
F/YR22/0869/F

**Applicant: Mr Simon Howard
Howard Renovations Ltd**

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

7 Station Road, Manea, March, Cambridgeshire PE15 0JL

Change of use from restaurant and 2-bed dwelling to a house of multiple of occupation (HMO) (Sui-Generis) for up to 11 persons, and retention of existing 2-bed dwelling, outbuilding for storage and demolition of existing shed (part retrospective)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission to change the use of the restaurant and rooms (5 rooms with shared bathroom and WC) to a 6-bed HMO for accommodation of up to 11 residents with shared communal facilities and outside space. An HMO would require a licence and be subject to the necessary legislative requirements. The 2-bed dwelling is to be retained and will have a separate external area.
- 1.2 The principle of development in this location is accepted subject to compliance with the relevant policies. The loss of the restaurant with rooms is considered to be justified and it is likely that residents would utilise shops and facilities within the village, contributing to its sustainability.
- 1.3 The proposal is not considered to create a significant adverse impact on visual amenity or the character of the area and there are no significant issues in relation to flood risk, drainage or ecology.
- 1.4 However, the number of residents is considered an over development of this modest site, and this coupled with inadequate parking provision, results in the potential for a poor living environment for residents and a significant detrimental impact on the residential amenity of surrounding dwellings.
- 1.5 The benefits of the scheme are not considered to outweigh the harm that would be created, and as such the recommendation is one of refusal.

2 SITE DESCRIPTION

- 2.1 The application site is located on the western side of Station Road and comprises of the former 'Classics' restaurant with rooms above and the associated 2-bed dwelling attached. The building is 2-storey and 'L' shaped with a single-storey lean-to element to the rear.

- 2.2 There is a narrow tarmac access drive situated between 7 and 5 Station Road, leading to a small parking and garden area to the rear, there is also a part single-storey, part 2-storey height (there does not appear to be a first floor) brick built outbuilding/store which forms the rear boundary of the site. The shed has already been demolished and the garden area predominantly cleared of vegetation.

3 PROPOSAL

- 3.1 The application seeks full planning permission to change the use of the restaurant and rooms (5 rooms with shared bathroom and WC) to a 6-bed HMO for accommodation of up to 11 residents with shared communal facilities and outside space. Intensive residential occupation of the building has already taken place which resulted in the Private Sector Housing Team and the Fire Service visiting the site, hence the retrospective nature of the application; the precise situation currently is unclear and unauthorised.
- 3.2 Ground floor accommodation is to comprise of 1 bedroom with en-suite, communal kitchen, lounge and dining room, entrance hall/lobbies, stores, 2 WC's and shower room. The first floor comprises 5 bedrooms, 1 with en-suite, utility room, 2 shower rooms, 2 WC's and a bathroom. Internal alterations are proposed to facilitate this, the external appearance remains the same aside from replacement windows of the same design.
- 3.3 The accommodation is required, according to the submitted information, to provide temporary, permanent, flexible and seasonal accommodation for workers. An HMO is being applied for and as such would require a licence and be subject to the necessary legislative requirements.
- 3.4 The 2-bed dwelling is to be retained and will have a separate external area.
- 3.5 The existing outbuilding is to be retained for storage and the shed has already been demolished. A bin storage area is proposed in the location of the former shed and 2m high timber close boarded fence proposed to enclose the boundary in this location with 1.8m high fence to screen the store to the front. External cycle storage is also proposed.
- 3.6 3 parking spaces are indicated to be surfaced in tarmac and demarcated with a turning area behind.
- 3.7 Full plans and associated documents for this application can be found at:

[F/YR22/0869/F | Change of use from restaurant and 2-bed dwelling to a house of multiple of occupation \(HMO\) \(Sui-Generis\) for up to 11 persons, and retention of existing 2-bed dwelling, outbuilding for storage and demolition of existing shed \(part retrospective\) | 7 Station Road Manea March Cambridgeshire PE15 0JL \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR20/1257/F	Change of use from restaurant and 2-bed dwelling to mixed use of 7-bed unit for accommodation of up to 18 residents with shared communal facilities and 2-bed dwelling involving retention of existing outbuilding for storage and demolition of existing shed (part retrospective)	Refused 20/08/2021 Appeal in progress
F/0701/76/F	Use of premises as a guest house (retrospective)	Granted 22/11/1976

5 CONSULTATIONS

5.1 Private Sector Housing Team (FDC)

The PSH team have no objections to this planning proposal.

5.2 Parish Council

Refuse:

Inadequate parking provision

Over development

Constricted access

Noise and disturbance

5.3 Designing Out Crime Team (2/9/2022)

Thank you for the opportunity to comment on this revised planning application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering this location for the last 2 years a two-year period would usually provide sufficient information however, these figures also take account of Covid-19 lockdown and restrictions. I would consider this to be an area of low risk to the vulnerability to crime at present. We need to ensure that community safety and vulnerability to crime is addressed at an early stage with this application.

Please see my comments below as per previous comments 16th August 2022.

Crimes of note:

<i>Crime Type</i>	<i>Total crimes for the ward = 228</i>
<i>Assault With Injury</i>	<i>4</i>
<i>Assault Without Injury</i>	<i>3</i>
<i>Burglary Residential</i>	<i>1</i>
<i>Public Order/Anti-Social Behaviour. Inc, Race and Religious offences</i>	<i>4</i>
<i>Criminal Damage Vehicle</i>	<i>2</i>
<i>Criminal Damage Other</i>	<i>1</i>
<i>Theft From Motor Vehicle</i>	<i>1</i>

- Flats communal entrance's (front and rear) - Visitor Entry System (Audio Visual) & Access Control - it would be good to see what access control and visitor entry systems are being proposed – our recommendation is audio/visual visitor entry to allow the residents to see and speak to visitors prior to allowing access. There should be no trade buttons or other electronic release mechanisms.
- Post boxes - Ideally external wall mounted boxes TS009 standards fitted with restrictors.
- External lighting - please could you clarify what lighting there will be for the property, external lighting should be to BS5489:2020 standards. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights (including ground floor flats) and the building line. Please note: Bollard lighting should be used as wayfinding only and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. (There are column lights that are sympathetic to the environment and work alongside wildlife ecology and light pollution!).
- Cycle Sheds – (I would like to see a design of the proposed shed once available) - door hinges should be coach-bolted through the shed structure or secured with security or non-return screws;
 - Two hasp and staples that meet 'Sold Secure' Silver should be used. One positioned 200mm - 300mm down from the top of the door, and one positioned 200mm - 300mm up from the bottom of the door. Additionally, hasp and staples should be coach bolted through the shed structure or secured with either security or non-return screws;
 - Both padlocks should meet 'Sold Secure' Gold or LPS 1654 Issue 1.1:2014 Security Rating 1 standard padlocks to be used;
 - Shall be securely fixed to a suitable substrate foundation.
<https://www.securedbydesign.com>
- Sheffield stands - the design problems that we are trying to prevent are cycle hoops bolted into the ground; they need to be cemented 300mm into the floor, they should be within view of active windows. Minimum requirements for such equipment are:
 - Galvanised steel bar construction (Sheffield stands).
 - Minimum foundation depth of 300mm with welded 'anchor bar'
 - The cycle stands must facilitate the locking of both wheels and the crossbar. (Cycle crime is a problem across the County particularly Cambridge this area is a regularly targeted hotspot). They should be in view of windows, overlooked by CCTV with appropriate lighting and signage.

There doesn't appear to be a section in the Design and Access statement relating to security or crime prevention, it is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents and visitors.

I am happy if these could be a Condition should planning approval be given, as I consider it is essential for community safety and to reduce risk for opportunistic crime and disorder.

5.4 Environmental Health (FDC) (10/8/2022)

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 be affected by ground contamination.

Due to close proximity of existing residential properties, I would recommend that the following condition is imposed in the event that planning permission is granted;

NOISE CONSTRUCTION HOURS

No construction 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.

5.5 Environmental Health (FDC) (5/9/2022)

I note the re-consultation in respect of the above and confirm that this service has no further comments to make. Therefore, those of 10.08.22 are still considered relevant.

5.6 Cambridgeshire County Council Highways

From my reading the application F/YR22/0869/F is largely similar to the historic application F/YR20/1257/F bar the lower proposed occupancy of the site.

As Alex didn't object to the previous application and the access, turning, parking etc., is the not materially different, I don't object to this scheme either.

Can you please append the following conditions, should the application be approved?

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

5.7 Environmental Services Operations Manager (Refuse Team)

With the proposal for this property to changed to up to 11 person HMO and retention of the 2 bed dwelling the maximum number of bins that would be as per our waste service standards [Getting it Sorted Policies and Procedures \(fenland.gov.uk\)](https://www.fenland.gov.uk). For the 2-bed dwelling this would be 1 x 240 litre General Waste Bin and 1 x 240 Recycling bin, for the to 11 person HMO this would be 2 x 240 litre General Waste Bins and 2 x 240 Recycling Bins collected on a 2-weekly basis.

Any additional waste generated outside of these service standards are not domestic waste and collection via a licenced waste carrier would need to be put in place by the landlord or management company at their expense. With the number of proposed residents' alternative arrangements above the standard bin provision will be required. The design and access statement indicates that alternative arrangements via a licensed waste carrier will be put in place therefore we would have no objections to this application.

5.8 Cambridgeshire Fire and Rescue

No comments received

5.9 Local Residents/Interested Parties

33 objections have been received (6 from Station Road, 1 from Teachers Close, 1 from Williams Way, 2 from Scholars Close, 2 from Mason Close, 2 from Wisbech Road, 1 from Hutchinson Close, 2 from St. Nicolas Close, 3 from Orchard Way, 1 from Orchard Close, 3 from East Street, 1 from Parkview Lane, 1 from Willow Drive, 1 from Park Road, 2 from High Street, 1 from Parkside, 1 from Rutland Way, 1 from Charlemont Drive, 1 from School Lane, all Manea), in relation to the following:

- Health and safety/quality of life for residents/insufficient amenity space
- Loss of residential amenity/overlooking
- On street parking/road and pedestrian safety (close to school and bend in road)
- On site parking/access inadequate
- Public transport would not support nature of residents/private vehicle use
- Too many residents/overdevelopment
- Not suitable for a small village
- Anti-social behaviour (has already been experienced and police attended)
- Noise/disturbance
- Similar to previous application/issues the same
- HMO not required in Manea
- Waste/litter, proximity of store to existing residents
- Property untidy
- Would set a precedent for HMOs and reduce number of family dwellings
- Devaluation of property
- Out of character
- 2-bed dwelling could be used as HMO and additional residents could be housed in main unit
- Removal of hedge/tree/impact on wildlife
- Garage/shed already removed and boundary to adjoining property left open
- Existing outbuilding in poor repair and contains asbestos
- Concerns regarding site management

7 supporting comments have been received (6 from Station Road and 1 from Glebe Close, Manea), in relation to the following:

- Option for low-cost/affordable living accommodation
- Increased cost of living
- Have not experienced any trouble with the site
- Support local businesses
- Has been restaurant/B&B would be good conversion due to layout/size

Comments, where they relate to planning matters will be addressed in the sections below.

It should be noted that devaluation of property is not a planning consideration.

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 2021

Context – C1

Identity – I1, I2

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

LP6 – Employment, Tourism, Community Facilities and Retail

LP12 – Rural Areas Development Policy

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

LP17 – Community Safety

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:

LP1 – Settlement Hierarchy

LP5 – Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP11 – Community Safety

LP17 – Culture, Leisure, Tourism and Community Facilities

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP24 – Natural Environment

LP32 – Flood and Water Management

8 KEY ISSUES

- Principle of Development and Economic Growth
- Design considerations and visual amenity of area
- Residential Amenity/Health and wellbeing
- Highways and parking
- Flood Risk and Drainage
- Ecology

9 BACKGROUND

- 9.1 Pre-application advice was provided in July 2020 regarding the change of use of the restaurant with rooms to a 7-bed HMO and retention of the existing 2-bed dwelling. Limited information was provided regarding the details of the proposed use and number of residents, it was advised that in principle an HMO may be acceptable in this location subject to a suitable scheme coming forward, sufficient parking and amenity would need to be provided and justification in relation to the loss of the community facility. Information was also provided regarding HMO licencing requirements. Notwithstanding this, pre-application advice is caveated that comments are an expression of opinion only and are made without prejudice to the determination of any subsequent application that may be made.
- 9.2 A planning application (F/YR20/1257/F) was subsequently submitted for the change of use from restaurant and 2-bed dwelling to mixed use of 7-bed unit for accommodation of up to 18 residents with shared communal facilities and 2-bed dwelling involving retention of existing outbuilding for storage and demolition of existing shed (part retrospective).
- 9.3 This proposal was considered to fall outside the scope of HMO legislation and more akin to a Hostel, which would not be subject to the same regulatory control in relation to safeguarding the well-being of occupants. This application was refused by Planning Committee in August 2021 for the following reason:

Policy LP2 of the Fenland Local Plan 2014 requires development proposals to promote high levels of residential amenity, promote health and wellbeing, reduce the fear of crime and anti-social behaviour and avoid adverse impacts. Policy LP16 seeks to create high quality living environments and ensure developments provide sufficient private amenity space and do not have adverse impacts on neighbouring users. Policy LP15 seeks to ensure developments provide well designed car parking appropriate to the amount of development proposed.

The proposal is considered to constitute an overdevelopment of this modest site. The number of residents, nature of the use, unacceptable waste collection arrangements and burden placed on the surrounding area to meet increased parking demand would result in a poor quality living environment for residents of the development and a significant detrimental impact on the residential amenity of neighbouring residents through noise and disturbance, contrary to the aforementioned policies.

- 9.4 The above application is subject to an ongoing appeal, which the Council have recently been advised is proposed be dealt with under the Hearing procedure, rather than Written Representations as was originally the case. Interested parties will be notified in due course.

- 9.5 The current submission applies for an HMO (which is of a different character to the previous scheme) and reduces the number of residents in the main building to a maximum of 11 whilst retaining the separate 2-bed dwelling unit.

10 ASSESSMENT

Principle of Development and Economic Growth

- 10.1 The application site is located within the settlement of Manea which is identified within the Settlement Hierarchy as a Growth Village; Policy LP3 of the Fenland Local Plan 2014 advises that development and new service provision either within the existing settlement (such as this site) or as small village extensions will be appropriate. Policy LP12 of the Fenland Local Plan 2014 (Part A) advises that for villages, new development will be supported where it contributes to the sustainability of the settlement. 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 residential or visual amenity, design, parking, highways, flood risk or ecology.
- 10.2 LP6 of the Fenland Local Plan 2014 seeks to retain community facilities unless there is adequate justification, this would be applicable to the loss of the restaurant as it provides a service to the village. The current application provides no evidence to justify the loss, relying on the fact the Council have accepted this under the previous application (F/YR20/1257/F), which acknowledged the following:

A statement has been provided by the previous owners, advising that the building was put on the market with a specialist commercial agent in March 2018 and then with a local agent. There were no viewings from the commercial agent from March 2018 until the sale of the building to the applicant who bought the building not the business, there were only 2 other viewings, and neither were to purchase as a restaurant. The former owners had tested the market 12-13 years ago with 3 national hospitality agents, however there was no interest. The supporting statement advises that the pre-existing business was no longer viable, and it is understood this closed in 2019. Case law has established that the loss an existing use can be a material consideration where there is a likelihood that the use would resume if permission for an alternative use is refused, in this case it is considered unlikely as the business was not bought with the building, and given the backdrop of the Covid 19 pandemic and impact on hospitality.

In light of the above, the principle of the loss of the community facility is accepted.

- 10.3 The application would provide additional accommodation; hence it is likely that residents would utilise shops and facilities within the village contributing to its sustainability. The supporting statement submitted indicates that the proposal could serve the needs of farms in the wider region by providing accommodation for agricultural workers, however there is no evidence submitted to substantiate this.
- 10.4 Whilst the policies of the emerging local plan carry extremely limited weight in decision making:

Policy LP1, Part A identifies Manea as a large village; Part B advises that proposals within the settlement boundary (such as this site) will be supported in principle (subject to all other policy considerations).

Design considerations and visual amenity of area

- 10.5 Internal alterations are proposed to facilitate the change of use and the external appearance of the building remains the same aside from replacement windows of the same design. The building and location are not considered to be sensitive, hence the replacement of some timber windows with UPVC is not considered to create a significant adverse impact on visual amenity or the character of the area.
- 10.6 Objectors to the application have raised concerns regarding the appearance of the site and it is accepted that the scale and nature of the occupancy could result in an untidy appearance. However, this is dependent upon the behaviour of residents (for example putting rubbish bags in bins rather than leaving them out for collection) and also the owners of the property to ensure it is managed properly. Furthermore, as the proposal is now for an HMO it would be subject to relevant legislation including in relation to management and waste disposal.
- 10.7 The bin storage area would be visible from the street due to the open nature of the drive/parking and turning area, however this is proposed to be partially enclosed by 1.8m high close boarded fence which would mitigate its impact.
- 10.8 There is an opportunity to improve the area to the rear of the site in relation to appearance and amenity and whilst some indication of landscaping has been provided, given the current condition of the site it could be considered reasonable to condition full details of hard and soft landscaping along with timescales for implementation.

Residential Amenity/Health and wellbeing

- 10.9 The accommodation is required, according to the submitted information, to provide temporary, permanent, flexible and seasonal accommodation for workers. An HMO is being applied for and as such would require a licence and be subject to the necessary legislative requirements, including minimum room sizes. This restriction on the room size/number of people per room, the fact it would be their only or main residence and that rooms could not be shared by unrelated individuals (along with the maximum stated in the description of development) would limit residents. The Private Sector Housing Team have no objection to the proposal.
- 10.10 It should be noted that the attached 2-bed unit does not form part of the change of use to an HMO and can continue to be used as a dwelling, however it could also be occupied intensively by several additional residents over and above the 11 applied for in the HMO.
- 10.11 The number of residents and intensification of use gives rise to concerns of noise and disturbance to surrounding dwellings, in particular when the outside space is used, and any loss of privacy to neighbouring dwellings attributed to the existing building would be worsened due to the increased number and nature of residents. It is acknowledged that the permitted use of the site is a restaurant with rooms (5 bedrooms with shared bathroom and WCs) along with the 2-bed dwelling. No specific information has been provided regarding the extent of the pre-existing use, though this could have resulted in a large number of customers and residents on occasion. If the rooms are doubles there would be potential for up to 10 residents at any one time, however, this would likely be on a limited basis given the level of facilities provided and would not be comparable to the permanent living accommodation for the number of residents applied for.

- 10.12 Concerns have been raised by local residents in relation to anti-social behaviour (which is understood to have already occurred on site) and the management of the site. The Designing Out Crime Team have advised that *'it is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents and visitors'* and consider that measures should be conditioned to ensure community safety and reduce risk for opportunistic crime and disorder. It is understood that the management of the site would fall within HMO legislation however security measures and lighting (to ensure community safety and no unacceptable impacts on surrounding residents or ecology) could be secured by way of a condition).
- 10.13 The retained dwelling within the site has limited amenity space, which is not private as it is only surrounded by a 0.9m high picket fence. The access which runs alongside this dwelling and the area to the rear are shared, which would result in noise, disturbance and a loss of privacy, to the significant detriment of the residential amenity of this property, particularly given the number of residents proposed.
- 10.14 The demolition of the shed has resulted in a temporary boundary treatment separating the site from 6 Orchard Way to the west, a 2m high close boarded fence is proposed in this location and it is considered necessary to impose a condition to ensure this is provided in a timely manner. The proposed site plan indicates that the hedge on the southern boundary of the site is to be trimmed back, however this appears to have been almost entirely removed and results in only a low level wall separating the site from 5 Station Road, a suitable boundary treatment would be required in this location to ensure adequate privacy.
- 10.15 The Council's Refuse Team have advised that the bin requirements for the site would be 1 x 240 litre General Waste Bin and 1 x 240 Recycling bin for the 2-bed dwelling and for the to 11 person HMO, 2 x 240 litre General Waste Bins and 2 x 240 Recycling Bins, all collected on a 2-weekly basis. Any additional waste generated outside of these service standards are not domestic waste and collection via a licenced waste carrier would need to be put in place by the landlord or management company and with the number of proposed residents alternative arrangements above the standard bin provision will be required. The proposed site plan indicates a bin storage area in the south western corner of the site containing 2 x 1100 litre bins (1 General Waste Bin and 1 Recycling) which would be subject to private refuse collection arrangements. On this basis the Refuse Team have no objections to the scheme, and adequate waste collection facilities would also fall under the HMO legislation. However, full details of the collection arrangement (will bins be collected from within the site or roadside and how often, for example) have not been submitted and as such a condition would be required in this regard to ensure a suitable arrangement is achieved.
- 10.14 Environmental Health have recommended a condition regarding hours of construction to minimise disturbance to surrounding residential properties, however limited works are proposed and as such this is not considered to be reasonable. Local residents have advised that the existing outbuilding is in poor repair and contains asbestos, however no works are proposed to this as part of the application and the management of asbestos is subject to relevant legislation outside of planning control.

- 10.15 Cambridgeshire Fire and Rescue Service have been consulted on this application; however no comments have been forthcoming. Nevertheless, a Fire Risk Assessment is required to be undertaken and forms part of the HMO licence conditions.
- 10.16 Policy LP2 of the Fenland Local Plan 2014 requires development proposals to provide high levels of residential amenity, promote health and wellbeing, and avoid adverse impacts. Policy LP16 seeks to create high quality living environments, provide sufficient private amenity space and ensure developments do not have adverse impacts on neighbouring users. The proposal is considered to constitute an overdevelopment of this modest site, resulting in the potential for a poor living environment for residents and a significant detrimental impact on the residential amenity of surrounding dwellings, contrary to the aforementioned policies.

Highways and parking

- 10.17 The application site is located in a central location which would enable access to shops and services within the village by walking and cycling (cycle storage is indicated, however full details are required to be secured by condition). Modes of public transport are available, though it is acknowledged that the railway station is approximately 1 mile from the site and options may be limited due to the rural nature of the area.
- 10.18 It was advised at pre-application stage that occupiers of HMOs have a lower level of car ownership (as indicated by appeal decisions¹) and as there were no parking standards for HMOs that it would be reasonable to adopt the standards for hotels and hostels, which is 1 space per bedroom. On this basis the required on-site parking provision would be 6 spaces for the HMO and 2 for the 2-bed dwelling, a total of 8.
- 10.19 The submitted site plan details 3 parking spaces on site, 1 for the 2-bed unit and 2 for the HMO, however these are not of sufficient dimensions to be considered useable parking spaces (at 2.4m x 4.8m), to widen these to the required standard would result in the cycle parking being inaccessible, as such there is only space for 2 useable spaces on site, a significant shortfall. The application contends that there are 4 on street parking spaces available, however there are no parking restrictions/allocations on Station Road and as such this cannot be relied upon. It is acknowledged that the use of the building as a restaurant with rooms would create a need for considerable parking on occasion, however this is not comparable with the continuous use of the building for the number of residents proposed.
- 10.20 The LHA raised concerns on the previous application regarding the unfettered/intensified use of the existing access and required the parking and turning to be conditioned to ensure that there is no intensification of the access, given the narrow nature and lack of visibility. However, the turning area previously indicated by them incorporates the bin store and the spaces shown are not useable, as such this would not be possible.

¹ APP/D0515/W/17/3176139, APP/T3725/A/14/2226824 and APP/P2365/W/16/3162936

- 10.21 The location of the parking spaces is such that it would not be clear from the highway whether there was a space available, hence it would be necessary to enter the site and then leave if none is available. The number of likely vehicles would either result in intensifying the use of the access or not using the spaces within the site due to inconvenience. Either way there would be a significant increase in the number of vehicles parking on the road in the vicinity.
- 10.22 Whilst Highways have no objection on safety grounds, there will be a burden placed on the surrounding area to meet the increased parking demand, which would result in significant adverse impacts on residential amenity. The proposal is therefore considered contrary to policies LP15 and LP16 of the Fenland Local Plan.

Flood Risk and Drainage

- 10.23 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. The proposal is to utilise existing foul and surface water connections.

Ecology

- 10.24 The previous scheme proposed the demolition of the existing outbuilding/store, and a preliminary roost assessment was undertaken at that time. The assessment concluded that there was no evidence of bat usage or suitable roosting features and no evidence of nesting birds. That the site is of low ecological value and would benefit from enhancement; bat and bird boxes were recommended in addition to bat friendly lighting.
- 10.25 The aforementioned assessment has not been submitted with this current application as there are no works proposed to the retained outbuilding. However, a range of bat and bird boxes have been incorporated, in accordance with the recommendations of the assessment, and given the proposed loss of existing vegetation it is considered reasonable to condition their installation and retention.

11 CONCLUSIONS

The loss of the restaurant with rooms is considered to be justified and it is likely that residents would utilise shops and facilities within the village contributing to its sustainability. However, the number of residents is considered an over development of this modest site and this coupled with inadequate parking provision, results in the potential for a poor living environment for residents and a significant detrimental impact on the residential amenity of surrounding dwellings. The benefits of the scheme are not considered to outweigh the harm that would be created, and as such the recommendation is one of refusal.

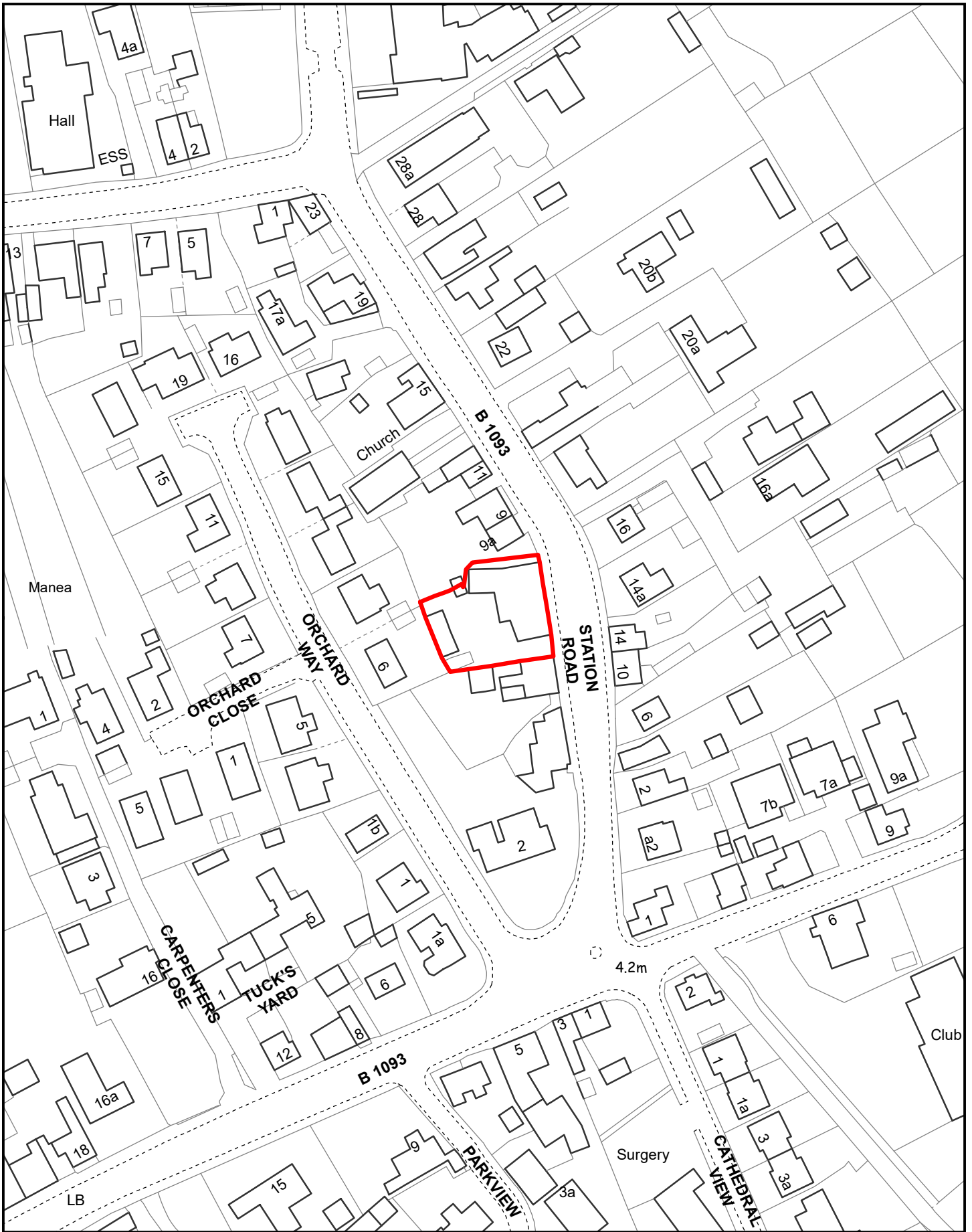
12 RECOMMENDATION

Refuse for the following reason

1.	Policy LP2 of the Fenland Local Plan 2014 requires development proposals to provide high levels of residential amenity, promote health and wellbeing and avoid adverse impacts. Policy LP16 seeks to create high quality living environments and ensure developments provide sufficient private amenity space and do not have adverse impacts on neighbouring users. Policy LP15 seeks to ensure developments
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provide well designed car parking, appropriate to the amount of development proposed.

The proposal is considered to constitute an overdevelopment of this modest site. The number of residents, nature of the use and burden placed on the surrounding area to meet increased parking demand would result in a poor quality living environment for residents of the development and a significant detrimental impact on the residential amenity of neighbouring residents contrary to the aforementioned policies.



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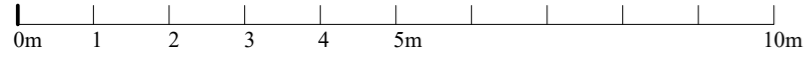
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Scale: 1:100



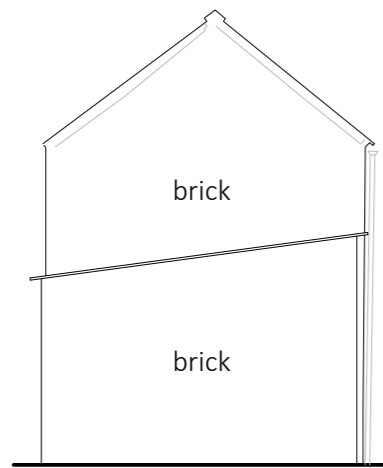
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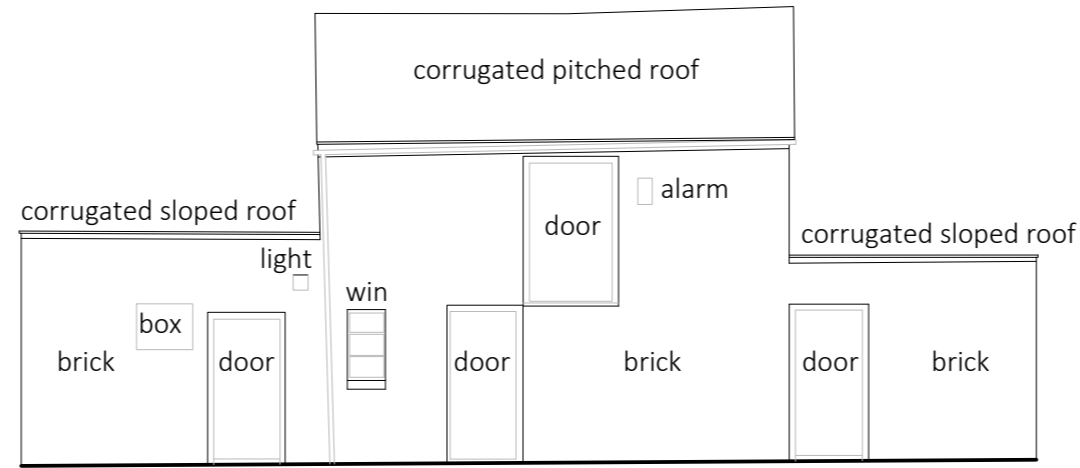
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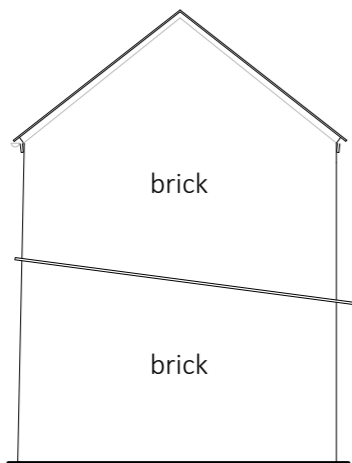
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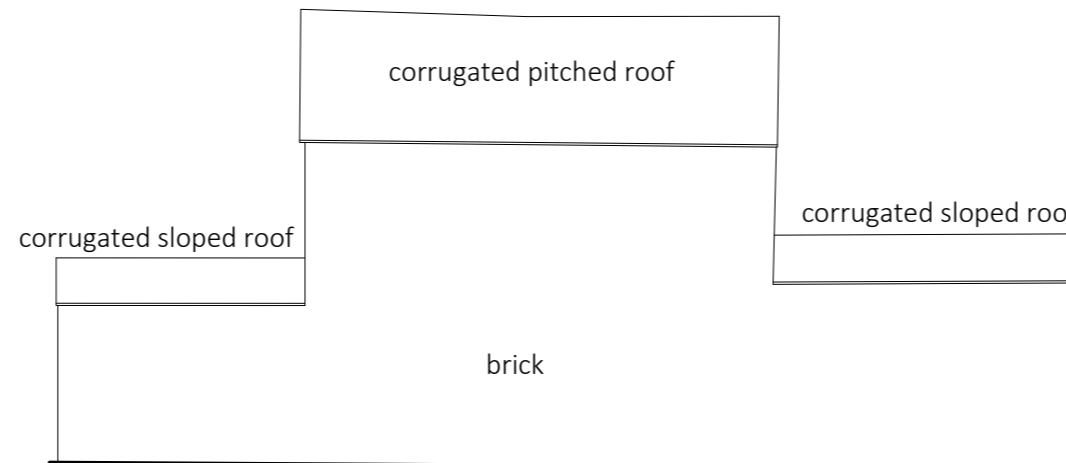
Existing South Elevation



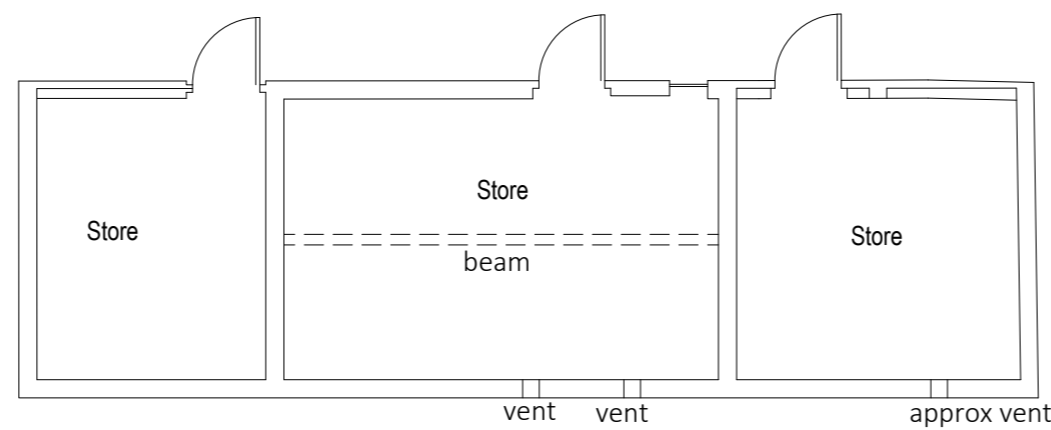
Existing East Elevation



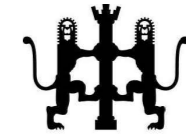
Existing North Elevation



Existing West Elevation



Existing Floor Plan



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DRAWING STATUS	PRELIMINARY <input type="checkbox"/>	CONSTRUCTION <input type="checkbox"/>
	PLANNING <input checked="" type="checkbox"/>	FILE COPY <input type="checkbox"/>

CLIENT
 Howard Renovations Ltd

PROJECT
 Former Classics Restaurant, 7 Station Road,
 Manea, Cambridgeshire.

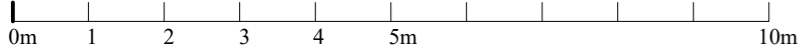
DRAWING TITLE
 Existing Out-building
 Existing Floor Plan and Elevations

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	June 2022	LB	

DRAWING NUMBER
 CH20/LBA/540/EX-1-103

REVISION

Scale: 1:100



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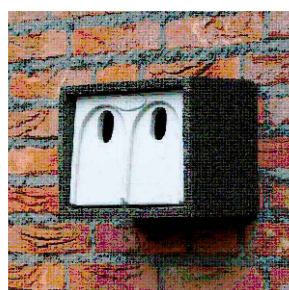
BIO-DIVERSITY ENHANCEMENTS

1. Bird boxes

A variety of nest boxes catering for House Sparrow, House Martin and Swift will be installed on the existing outbuilding facing between north and east and at heights of two to four metres; two House Sparrow nest box, two House Martin nest and two Swift nests are suitable for the proposals. To be installed prior to completion of the change of use to HMO.

2. Bat boxes

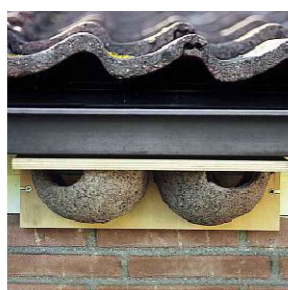
The Eco Kent Bat Box (2 No.) provides a weatherproof outer shell for a more cosy and longer-lasting roost site for a range of bat species. It has two 18mm crevices and is made from rough-sawn FSC-certified UK-grown timber, with a 100% recycled plastic outer covering. It is self-cleaning. 3 concealed keyhole fixings at top of box. 23(W) x 16(D) x 52cm(H). Position the box at least 3m above ground level away from artificial light sources. Bat boxes should be installed, on the existing out-building and these will be best located in a south facing position.



House Sparrow bird box (SP) x 2



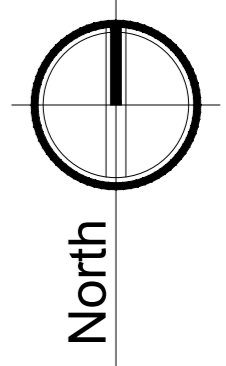
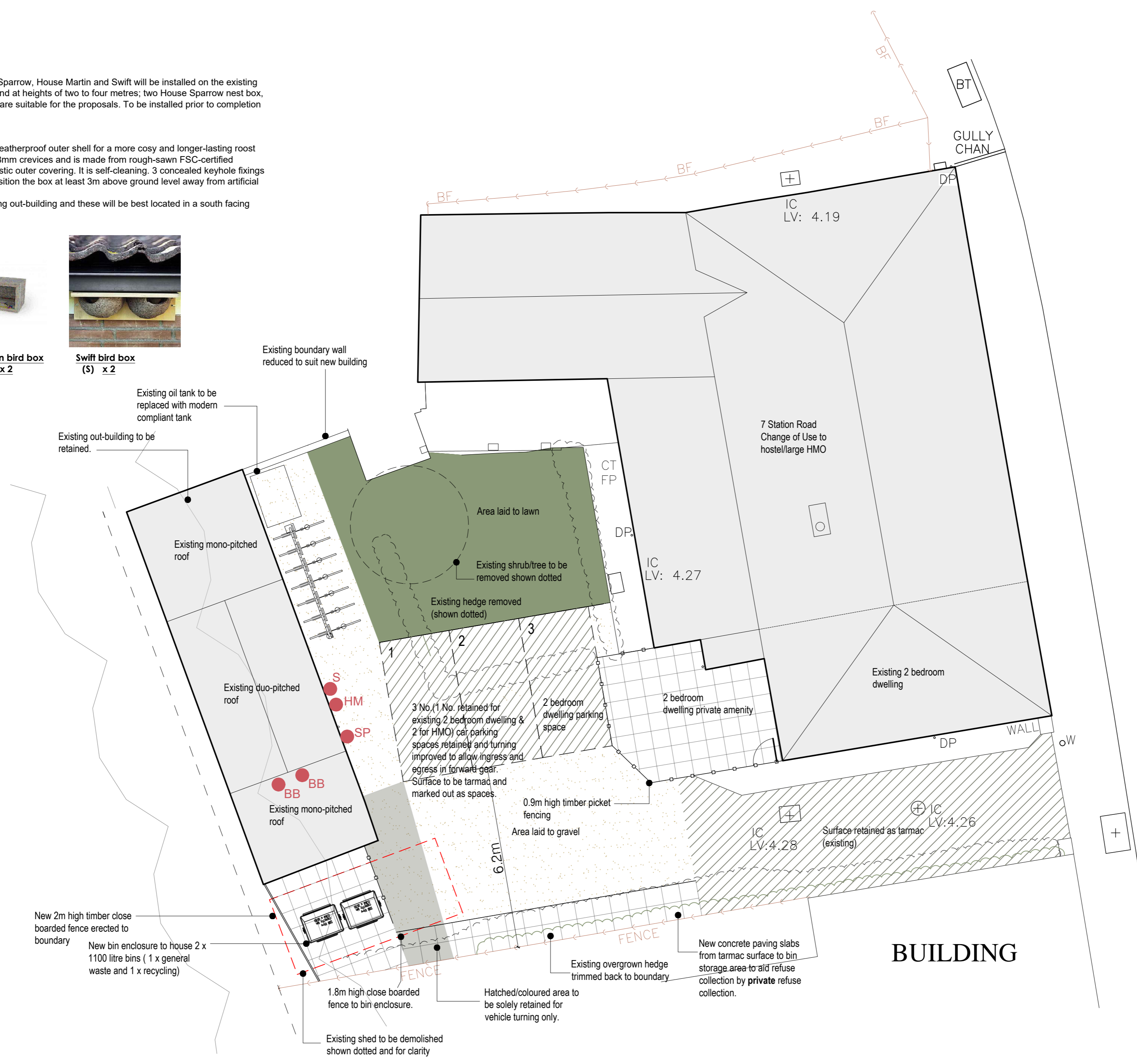
House Martin bird box (HM) x 2



Swift bird box (S) x 2



Eco Kent Bat Box (BB) x 2



- Rev H Jun. 22 Bin enclosure area amended and additional paving added to assist collection by private refuse collection. Biodiversity enhancement added.
- Rev G Jul. 21 Parking spaces surface amended to differentiate between gravel and tarmac finish and note added to ensure spaces are clearly marked out as spaces in accordance with Highway Officer's comments.
- Rev F Jun. 21 Boundary fence adjusted to western boundary and fencing added for retained 2 bedroom dwelling.
- Rev E Jun. 21 Proposed new out-building removed and existing building and parking shown. Bollard to entrance removed.
- Rev D May. 21 Position of new out-building amended to allow for new foundations to stay within applicants land ownership.
- Rev C May. 21 Position of 2m high fence to rear of out-building amended and clarified.
- Rev B Mar. 21 Outbuilding revised to new design, oil tank position amended, bin store enclosure added, cycle storage added and lockable bollards shown to entrance.
- Rev A Nov. 20 Outbuilding amended to suit latest proposals.



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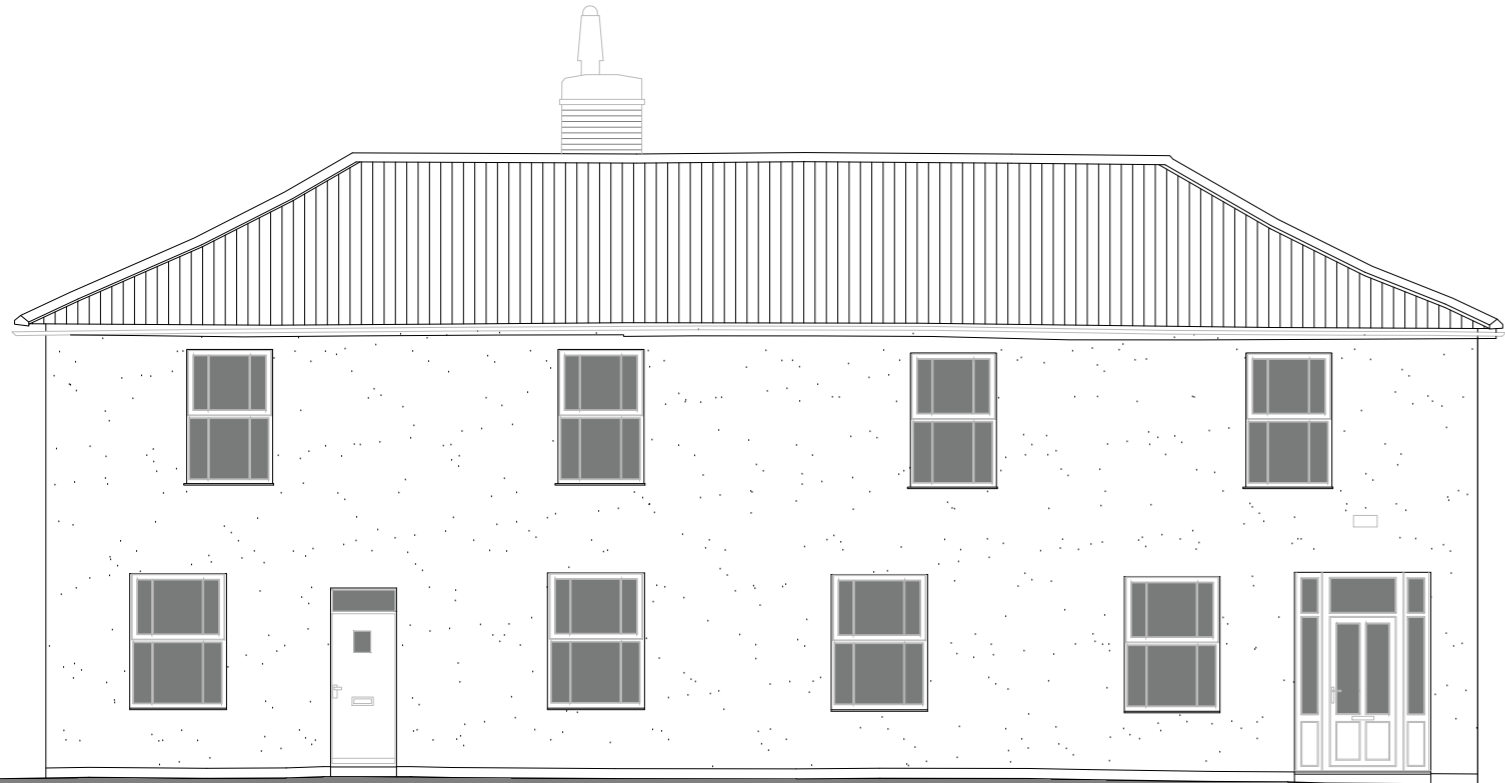
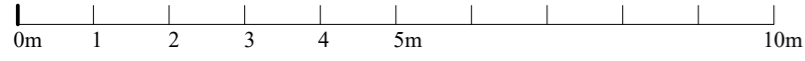
CLIENT
Howard Renovations Ltd

PROJECT
Former Classics Restaurant, 7 Station Road, Manea, Cambridgeshire.

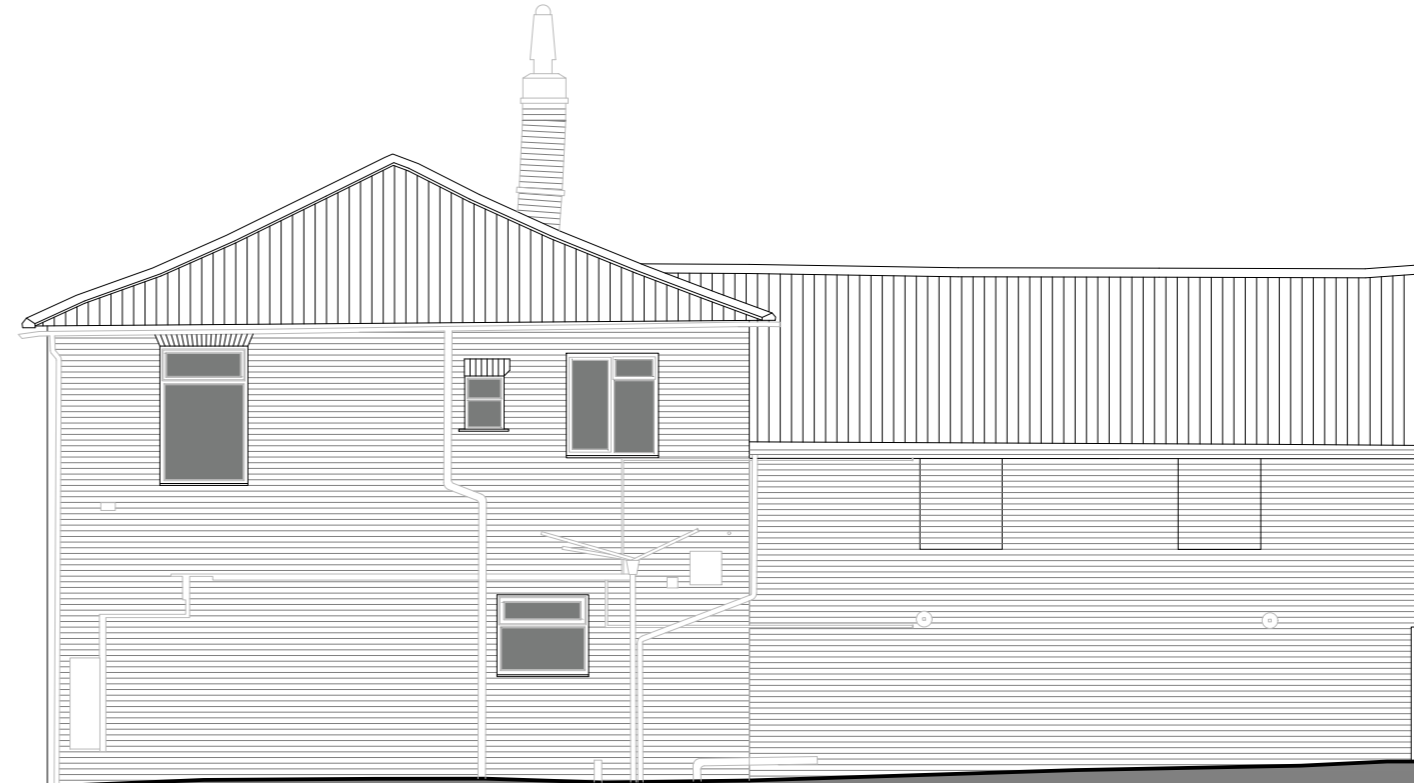
DRAWING TITLE
Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	Oct. 2020	LB	
DRAWING NUMBER	REVISION		
CH20/LBA/540/FP-1-100	H		

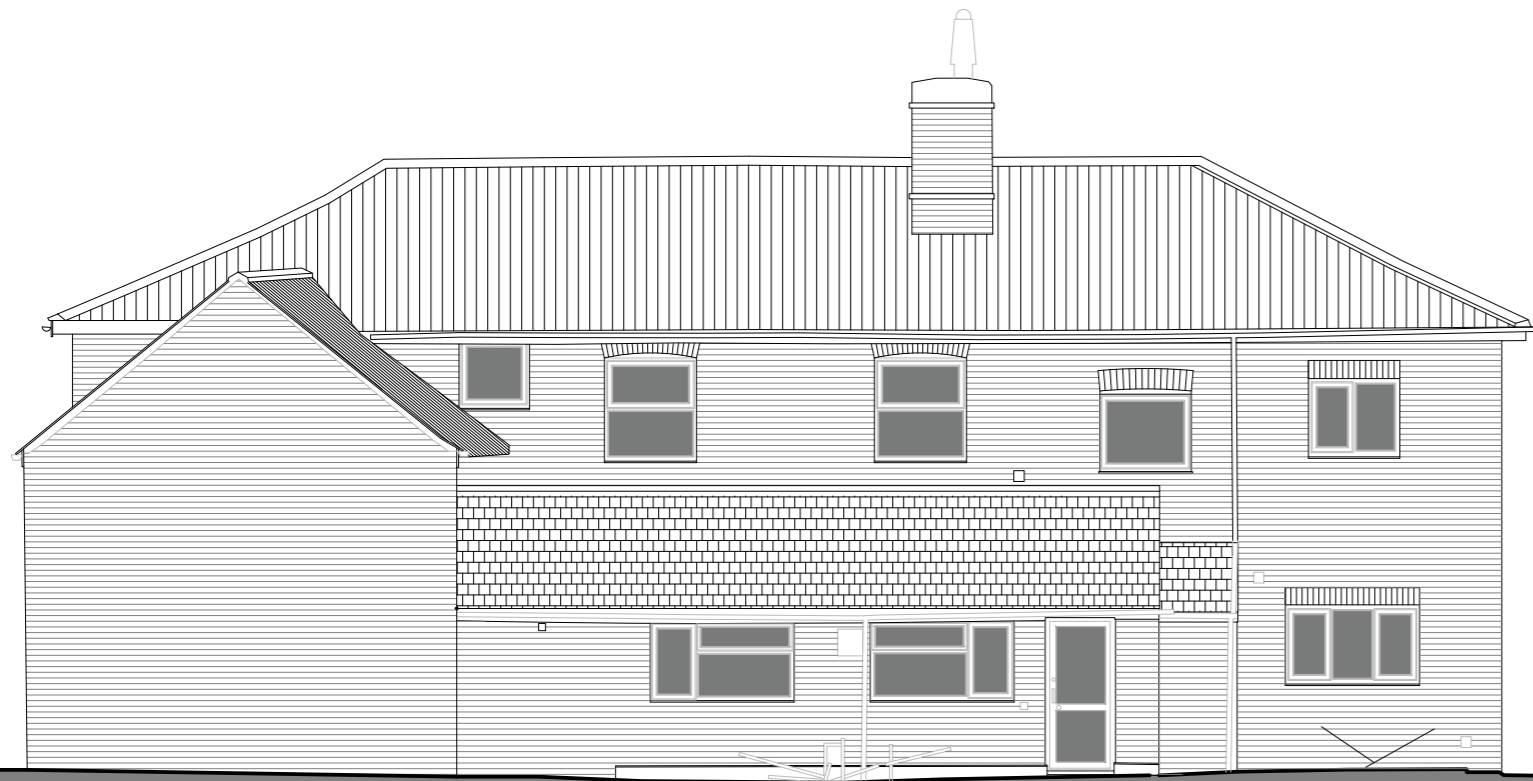
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Proposed East Elevation



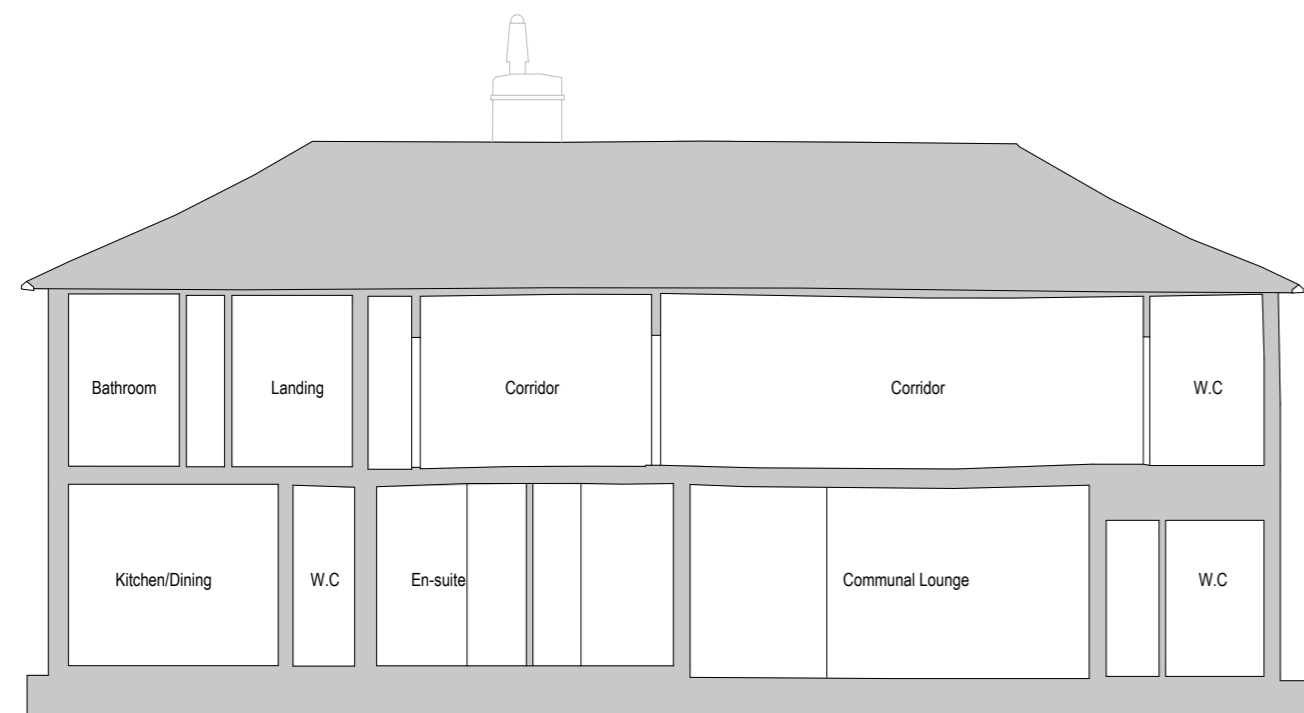
Proposed North Elevation



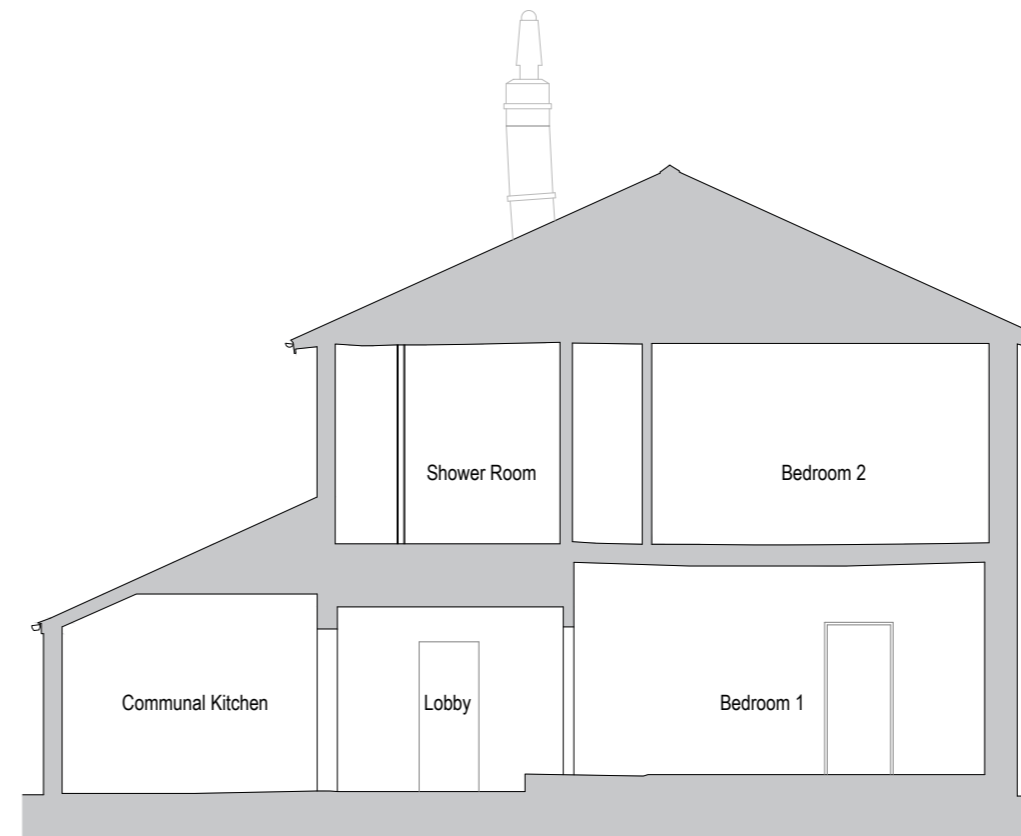
Proposed West Elevation



Proposed South Elevation



Proposed Section A-A



Proposed Section B-B

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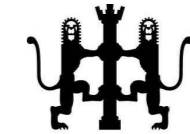
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Rev C Jun. 22 Section B-B updated.
 Rev B Nov. 20 Minor amendments
 Rev A Oct. 20 Minor amendments



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DRAWING STATUS: PRELIMINARY CONSTRUCTION
 PLANNING FILE COPY

CLIENT: Howard Renovations Ltd

PROJECT: Former Classic Restaurant, 7 Station Road, Manea, Cambridgeshire.

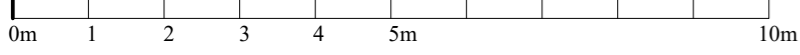
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Proposed Sections

SCALE: 1:100 @ A2 DATE: Oct. 2020 DRAWN: LB CHECKED:

DRAWING NUMBER: CH20/LBA/540/FP-1-102 REVISION: C

Scale: 1:100



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Bedroom Schedule

Bedroom 1	19.4 sq.m	2 Persons
Bedroom 2	21 sq.m	2 Persons
Bedroom 3	19.5 sq.m	2 Persons
Bedroom 4	18.5 sq.m	2 Persons
Bedroom 5	32 sq.m	2 Persons
Bedroom 6	8.8 sq.m	1 Person
TOTAL = 11 Persons		

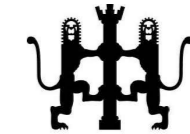


Proposed Ground Floor Plan



Proposed First Floor Plan

- Rev C Jun. 22 Amendments to floor plan and number of occupants reduced
- Rev B Nov. 20 Minor amendments
- Rev A Oct. 20 Minor amendments



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CLIENT
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PROJECT
Former Classics Restaurant, 7 Station Road, Manea, Cambridgeshire.

DRAWING TITLE
Proposed Ground and First Floor Plan

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