neighbourhood Plan supports the residential development of garden land subject to consideration of matters including, but not limited to, the character of the area, visual and residential amenity, access, and parking. As such, the principle of the development is acceptable subject to compliance with all other policies as set out below.

Character and appearance

- 10.2 The site forms part of the rear garden of No. 60 Stonald Road which backs onto Northgate Close, a residential cul-de-sac. Stonald Road is characterised by

properties with spacious plots with long back gardens. Along Northgate Close properties are predominantly two-storey semi-detached with modest driveways and front gardens. There is a single detached property situated off the turning head and subsequently set behind the established building line. This property is therefore not visible along Northgate Close when viewed from Northgate. Either side of the application site are garages which serve the neighbouring properties on Stonald Road but take access from Northgate Close.

- 10.3 The prevailing character of Northgate Close is therefore a uniform residential street of semi-detached properties lining the east and west side of the road set back from the roadside. The street scene at the end of the cul-de-sac was previously described by the Planning Inspector as one of a 'service area', comprising a mixture of back gates, fences/walls and garages fronting the street. Whilst the site has been opened up in anticipation of development, the character identified by the Inspector still remains.
- 10.4 The proposal would introduce a two-storey dwelling into this area between the ancillary single storey garages of neighbouring properties. The site is therefore highly visible and would form the viewpoint at the end of the cul-de-sac, becoming the dominant focal point when viewing Northgate Close from Northgate. The dwelling would be situated relatively close to the highway verge in relation to the existing built form and the overall scale, form and design of the proposal would not respond well to the pattern and form of existing residential development on Northgate Close.
- 10.5 Given the limited plot depth, the proposal would have a short rear garden of approximately 7m. Whilst this is sufficient with regards to amenity provision, it is not reflective of the spacious garden areas which characterise the neighbouring properties.
- 10.6 The proposed dwelling would therefore appear incongruous and out of context with the form and pattern of development on Northgate Close as well as the spacious qualities of neighbouring properties on Stonald Road.
- 10.7 Overall, the proposed dwelling would not contribute positively to the character of the area and would be contrary to Part 12 of the NPPF, Policy LP16 of the Fenland Local Plan, Policies 7 and 9 of the Whittlesey Draft Neighbourhood Plan and the guidance of the National Design Guide. Furthermore, the proposal would also be contrary to the emerging policy LP7 of the Draft Local Plan.

Residential Amenity

- 10.8 As discussed above, the proposed rear amenity space would be sufficient with regards to the amenity of future occupiers, being over one third of plot as required by Policy LP16 criterion h of the Fenland Local Plan.
- 10.9 Given the positioning of the dwelling and the separation distances to neighbouring properties, the proposal is not considered to result in significant and demonstrable loss of light, overshadowing or overbearing impacts.
- 10.10 First floor fenestration is limited to a single window to the front and rear, serving the bedrooms, with a frosted rooflight to the west elevation serving the bathroom. The relationship between the rear bedroom window and the properties of Stonald Road results in a degree of overlooking to their rear amenity spaces.

10.11 The views to the amenity space of the adjacent neighbours would be reduced, taking into account the boundary treatments, and with a separation distance of circa 20.5m to the closest first floor window, the proposal is not considered to result in a significant and detrimental impact on the amenity of neighbours, particularly considering the existing degree of mutual overlooking as expected within a residential area.

10.12 Overall, on balance, the proposal is considered to comply with Policy LP16 of the Local Plan and Policy 7 of the Whittlesey Draft Neighbourhood Plan.

Vehicular Access and Parking

10.13 Access to the site is to be taken from Northgate Close and, following the repositioning of the access, CCC Highways raise no objections to this arrangement.

10.14 In accordance with the Fenland Local Plan parking standards, the proposed site plan shows that two vehicles may be accommodated on site as required by the Fenland Local Plan.

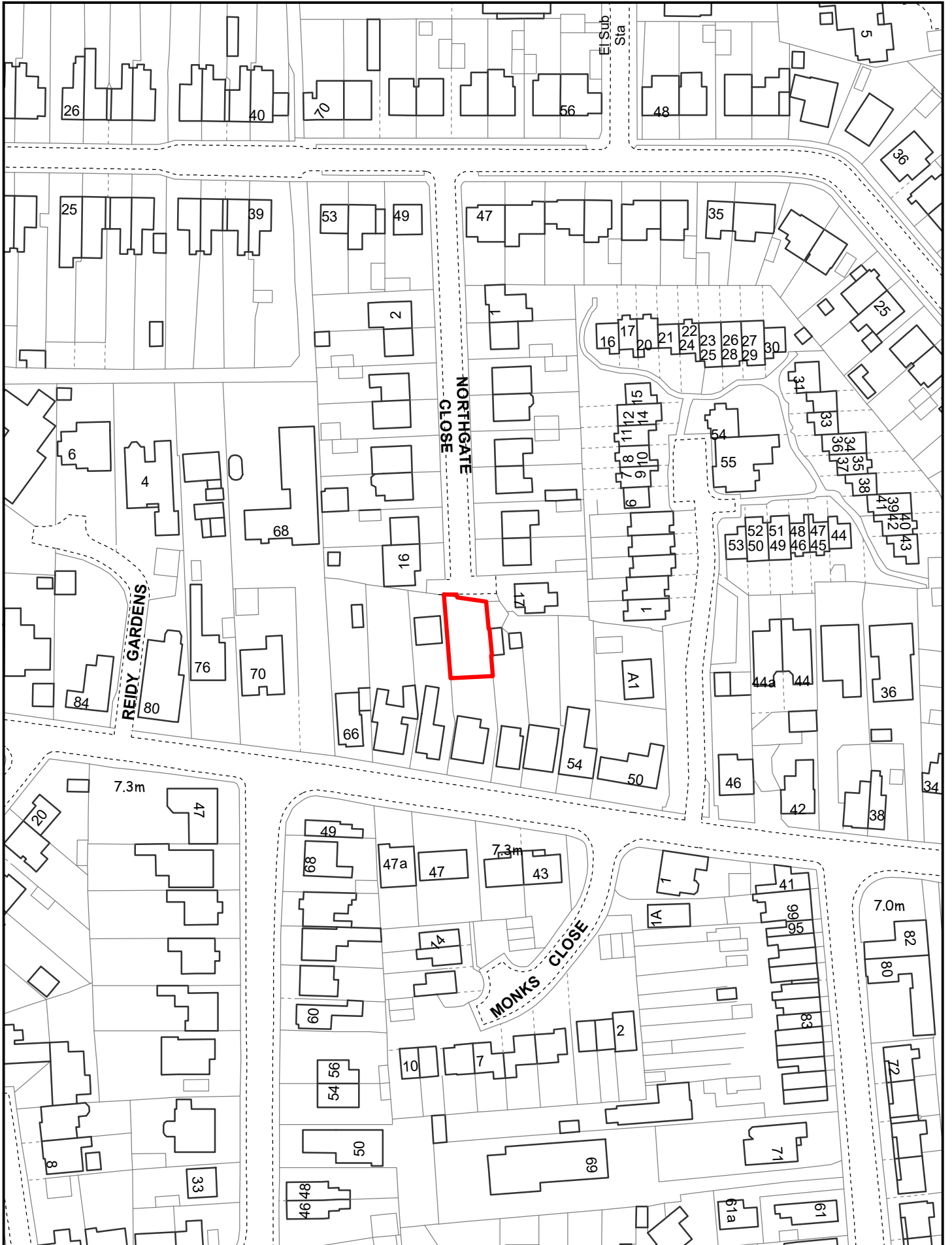
11 CONCLUSIONS

11.1 The proposal does not overcome the previous reason for refusal as upheld by the Planning Inspector at appeal. Overall, having regard to local and national planning policy and all other material considerations, the proposal is considered unacceptable based on the above assessment.

12 RECOMMENDATION

Refuse for the following reason:

1	The proposed dwelling, by virtue of its positioning, scale and form, would appear incongruous and out of context with the form and pattern of development on Northgate Close as well as the spacious qualities of neighbouring properties on Stonald Road. The proposal would not contribute positively to the character of the area and would be contrary to Part 12 of the NPPF, Policy LP16 of the Fenland Local Plan, Policies 7 and 9 of the Whittlesey Draft Neighbourhood Plan and the guidance of the National Design Guide. Furthermore, the proposal would also be contrary to the emerging policy LP7 of the Draft Local Plan.
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Created on: 25/05/2022

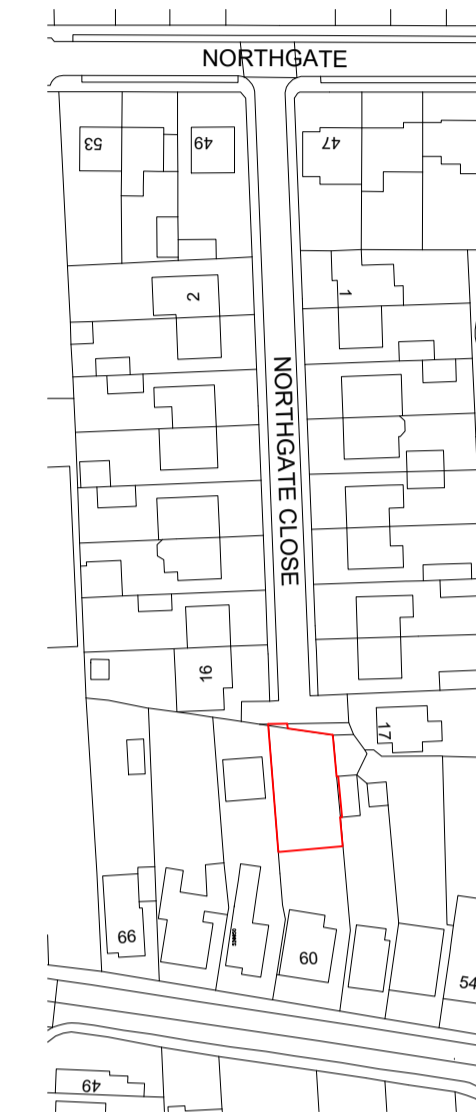
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F/YR22/0604/F

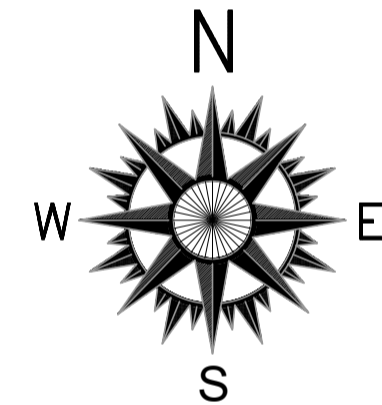
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 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



LOCATION PLAN
(1:1250)
LICENCE NUMBER 100022432



A	PLANNERS COMMENTS	AUG 22
	REVISIONS	DATE

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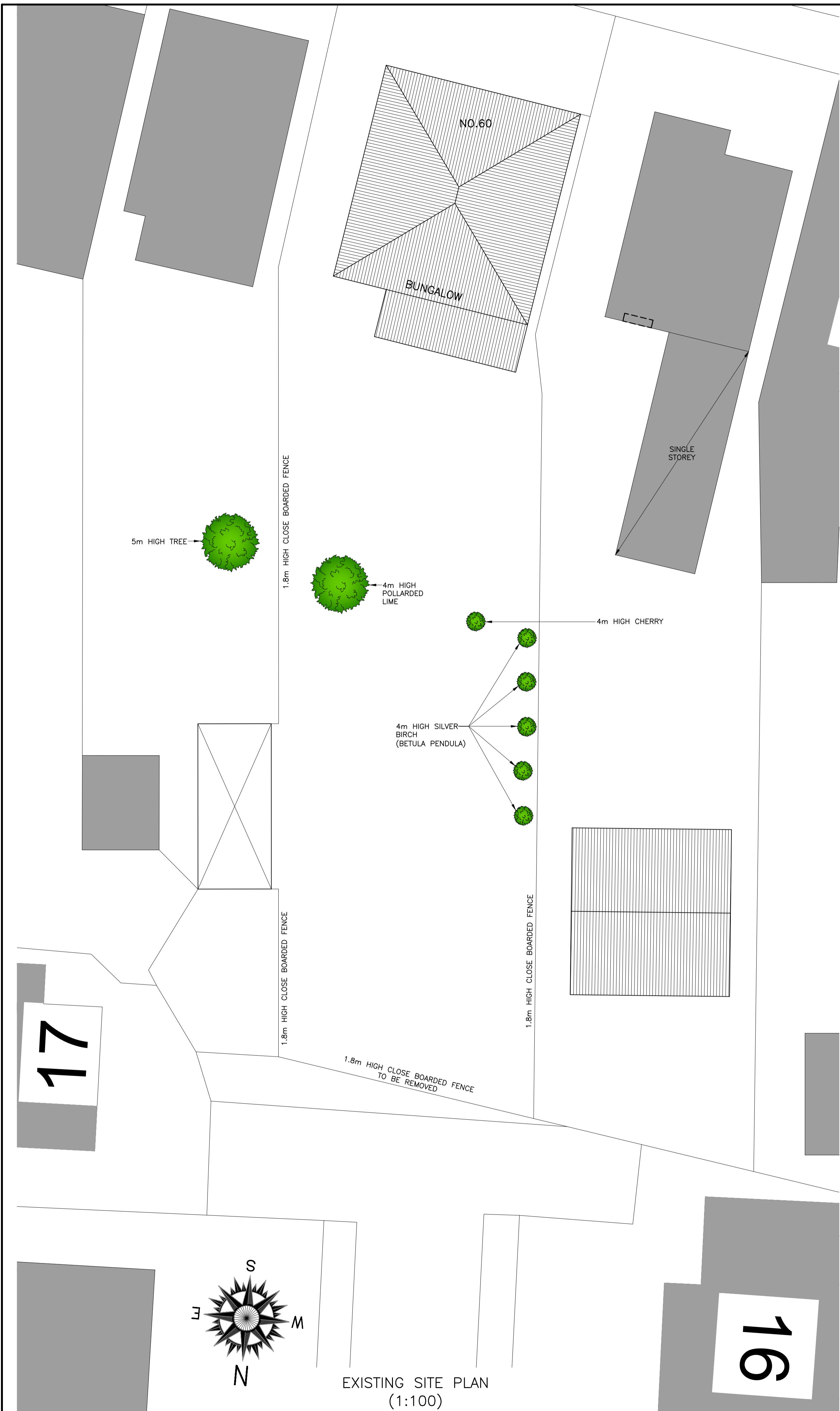
LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT
Mr Beckett

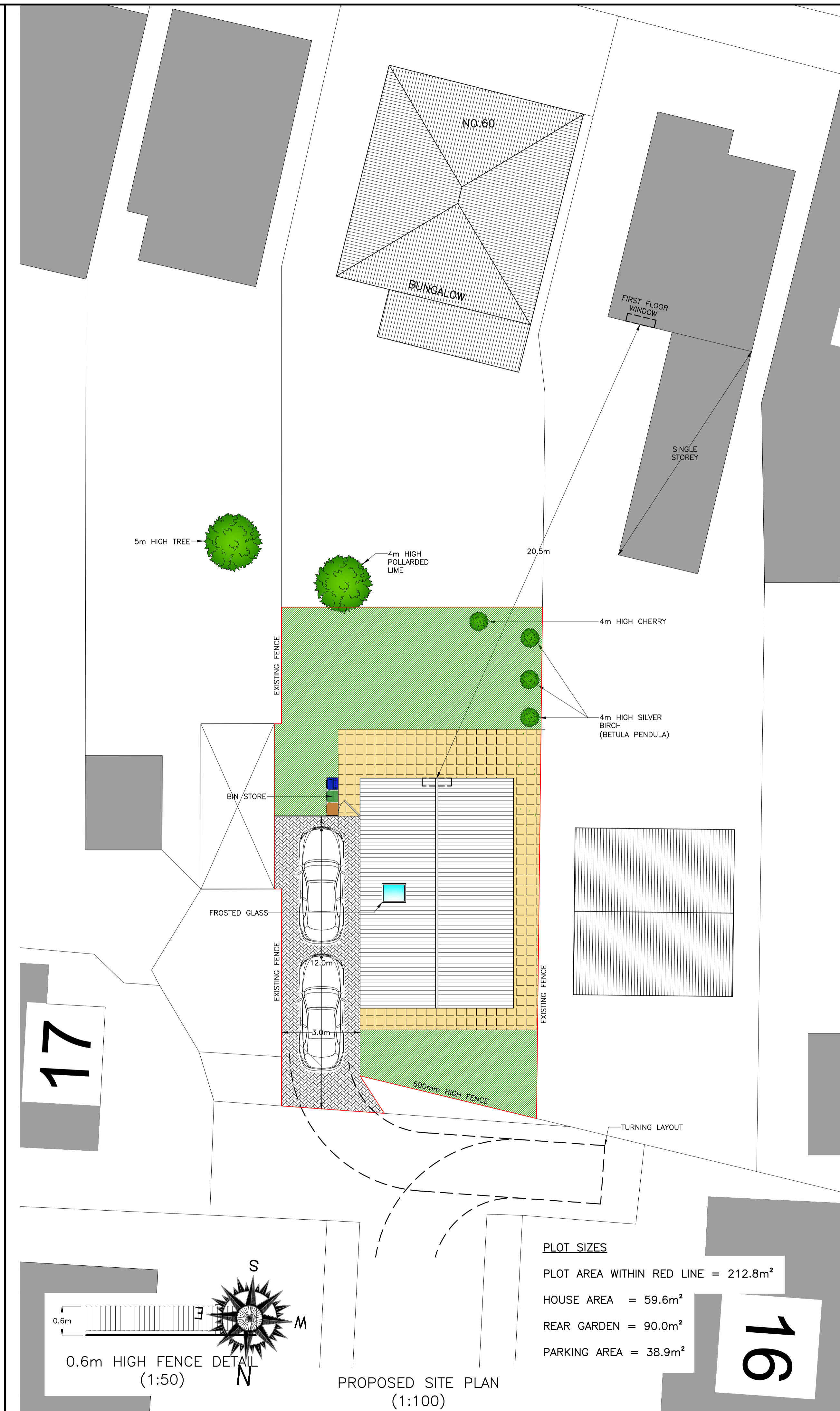
PROJECT
Rear of 60 Stonald Road, Whittlesey
Cams
PE7 1QW

TITLE
Existing & Proposed Site Plan

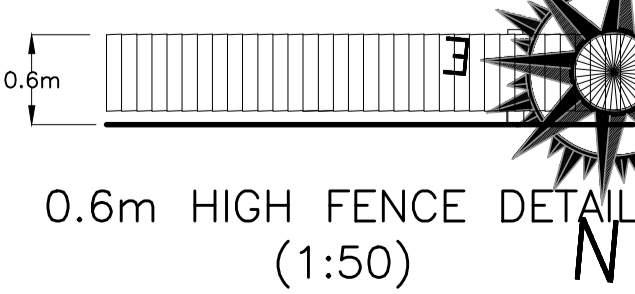
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	April 2022	DRAWING NUMBER
SCALE	As Shown	H8157/01a



EXISTING SITE PLAN
(1:100)



PROPOSED SITE PLAN
(1:100)

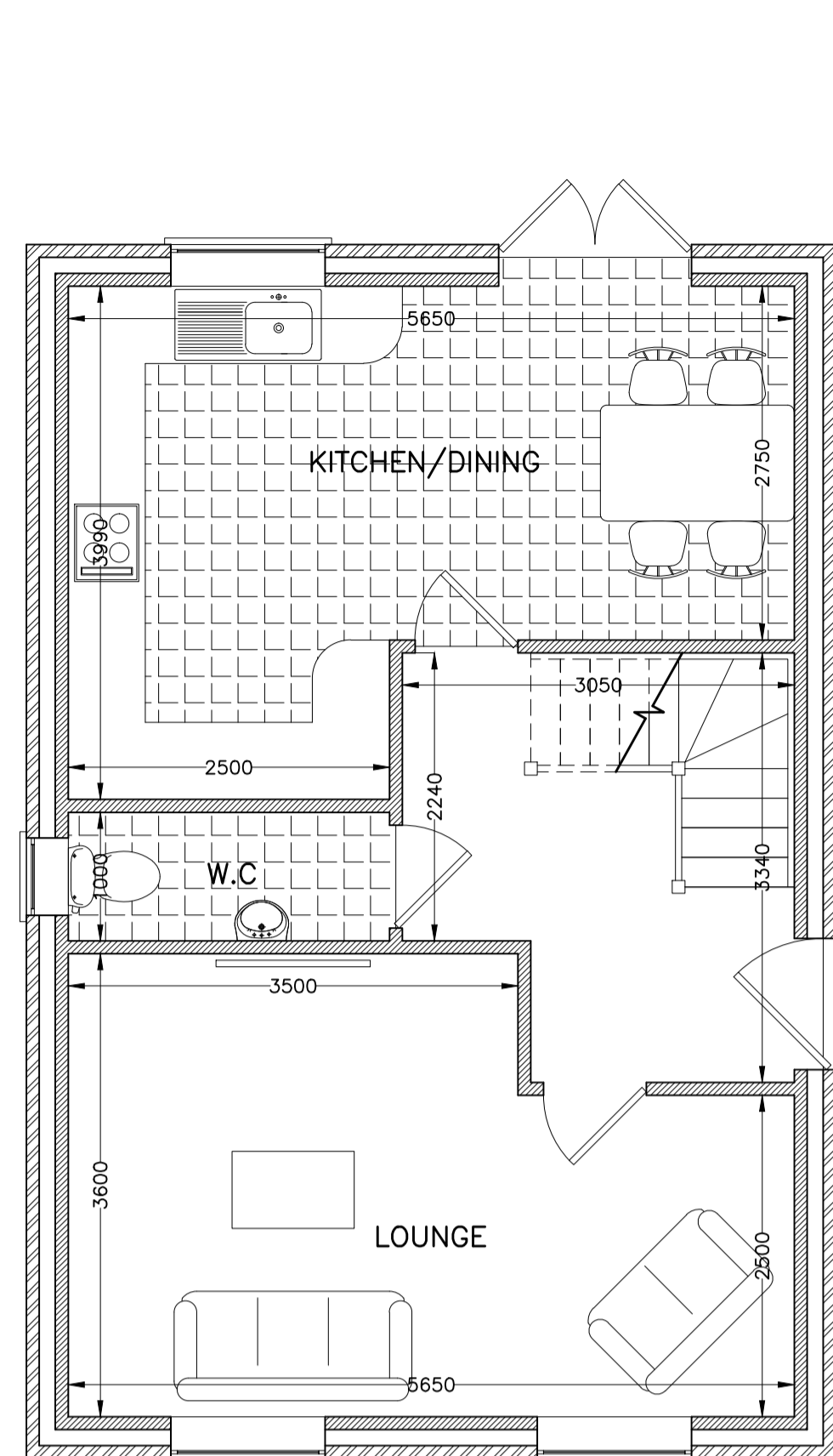


0.6m HIGH FENCE DETAIL
(1:50)

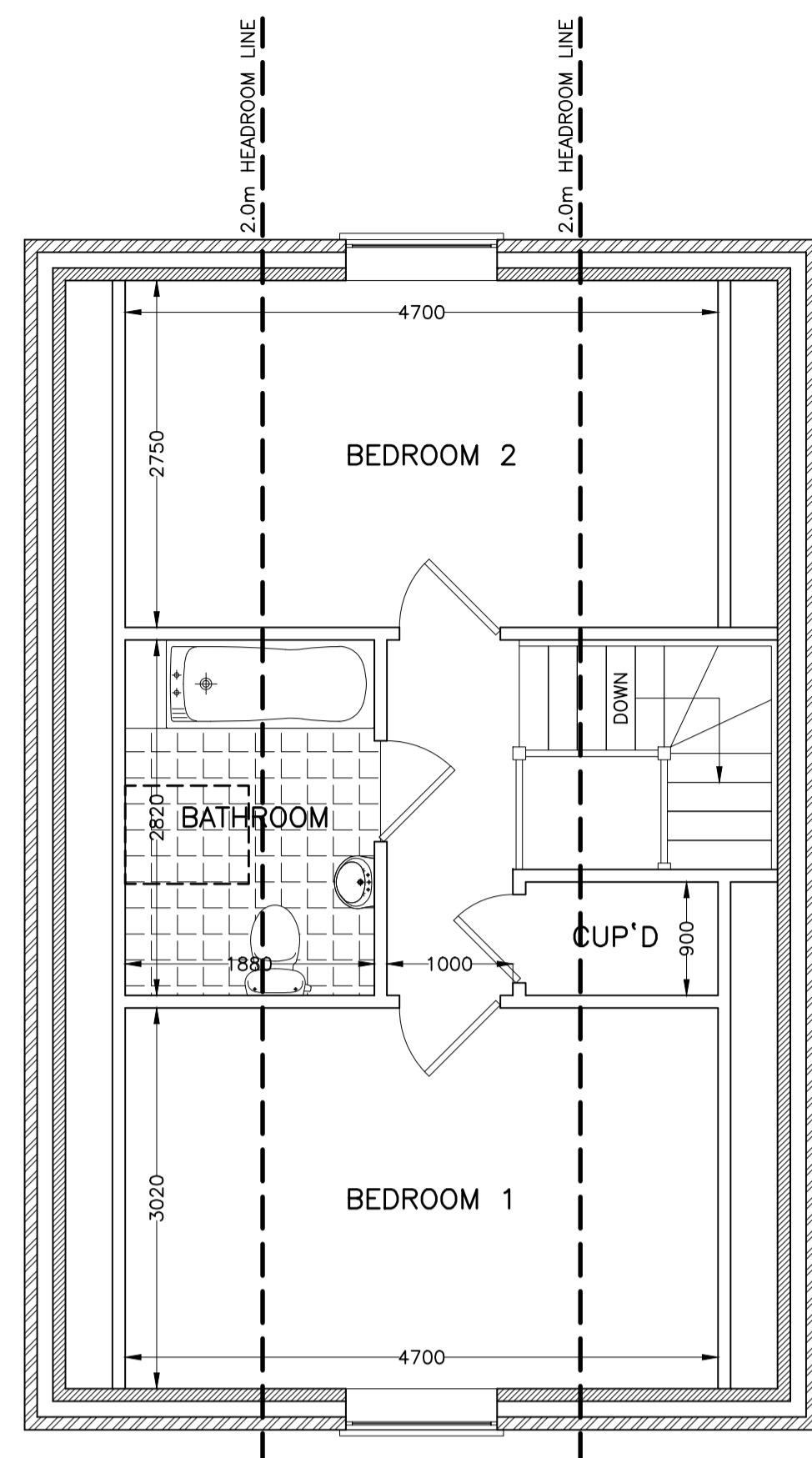
PLOT SIZES
 PLOT AREA WITHIN RED LINE = 212.8m²
 HOUSE AREA = 59.6m²
 REAR GARDEN = 90.0m²
 PARKING AREA = 38.9m²

16

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 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 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 appropriate, BS or EC marks.
 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 NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED FIRST FLOOR PLAN (1:50)



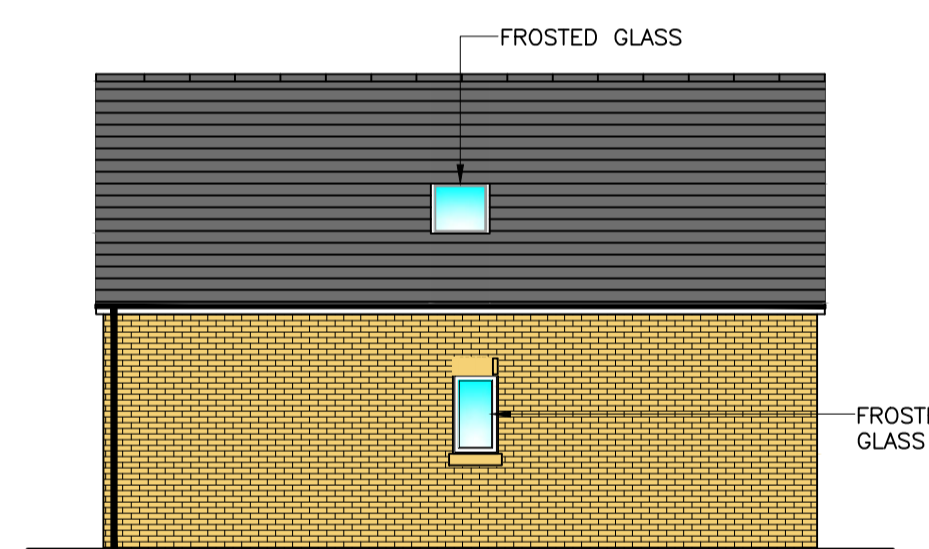
PROPOSED FRONT ELEVATION (1:50)



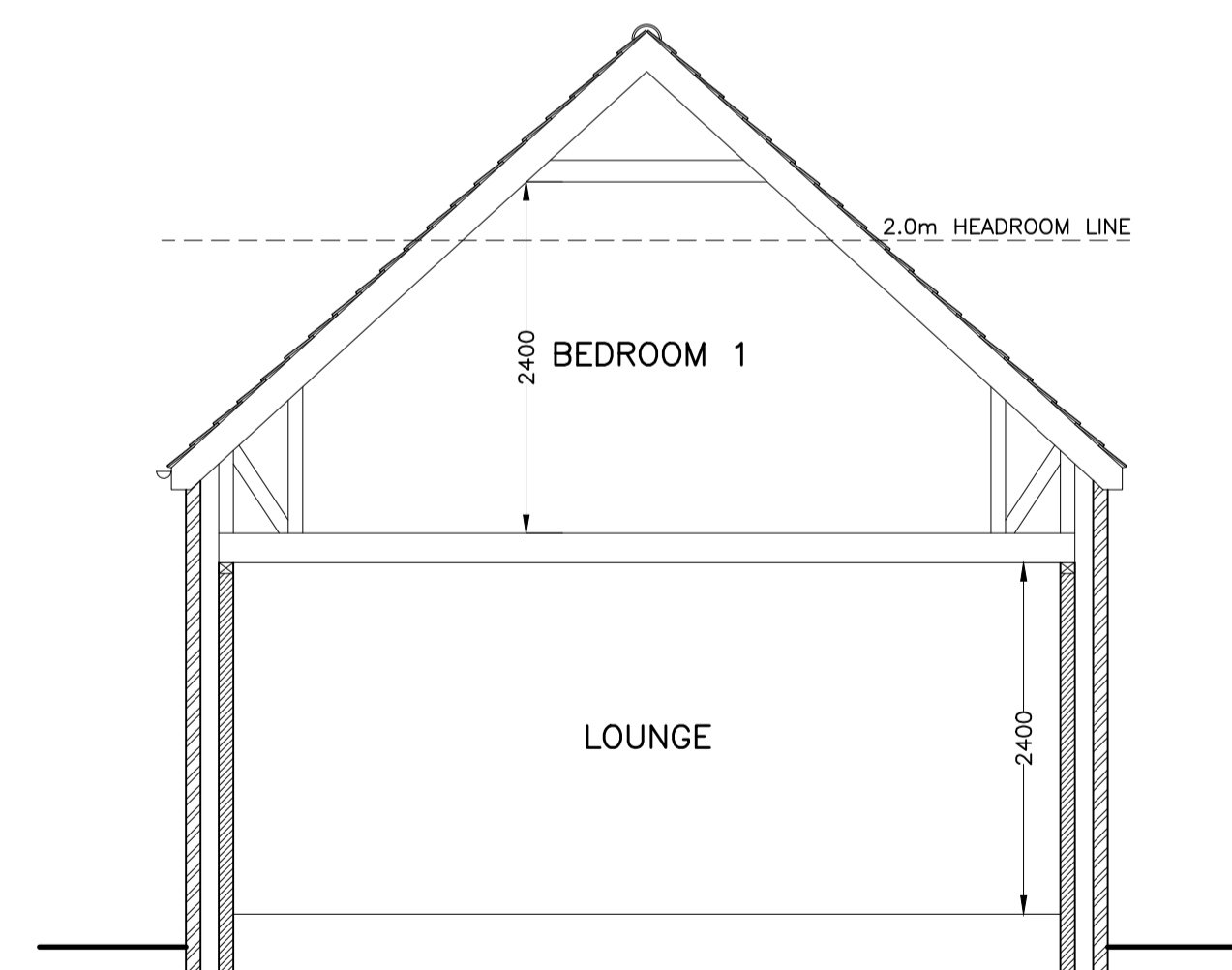
PROPOSED REAR ELEVATION (1:50)



PROPOSED STREET SCENE (1:100)



PROPOSED LHS ELEVATION (1:100)



PROPOSED SECTION A-A (1:50)



PROPOSED RHS ELEVATION (1:50)

B	PLANNERS COMMENTS	AUG 22
A	PLANNERS COMMENTS	MAY 22
	REVISIONS	DATE

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Fenland District Council
 Building Design Awards winner
 Building Excellence in Fenland

CLIENT	Mr Beckett	
PROJECT	Rear of 60 Stonald Road, Whittlesey, Cambs, PE7 1QW	
TITLE	Proposed Plans & Elevations	
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	April 2022	DRAWING NUMBER
SCALE	As Shown	H8157/02B