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**F/YR22/1259/F**

**Applicant: Mr Paul Briscoe**

**Agent : Mr Craig Brand**

**3 Silver Street March Cambridgeshire PE15 8QG**

**Erect 1 x dwelling (2-storey 3-bed), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations received contrary to Officer recommendation**

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**1 EXECUTIVE SUMMARY**

- 1.1 The proposal is for the construction of a single, two-storey three-bedroomed dwelling within the residential curtilage of the host dwelling no. 3 Silver Street. Two parking spaces will be provided within the site. The proposal also includes a single storey rear extension to the host bungalow, 3 Silver Street.
- 1.2 The application site is located within Flood Zone 1.
- 1.3 The two-storey nature and size of the proposal on a constrained plot will result in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area.
- 1.4 This would be contrary to the relevant planning policies that apply to development with no prospect of mitigation to overcome the impacts.
- 1.5 The scheme is therefore recommended for refusal.

**2 SITE DESCRIPTION**

- 2.1 The application site lies on the western side of Silver Street, which joins the Norwood Road public highway.
- 2.2 The site currently comprises a detached residential bungalow of brick, tile and white uPVC window construction. The front of the site is bound by a 0.9m close board fence. To the north of the dwelling is an outbuilding that incorporates 3 garages and a store, to the south is a small outbuilding.
- 2.3 Access is gained to the site through vehicular gates that are located at the north and south sides of the bungalow, the gates to the north lead to a concrete parking area with gravel forecourt beyond, the gates to the south lead to a gravel parking area.

- 2.4 The rear of the site includes a private amenity space bound by a 1.8m metal fence, a further outbuilding is also present along the western boundary of the site.
- 2.5 The site is located in flood zone 1.

### **3 PROPOSAL**

- 3.1 The application seeks planning permission for the erection of a two-storey dwelling following the removal of the existing outbuilding located to the south of the existing bungalow. The submitted application also seeks permission for the erection of a single storey rear extension to the host dwelling following the removal of the existing conservatory.
- 3.2 Revised plans for the proposed two-storey dwelling were submitted, that reduced the overall scale and bulk of the building on the 28<sup>th</sup> March 2023.
- 3.3 The proposed two storey dwelling would measure approx. 8.6m wide by 7.9m deep and have a ridge height of 6.5m with an enclosed porch set centrally at the principle elevation measuring approx. 2.4m in width and 1.5m in depth. The dwelling would incorporate 3 bedrooms alongside an integrated garage with a paved driveway to the front. The dwelling would utilise the existing gated access to the south of the existing bungalow.
- 3.4 The proposed single storey extension of the bungalow would incorporate a new lounge and dining area and would measure approx. 5.7m wide by 8.4m deep and would matching the existing height of the host dwelling at 4.4m.
- 3.5 The proposed materials for the dwelling would include brick, roof tiles and white double-glazed uPVC windows and doors.
- 3.6 Full plans and associated documents for this application can be found at: [F/YR22/1259/F | Erect 1 x dwelling \(2-storey 3-bed\), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding | 3 Silver Street March Cambridgeshire PE15 8QG \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1259/F | Erect 1 x dwelling (2-storey 3-bed), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding | 3 Silver Street March Cambridgeshire PE15 8QG)

### **4 SITE PLANNING HISTORY**

- 4.1 No pertinent planning history.

### **5 CONSULTATIONS**

#### **March Town Council**

- 5.1 **28.09.2022 – Original scheme**  
*Recommendation: Approval*

#### **Environmental Health**

- 5.2 *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposals as it is unlikely to have a detrimental effect on the local air quality. Due to the removal of existing structures, I would however recommend that the following condition is imposed in the event that planning permission is granted:*

## UNSUSPECTED CONTAMINATION

*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.*

*This service would also welcome a condition on construction working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable:*

## WORKING TIME RESTRICTION

*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.*

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

- 5.3 15 letters of comment supporting the application have been received (two from Upwell Road and one each from New Park, Campbell Way, Darthill Road, Percheron Drive, Cousins Close, Church Gardens, Spire View, Knights End Road, Wisbech Road, Fairfax Way, Burrowmoor Road, Cavalry Drive and Ellingham Avenue, all March). The majority of these give no reasons for their support however those that do can be summarised as:

- Would improve the existing space
- Will provide quality new home for the town
- These new dwellings would be a welcome addition to the neighbourhood and help ease the housing shortage in the town

## **6 STATUTORY DUTY**

- 6.1 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**

### **7.1 National Planning Policy Framework (NPPF)**

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 127: Well-designed development

Para 130: Permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

Para 170: Contribution to and enhancement of the natural and local environment.

Para 175: Harm to habitats and biodiversity.

### **7.2 National Planning Practice Guidance (NPPG)**

Determining a planning application

### 7.3 **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

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

### 7.4 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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

LP2 – Spatial Strategy for the Location of Residential Development

LP5 - Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP12 - Meeting Housing Needs

LP22 – Parking Provision

LP32 - Flood and Water Management

### 7.5 **March Neighbourhood Plan**

H2 – Windfall Sites

### 7.6 **National Design Guide 2021**

Context

Identity

Built Form

Movement

Nature

Uses

Homes and Buildings

Resources

Lifespan

## 8 **KEY ISSUES**

- **Principle of Development**
- **Visual Impact and Character**
- **Residential Amenity**
- **Access, and Highway Safety**
- **Flood Risk**

## **9 BACKGROUND**

- 9.1 In 2021 pre-application advice was sought in respect of a proposal at the site which involved demolition of the existing garages and outbuildings located to the north of the host dwelling and erection of a bungalow. Indication was given at the time that there were concerns regarding overshadowing to the properties north of the site, sufficient levels of private amenity space and overlooking upon neighbouring properties.
- 9.2 No subsequent pre-application contact has been made in respect of the current application and siting of the proposed two storey dwelling.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The proposal is located within the settlement of March, identified within the Fenland Local Plan (2014) as a Primary Market Town. This level of settlement is identified as the most sustainable within the district, with the majority of new development expected to be located in these areas. There are no special designations on the land that would indicate that its development for residential purposes would be unacceptable as a matter of principle.
- 10.2 Consideration must therefore be given to the specific impacts of the proposal, considered as follows:

### **Visual Impact and Character**

- 10.3 The proposed single storey extension to the host dwelling at no.3 Silver Street, by virtue of its scale, design and siting would be in keeping with the surrounding area and would not be detrimental to the character of the area. It is therefore considered that this part of the development is acceptable and compliant with Policy LP16 of the Fenland Local Plan 2014.
- 10.4 The area which the proposed dwelling is to be located is to the south of the existing bungalow dwelling at no. 3 Silver Street. It currently consists of land within the residential curtilage of the host dwelling and has a small existing storage outbuilding.
- 10.5 The area surrounding the site is characterised by detached and semi-detached dwellings of both single storey and two storey height on good sized plots, that front onto the highway. There are two-storey detached properties located along the eastern side of Silver Street and along the northern side of Norwood Road there are two-storey semi-detached dwellings.
- 10.6 The application would introduce a large, detached, two-storey dwelling on a constrained plot, the dwelling would be located within close proximity to the southern boundary (approx. 1.2m) and host dwelling to the north (approx. 2.2m), which is at odds with the predominantly modest and spacious development in the vicinity. Furthermore, the two-storey dwelling proposed would dominate the street scene at this part of Silver Street adjacent to an existing bungalow, resulting in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area.

10.7 As such the proposal is considered to be contrary to Policy LP16 (d) of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 in addition to Para 130 of the NPPF 2021 which seek to ensure that proposals make a positive contribution to the local distinctiveness and character of the area and that the character of the landscape, local built environment and settlement pattern inform the layout, density and proportions of proposed development.

### **Residential Amenity**

10.8 There are two elements to the impact of the proposal on residential amenity, comprising its impact on the residential amenity of the surrounding properties, and the levels of residential amenity for the residents of the dwelling itself.

10.9 With regard to the first of these matters, the windows within the dwelling are largely located on the front and rear elevations, with only a single first floor window to serve a study/bedroom located in the north side elevation, this window would however look onto the existing roof of the host bungalow dwelling at the site.

10.10 The window within the pitched roof dormer located at the rear elevation of the property would serve a bathroom, this window has been detailed on the plans to be of obscured glazing, therefore having no impact on the amenity of neighbouring dwellings.

10.11 The windows within the two pitched roof dormers located at the front elevation of the property would serve 2 no. bedrooms, the outlook from these windows would be over the existing street scene at Silver Street, therefore these windows would have no detrimental impact on the privacy of neighbouring dwellings.

10.12 The second element of residential amenity is in relation to the occupation of the proposal itself, and the requirement within policies LP2 and LP16 of the Fenland Local Plan (2014) to promote high levels of residential amenity, providing sufficient private amenity space suitable to the type and amount of development proposed.

10.13 In this instance, the proposed dwelling would have no impact on the size of the existing private amenity space of the host dwelling. The size of the private amenity space for the proposed dwelling would be of sufficient size. Therefore, it is considered that the gardens to the rear of both properties would be large enough to meet the one third minimum requirement.

10.14 There is ample space as outlined within the submitted site plan to store bins for the proposed new dwelling.

10.15 The proposed single storey rear extension to the host dwelling due to its scale and siting would not lead to any additional adverse impact on the amenities of neighbouring dwellings in terms of overlooking, overbearing and overshadowing impact and is therefore considered to be acceptable.

### **Access, and Highway Safety**

10.16 The proposed two-storey dwelling would utilise an existing gated vehicular access at the western boundary onto Silver Street.

10.17 The proposal includes 2 parking spaces, which is indicated within the Fenland Local Plan as being the required number of spaces for a property containing 3 bedrooms as proposed, one located within an integral garage within the proposed dwelling, and one located on a block paved driveway to the front of the garage.

10.18 The internal dimensions of the integral garage would measure approx. 3.1m in width by 7.2m in depth. As outlined within the Fenland Local Plan a garage can be counted as a parking space or counted towards the parking allocated, provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions).

10.19 It is therefore considered that along with the integral garage, there is adequate space on the block paved driveway to achieve at least two off road parking spaces which is the required number of off-road parking spaces for a three-bedroom dwelling.

### **Flood Risk**

10.20 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. Issues of surface water will be considered under building regulations; accordingly, there are no issues to address in respect of Policy LP14.

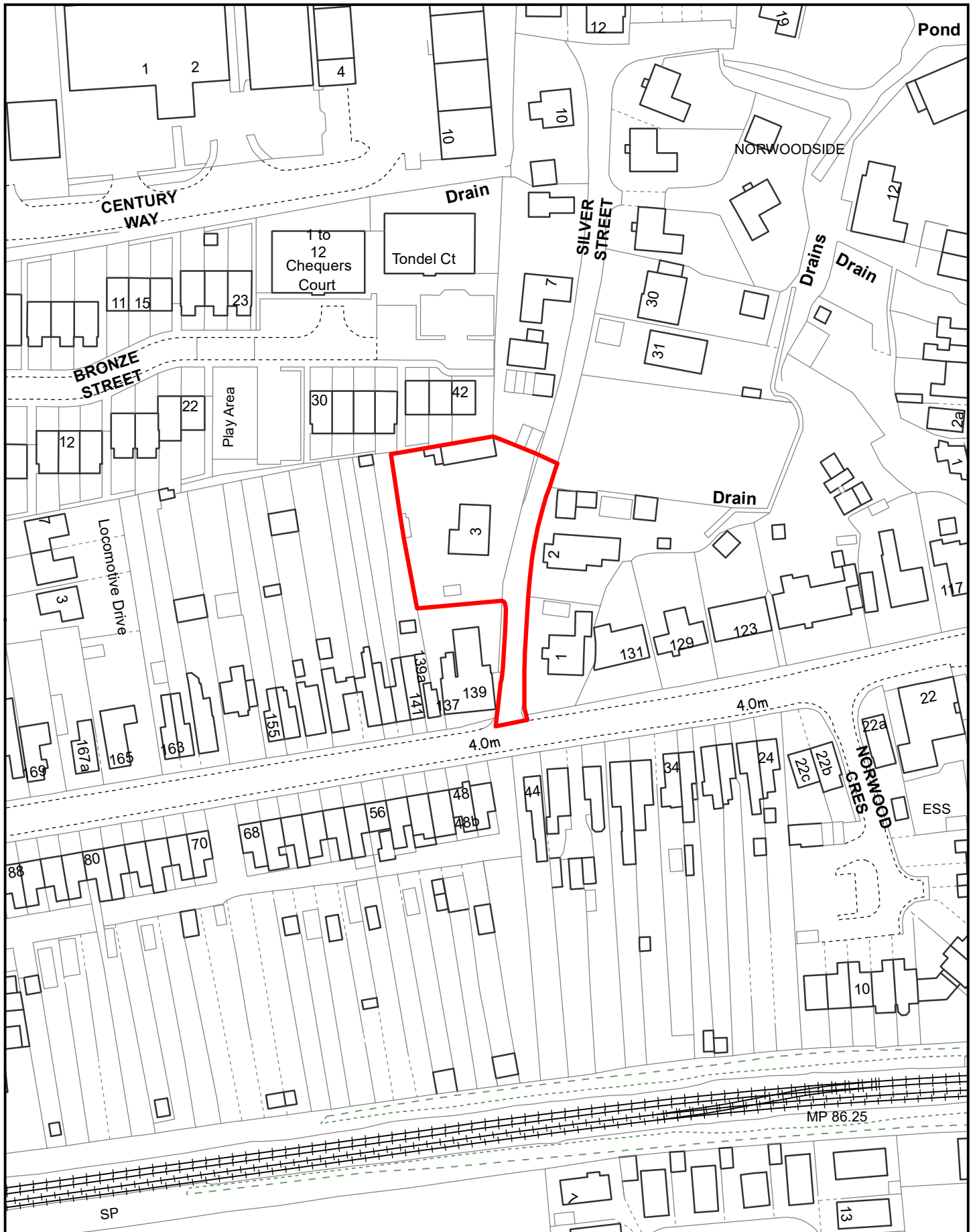
## **11 CONCLUSIONS**

11.1 The principle of the development of the site for residential purposes is not opposed by the policies of the development plan, however the proposal is overall considered unacceptable due to its failure to accord with policy LP16 of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environment in Fenland SPD as the application is considered to create a significant detrimental impact on the character of the area, creating a cramped form of development which would be incongruous in the street scene.

## **12 RECOMMENDATION**

**Refuse;** for the following reason:

1	Policy LP16 of the Fenland Local Plan (2014) requires development to deliver high quality environments that make a positive contribution to the local distinctiveness and character of an area, enhancing their setting and responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. The proposal is for the construction of a two-storey dwelling within the residential curtilage of the host dwelling at no. 3 Silver street. The proposal would introduce a large, detached, two-storey dwelling on a constrained plot resulting in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area. The proposal would therefore fail to accord with the above requirements and would be contrary to policy LP16 of the Fenland Local Plan (2014).
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Created on: 11/11/2022

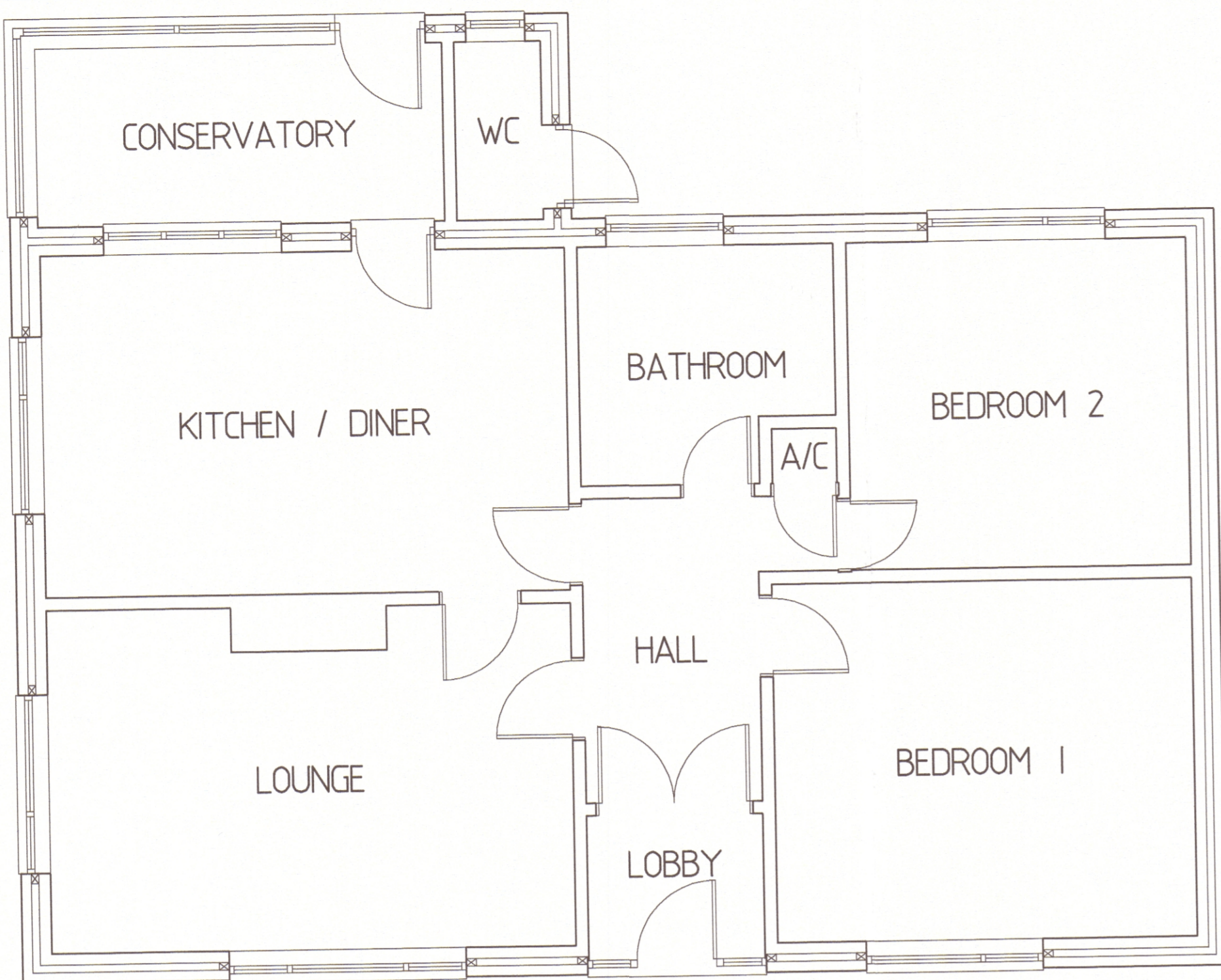
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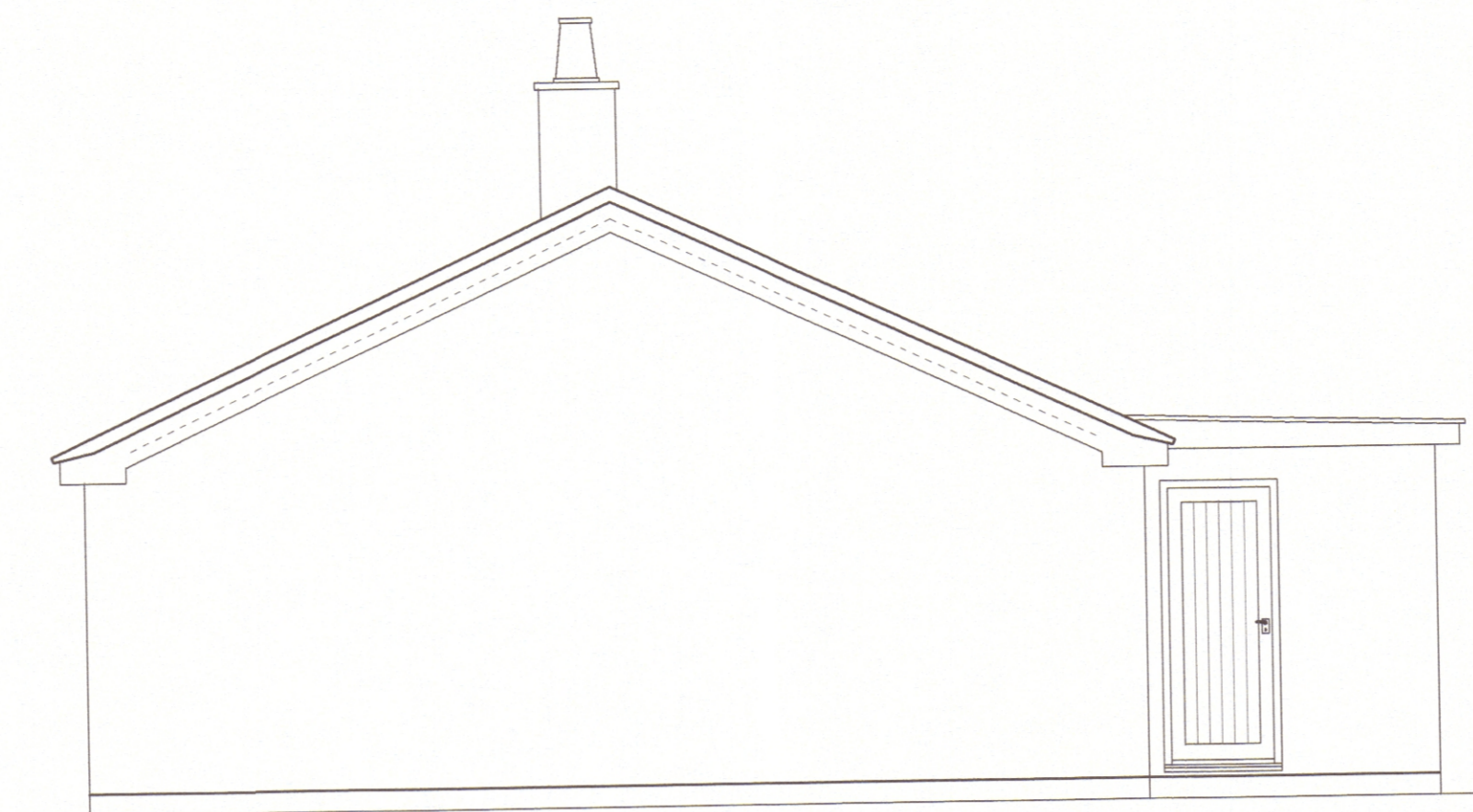
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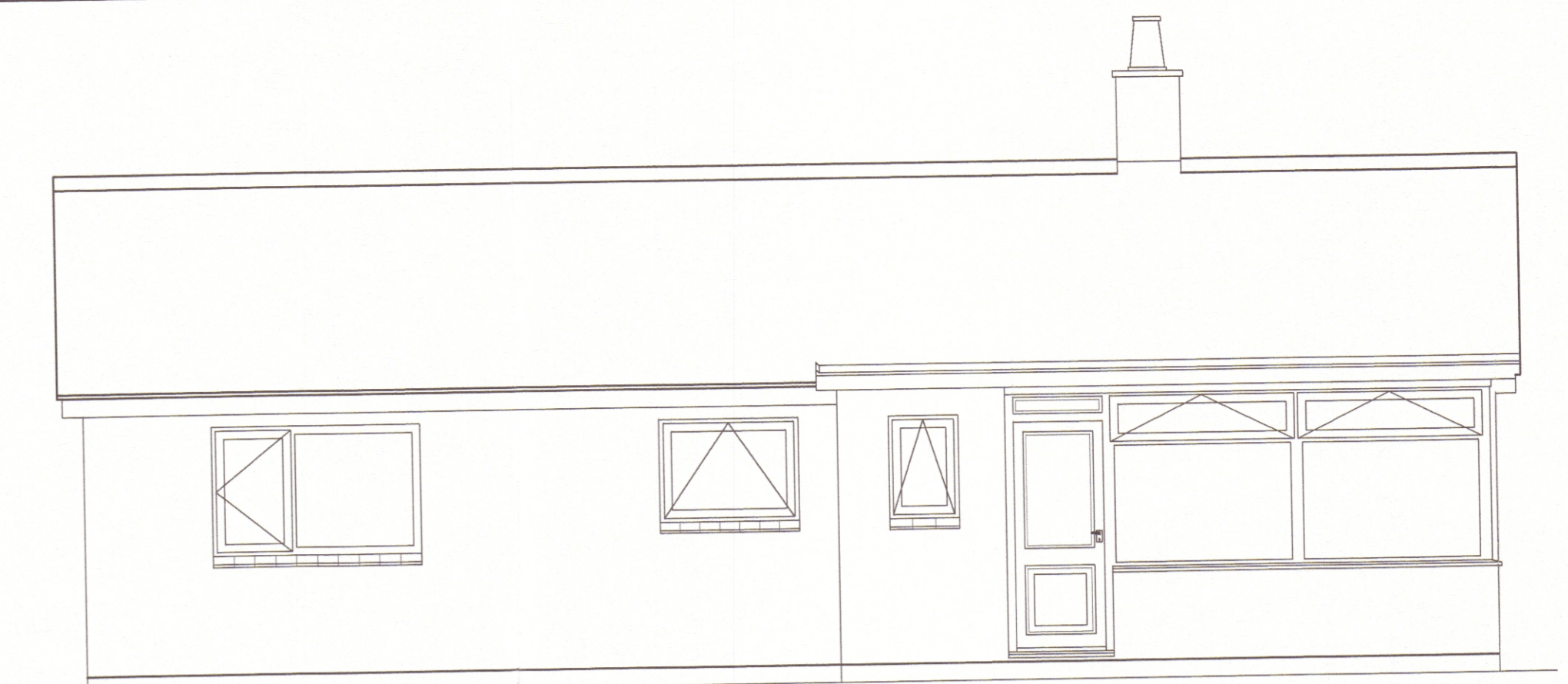




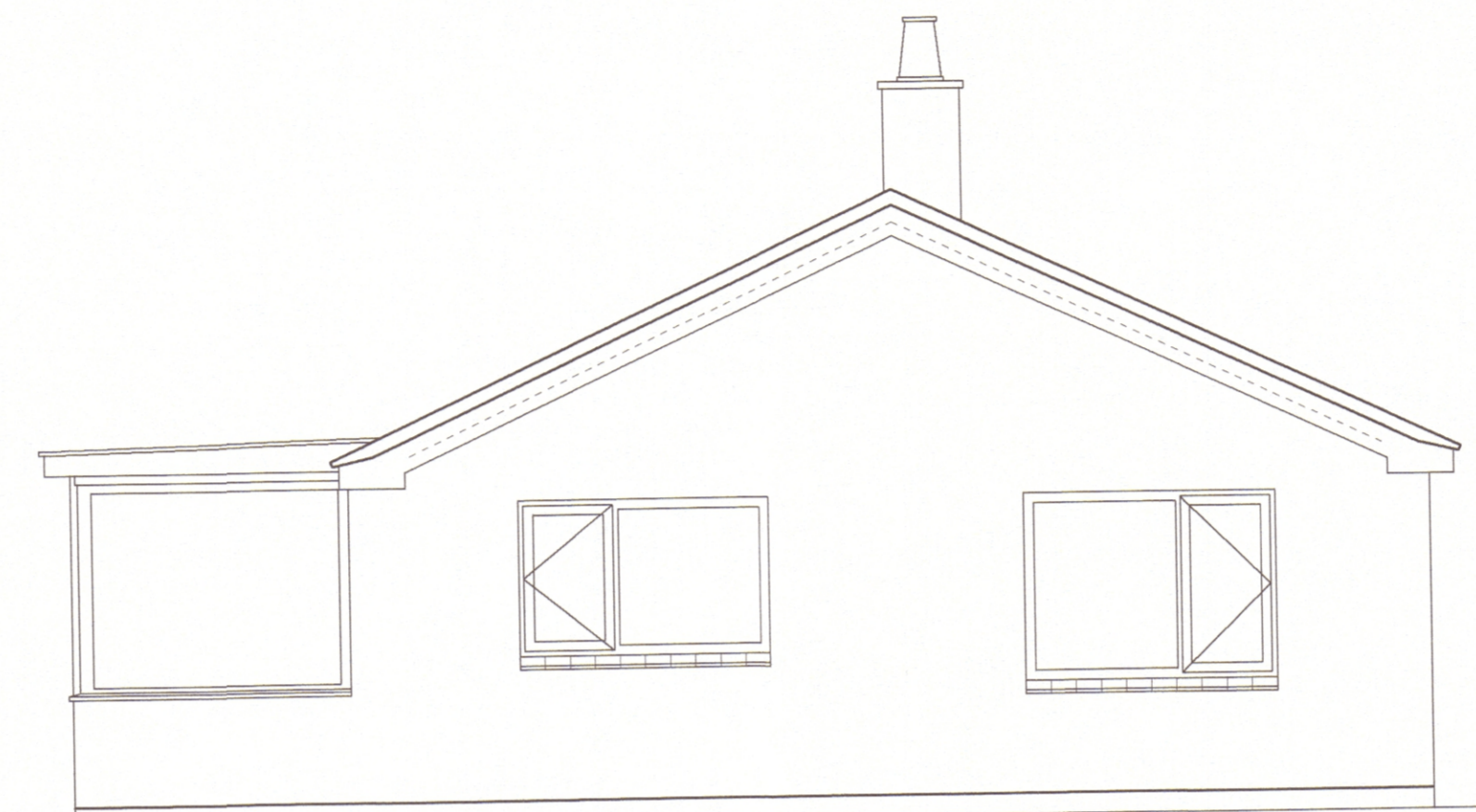
EXISTING FLOOR LAYOUT PLAN



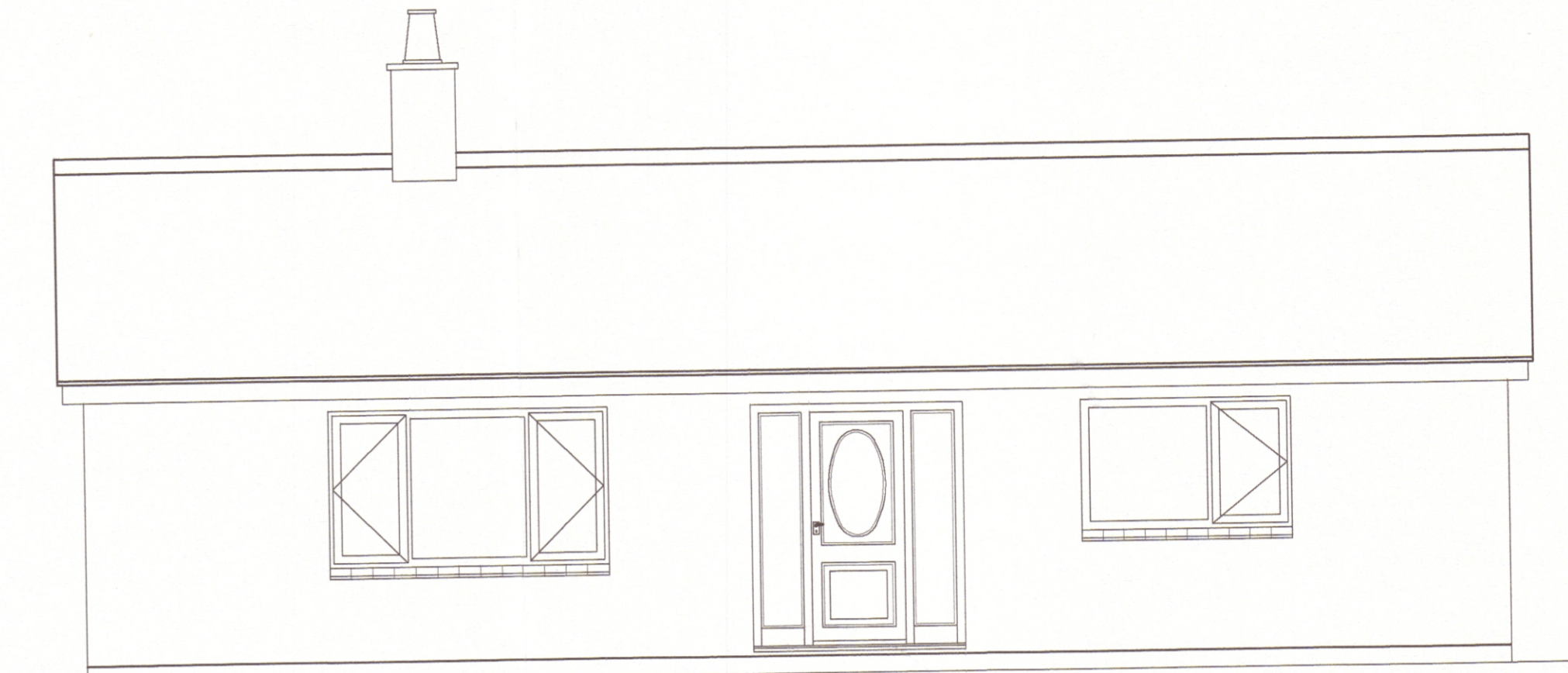
EXISTING SIDE ELEVATION



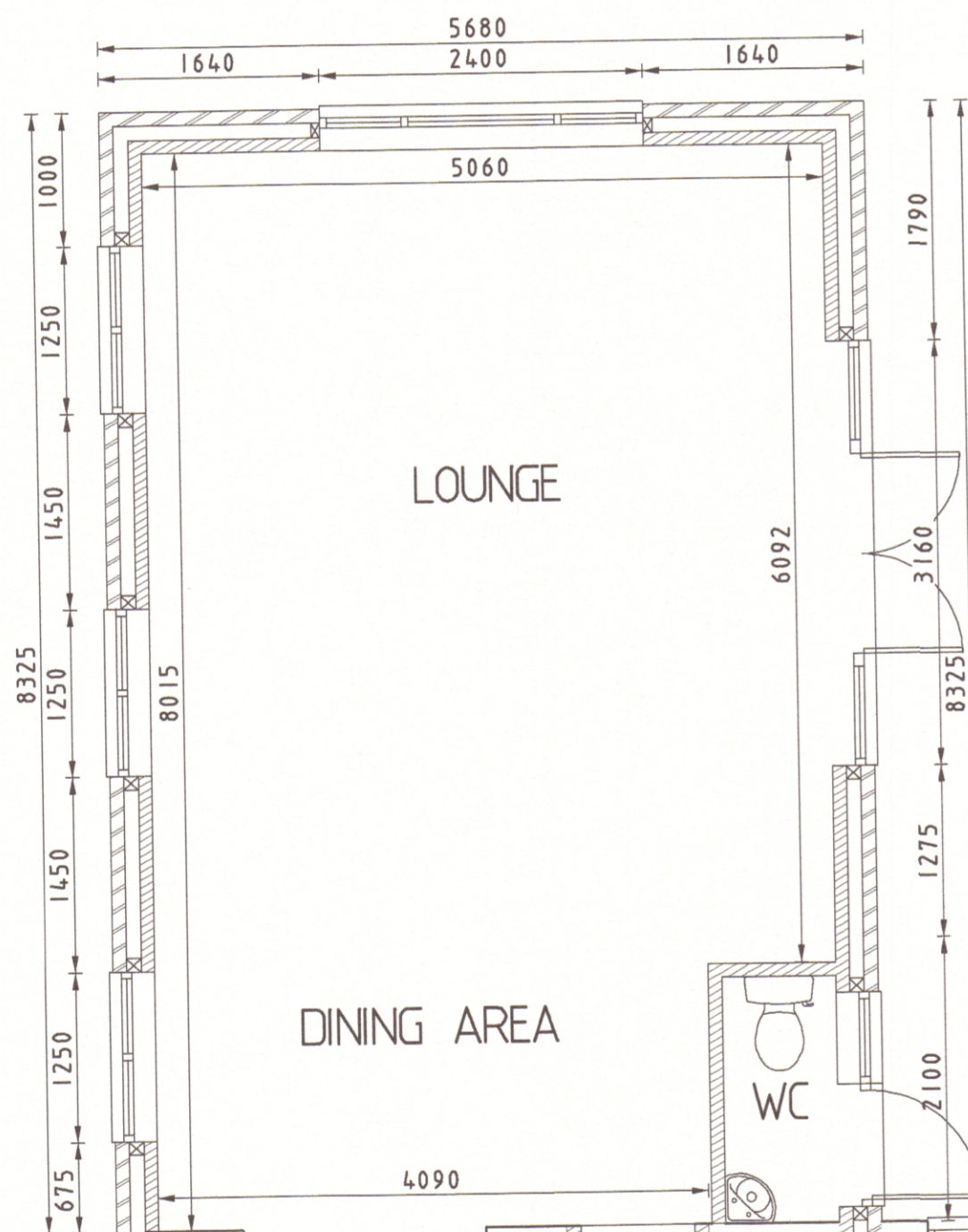
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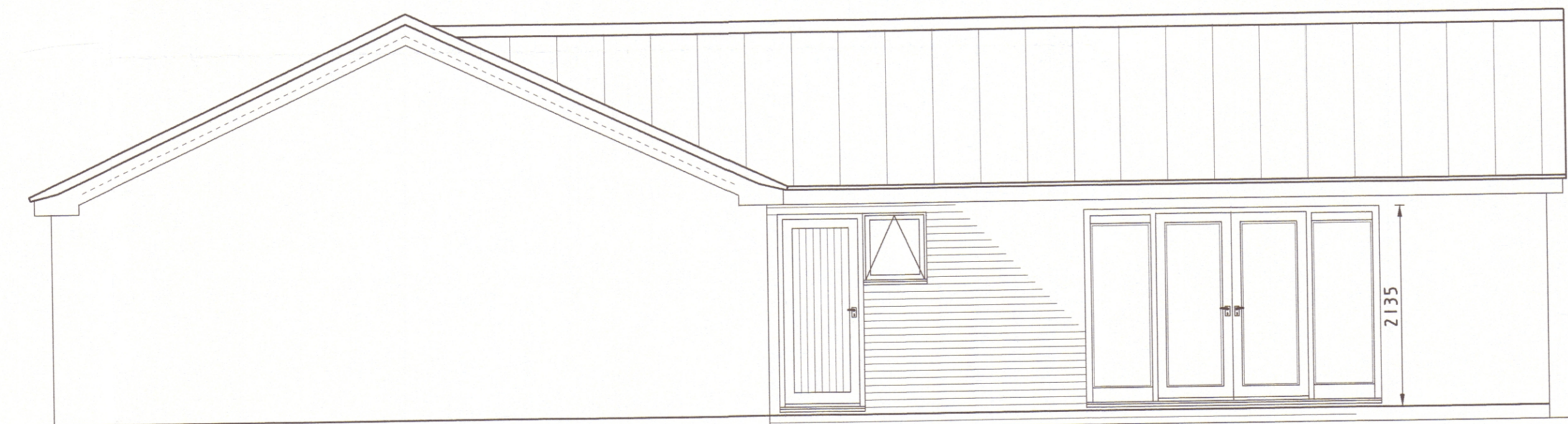
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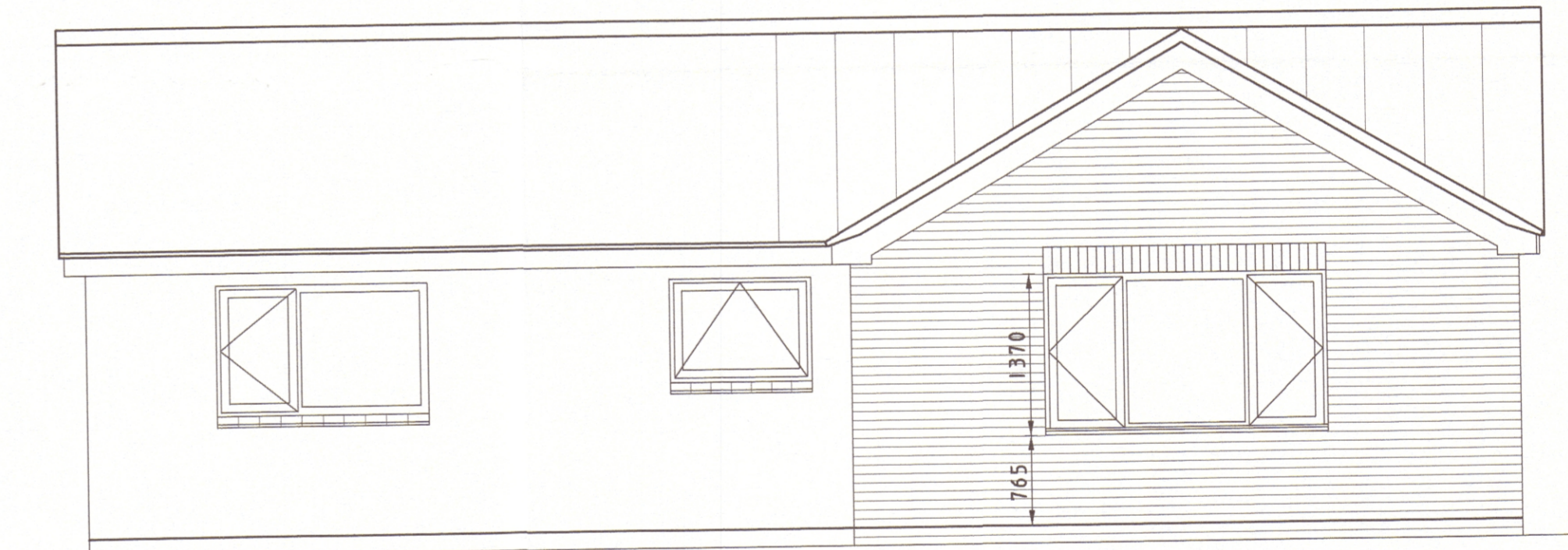
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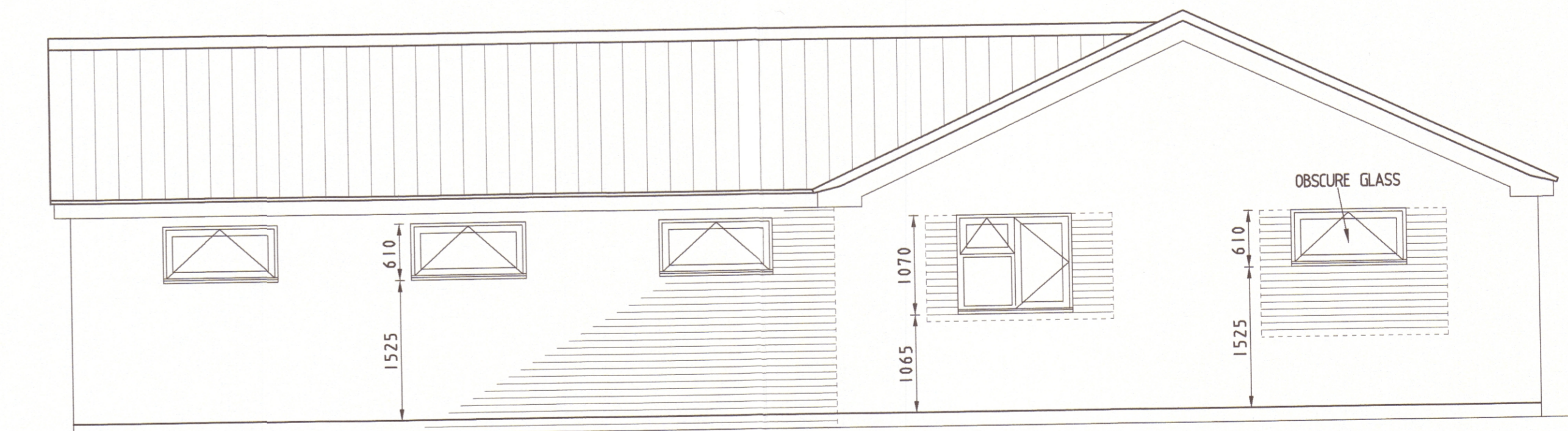
PROPOSED FLOOR LAYOUT PLAN



PROPOSED NORTH ELEVATION



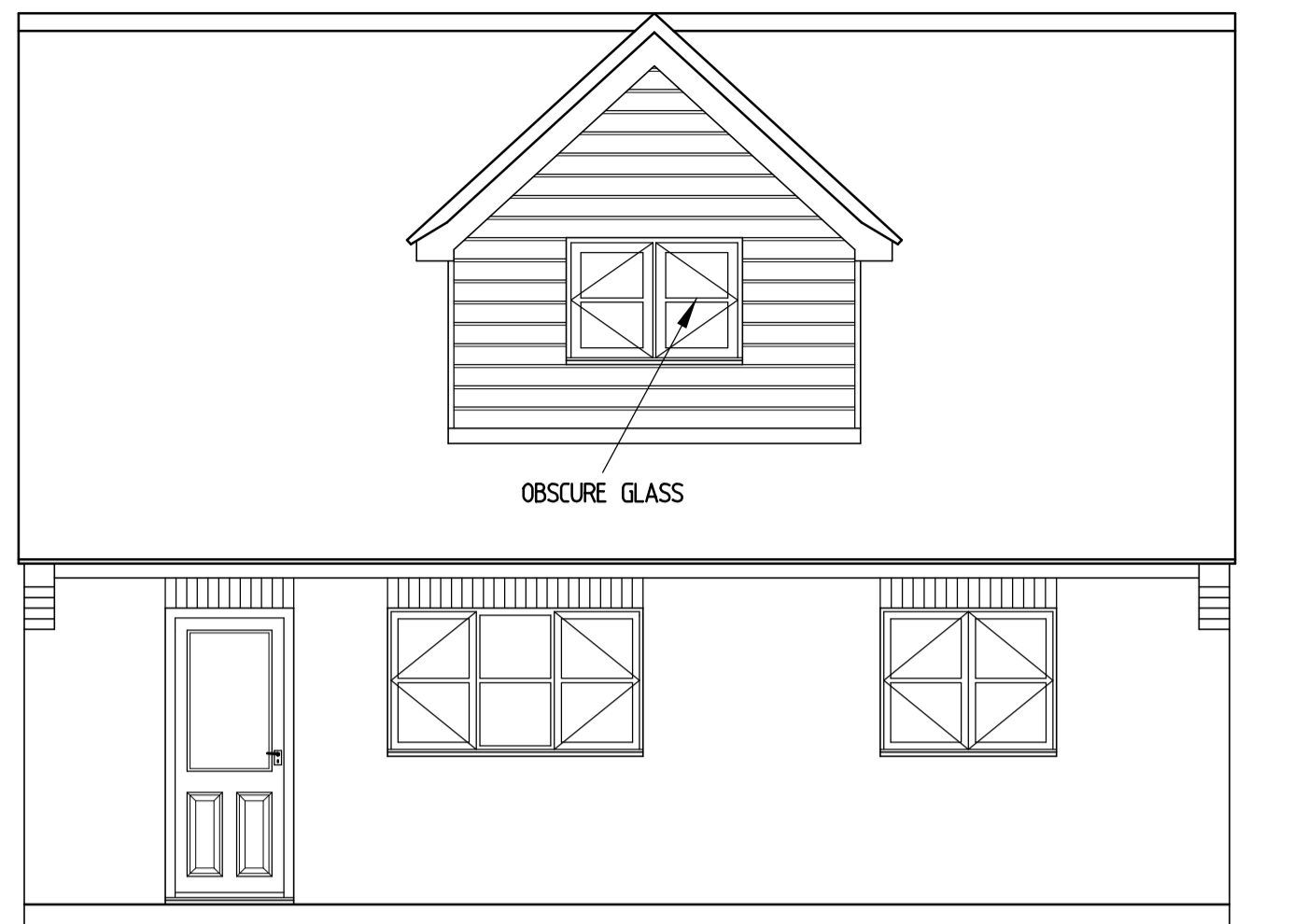
PROPOSED WEST ELEVATION



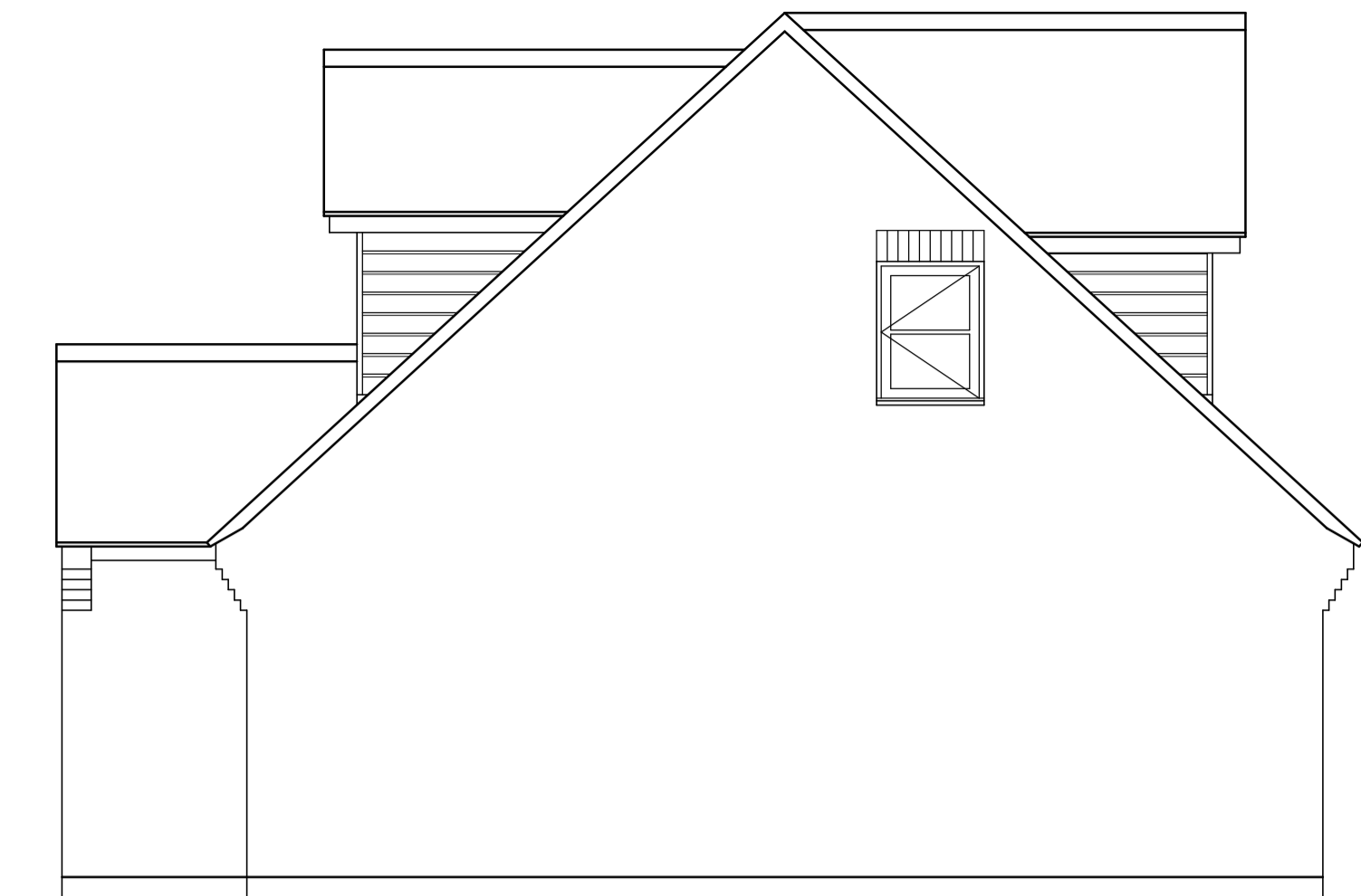
PROPOSED EAST ELEVATION

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Client:- Mr P. BRISCOE, 3 SILVER STREET, MARCH, PE15 8QG			
Scale:- 1:100	Date:- AUGUST 2022	Drawing No:- CAD 573 / 2	Rev:-

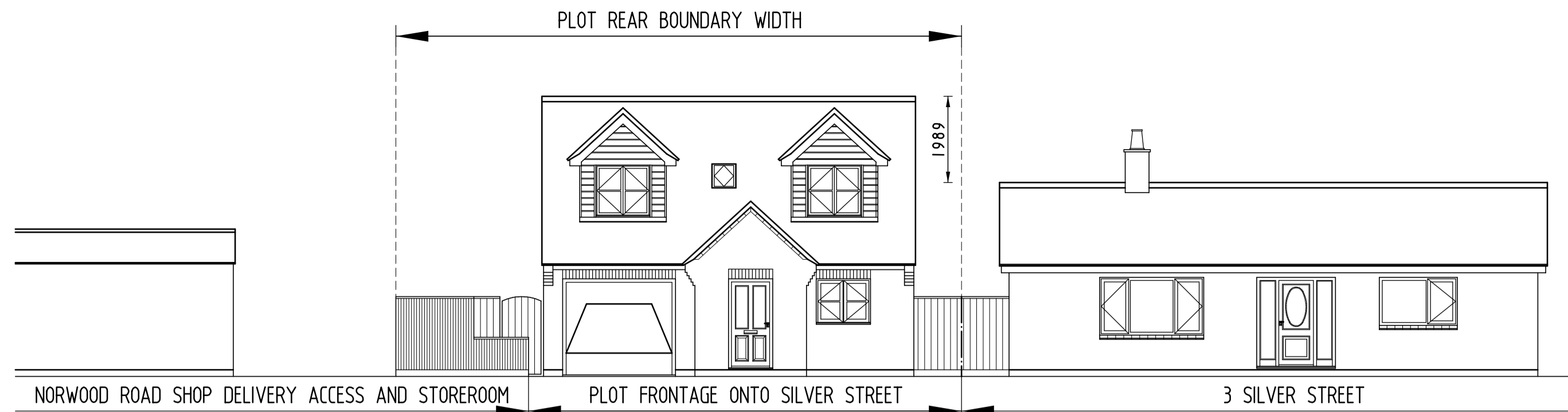
**Craig Brand** Architectural & Highway Design.  
9 Cricketers Close,  
MARCH, PE15 9RU.  
Tel: (01354) 656977.



PROPOSED WEST ELEVATION



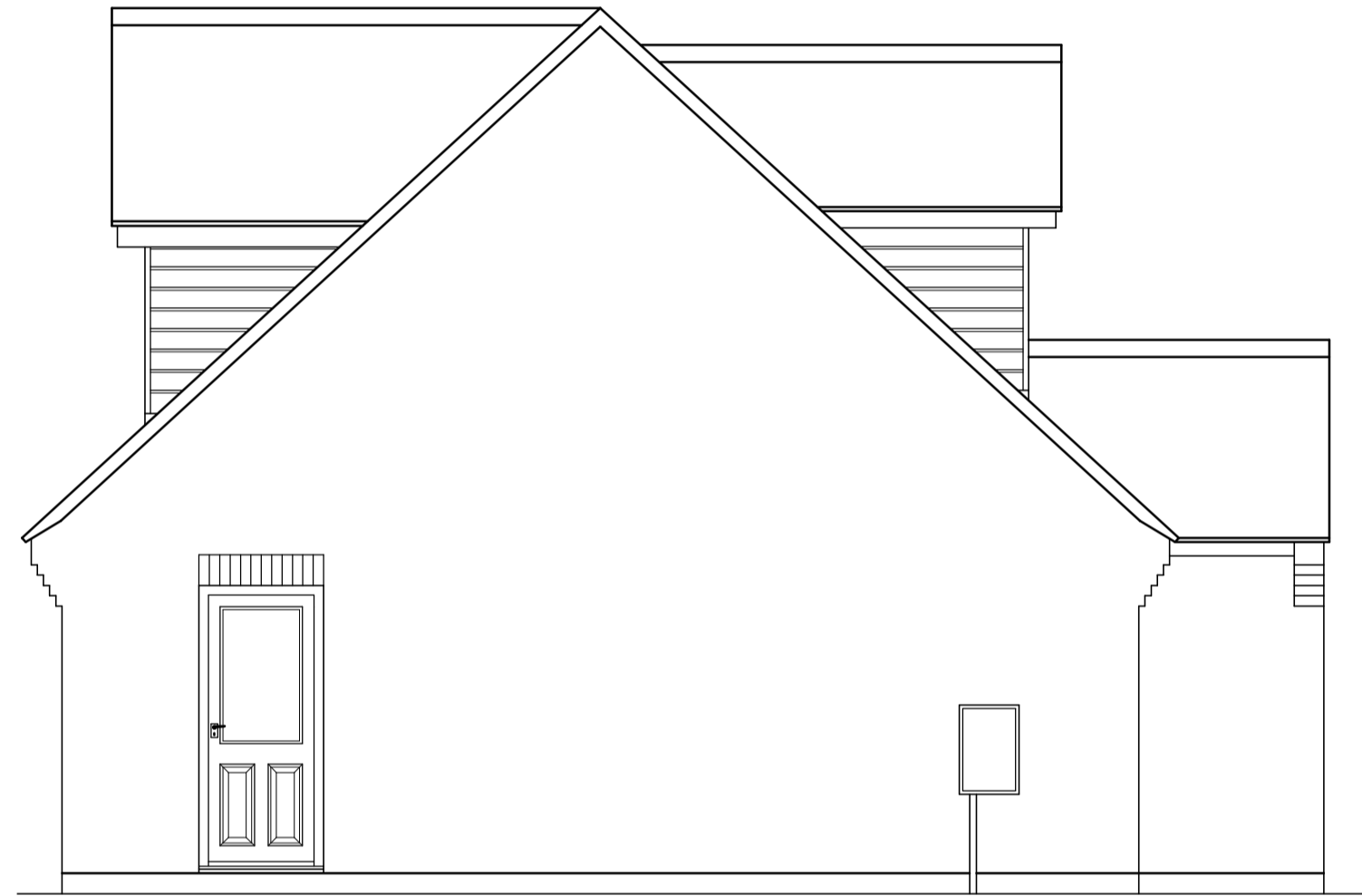
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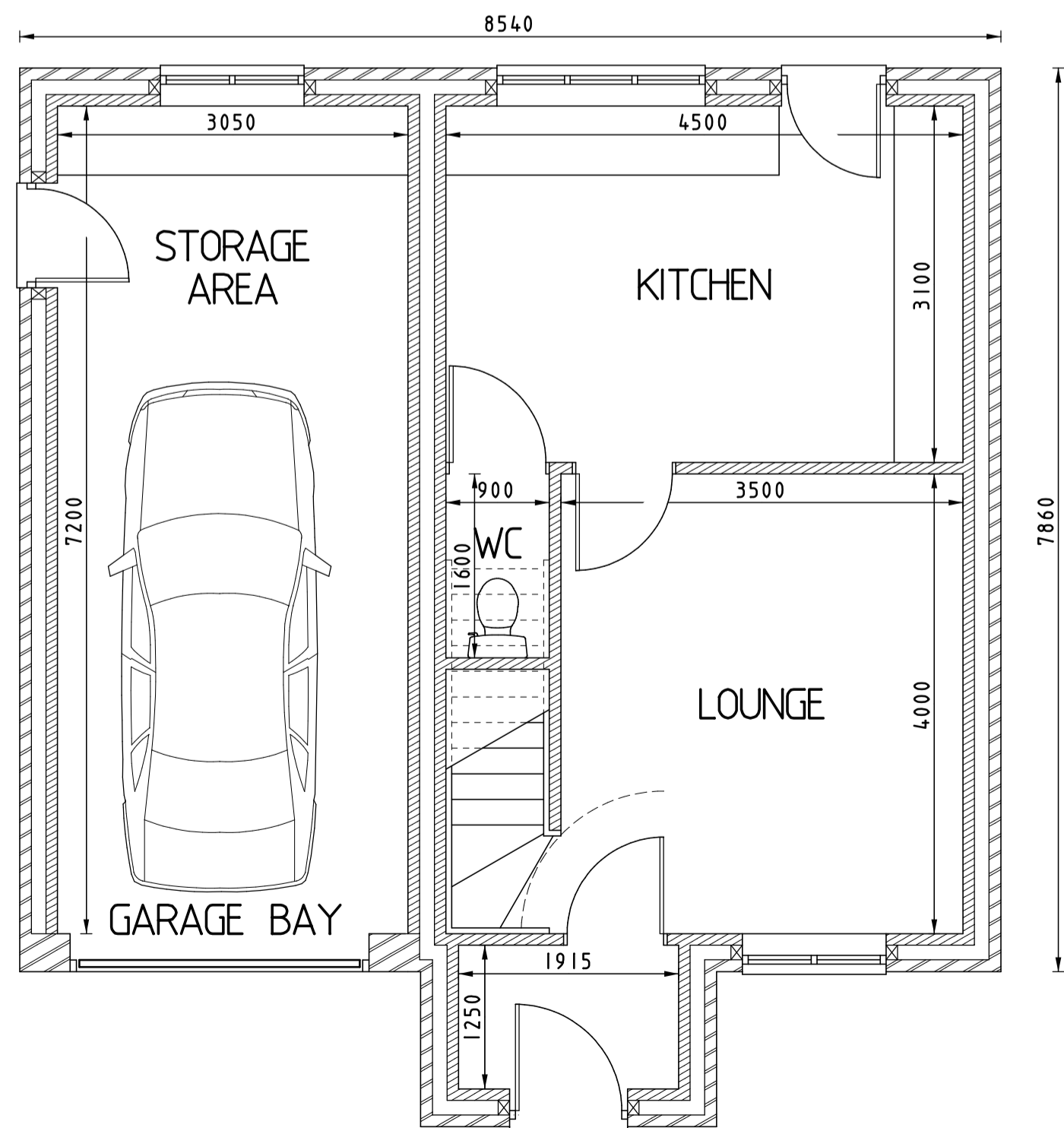
STREETSCENE FROM SILVER STREET Scale 1:100



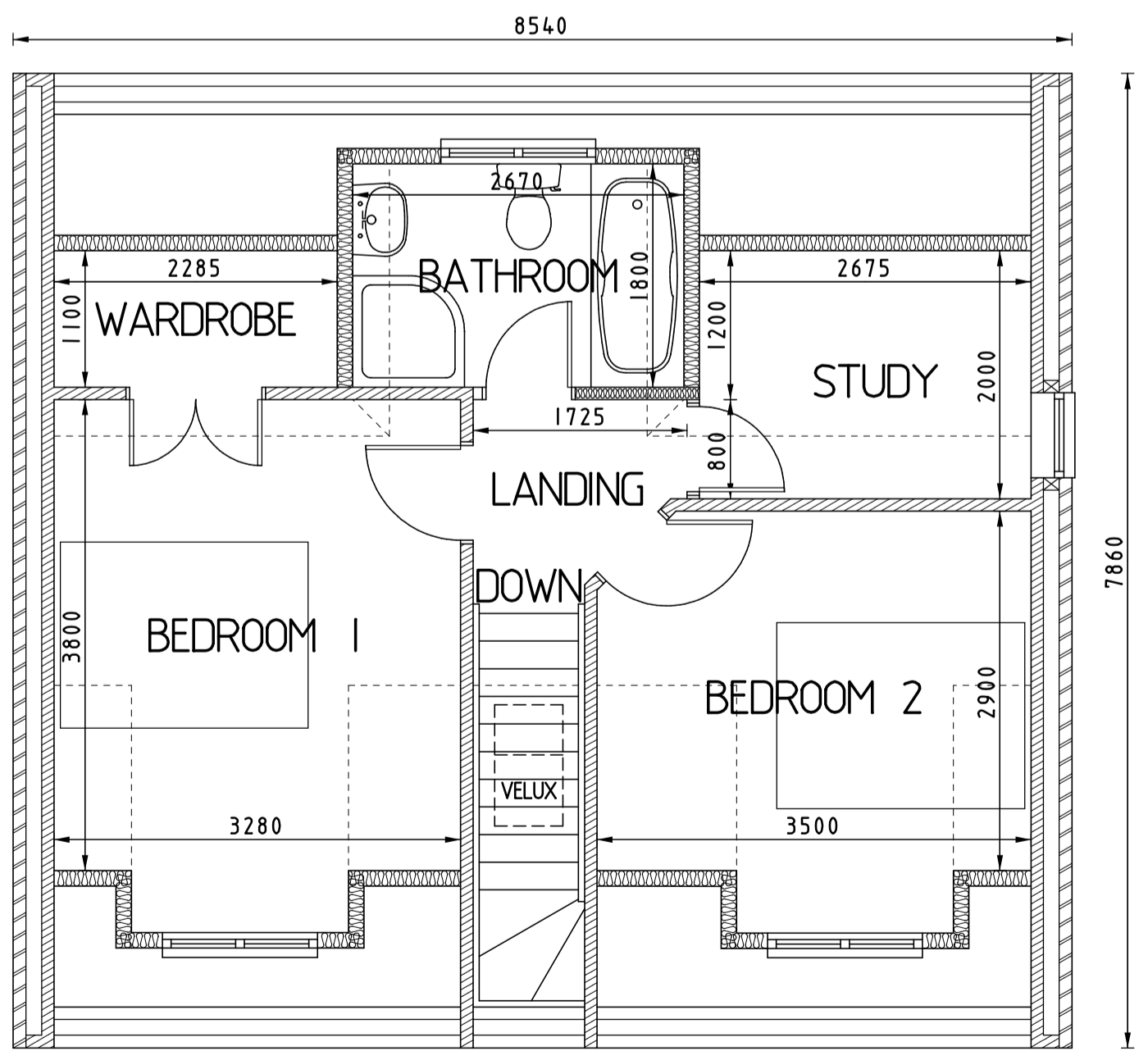
PROPOSED EAST ELEVATION



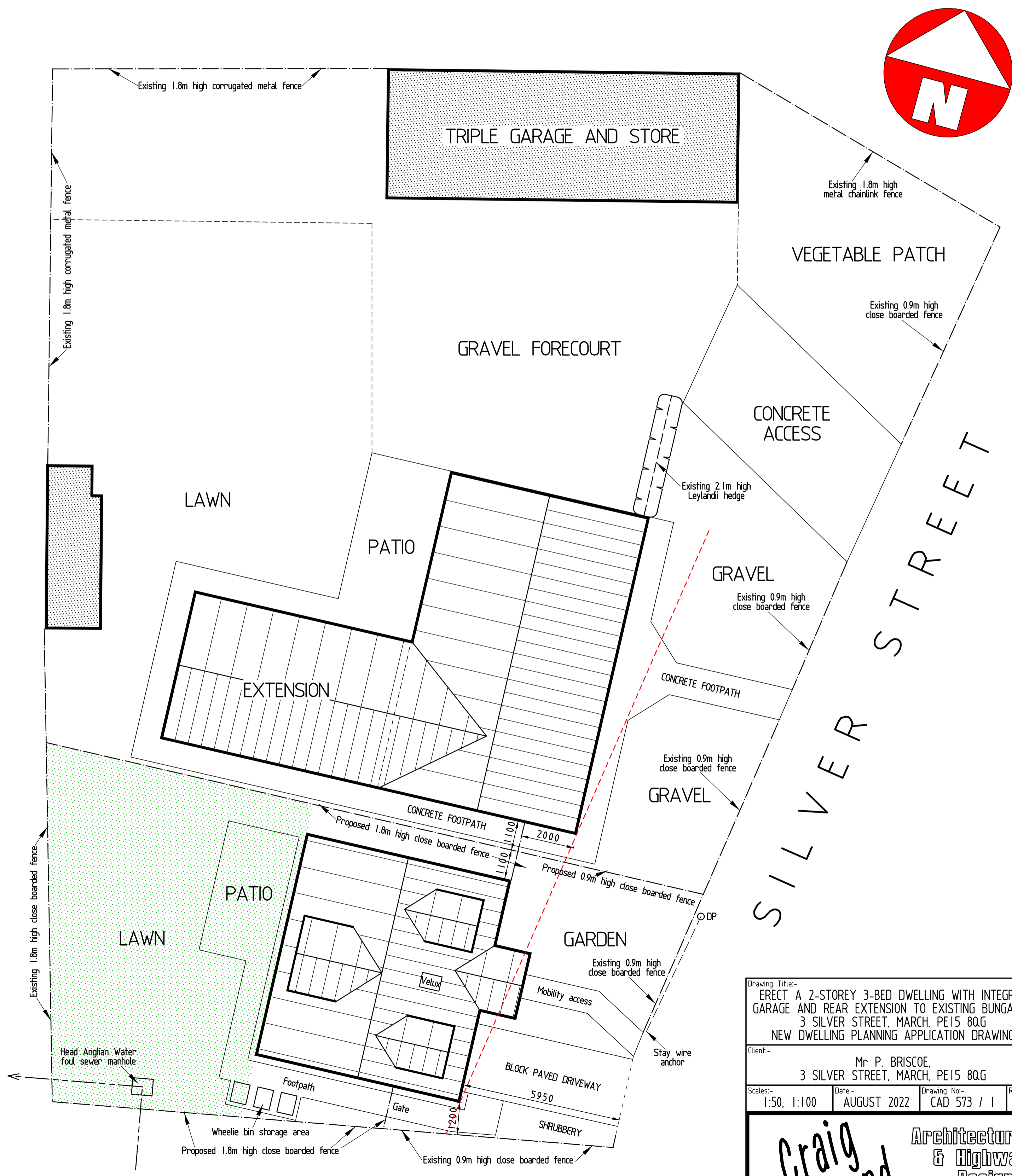
PROPOSED SOUTH ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN



PROPOSED FIRST FLOOR LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN Scale 1:100

Drawing Title:-  
 ERECT A 2-STORY 3-BED DWELLING WITH INTEGRAL GARAGE AND REAR EXTENSION TO EXISTING BUNGALOW  
 3 SILVER STREET, MARCH, PE15 8QG  
 NEW DWELLING PLANNING APPLICATION DRAWING  
 Client:-  
 Mr P. BRISCOE,  
 3 SILVER STREET, MARCH, PE15 8QG  
 Scales:- 1:50, 1:100 Date:- AUGUST 2022 Drawing No:- CAD 573 / 1 Rev:- A

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