
F/YR25/0808/RM

**Applicant: Mr J Akhtar
JA Investments (London) Ltd**

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

Land North Of, 2 - 8 Gibside Avenue, Chatteris, Cambridgeshire

Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1186/FDC to erect up to 4x dwellings and associated works

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This application is a reserved matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1186/FDC to erect up to 4 x dwellings. Access was committed at outline stage.
- 1.2 Several objections have been received relating to the proposed development, with reference to site access, parking arrangements, neighbouring amenity and drainage. As aforementioned, site access was committed at outline.
- 1.3 Regarding parking arrangements, the site plan details sufficient parking space for the dwellings proposed and an additional 14 spaces, which reflects the indicative plan provided at outline stage.
- 1.4 In terms of residential amenity, the assessment section below considers all surrounding neighbouring properties, concluding that they are sufficiently distanced away from the site and therefore it is unlikely that any adverse overbearing, overshadowing or overlooking impacts would be introduced.
- 1.5 A drainage strategy was submitted at outline stage which stated surface water drainage could be dealt with by an attenuation tank. No details were submitted regarding foul water drainage, however a condition was secured to the outline permission to require such details to be submitted and approved by the LPA.
- 1.6 As such, the details submitted relating to appearance, landscaping, layout and scale are considered to be acceptable and the application is therefore recommended for approval.

2 SITE DESCRIPTION

- 2.1 The application site is located on the north side of Gibside Avenue to the rear of nos. 8-2 Gibside Avenue and enclosed by rear and side gardens which are fenced.

- 2.2 Along the north side there is a hedge and a mature Ash/Sycamore tree. The site has an existing access directly from Gibside Avenue which takes an informal route through the site, exiting at the north-east corner and then continuing to Fairways to the east.
- 2.3 The site is located within Flood Zone 1 (low risk) and within the settlement boundary of Chatteris.

3 PROPOSAL

- 3.1 This application is a reserved matters application for the erection of 4 dwellings, relating to detailed matters of appearance, landscaping, layout and scale relating to outline permission F/YR22/1186/FDC.
- 3.2 The submitted site plan broadly reflects the indicative site plan submitted at outline stage. The proposed dwellings would be situated centrally within the site, and would form a row of terraced dwellings, with private amenity space to the rear.
- 3.3 The row of dwellings would have a width of 21.8 metres and a depth of 9.2 metres approx. The roof proposed would be hipped with an eaves height of 5.2 metres and a ridge height of 7.9 metres approx.
- 3.4 Fenestration is proposed predominantly to the principle and rear elevations, with the exception of one first-floor window proposed upon the west facing side elevation of Plot 1.
- 3.5 The submitted site plan indicates the provision of 2 parking spaces for each plot, with an additional 14 parking spaces provided, which reflects that of the outline indicative site plan.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR22/1186/FDC	Erect up to 4x dwellings and associated works (outline application with matters committed in respect of access)	Granted 01/11/2023
F/YR13/0745/FDC	Erection of 5 dwellings involving the demolition of existing garages	Withdrawn
15/0236/PREAPP	Proposed residential development	Acceptable 16/12/2015

5 CONSULTATIONS

5.1 Chatteris Town Council

Councillors are satisfied that enough has been done to alleviate the concerns of neighbouring residents. The application provides additional parking spaces which can be used by neighbouring residents and there will be a pathway to the rear of existing properties.

5.2 CCC Highways

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Comments

The reserve matters details of the layout are as per previously approved proposed layout F/YR22/1186/FDC. Therefore, I have no objections and can make no further comment to the layout of this. I would recommend that any and all relevant Conditions relating to the highway are attached to any permissions the planning authority is minded to grant.

5.3 FDC Arboricultural Officer

I have no objections.

5.4 FDC Environmental Services

The FDC Environmental Services noted that private driveways/roads need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required against any potential damage. They also requested a swept path plan which was provided. A plan was provided by the agent to which the Environmental Services team confirmed answered previous queries. They did query whether evidence of indemnity had been provided however this isn't required to be submitted as part of the application.

5.5 FDC Environmental Health

I confirm receipt of the above reserved matters application details and have considered the implications of the proposed development in terms of:

- *Noise*
- *Air pollution*
- *Contaminated land*
- *Artificial light*

I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.

5.6 Local Residents/Interested Parties

17 letters of objection were received regarding this application from address points within Chatteris. The reasons for objection are summarised as follows:

Objecting Comments	Officer Response
Impact on village services	The provision of four additional dwellings is unlikely to significantly impact upon existing services within a Market Town.

Overlooking	Addressed within the 'Residential Amenity' assessment section
Overdevelopment of the area	Every application has to be considered on its own merits and the fact that there are larger development schemes in the surrounding area cannot be used as a reason to justify this application when the principle has been established under the outline consent.
Drainage	Addressed within the 'Drainage' assessment section
Loss of privacy	Addressed within the 'Residential Amenity' assessment section
Loss of light	Addressed within the 'Residential Amenity' assessment section
Noise pollution	Comments regarding noise from the development are acknowledged, however a condition was secured on the outline permission restricting demolition and construction works to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Bank or Public Holidays.
Traffic and Highways	Traffic within the surrounding area cannot be used as a reason to refuse this application. The site provides sufficient parking space for the development proposed.
Unprofessional contractors	This is not a material planning consideration and therefore cannot be used as a reason to justify refusal of the application.
Insufficient parking	The site provides sufficient parking space for the development proposed, with 14 additional spaces.
Fire safety	Fire safety be considered under Building Regulations.
Lighting	Should permission be granted, a condition can be secured to require details of proposed lighting to be submitted and agreed with the LPA.
Site ownership	Site ownership is not a material planning consideration but rather a civil matter. This cannot be used as a reason to justify refusing the application.
Site management	Should permission be granted, a condition can be secured to require details of site management and maintenance to be submitted and agreed with the LPA.
Parking issues in surrounding area	Parking within the surrounding area cannot be used as a reason to refuse

	this application. The site provides sufficient parking space for the development proposed.
Landscaping	Addressed within the 'Landscaping' assessment section
Impact on property value	Property value is not a material planning consideration and cannot be used as a reason to justify refusing the application.
Loss of right of way	This cannot be used as a reason to justify refusing the application.
Access for refuse vehicles	Addressed within 'Appearance, Layout and Scale' assessment section
Health and safety of site works	This not a material planning consideration.
Access to site	Access to the site was agreed at outline stage.
Adjacent development sites	Each application must be considered on its own merits.
Public footpath	The footpath re-instatement along Gibside Avenue was approved at outline stage and is required to be completed before the first occupation of the development. Footpaths are also provided within the application site.

7 letters of support were received from address points within Chatteris regarding this application. The reasons for support are summarised as follows:

Supporting Comments	Officer Response
Visual amenity/tidy up the area	Addressed within 'Appearance, Layout and Scale' assessment section
Improve local amenities	It is unlikely that the addition of 4 dwellings would impact upon local amenities.
Providing new housing	The proposed development would provide 4 3-bedroom homes.
In keeping	Addressed within 'Appearance, Layout and Scale' assessment section

1 letter of representation was received from an address point within Chatteris regarding this application. The comments received are summarised as follows:

Comments	Officer Response
Additional parking needs to be allocated	The submitted site plan indicates the provision of 14 additional parking spaces more than the parking required for the dwellings themselves. Whilst it is acknowledged that surrounding properties have historically parked within the site, as discussed in the outline approval, this was an informal arrangement.

- 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

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

8 KEY ISSUES

- **Principle of Development**
- **Appearance, Layout and Scale**
- **Residential Amenity**
- **Access**
- **Landscaping**
- **Drainage**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 Outline planning permission exists on the site for residential development, therefore the principle of residential development has already been established and is acceptable. It should be noted that this point of general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections.

Appearance, Layout and Scale

Appearance

- 9.2 The proposed development is for the erection of a row of 2-storey, terraced dwellings. To the south of the site is the bulk of nos. 2-8 Gibside Avenue which offers a degree of screening from the main streetscene of Gibside Avenue. Limited views are also afforded from the access into the site.
- 9.3 To the north of the site is James Gage Close, which is a cul-de-sac of single-storey dwellings. The proposed dwellings would be visible from the public realm at James Gage Close.
- 9.4 The local area surrounding the site is characterised by a mixture of dwelling forms and plot ratios and so does not benefit from any prevailing uniformity. Notwithstanding this, the dwellings proposed would not appear significantly out of character given that the dwellings along Gibside Avenue are predominantly 2-storey terraced dwellings, with dual-pitched roofs and chimneys. The dwellings at No 2-8 Gibside Avenue are finished in buff bricks and cladding. The proposed dwellings on site take some design cues from the adjacent terraces through their form, albeit it is noted that the terraces proposed would be finished in a hipped roof. Given the screening surrounding the site, it is not considered that the differing roof style would introduce adverse impacts upon the character of the area.
- 9.5 The submitted elevational drawings indicate the use of Marley Modern Grey Concrete roof tiles and Forterra Burwell buff brick. Given the lack of uniformity and inconsistent vernacular within the surrounding area, these materials are considered to be acceptable.
- 9.6 The proposed appearance of the dwellings is therefore considered to be acceptable given that the dwellings would not be highly visible from the surrounding public realm and the fact that there is an inconsistent vernacular within the surrounding area.

Layout

- 9.7 The outline application included an indicative drawing which indicated a similar layout as this reserved matters application, albeit Plot 1 now forms part of the terrace, rather than being set forward.
- 9.8 Private amenity space is provided for each dwelling and the site plan indicates two parking spaces for each dwelling within the wider site. Bin collection points have been provided and the submitted site plan also indicates that a refuse vehicle can enter and turn within the site.
- 9.9 The proposed layout of the site is therefore considered to be acceptable, subject to the detailed assessment of relationships with neighbouring dwellings below.

Scale

- 9.10 The consideration of the scale of the proposed dwellings on site must be made on the basis of the outline planning permission being granted. No conditions were

included on the outline consent restricting the scale of the proposed dwellings on site.

- 9.11 The proposed dwellings would be 2-storey, with a ridge height of 7.9 metres approx. As aforementioned, there is a lack of uniformity in character surrounding the application site. Notwithstanding this, the dwellings along Gibside Avenue, Fairway and West Street are all 2-storey dwellings, therefore it is not considered that the scale of the dwellings would be unacceptable in this location.

Residential Amenity

- 9.12 Policy LP16 of the Fenland Local Plan 2014 seeks to secure high quality environments, having regard to impacts on matters such as residential amenity.
- 9.13 The proposed dwellings would sit centrally within the application site. To the south of the site are the terraced dwellings, 2-8 Gibside Avenues. The proposed development would be situated in excess of 13 metres from the rear boundaries of these dwellings and in excess of 21 metres from the rear elevations of these properties. The proposed dwellings would include first-floor windows, albeit three of these windows would be frosted glass as they are proposed to serve bathrooms. The neighbouring properties at Gibside Avenue are considered to be of a sufficient distance away from the proposed dwellings that it is unlikely that the development would introduce any adverse overbearing, overshadowing or overlooking impacts upon these properties.
- 9.14 To the east of the site is garden space associated with No. 15 Fairway. There is a clearance of approximately 8 metres between the east facing flank wall of Plot 4 and the boundary line of No. 15. No first-floor fenestration is proposed upon the east facing flank wall and therefore it is unlikely that the development would introduce any adverse overbearing, overshadowing or overlooking impacts upon this neighbouring property.
- 9.15 To the north of the site is James Gage Close. Plots 1 and 2 would face onto the flank elevation of No. 8 and plots 3 and 4 would face onto the turning head and access road. There is a clearance of approximately 11 metres between the rear elevation of the dwellings proposed and No. 8. Upon the flank elevation of the neighbouring property there are two windows and an access door. Plot 1 would directly face onto this fenestration. Plot 2 would predominantly face onto the area of flank wall with no fenestration. Plot 1 includes one first-floor window upon the rear elevation however this would be frosted glass. Plot 2 features two windows at first-floor, however these are not considered to directly overlook the existing fenestration upon the neighbouring property. None of the properties face directly onto the rear gardens of properties along James Gage Close. As such, it is unlikely that the development would introduce any adverse overbearing, overshadowing or overlooking impacts upon this neighbouring property.
- 9.16 To the west of the site is No 55-61 West Street. The rear boundary of these properties is situated approximately 16 metres from the west facing side elevation of Plot 1. The rear elevations of these properties are situated approximately 26 metres from the side elevation of Plot 1. Given the clearance between the development and these neighbouring properties, it is unlikely that any adverse overbearing or overshadowing impacts would be introduced. A first-floor side window is proposed, however given the clearance between the properties it is unlikely that this would introduce any adverse overlooking impacts. As such, it is unlikely that the development would introduce any adverse overbearing,

overshadowing or overlooking impacts upon this neighbouring property.

Landscaping

- 9.17 Both hard and soft landscaping details have been submitted as part of this reserved matters application. The roadway into the site is to be permeable tarmac, with permeable block paving to the parking spaces. Each dwelling will also feature areas of patio. Each plot is to be enclosed by 1.8 metre high close boarded timber fencing with 0.6 metre close boarded fencing enclosing the front of each dwelling. These details are acceptable.
- 9.18 The landscaping strategy submitted indicates the planting of trees and various shrubs around the application site. The FDC Arboricultural Officer was consulted as part of this application and has raised no objection to the soft landscaping proposed, following an amendment to the strategy to include root deflectors to address potential future issues of the landscaping proposed causing displacement or damage.
- 9.19 As such, the proposed landscaping of the site is considered to be acceptable.

Drainage

- 9.20 The site is within a Flood Zone 1 which is low risk and is therefore a sequentially preferable location for residential development, as detailed within the outline application.
- 9.21 The concerns raised regarding drainage of the site are acknowledged; however, this was discussed within the officer report at outline stage. The outline application was accompanied by a drainage strategy which outlined surface water could be dealt with via SUDs. No foul water details were provided at that stage and subsequently a condition was secured on the outline permission requiring a scheme and timetable for the provision and implementation of foul water drainage to be submitted and approved by the local planning authority prior to the commencement of any works above ground level on site. Building Regulations would also require details on this matter outside the scope of planning.

Biodiversity Net Gain (BNG)

- 9.22 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.23 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application is a reserved matters application.

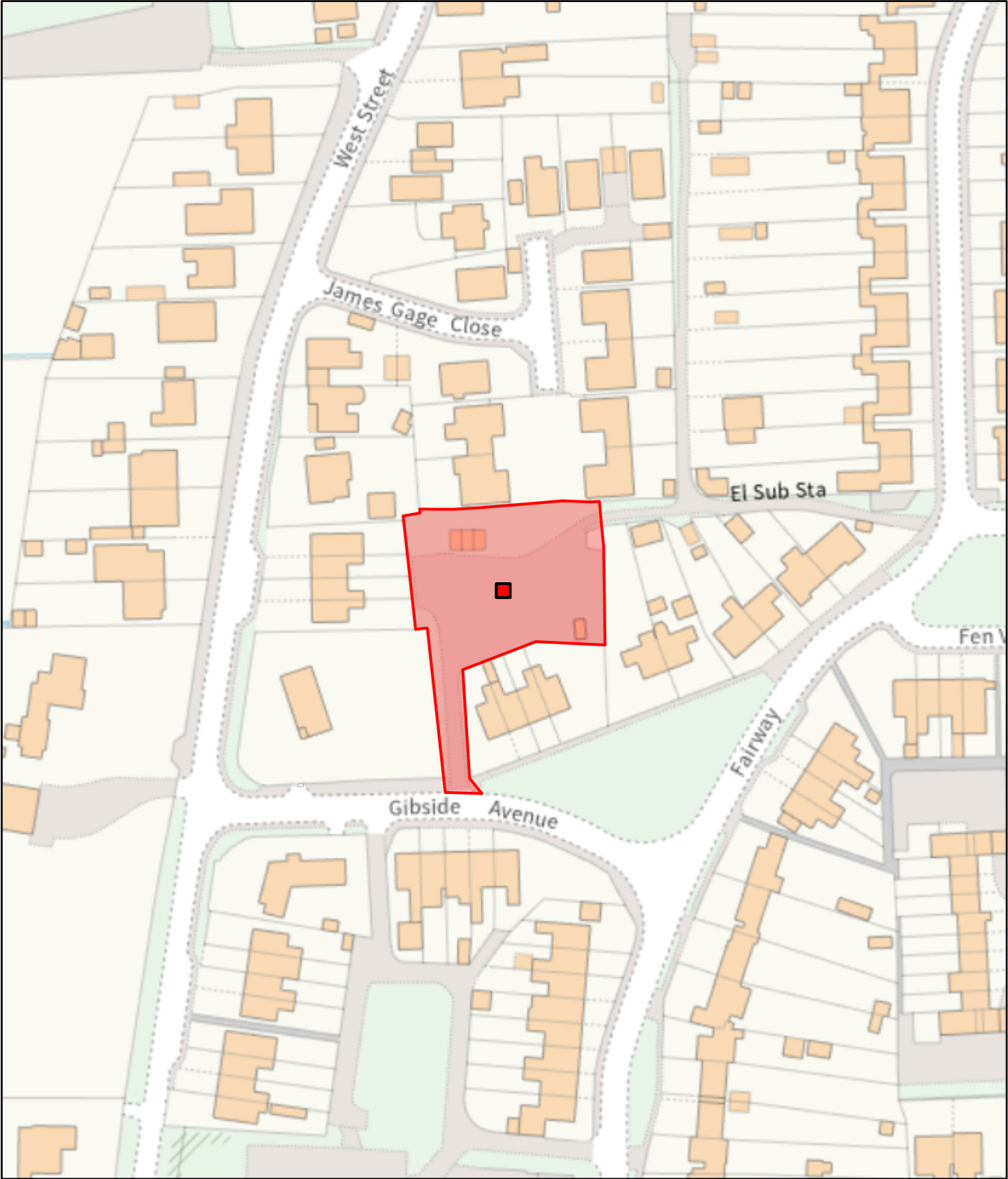
10 CONCLUSIONS

- 10.1 The principle of development was established with the outline permission. The detailed consideration of appearance, layout, scale and landscaping are considered to be acceptable and accord with the relevant policies of the Fenland Local Plan 2014. Site access was approved at outline stage. As such, this application is recommended for approval.

11 RECOMMENDATION

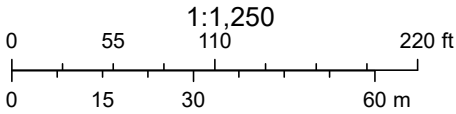
- 11.1 **Approve**, subject to the following conditions:

1	<p>The first-floor bathroom and en-suite windows in the north and south facing elevations of the development hereby approved shall only be glazed with obscure glass and maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.</p>
2	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional windows, including dormers, other than those shown on the plans hereby approved shall be placed at first-floor of the north or south facing elevation of the development hereby approved.</p> <p>Reason - To protect the amenities of the adjoining properties in compliance with Policy LP2 and LP16 of the Fenland Local Plan 2014.</p>
3	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the first dwelling hereby approved and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
4	<p>Prior to occupation details of the proposed arrangements for future management and maintenance of the proposed roads and footpaths and shared areas (including lighting) within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard. In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.</p>
3	Approved Plans



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 Fenland District Boundary



Fenland District Council



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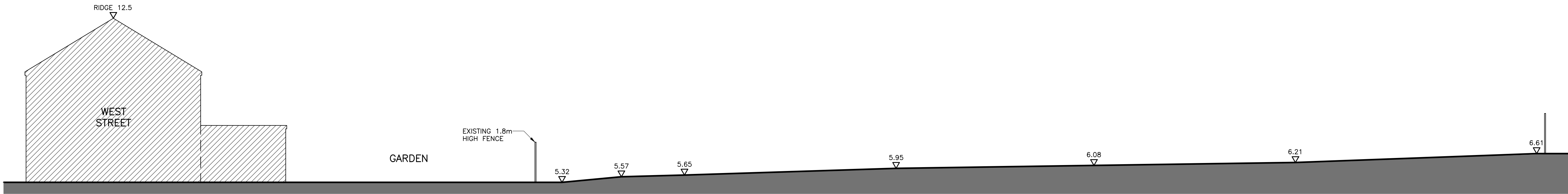
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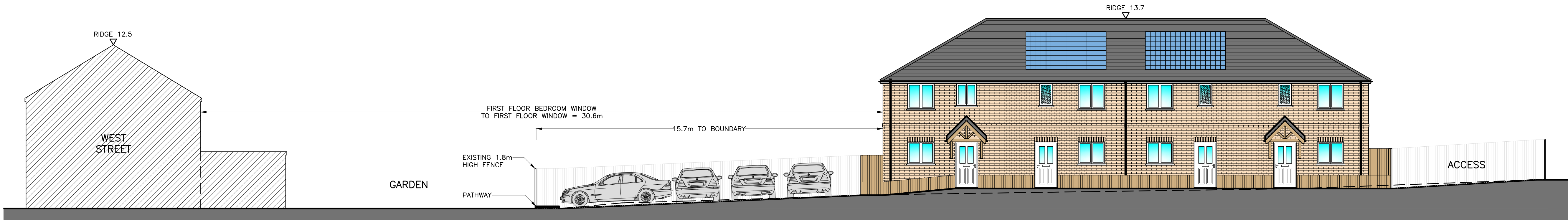
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the situation. The Engineer may specify standards or reasonably be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the requirements are more stringent than those of the specification. The Engineer may require compliance of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and/or fixed in accordance with the manufacturers' current recommendations.

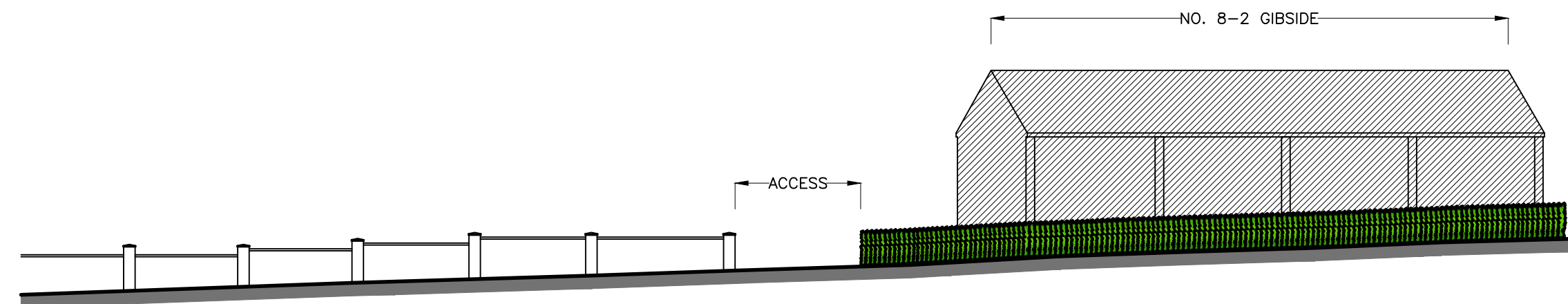
The contractor is to arrange inspections of the works by the BCO (or NHC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer



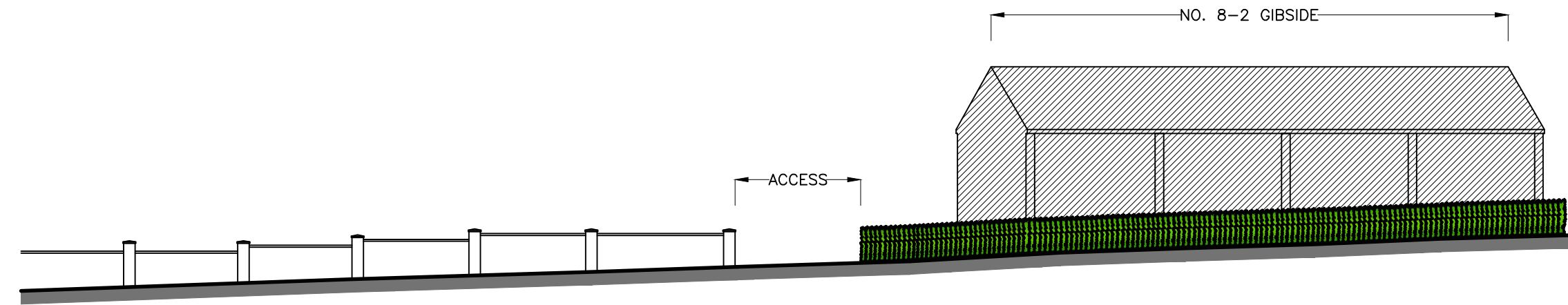
EXISTING SITE SECTION A-A
(1:100)



PROPOSED SITE SECTION A-A
(1:100)



EXISTING STREET SCENE AT ACCESS
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PROPOSED STREET SCENE AT ACCESS
(1:200)

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B	DRAWING UPDATED	OCT 25
A	DRAWING UPDATED	OCT 25
REVISIONS		DATE

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LABC

LABC

LABC

Fenland District Council

Building Design Awards

winner

Building Excellence in Fenland

CLIENT

JA Investments
(London) Ltd

PROJECT

Land off North of
2-8 Gibside Avenue
Chatteris
Cambs

TITLE

Proposed Site Sections

DRAWN

R.Papworth

CHECKED

DATE

Oct 2025

SCALE

As Shown

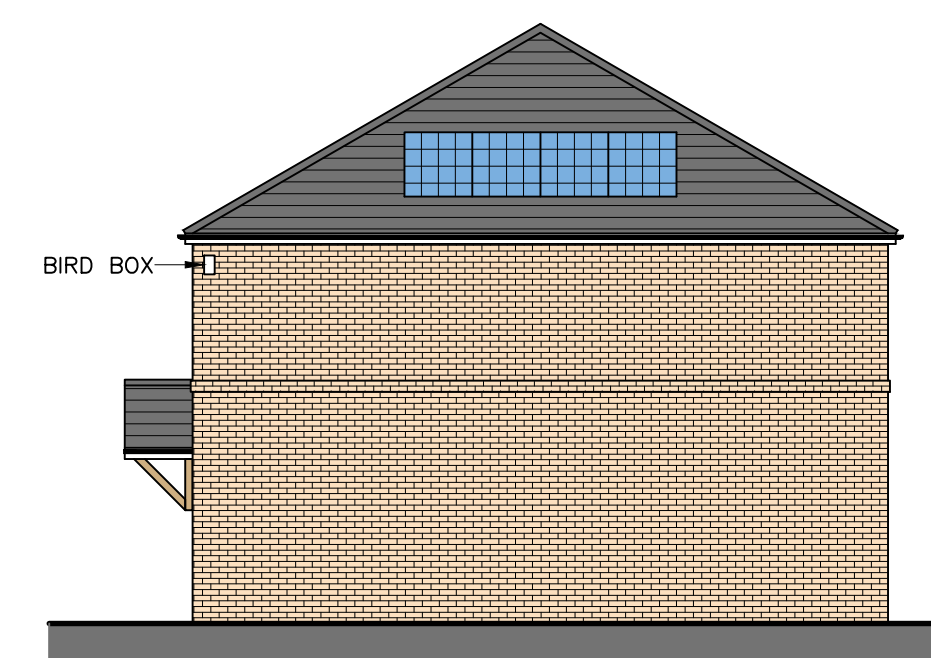
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DRAWING NUMBER

H10540/04b



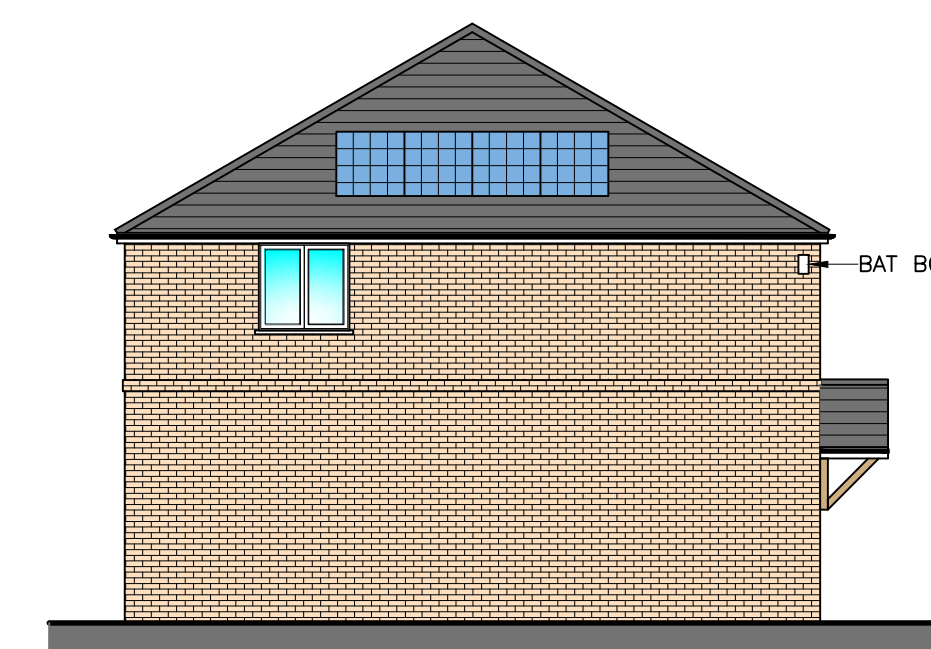
PROPOSED FRONT ELEVATION
(1:50)



PROPOSED RHS ELEVATION
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PROPOSED REAR ELEVATION
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PROPOSED LHS ELEVATION
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MATERIALS

ROOF : MARLEY MODERN GREY CONCRETE TILES

WALLS : FORTERRA BURWELL BUFF BRICK

JOINERY : WHITE UPVC

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Materials products and workmanship to comply with all British Standards and COTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

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

C B A	PLANNERS COMMENTS DRAWING UPDATED DRAWING UPDATED	OCT 25 OCT 25 OCT 25
	REVISIONS	DATE

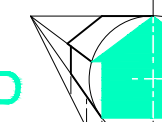
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
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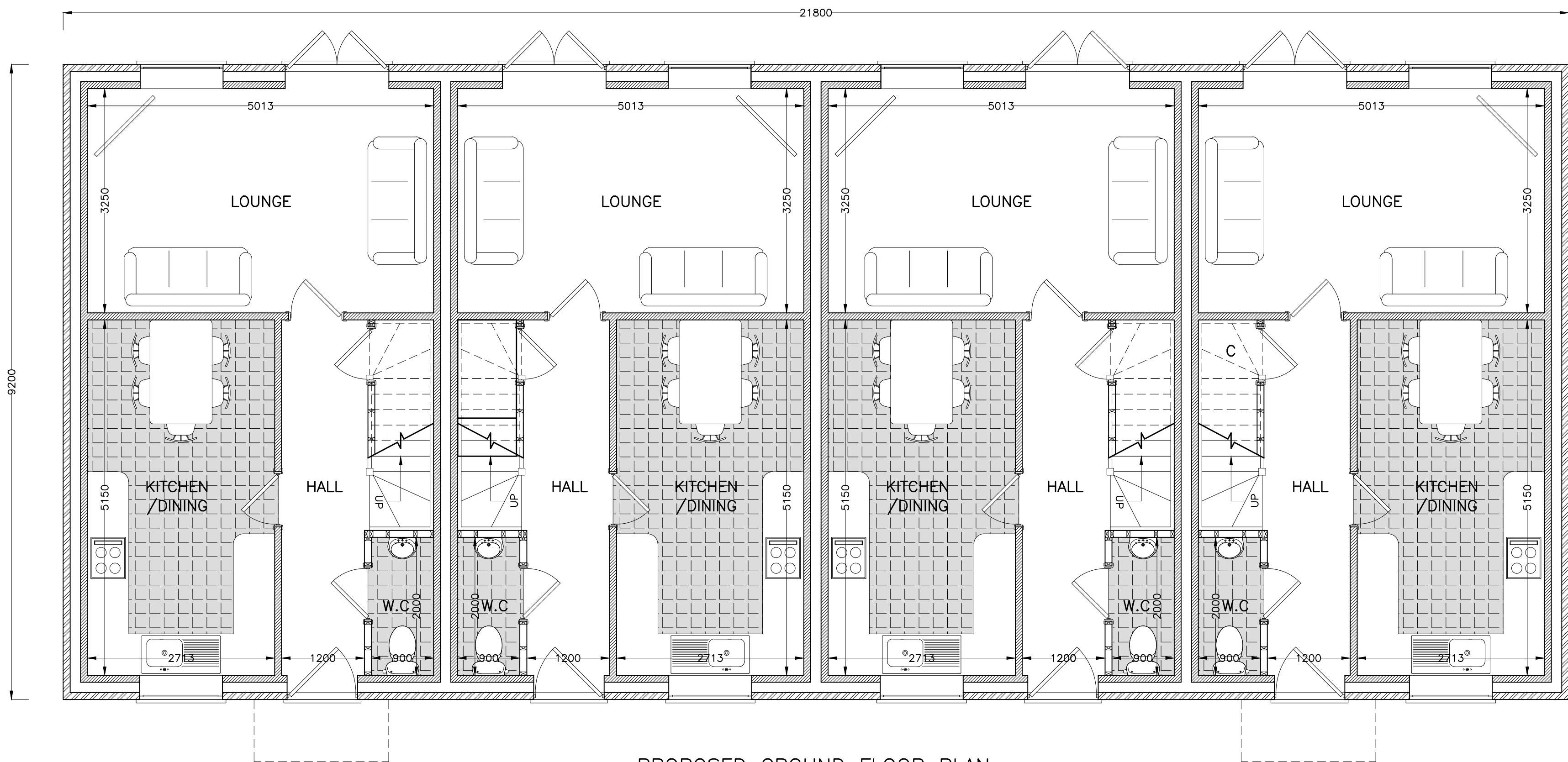
JA Investments
(London) Ltd

PROJECT

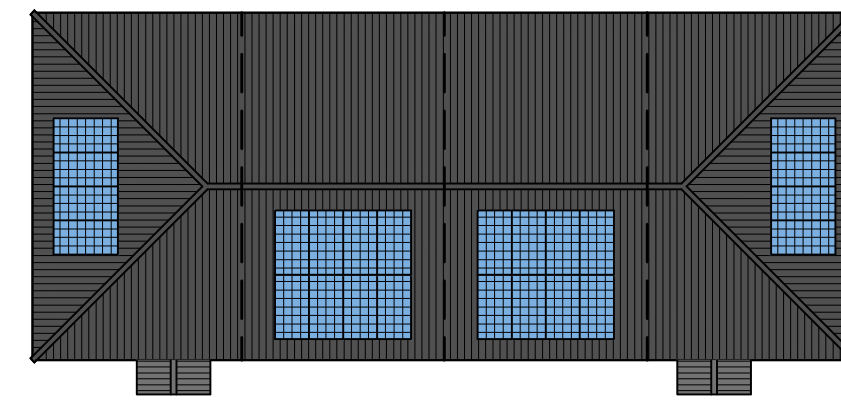
Land off North of
2-8 Gibside Avenue
Chatteris
Cams

TITLE	<p>Proposed Elevations</p>
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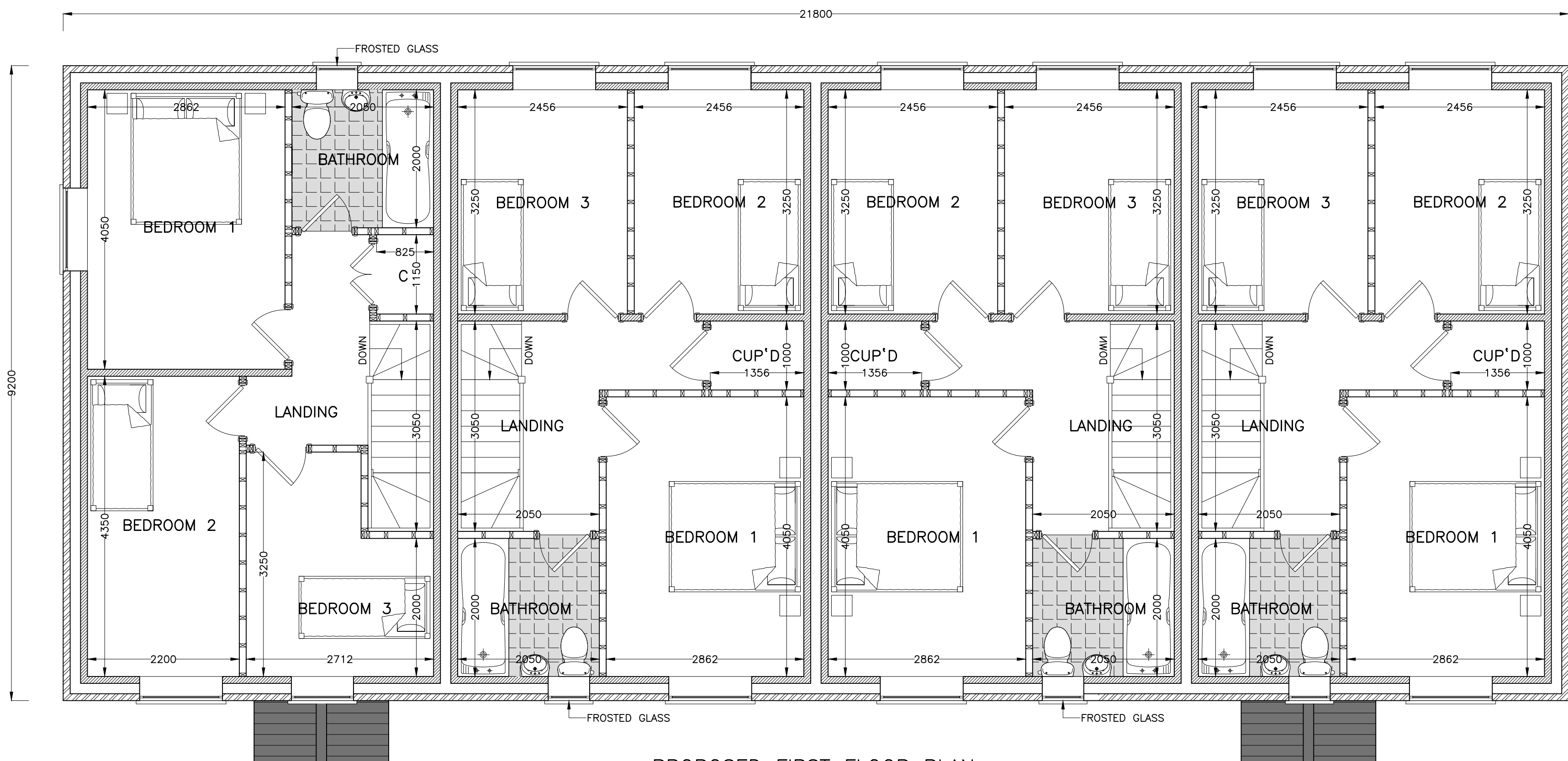
DRAWN Oct 2025	DATE OF ISSUE	
CHECKED		
DATE August 2025	DRAWING NUMBER	
SCALE As Shown	H10540/03c	



PROPOSED GROUND FLOOR PLAN
(1:50)



PROPOSED ROOF PLAN
(1:200)



PROPOSED FIRST FLOOR PLAN
(1:50)

FDC 1-4 DWELLINGS = 212.7m²
THIS APPLICATION = 200.5m²
1-4 DWELLINGS

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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 SCo (or NHC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

B A	DRAWING: UPDATED	OCT 25
	DRAWING: UPDATED	OCT 25
REVISIONS		DATE
MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS 1 Gordon Avenue, Tel: 01354 655454 March, E-mail: info@mortonandhall.co.uk Cambridgeshire, Website: www.mortonandhall.co.uk PE15 8AJ Fenland District Council LABC THE BUILDING EXCELLENCE AWARD winner Building Design Awards Building Excellence in Fenland		
CLIENT		
JA Investments (London) Ltd		
PROJECT		
Land off North of 2-8 Gibside Avenue Chatteris Cams		
TITLE		
Proposed Floor Plans & Roof Plan		
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	Oct 2025	DRAWING NUMBER
SCALE	As Shown	H10540/02 _B