
F/YR23/1052/F

Applicant: Mr and Mrs P Wenham

**Agent : Mr Gareth Edwards
Swann Edwards Architecture Limited**

Land South Of, 200 Coates Road, Coates, Cambridgeshire

Erect 2 x dwellings (2-storey 5-bed) and retention of a container, involving demolition of existing outbuildings

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for the erection of 2No. 2-storey dwellings at Land South Of 200 Coates Road, Coates.
- 1.2 The application proposal includes widening of the existing vehicular access, provision of a new driveway and parking area, provision of new boundary fencing, demolition of existing outbuildings and retention of an existing container. The proposal includes 3 car parking spaces for each of the proposed dwellings and would retain 2 car parking spaces for No.200 Coates Road.
- 1.3. The proposed dwellings, due to their large scale, elongated form, and cramped relationship with the east and west boundaries, would result in an overdevelopment of the site, be at odds with surrounding development and have a significant adverse impact on the character of the area. Therefore, the proposal is contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and policies LP12 PART A (d) and LP16 (d) of the Fenland Local Plan 2014.
- 1.4 By virtue of its scale, positioning and close proximity to the west boundary, the proposed dwelling of Plot 1 would have a significant overbearing impact and result in a significant loss of light to the rear garden of 1A Halcyon Drive. In addition, future occupiers of the proposed dwelling of Plot 1 would be provided with a poor standard of residential amenity due to a poor level of outlook and natural daylight for three out of the five proposed bedrooms serving that plot. Therefore, the proposal is contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and policies LP2 and LP16 (e) of the Fenland Local Plan 2014.
- 1.5 The application is recommended for refusal due to the harm it would cause to the character and appearance of the area and residential amenity.

2 SITE DESCRIPTION

- 2.1 The application site is approximately 0.3 hectares in area and is located adjacent to the settlement of Coates. The site is located within Flood Zone 1 (low probability of flooding).
- 2.2 The application site is served by an existing vehicular access connecting to Coates Road, which leads to a gravelled area and a chain link gate to the rear of No. 200 Coates Road. Beyond the gate, the ground cover within the application site is predominantly grass and scrub surrounding a private lake. The application site includes part of the private lake, with the remainder of the private lake extending beyond the southern boundary of the application site. There are a large number of trees within the application site, including substantial conifer hedging along the east and west boundaries.
- 2.3 The character of the surrounding area is mixed, with dwellings of varying height, form and appearance. There are existing residential properties located adjacent to the north and west of the application site (No's 198 and 200 Coates Road to the north and Halcyon Drive to the west). There is an extant outline planning permission (ref: F/YR17/0507/O) for up to 60 dwellings on the land adjacent to east of the application site. The planning application indicates that No.200 Coates Road and the land adjacent to the south of the application site are within the ownership of the applicant.

3 PROPOSAL

- 3.1 The application seeks full planning permission for the erection of 2No. 2-storey dwellings. The application proposal includes widening of the existing vehicular access, provision of a new driveway and parking area, provision of new boundary fencing, demolition of existing outbuildings and retention of an existing container. The proposal includes 3 car parking spaces for each of the proposed dwellings and would retain 2 car parking spaces for No.200 Coates Road.
- 3.2 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=S49II0HEL9500>

4 SITE PLANNING HISTORY

F/YR23/0159/F

Erect 2 x dwellings (2-storey 5-bed) involving demolition of existing out-buildings
Land South Of 200 Coates Road Coates Cambridgeshire
Refused 26.09.2023

F/YR19/0094/VOC

Variation of condition 2 of planning permission F/YR17/0086/F (Erection of a 2-storey 4-bed home with attached double garage involving demolition of existing storage buildings) to amended wording from Lake Drove Fisheries to adjoining fishery business Land South Of 200 Coates Road Coates
Granted 22.02.2019

F/YR17/0086/F

Erection of a 2-storey 4-bed home with attached double garage involving
demolition of existing storage buildings
Land South Of 200 Coates Road Coates
Granted 29.03.2017

F/YR16/0718/F

Erection of a 2-storey 4-bed workplace home with attached double garage involving demolition of existing storage buildings
Land South Of 200 Coates Road Coates
Withdrawn 20.09.2016

F/YR12/0818/F

Erection of a 2-storey 4-bed dwelling with attached double garage involving demolition of storage buildings
Land South Of 200 Coates Road Coates
Withdrawn 13.12.2012

F/YR05/0322/F

Erection of single-storey rear extension to existing dwelling
200 Coates Road Coates
Granted 10.05.2005

F/96/0301/F

Change of use of trout lake to course fishing lake including formation of new access from Lake Drove
Land south of 200 Coates Road, Coates
Granted 15.10.1996

5 CONSULTATIONS

5.1 Local Highway Authority

Whilst the existing access is not to current width standards for a shared use. The removal of the public access to the pond from the Coates Road via condition there would be less vehicle movements which would improve highways safety at this location. Therefore, I would have no objections to the principal of this development if the following conditions were attached to any permissions the LPA is minded to grant.

Recommended Conditions

Access to the pond will be removed for patrons and the general public from Coates Road (A605).

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).*

5.2 Natural England

No objection.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

5.3 **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.

Due to the removal of an existing structure and close proximity of noise sensitive receptors, it is recommended that the following conditions are 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 Local Planning Authority (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.

WORKING TIMES

No 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 **Local Residents/Interested Parties**

Seven representations have been received from four properties on Coates Road, all in support of the planning application. The following summarised comments are contained within these representations:

- *Access is already in situ.*
- *Not overlooking anyone.*
- *It is a small, well considered application.*
- *Brings growth to the village.*

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 in planning decisions.

Para 7: Contribute to the achievement of sustainable development

Para 11: Presumption in favour of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

Para 114b: Safe and suitable access to the site should be achieved for all users

Para 123: Promote effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 128: Supporting efficient use of land, taking into account the: (d) desirability of maintaining an areas prevailing character and setting; and (e) the importance of securing well-designed, attractive and healthy places.

Para 135: Achieving well-designed places

Section 15: Conserving and enhancing the natural environment

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

Determining planning applications

7.3 **National Design Guide 2021**

Context

Identity

Built Form

Homes and Buildings

7.4 **Whittlesey Neighbourhood Plan 2021-2040**

Policy 1 – Spatial Strategy

Policy 2 – Local Housing Need

Policy 7 – Design Quality

Policy 11 – Adapting to and Mitigating Climate Change

7.5 **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

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

LP19 – The Natural Environment

7.6 **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

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP18: Development in the Countryside

LP20: Accessibility and Transport

LP22: Parking Provision

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

7.7 **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

7.8 **Supplementary Planning Documents**

RECAP Waste Management Design Guide SPD
Delivering and Protecting High Quality Environments in Fenland SPD 2014
Cambridgeshire Flood and Water SPD 2016

8 **KEY ISSUES**

- Principle of Development
- Village Thresholds
- Impact on Character and Appearance
- Impact on Neighbouring Amenity
- Impact on Highways and Parking
- Impact on Ecology

9 **BACKGROUND**

9.1 Planning permission (ref: F/YR17/0086/F) was granted for 1No. dwelling on the application site in 2017. Since the grant of planning permission F/YR17/0086/F, planning permission for residential development has been granted immediately adjacent to the east and west of the application site (refs: F/YR17/0507/O and F/YR14/0871/F).

9.2 A planning application (ref: F/YR23/0159/F) was refused for 2No. dwellings on the application site in 2023. The reasons for refusal of planning application F/YR23/0159/F related to the proposal causing significant residential amenity and character harm, in addition to the proposal not complying with the village threshold requirements set out within policy LP12 of the Local Plan.

10 **ASSESSMENT**

Principle of Development

10.1 Policy LP3 of the Local Plan defines Coates as a `Limited Growth Village` where a small amount of development and new service provision will be encouraged and permitted, and such development may be appropriate as a small village extension. Furthermore, Policy LP12 of the Local Plan requires new development in villages to be located either within or adjacent to the existing developed footprint of the village.

10.2 The proposed quantum of development is appropriate and sustainable as a small village extension. The proposal would be located immediately adjacent to the existing developed footprint of the village, as there are existing dwellings located immediately adjacent to the north and west of the application site, and there is planning permission (ref: F/YR17/0507/O) for dwellings located immediately adjacent to the east of the application site.

10.3 It is therefore considered that the principle of development is acceptable, in accordance with policies LP3 and LP12 of the Local Plan.

Village Thresholds

- 10.4 Policy LP12 of the Local Plan states that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission), increases the number of dwellings in a growth village by 10% or more then the proposal should have demonstrable evidence of clear local community support for the scheme. Coates has already exceeded its 10% threshold and one of the reasons for refusal of planning application F/YR23/0159/F was that the application failed to demonstrate evidence of clear local community support to the scheme, contrary to policy LP12 of the Local Plan.
- 10.5 However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in planning permission being refused. Although the proposal is in conflict with policy LP12 of the Local Plan in terms of village thresholds, with consideration given to the referenced appeal decision, the absence of community support does not render the scheme unacceptable in planning terms.

Impact on Character and Appearance

- 10.6 Policy LP16 (d) of the Local Plan requires development proposals 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. Policy 7 of the Whittlesey Neighbourhood Plan states that new development will be expected to be sympathetic to local character and history through proposals which, inter alia, complement the layout, form and vernacular materials in the local area and are of an appropriate scale to the existing settlement.
- 10.7 Policy LP12 Part A (d) of the Local Plan states that development proposals need to be of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance.
- 10.8 Dwellings within the surrounding area consist of predominantly two-storey and single-storey properties of mixed designs. Due to the siting of the proposed dwellings, their generous separation distances from the public highway and the significant level of screening that would be provided by existing dwellings, public views of the proposed dwellings would be limited to views along the vehicular access and through gaps between existing dwellings. With consideration given to the mixed designs of the existing dwellings within the surrounding area, and the limited visual prominence of the proposed dwellings, the designs of the proposed dwellings are considered acceptable.
- 10.9 The prevailing pattern of development within the surrounding area consists of dwellings with modest footprints which rest comfortably within well-balanced plots. The application site is narrow in nature and the footprints of the proposed dwellings appear as large, elongated forms of development. Due to this, and the cramped relationship of the proposed dwellings with the west and east boundaries, the proposal would result in an overdevelopment of the site, be at odds with surrounding development and have a significant adverse impact on the character of the area. For these reasons, it is considered that the proposal fails to accord

with Policy 7 of the Whittlesey Neighbourhood Plan and policies LP12 Part A (d) and LP16 (d) of the Fenland Local Plan.

Impact on Neighbouring Amenity

- 10.10 Policy LP2 of the Local Plan states that development proposals should contribute to the Council's goal of Fenland's residents by, inter alia, promoting high levels of residential amenity. In addition, policy LP16 (e) of the Local Plan states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light. Policy 7 of the Whittlesey Neighbourhood Plan states that new development will be expected to function well and add to the overall quality of the area through proposals which provide a high standard of amenity for users of new buildings and maintain the existing amenity of neighbours including by avoiding a loss of privacy and daylight, visual intrusion by a building or structure, removal of mature vegetation or landscaping, a loss of car parking and additional traffic movements resulting from the development.
- 10.11 The proposed dwelling for Plot 1 would be sited approximately 1-1.3 metres from the rear boundary of No.1A Halcyon Drive, which forms a shared boundary with part of the west boundary of the application site. The rear garden of No.1A Halcyon Drive backs onto the application site. No.1A Halcyon Drive has not been shown on the plans accompanying this planning application, however this property is apparent on the Local Planning Authority's aerial images and the case officer has viewed the application site from within the rear garden of this property. With consideration given to the two-storey nature of the proposed dwelling for Plot 1, its close proximity to the rear garden of No.1A Halcyon Drive, and the east-west orientation of the sun, it is considered that the proposed dwelling for Plot 1 would have a significant overbearing impact and result in a significant loss of light to the rear garden of No.1A Halcyon Drive.
- 10.12 The west elevation of the proposed dwelling for Plot 1 contains first-floor windows facing directly towards No.1A Halcyon Drive. However, as these windows serve non-habitable rooms (bathroom, en-suite and landing/stairs), a condition could be appended to any grant of planning permission requiring them to be obscured-glazed and fixed shut to a specified height, in order to prevent a significant loss of privacy to No.1A Halcyon Drive.
- 10.13 The proposed dwelling for Plot 1 contains ground floor habitable room windows serving the kitchen, plant room, tv room and living room. These windows would be sited approximately 2.4 metres from the west elevation of the proposed dwelling for Plot 2. Although this arrangement is not ideal given the potential overbearing impact on these rooms, on balance, this relationship is not considered to be significantly harmful to the residential amenity of future occupiers given that the kitchen would also have a large south facing sliding door feature and the living room benefits from two other additional windows unobstructed by Plot 2. With regards to the plant room and tv room, although their windows would be obstructed, these rooms are considered less habitable and this relationship would not significantly impact the amenity of future occupiers of Plot 1. However, three out of the five proposed bedrooms serving Plot 1 would have a poor level of outlook and natural light. Two of these bedrooms would be served by a single window facing directly towards the south elevation walls of the front wing of Plot 1, with a separation distance of 4.2 metres. The third of these bedrooms would be served by a single window facing directly towards the west elevation wall of Plot 2, with a separation distance of 2.4 metres.

- 10.14 The proposed dwelling for Plot 2 would be sited approximately 4 metres from the eastern boundary of the application site which adjoins land with outline planning permission for up to 60 dwellings (ref: F/YR17/0507/O). Planning permission F/YR17/0507/O only committed the matter of 'access', with all other matters being reserved, and an application for approval of the reserved matters has yet to be received by the Local Planning Authority. Therefore, the proposed development would not conflict with any matters committed by planning permission F/YR17/0507/O. With consideration given to its siting to the west of, and its separation distance from, the residential development approved by planning permission F/YR17/0507/O, it is considered that the proposed development would not have any significant residential amenity impacts on the development approved by planning permission F/YR17/0507/O and would not prejudice the delivery of that planning permission.
- 10.15 The proposed dwelling for Plot 2 does not contain any first-floor habitable windows facing either Plot 1 or the approved development to the east (F/YR17/0507/O); therefore, it would not result in any significant loss of privacy to them.
- 10.16 Both plots would benefit from a first-floor balcony, orientated in a southern direction. There may be potential for the proposed balconies to cause overlooking of neighbouring properties. However, a condition could be appended to any grant of planning permission which would restrict visibility between these balconies and neighbouring properties.
- 10.17 The proposed vehicular access would run between No's. 200 and 204 Coates Road. With consideration given to the modest level of vehicle trips likely to be generated by the proposal, the presence of close boarded fencing between the proposed vehicular access and neighbouring dwellings, and the 2.5-3 metre separation between the proposed vehicular access and side elevations of No's. 200 and 204 Coates Road, it is considered that the levels of vehicular noise generated by the proposal would be modest and would not result in any significant harm to the residential amenity of neighbouring properties.
- 10.18 In summary, it is considered that the proposed dwelling for Plot 1 would have a significant overbearing impact and result in a significant loss of light to the rear garden of No.1A Halcyon Drive, and future occupiers of Plot 1 would have a poor level of outlook and natural light from three out of the five proposed bedrooms serving that plot, contrary to Policy 7 of the Whittlesey Neighbourhood Plan and policies LP2 and LP16 (e) of the Fenland Local Plan.

Impact on Highways and Parking

- 10.19 Policy LP15 of the Local Plan requires new development to provide well designed, safe and convenient access and provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards as set out in Appendix A.
- 10.20 The application site is served by an existing vehicular access which adjoins Coates Road and runs between No's 200 and 204 Coates Road.
- 10.21 The Local Highway Authority has stated that, whilst the existing access is not to current width standards for a shared use, removal of patron/public access to the pond from the Coates Road via condition would result in less vehicle movements which would improve highways safety at this location. These comments have been

made with regards to use of the access by people in connection with a commercial use of the fishing lake. The Local Highway Authority has no objections to the principle of this development, subject to conditions being appended to any grant of planning permission restricting the access to private use and requiring the parking and turning area to be laid out prior to occupation of the proposed dwellings.

- 10.22 However, the proposal would widen the existing vehicular access to 5 metres wide for the first 8 metres, which accords with the standards for shared private driveways specified within the 'Cambridgeshire Highways Development Management General Principles for Development' document. This width is sufficient to enable two cars to safely pass each other when accessing and egressing the site. In addition, it should also be noted that the Local Highway Authority considered the previous planning application (ref: F/YR23/0159/F) on this site, which was also for 2No. dwellings and proposed the same access arrangements as the current application, to be acceptable without a condition restricting the use of the access. Notwithstanding this request, the planning permission for the change of use of the lake to a course fishing lake (ref: F/96/0301/F) includes a condition prohibiting access to the lake from Coates Road.
- 10.23 The proposed dwellings would be served by 3 car parking spaces each, in accordance with the Council's adopted parking standards.
- 10.24 With consideration given to the proposed vehicular access width according with the relevant standards specified within the 'Cambridgeshire Highways Development Management General Principles for Development' document and providing sufficient width for 2 cars to safely pass each other; the comments from the Local Highway Authority in respect of the current planning application and planning application F/YR23/0159/F; and the proposal providing adequate on-site parking and turning provision; it is considered that the proposed development would provide a well-designed, safe and convenient access and would provide adequate car parking provision, in accordance with Policy 7 of the Whittlesey Neighbourhood Plan and policy LP15 of the Local Plan.

Impact on Ecology

- 10.25 Policy LP19 of the Local Plan states that the Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland. In addition, Policy LP16 (b) of the Local Plan states that development proposals must protect and enhance biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection given to internationally and nationally designated sites, in accordance with policy LP19. Policy 11 of the Whittlesey Neighbourhood Plan states that all development proposals should contribute to and enhance the natural and local environment; proposals should seek to avoid impacts on biodiversity, or minimise impacts where avoidance isn't possible; and where practicable development proposals should provide measurable net gains for biodiversity.
- 10.26 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and an Otter Survey which was subsequently carried out on the basis of the recommendations of the PEA.
- 10.27 The PEA states that the proposal would result in the following habitat loss:
- Removal of 0.09ha grassland
 - Partial infilling (300m²) of the existing lake

- Removal of approximately 47 metres of leylandii x cypress hedgerow
- Removal of a small number of isolated trees

- 10.28 The PEA concludes that the proposal is unlikely to have any significant impacts on any protected sites, local habitats or protected species. The PEA does not propose any mitigation measures in relation to protected sites, but it recommends a range of mitigation and enhancement measures in relation to local habitats and protected species.
- 10.29 The Otter Survey found no evidence of Otter and concluded that the proposal will not impact any Otter habitat. The Otter Survey does not proposed any mitigation measures in relation to Otters.
- 10.30 Natural England has stated that they have no objection to the application.
- 10.31 The trees to be removed as part of the proposal have no statutory protection and are of low amenity value. Therefore, their removal is considered acceptable.
- 10.32 Subject to the ecological mitigation and enhancement measures specified within the PEA being implemented, it is considered that the proposal would protect and enhance biodiversity, in accordance with Policy 11 of the Whittlesey Neighbourhood Plan and policies LP16 (b) and LP19 of the Fenland Local Plan.

Other matters

- 10.33 Due to the minor scale of development and the characteristics of the application site, it is considered that the contamination and drainage impacts of the proposal could be adequately dealt with via planning conditions or separate legislation.

11 CONCLUSIONS

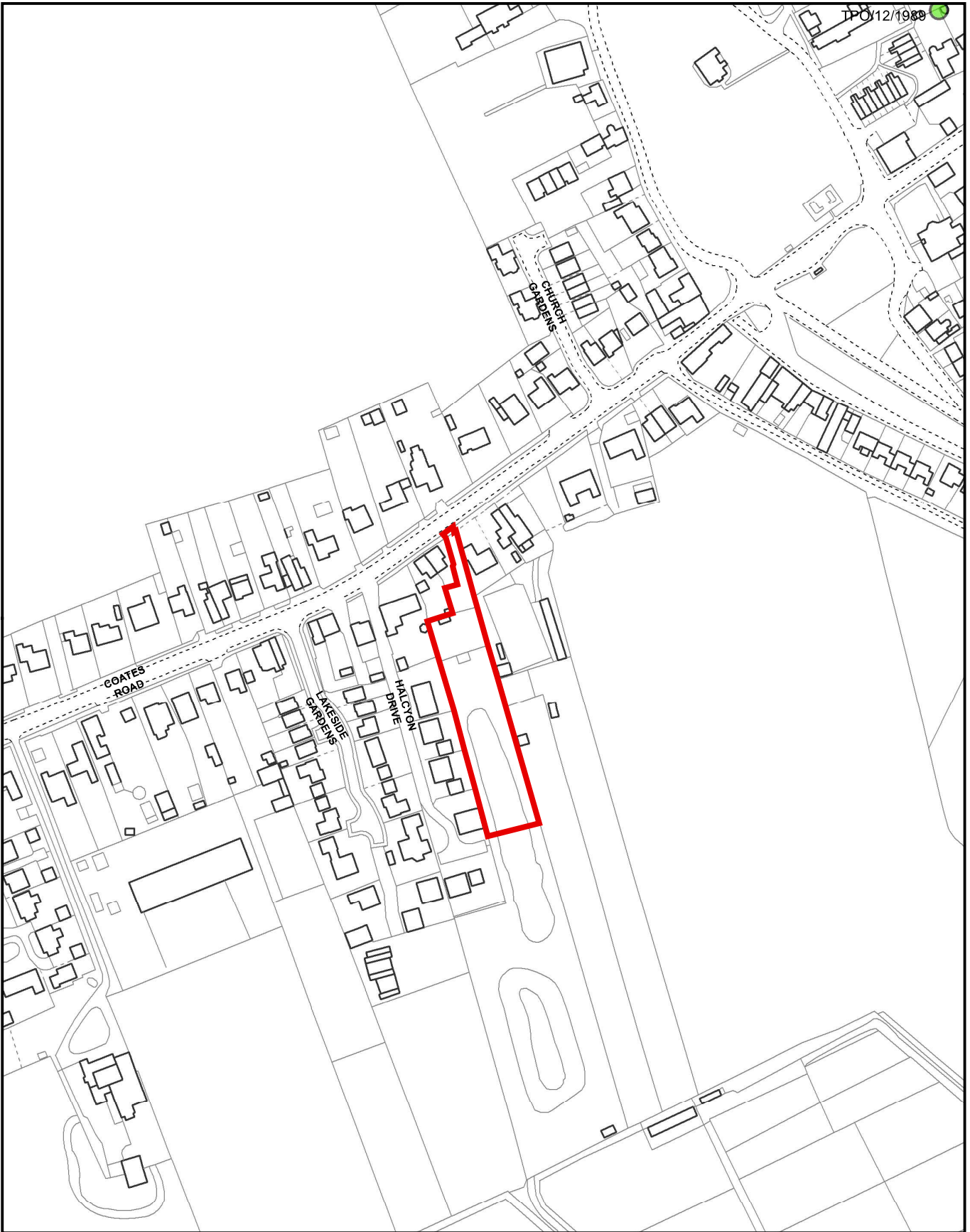
- 11.1 The principle of development and impacts of the proposal on highway safety, parking and ecology are considered acceptable. However, it is considered that the proposal would result in significant harm to the character of the area and residential amenity, contrary to policies LP2, LP12 and LP16 of the Local Plan. The application is therefore recommended for refusal.

12 RECOMMENDATION

Refuse; for the following reasons:

1	Policy LP12 Part A (d) of the Fenland Local Plan 2014 states that proposals need to be of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance. Policy LP16 (d) of the Fenland Local Plan 2014 requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area. The proposed dwellings, by virtue of their large scale, elongated form, and cramped relationship with the east and west boundaries, would result in an overdevelopment of the site, be at odds with surrounding development and have a significant adverse impact on the character of the area, contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and policies LP12 PART A (d) and LP16 (d) of the Fenland Local Plan 2014.
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2	<p>Policy LP2 of the Fenland Local Plan 2014 states that development proposals should contribute to the Council's goal of Fenland's residents, inter alia, promoting high levels of residential amenity. Policy LP16 (e) of the Fenland Local Plan 2014 states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light. By virtue of its scale, positioning and close proximity to the west boundary, the proposed dwelling of Plot 1 would have a significant overbearing impact and result in a significant loss of light to the rear garden of 1A Halcyon Drive. In addition, three of the bedrooms within Plot 1 would have a poor level of outlook and natural daylight, resulting in a poor standard of amenity for future occupiers of Plot 1. It is therefore considered that the proposal would have significant adverse impacts on the residential amenity of No.1A Halcyon Drive and would provide a poor standard of residential amenity for future occupiers of Plot 1, contrary to Policy 7 of the Whittlesey Neighbourhood Plan 2021-2040 and policies LP2 and LP16 (e) of the Fenland Local Plan 2014.</p>



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





F/YR23/1052/F

Scale = 1:2,500





General Notes
 1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

- SITE PLAN KEY**
-  Indicates proposed dwelling
 -  Indicates existing position of buildings taken from OS Map
 -  Indicates position of existing vegetation
 -  Indicates structures and vegetation to be removed
 -  Indicates existing vehicle access
 -  Indicates existing access to be widened 5m wide and 5m deep to highways standard

Revisions

E	01/2023	Required for new planning application
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FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
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20-TK Proposed Residential Development: Land Rear of 200 Coates Road Coates	Date May 2022	Drawn by G-E Checked by S-E
Drawing Title Planning Drawing Site Plan	Date No. SE-1772 A1	Sheet Size A1 Drawing E

Site Plan
 Scale: 1:250

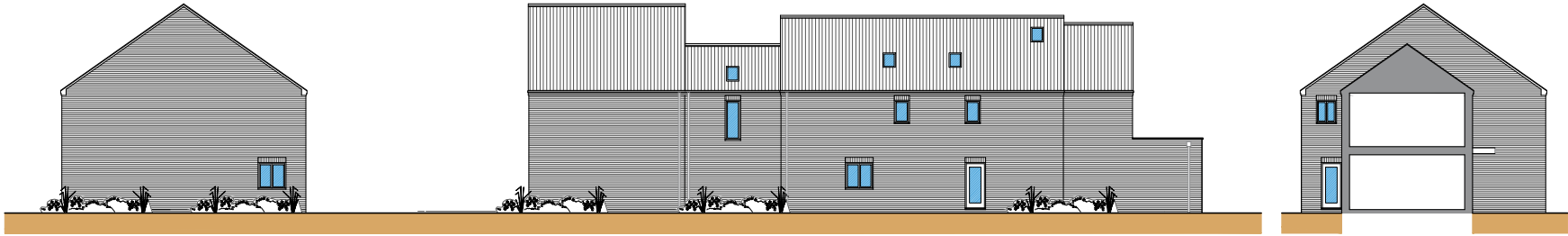




South Elevation
Scale: 1:100

East Elevation
Scale: 1:100

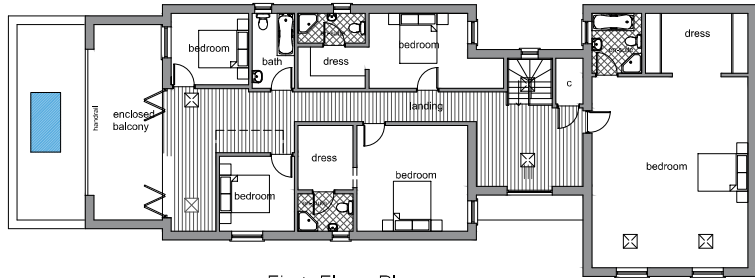
North Elevation/Section
Scale: 1:100



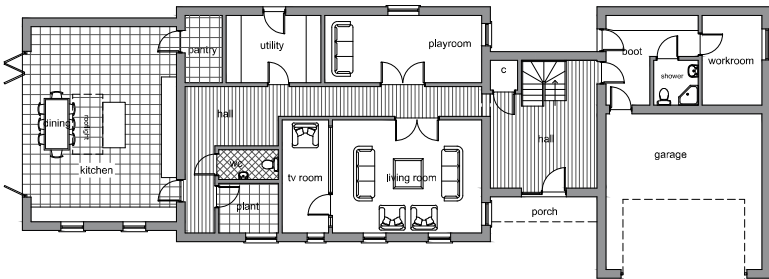
North Elevation
Scale: 1:100

West Elevation
Scale: 1:100

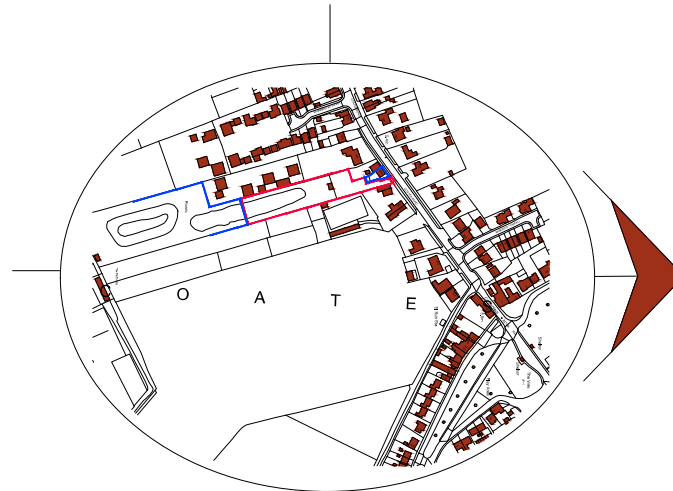
South Elevation/Section
Scale: 1:100



First Floor Plan
Scale: 1:100



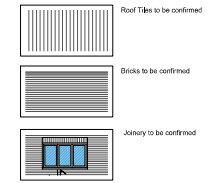
Ground Floor Plan
Scale: 1:100



Location Plan
Scale: 1:2500

General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

ELEVATION KEY

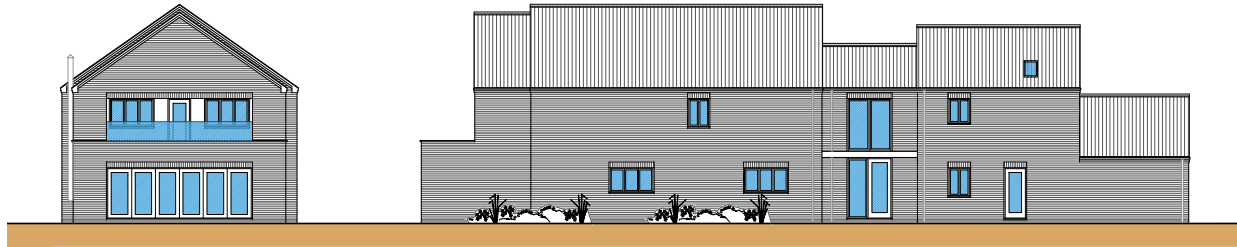


Revisions		Location Plan
E	Dec 2023	Revised

FOR APPROVAL

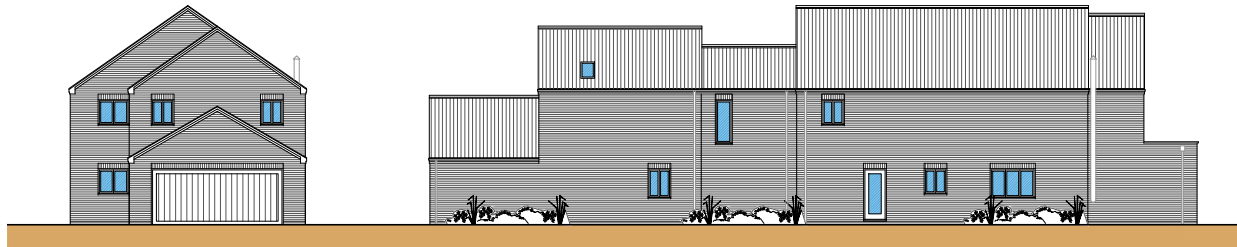


50-TK Proposed Residential Development: Land Rear of 200 Coates Road Coates	Date May 2022	Drawn by G-E
Client Planning Drawing Plot 1 Plans, Elevations and Location Plan	Scale A1	Checked by S-E
	Sheet Size A1	Drawn E



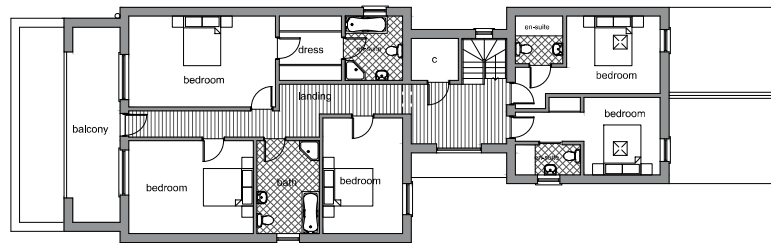
South Elevation
Scale: 1:100

East Elevation
Scale: 1:100

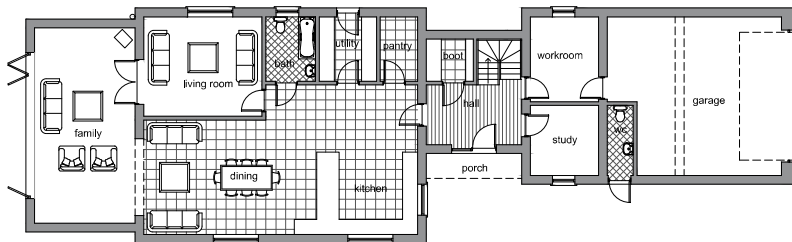


North Elevation
Scale: 1:100

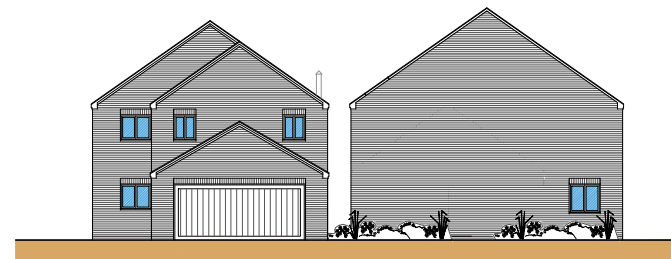
West Elevation
Scale: 1:100



First Floor Plan
Scale: 1:100



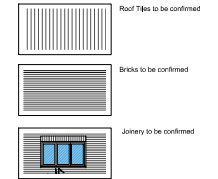
Ground Floor Plan
Scale: 1:100



Street Scene
Scale: 1:100

General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

ELEVATION KEY



Revisions		
A	July 2022	Clients Amendments
B	Dec 2023	Street Scene Revised

FOR APPROVAL



50 T/A Proposed Residential Development Land Rear of 200 Coates Road Coates	Date May 2022	Drawn by C-E
	Checked by S-E	
Drawing Title Planning Drawing Plot 2 Plans, Elevations and Street Scene	Plot No. SE-1772	Sheet Size A1
	Drawn by PP1101	Checked by B