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**F/YR23/0450/F**

**Applicant: Mr A Henson**

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

**Land North Of 44 Robingoodfellows Lane March Cambridgeshire**

**Erect 1 x dwelling (2-storey, 2-bed) including part demolition of existing single storey element at 44 Robingoodfellows Lane**

**Officer recommendation: Refuse**

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

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## **1 EXECUTIVE SUMMARY**

1.1 The application seeks to construct a two-storey end terraced property on land to the north of 44 Robingoodfellows Lane. The proposal is considered to have an adverse impact on the character of the area, providing an incongruous development within the street scene.

1.2 As a result, the proposal fails to comply with the Policy LP16 (d) of the Fenland Local Plan 2014 and paragraph 130 of the National Planning policy Framework.

## **2 SITE DESCRIPTION**

2.1 The proposed application site forms part of the side garden of no.44 Robingoodfellows Lane, March. The host property is a two storey, end terraced dwelling. The dwelling is finished in render with brick detailing and tiled roof. To the rear (west) of the application site is a recently constructed dwelling, comprising of a two-storey property with hipped roof and finished in smooth render. The application site is enclosed on all sides by 1.8m close boarded fencing.

2.2 The site is located within the built up area of March and is accessed off Robingoodfellows Lane. The site is also located in Flood Zone 1.

## **3 PROPOSAL**

3.1 The proposal seeks full planning permission for the construction of a 2-storey, end terraced dwelling, attached to the existing dwelling, no.44 and proposes private amenity space to the rear along with the formation of a new access and parking for 2no cars. The development will also see the partial demolition of an existing rear extension to the host property, and subdivision of the plot to accommodate the private amenity space.

3.2 The dwelling will measure approximately 4.6m wide, 9.8m in depth, 5.6m to the eaves and 7.4m to the ridge. The external materials will be finished in render with brick detailing, to match the existing row of dwellings

#### 4 SITE PLANNING HISTORY

None on the application site itself, however on land to the rear:

Reference	Description	Decision	Date
F/YR20/0603/F	Erect 1 dwelling (2 storey 3 bed)	Grant (at committee)	04/09/20
F/YR18/0389/F	Erection of a 2-storey 3 bed dwelling	Refused	18/06/18
F/YR/0017/F	Erection of a 2-storey 3 bed dwelling	Withdrawn	

#### 5 CONSULTATIONS

##### 5.1 March Town Council

Recommended **Approval**

##### 5.2 Environment Agency

*We have **no objection** to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility.*

##### 5.3 Environmental Health

*The Environmental Health Team note and accept the submitted information, and have **no objections** to the proposed development as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination.*

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

*No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

##### 5.4 Highways

*I have no objection to the proposed development as appropriate measures have been included to safeguard the highway.*

*Should the driveway on Norwalde Street fall towards the highway, a means of surface water interception will be required (e.g., a channel drain). The LHA do not accept permeable surfacing as a suitable means of surface water drainage in*

isolation. Please append the following conditions and informatives to any permission granted:

### **Conditions**

**Gates/Enclosure/Access Restriction:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

**Visibility Splays:** Prior to first occupation of the development hereby approved, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2 metres x 2 metres measured along respectively the back of the footway

### **5.5 Middle Level Commissioners**

No representation has been received.

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

Seven representations (two from Creek Road and one each from Coldham Bank, The Causeway, Strawberry Way, Hawthorne Grove and Elm Road) have been made in support of the application, and are summarised below (full responses can be found online):

- Ample size for amenity
- Design is sympathetic to the surrounding area
- Within established location for dwellings
- First time buyer home
- Ample parking provided

13 objections (eight from Robingoodfellows Lane, two from Acacia Grove, and one each from Peterhouse Crescent, Bronze Street and Creek Road) have been received. These are summarised below (full responses can be found online):

- Noise disturbance
- Traffic impact
- Parking
- Privacy
- No need for additional dwelling
- Overdevelopment of site
- Access to no.44
- Proposed house is too small
- Overlooking
- Out of character

## **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 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 130 – achieving well-designed places

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

### **7.3 National Design Guide 2021**

Context

Identity

Built Form

Movement

Homes and Buildings

### **7.4 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

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

### **7.5 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

LP7 – Design

LP8 – Amenity Provision

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP32 – Flood and Water Management

### **March Neighbourhood Plan**

H2 – Windfall Development

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and design**
- **Residential Amenity**
- **Parking and Access**
- **Flood Risk**

## **9 BACKGROUND**

- 9.1 The plot of no.44 Robingoodfellows has been subject to a number of previous applications, most recently was the approved application for the construction of a two storey, hipped roof dwelling with associated site works, in the rear garden (F/YR20/0603/F). This application was granted by the Planning Committee contrary to officer recommendation. The approval has now been implemented in full, with the dwelling currently occupied.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The application site is located within the settlement limits of March, which is defined as a Primary Market Town in accordance with the Settlement Hierarchy of Policy LP3. Within these areas, Policy LP3 states that the majority of the district's new housing should be focused within these areas.
- 10.2 Consequently, the principle of development can be accepted at this location, however this is subject to compliance with the wider policies found within the Fenland Local Plan 2014 and set out in section 7.4 of this report.

### **Character and design**

- 10.3 Policy LP16 (d) requires proposal to make a positive contribution to the local distinctiveness and character of the area, enhancing the local setting, responding to and improving the character of the local built environment, providing resilience to climate change, reinforcing local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.4 The host property is an end terrace dwelling on a prominent corner plot at the junction of Norwalde Street and Robingoodfellows Lane. The character and appearance of the street comprises of rows of terraced properties arranged in a linear fashion fronting the road. Corner properties tend to be sited in more spacious plots, with side gardens projecting beyond the building line on the side roads. The host property is a mirror of the dwelling on the opposite side of Norwalde Street (no.46), in that it is an end terraced dwelling which also contains a side garden of similar proportions.
- 10.5 The proposed dwelling would occupy this side garden, extending to a height of two storeys and continuing the existing ridge of no.44 Robingoodfellows. Further to this, the overall width of the proposed dwelling is of a similar proportion to those within

the row, within the row maintaining the uniformity that currently exists within the immediate surroundings. Therefore, in design terms, the proposed dwelling is considered to be of good quality design, utilising appropriate materials ensuring the proposal remains sympathetic to the host dwelling.

10.6 As mentioned above, the proposal would extend the width of the terraced, to fill the space between no.44 and Norwalde Road, bringing the two-storey property within 1.1m of the boundary. This is considered to erode the open character of the site which is emphasised by its prominent siting and projection beyond the uniform build line to the west. Moreover, by filling this space with an additional dwelling, this will increase the visual impact of the terrace, rendering it a highly prominent feature within the street scene. This development is also considered to result in overdevelopment of the plot, by way of its cramped appearance in the street scene.

10.7 In light of the above, it is considered the proposal would cause harm to the character and appearance of the street scene and therefore be in conflict with Policy LP16(h) of the Local Plan.

### **Residential Amenity**

10.8 Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.

10.9 The host dwelling is an end terraced property and does not contain any windows on the northern elevation. The additional property will run flush with the front and rear elevations of the host property; therefore, the proposal will not result in the loss of light or privacy, current enjoyed by the host property.

10.10 In terms of the impact upon the recently constructed dwelling to the rear (west) of the site, there is a separation distance of approximately 20.5m. This is regarded as an acceptable separation distance in urban locations and complies with best practice. It is therefore considered that the proposed dwelling will not impact upon this property by way of loss of light or privacy.

10.11 Given the intervening roads to the east and north, there will be no perceived detrimental impact upon the properties to the side or opposite the site.

10.12 Policy LP16 (h) of the Local Plan expects new development to provide sufficient private amenity space, suitable to the type and amount of development proposed. As a guide, and depending on local character, this means that a minimum of a third of the plot curtilage should be set aside as private amenity space. This would equate to approximately 50sqm of amenity space for no.44 and 58sqm for the proposed dwelling. Both plots provide in excess of the minimum standards (65sqm and 69sqm respectively), therefore it is considered that sufficient private amenity space has been provided for both dwellings.

10.13 It is therefore considered that the proposal complies with Policies LP16 (e) and (h) of the Fenland Local Plan 2014.

### **Parking and Access**

10.14 Policy LP15 of the Fenland Local Plan 2014 states that development schemes should provide well designed car parking appropriate to the amount of

development proposed, ensuring that all new development meets the councils defined parking standards as set out in Appendix A.

10.15 The Fenland Local Plan 2014 Parking Standards require dwellings up to 3 bedrooms to have 2no appropriately sized parking spaces available which may include a garage. The proposed dwelling would be a 2-bedroom property. Drawing H8813/01 shows 2no appropriately sized parking spaces to the rear of the dwelling. The Highways Authority have been consulted on the application and they recommended no objections subject to a number of conditions/informatives to be imposed should the application be approved.

10.16 It is therefore considered that the proposal is compliant with Policy LP15 of the Fenland Local Plan 2014.

### **Flood Risk**

10.17 The site is located within Flood Zone 1, therefore considered to be at low risk of flooding. As such, the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or mitigation measures. The scheme is therefore considered compliant with Policy LP14 of the Fenland Local Plan 2014.

## **11 CONCLUSIONS**

11.1 The site is located within the settlement limits of the Market Town of March where residential development is supported, subject to complying with wider policies.

11.2 Whilst the parking, amenity and design of the dwelling is considered to be acceptable, the Planning Department have reservations with regards to the overall scale and mass of the proposal, and the impact which it will have on the street scene.

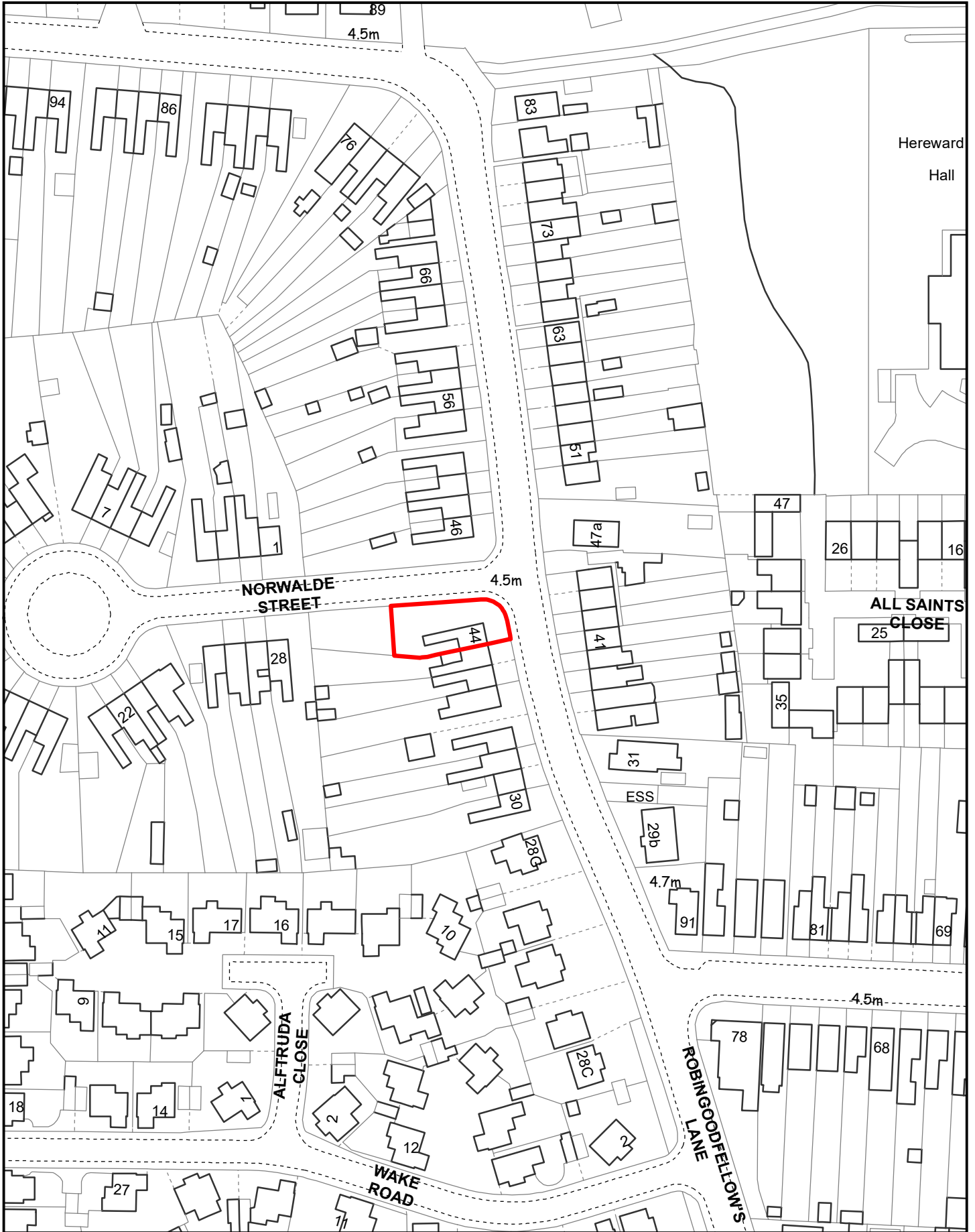
11.3 The introduction of an additional terraced property on the application site would give rise to adverse harm on the local character and street scene due to the cramped nature of the development and the resultant dwelling to plot ratio. Extending the built development into the side garden will remove the openness of the site, which also acts as a buffer to reduce the visual impact of the terrace overall. This will result in a highly prominent development, which is out of character with the surrounding area and street scene. The proposal is therefore not in accordance with Policy LP16 (d) of the Fenland Local Plan and paragraph 130 of the National Planning policy Framework.

## **12 RECOMMENDATION**

**Refuse;** for the following reason:

1	<p>Policy LP16 (d) of the Fenland Local Plan (2014) states that development should make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. The introduction of an additional terraced property on the application site would give rise to adverse harm on the local character and street scene due to the cramped nature of the development and the resultant dwelling to plot ratio. Extending the built development into the side garden will remove the openness of the site, which also acts as a buffer to reduce the visual impact of the terrace overall. This will result in a highly prominent development, which is out of character with the surrounding area and street scene. The proposal is therefore not in accordance with Policy LP16 (d) of the Fenland Local Plan and paragraph 130 of the National Planning policy Framework.</p>
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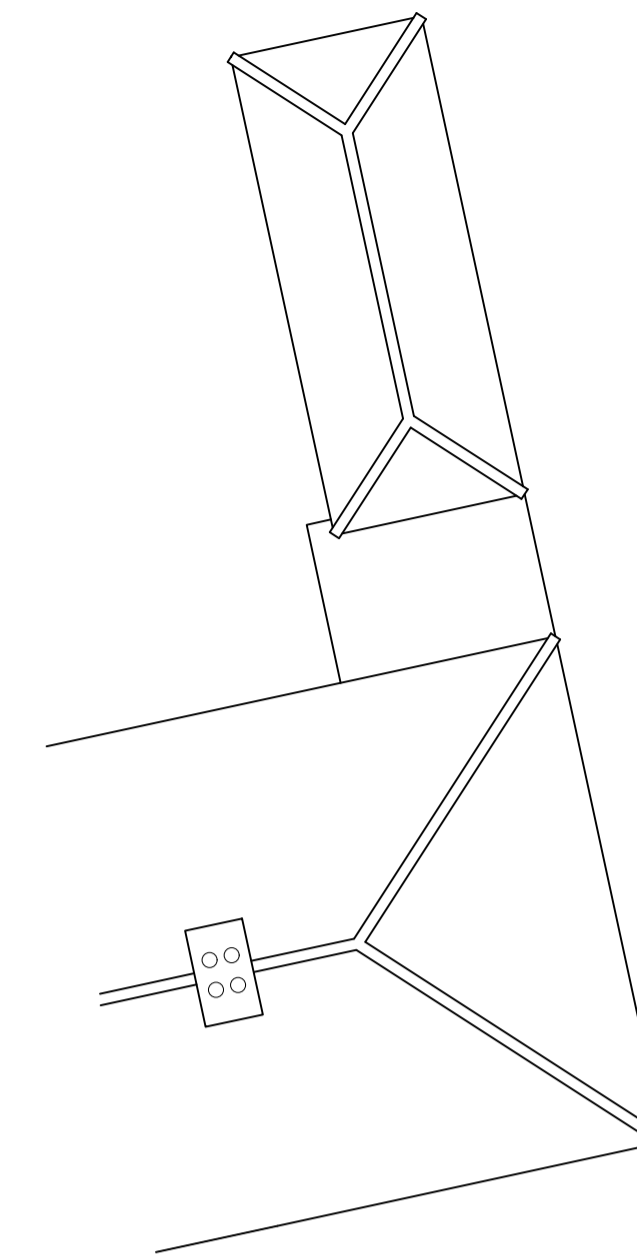
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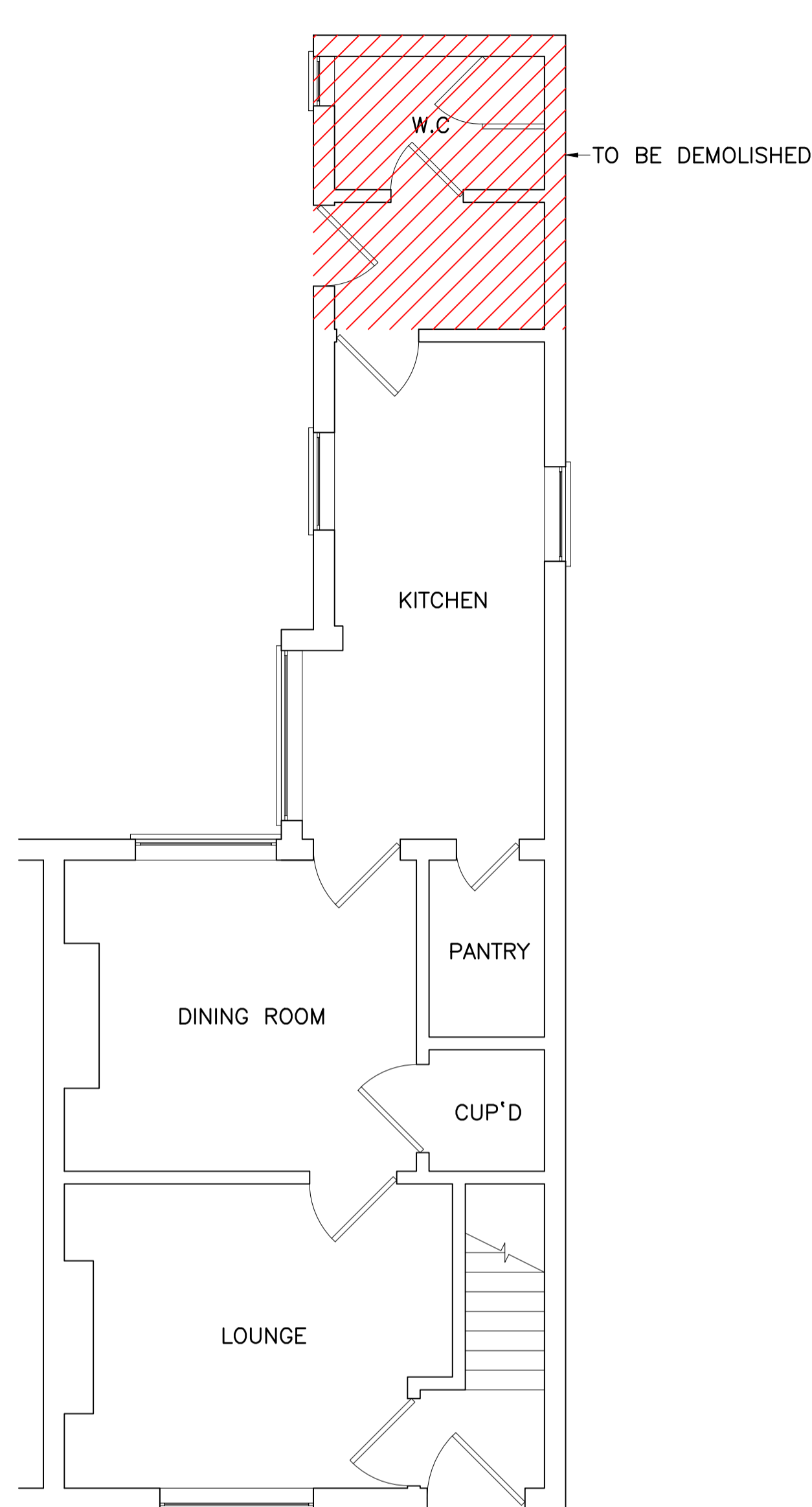
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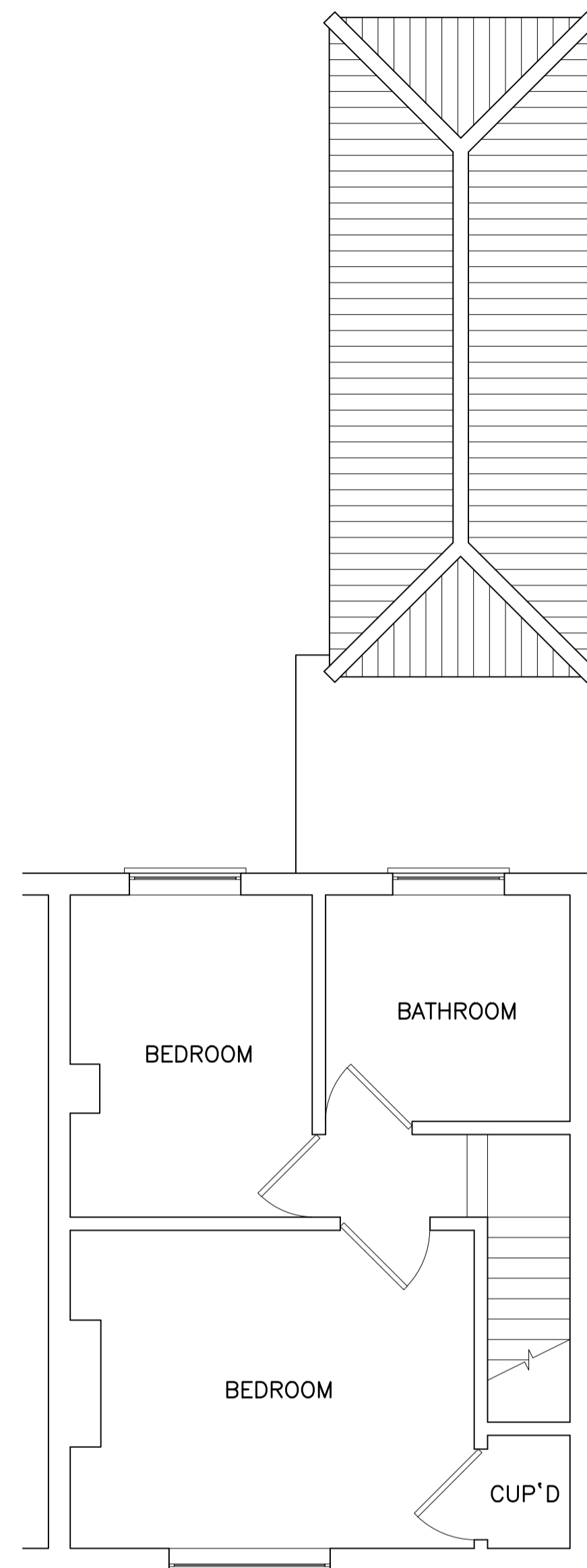
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EXISTING ROOF PLAN  
(1:100)



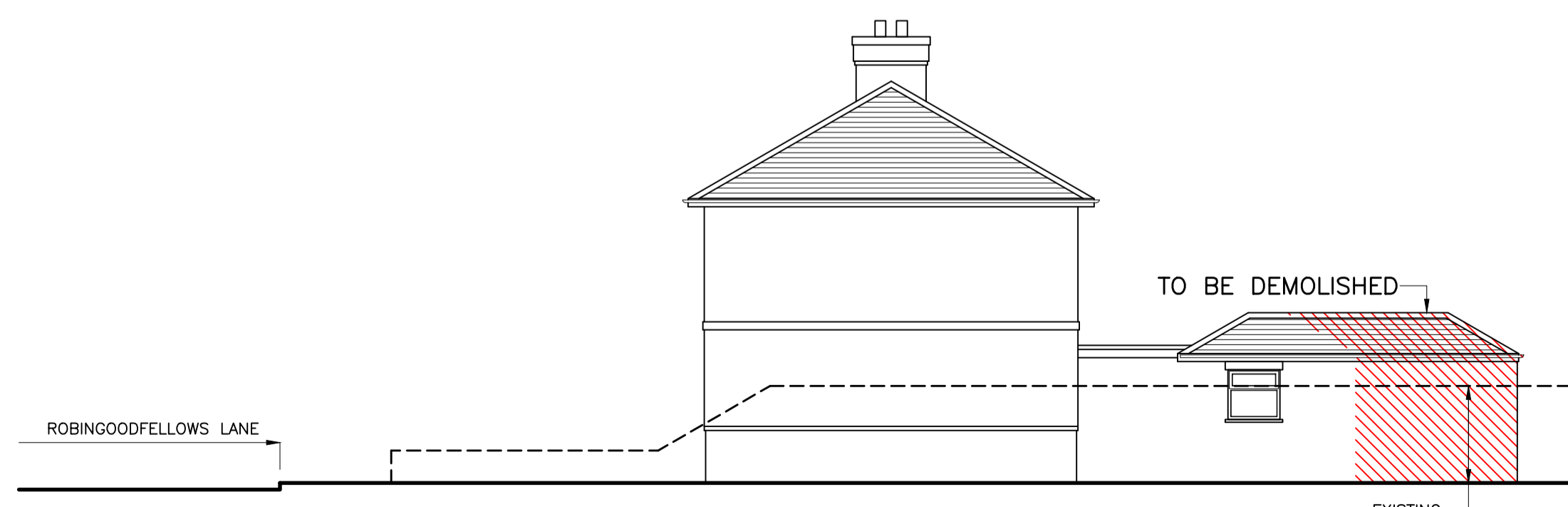
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EXISTING FIRST FLOOR PLAN  
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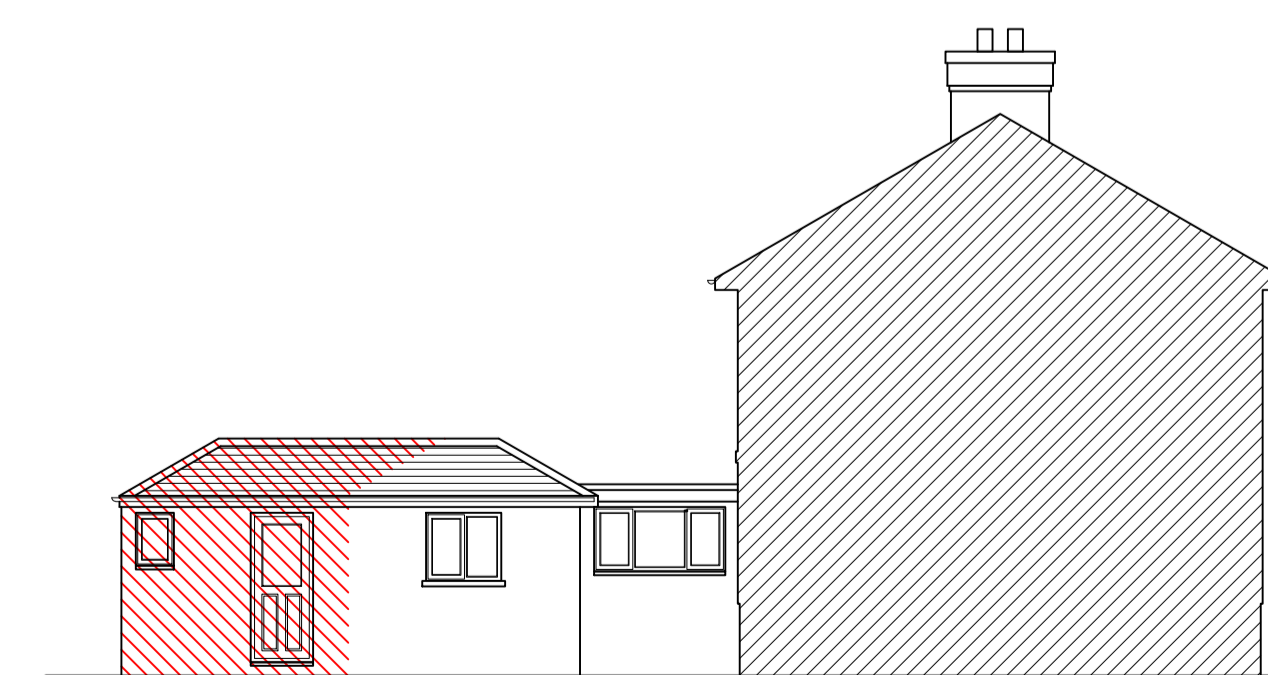
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EXISTING RHS ELEVATION/STREET SCENE  
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REAR FRONT ELEVATION  
(1:100)



EXISTING LHS ELEVATION  
(1:100)

REVISIONS	DATE

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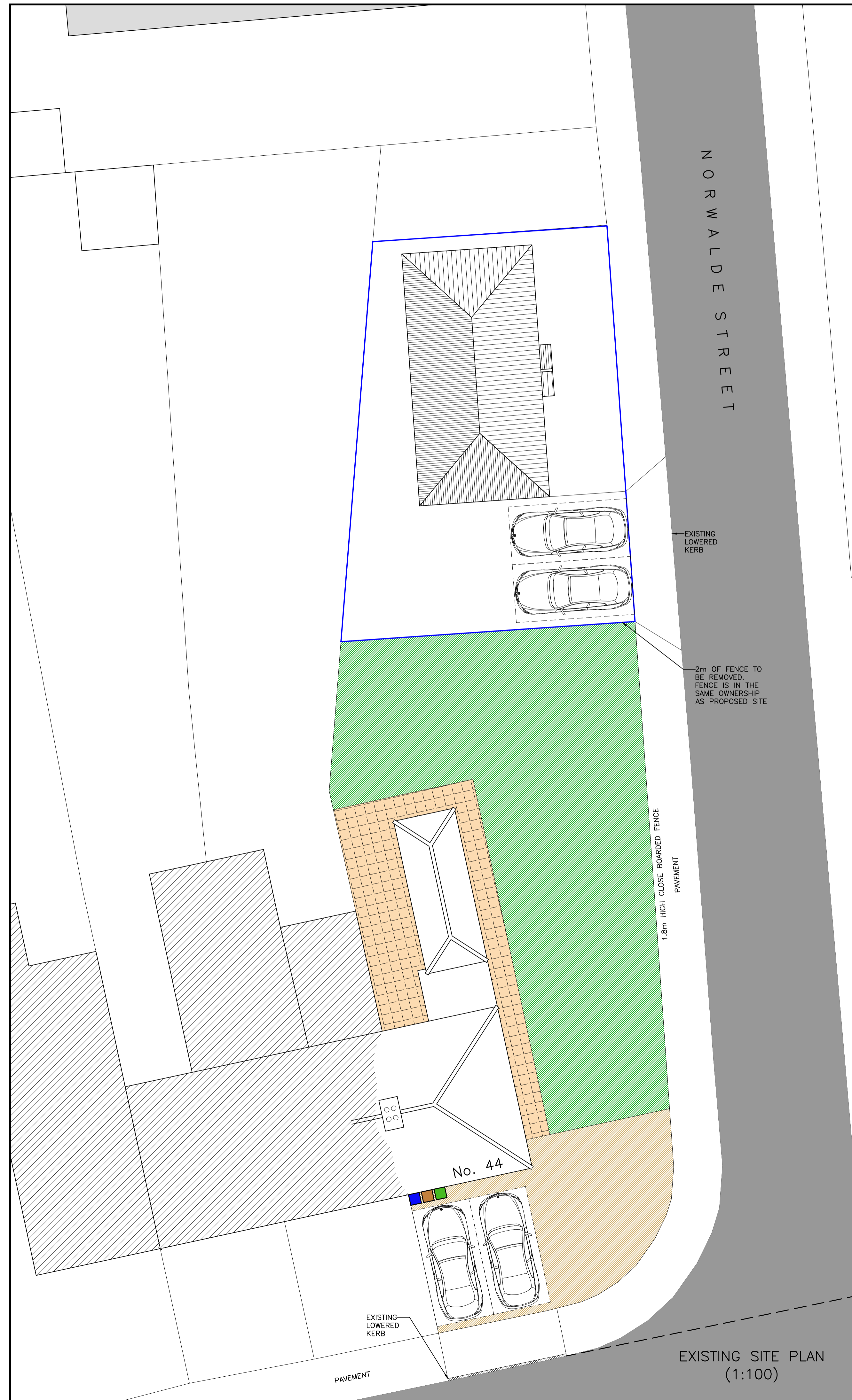
Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT  
 Mr Henson

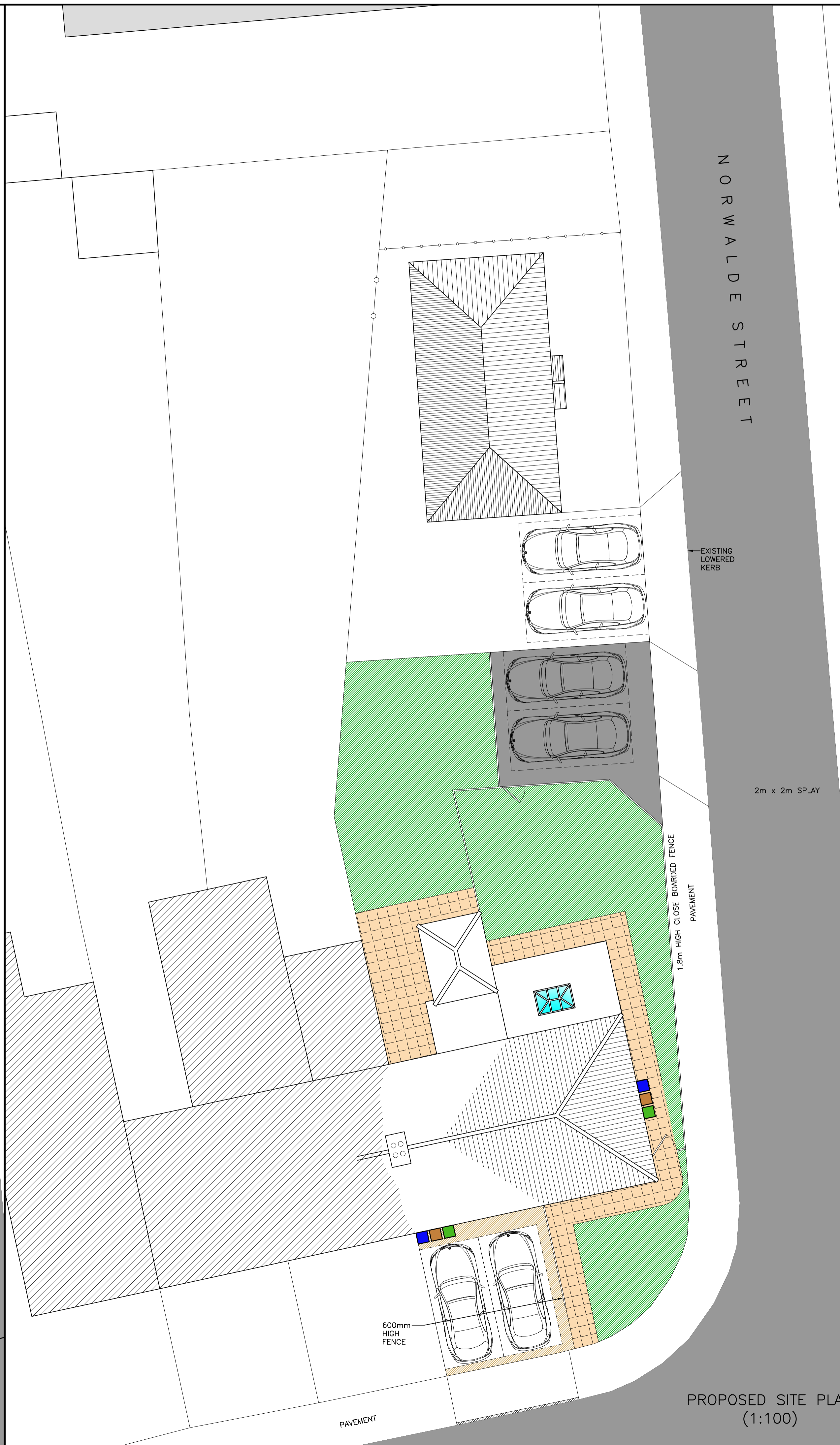
PROJECT  
 44 Robingoodfellows Lane  
 March  
 Cambs  
 PE15 8JB

TITLE  
 Existing Plans & Elevations

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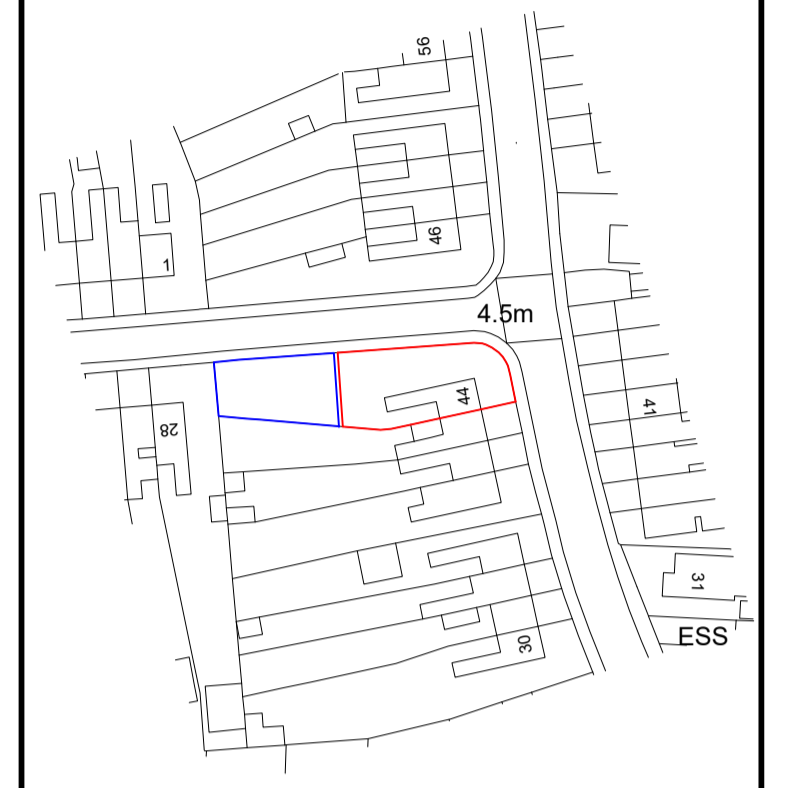


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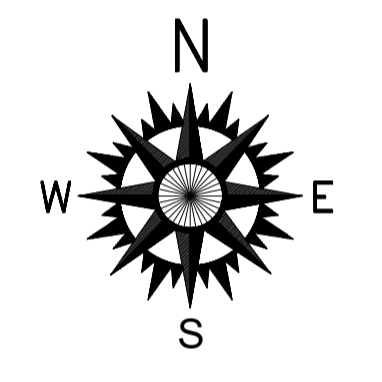


PROPOSED SITE PLAN  
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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



LOCATION PLAN  
(1:1250)  
LICENCE NUMBER 100022432



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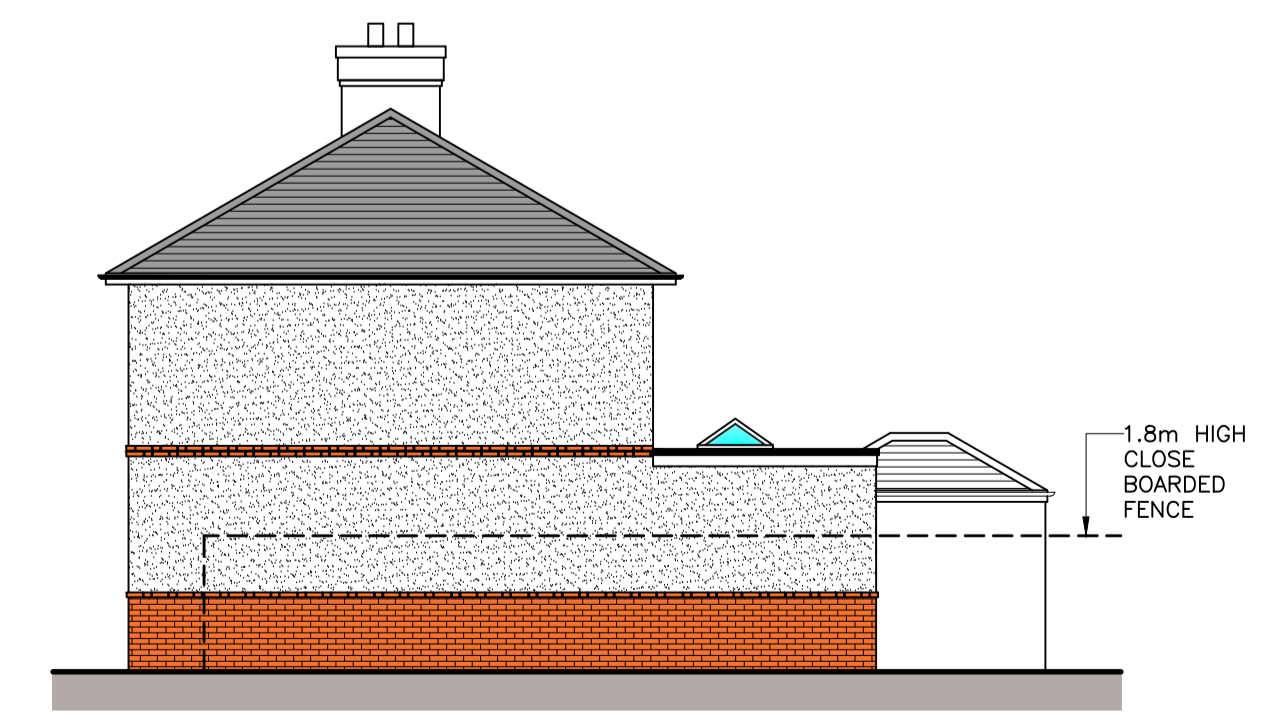
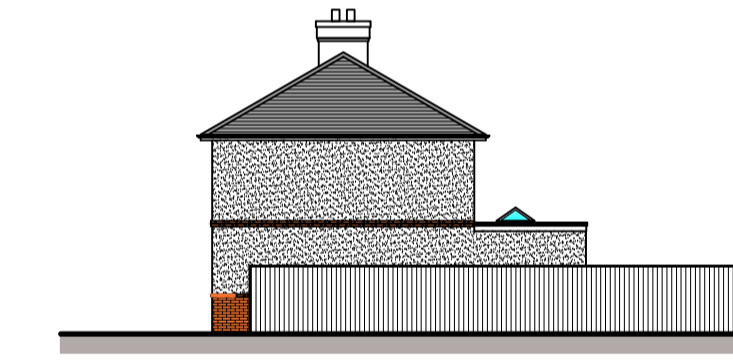
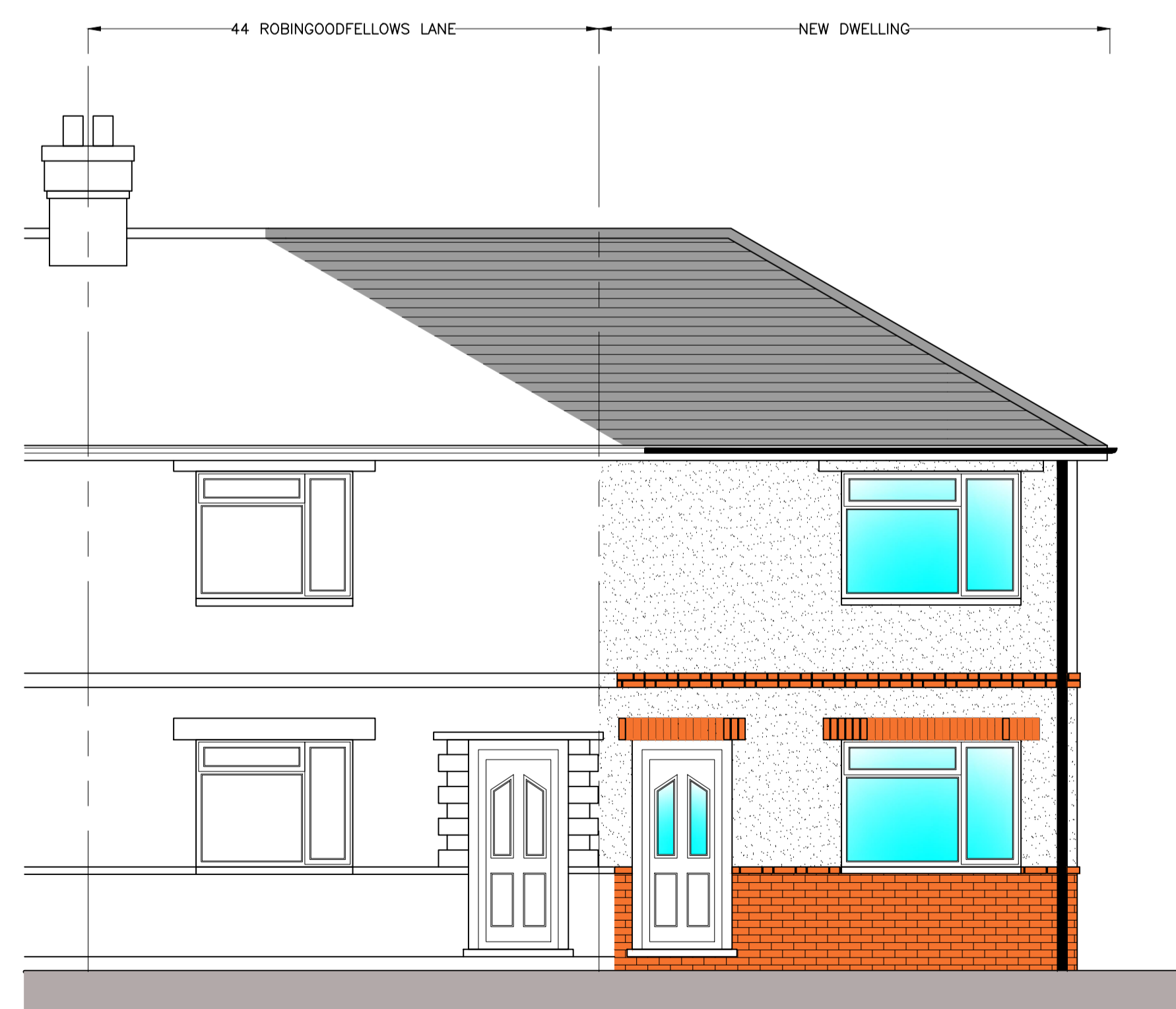
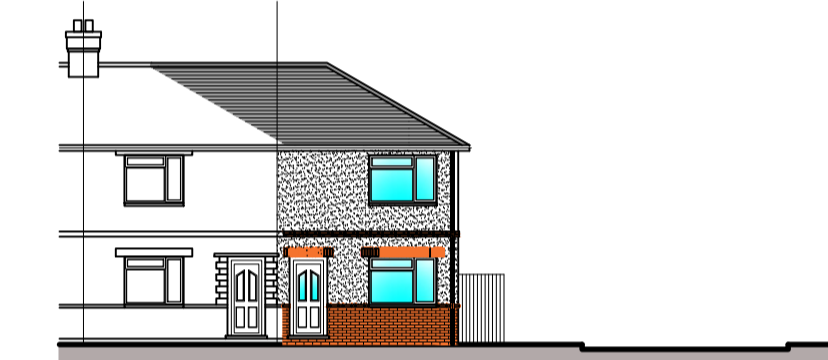
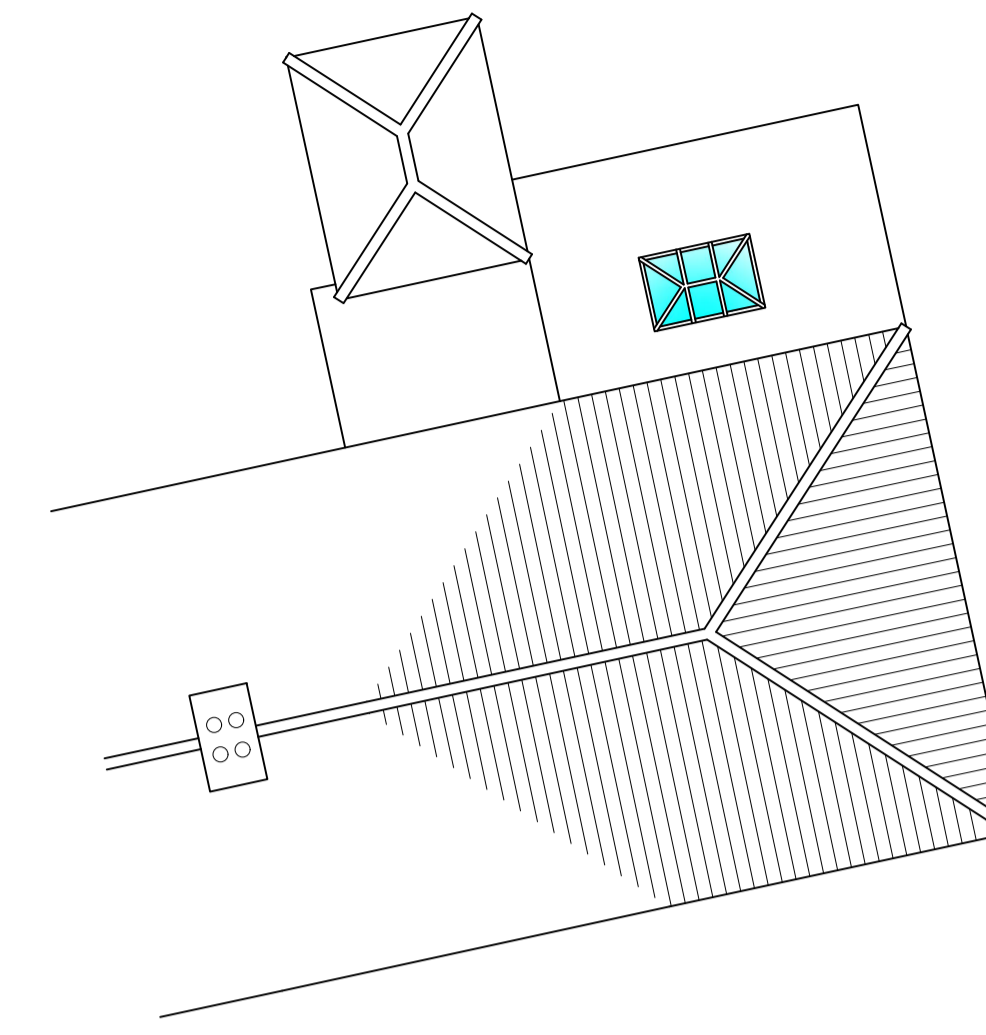
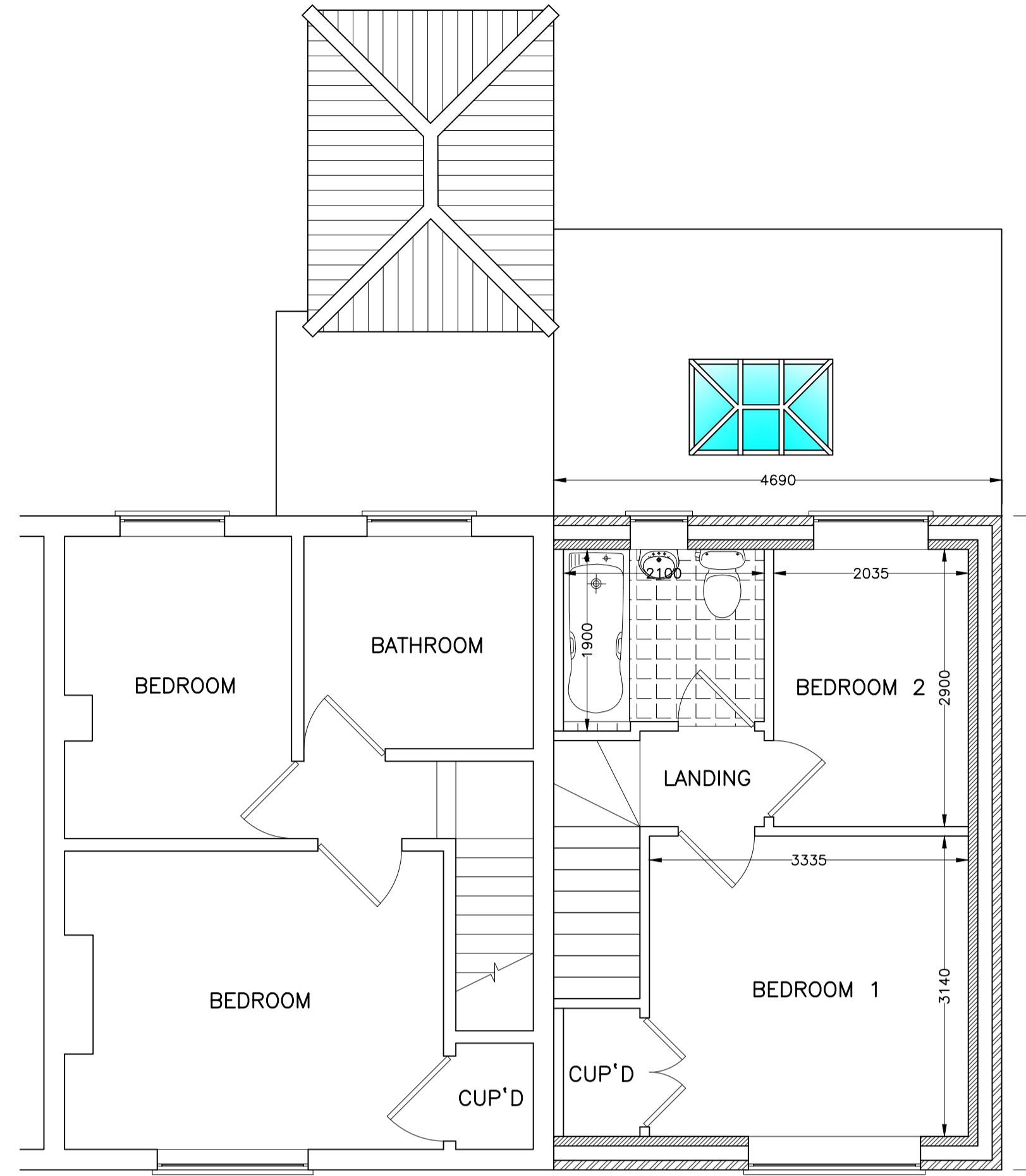
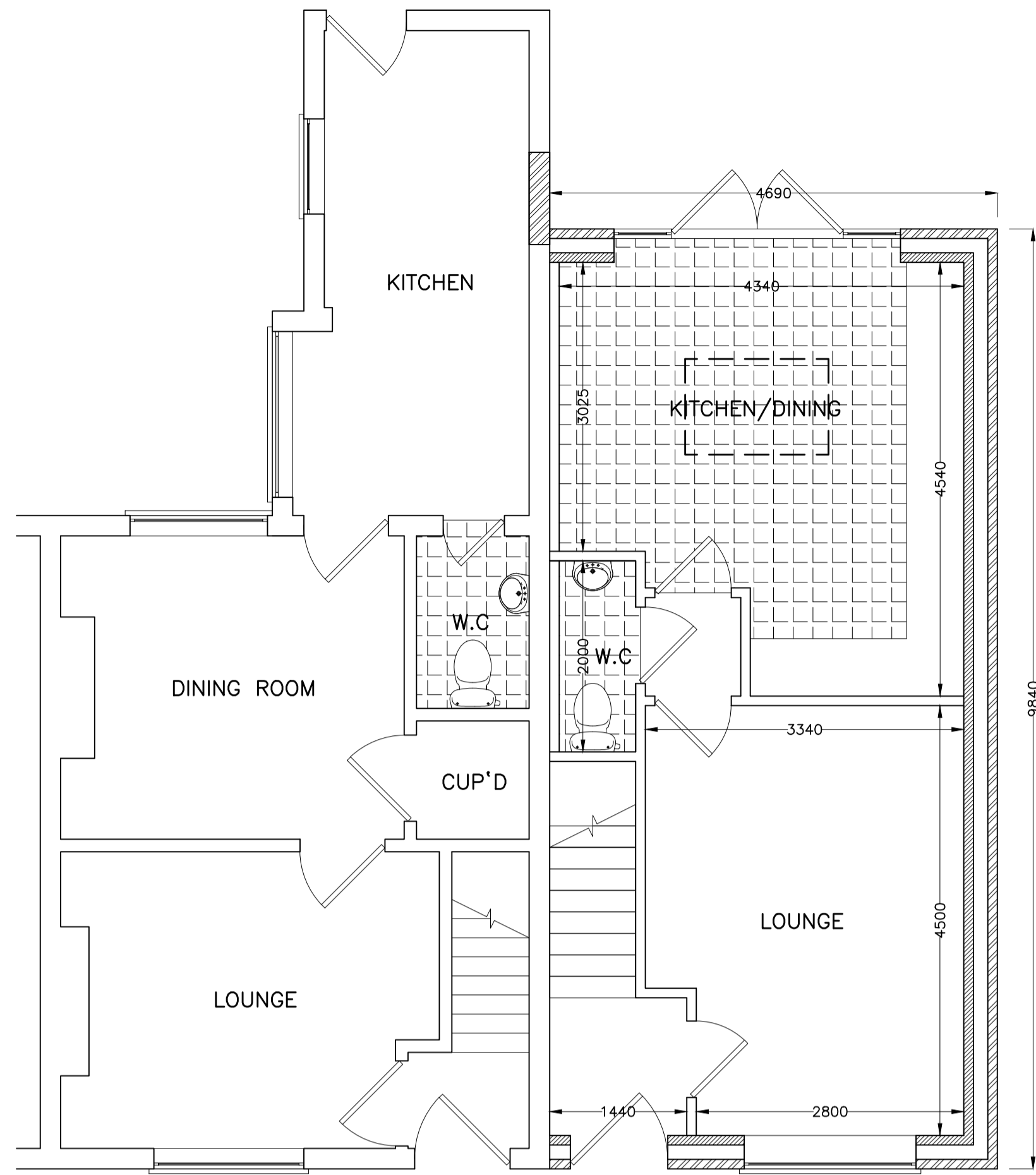
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Building Excellence in Fenland

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PROJECT  
44 Robingoodfellows Lane  
March  
Cambs  
PE15 8JB

TITLE  
Existing and Proposed  
Site Plan

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B	PLANNERS COMMENTS	MAY 2023
A	CLIENTS COMMENTS	APR 2023
	REVISIONS	DATE

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

CLIENT: Mr Henson

PROJECT: 44 Robingoodfellows Lane March Cambs PE15 8JB

TITLE: Proposed Plans & Elevations

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