

PLANNING APPEAL DECISIONS

The Council has received the following Appeal decisions in the last month:

All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

PA Ref	Proposal/Site	Officer Recommendation	Decision Level	Appeal Decision	Summary of Main issues
F/YR15/0668/O	Outline with one matter committed detailed as access in relation to 95no dwellings (max) with associated landscaping, drainage and open spaces, Land North Of 75 - 127 Estover Road, March	Grant	Committee	Dismissed (Written reps)	<ul style="list-style-type: none"> • This application was refused by the Committee on the grounds that: the development would not respond to the core shape and characteristics of the settlement; to the detriment of the character and appearance of the area. • The Planning Inspector considered that the site lay outside of 'the defined development boundary for March' and was 'located in the countryside'; closely associated with the undeveloped rural landscape; concluding that 'the development would have an undesirable urbanising effect on the local landscape and would result in the permanent loss of countryside.' • Of interest, the appeal decision notes that the level of harm which would arise is not significant and that the development of this site for residential purposes would not be significantly worse than any other greenfield site. • An argument put forward by the appellant with regard to delays in delivering new homes was disregarded, with the Inspector recognising that the plan period runs until 2031

					<ul style="list-style-type: none"> Similarly whilst it was acknowledged by the Inspector that other matters raised relating drainage issues, highway matters, loss of agriculture, wildlife impacts and local infrastructure capacity were material considerations they were not felt to provide a compelling reason to withhold consent; subject to appropriate mitigation.
F/YR18/0078/F	Erection of 5 x 2-storey 3-bed dwellings and 1.8 metre high fence and brick walls involving partial demolition of 13 Clare Street, Land East Of 13 Clare Street, Chatteris	Refuse	Committee	Allowed (Written reps)	<ul style="list-style-type: none"> Access to backland development would not be to detriment of living conditions of adjoining residents. Excess bin carrying distances not of such detriment to refuse the scheme.
F/YR18/0132/O	Erection of a dwelling (outline application with matters committed in respect of access and scale), Land North West Of Cedar Lodge, The Old Dairy Yards, Westfield Road, Manea.	Refuse	Delegated	Dismissed (Written Reps)	<ul style="list-style-type: none"> Site accessed via narrow lane requiring upgrading No significant harm to character and appearance of the area. Unacceptable impact on highway safety and protected species and habitat.
F/YR18/0244/F	Erection of a 2-storey, 2-bed dwelling involving demolition of existing outbuilding Land North Of 92, Norwood Road, March	Refuse	Delegated	Allowed (Written Reps)	<ul style="list-style-type: none"> The design/materials, relationship with surrounding dwellings and high front boundary treatment would not harm the character and appearance of the area. The proposal provides sufficient private amenity space that would not be unduly overlooked, outlook was assessed and considered to

					not unduly harm the living conditions of future occupiers.
F/YR18/0263/O	Erection of up to 7no dwellings (outline application with all matters reserved), Land North Of 16A - 22 High Street, Manea	Refuse	Committee	Allowed (Written Reps) + Costs claim refused	<ul style="list-style-type: none"> Existing access to nursery Given this, use of access for residential would have no greater impact on living conditions of neighbouring residents Access not unacceptable in terms of cycle/pedestrian/refuse issues
F/YR18/0295/O	Residential development of up to 3 dwellings, Land off Newgate Street, Doddington.	Refuse	Delegated	Dismissed (Written Reps)	<ul style="list-style-type: none"> Backland site to rear of properties on Newgate Street The effect on the character and appearance of the area, with particular regard to the village built form, streetscene, settlement pattern and the open countryside. The Inspector considered that concerns regarding the access could be dealt with by Grampian condition.
F/YR18/0415/F	Erection of a 3-storey 5/6-bed dwelling with detached workplace, Land South Of 24 Addison Road, Wimblington.	Refuse	Delegated	Dismissed (Written Reps)	<ul style="list-style-type: none"> Important open space within village/site contributes positively to local character Scale of the development would appear overlarge, imposing and at odds with its surrounding context. Lack of evidence that the business would not unduly harm the living conditions of residential properties in relation to noise for

					example.
F/YR18/0515/F	Erection of 2no 2-storey 3-bed dwellings with detached garage block to rear and erection of porch to existing dwelling involving demolition of existing garage and formation of a new access, 107 Kings Delph, Whittlesey.	Refuse	Delegated	Dismissed (Written Reps)	<ul style="list-style-type: none"> Site in elsewhere location and contrary to settlement hierarchy set out in Local Plan.
F/YR18/0645/F	Erection of 1 x 2 storey 4 bed dwelling with attached garage involving demolition of existing dwelling and outbuildings, 11 Jobs Lane March.	Refuse	Delegated	Allowed (Written Reps)	<ul style="list-style-type: none"> The Inspector considered that a two-storey dwelling in this location would not appear incongruous or over imposing in the streetscene.
F/YR18/0781/F	Change of use from residential to residential and importation, breeding and selling of tropical fish and erection of a detached outbuilding (retrospective) 15 Church Lane Doddington	Grant	Committee	Allowed (Written Reps) +Costs claim refused	<ul style="list-style-type: none"> Only a small portion of the building can be seen above the fence; the outbuilding does not harm the character and appearance of the area.
F/YR18/0937/F	Raising of roof to enable loft conversion to form living accommodation and insertion of 3 x dormers to rear of existing dwelling 19 Willowbrook Drive Coates	Refuse	Delegated	Dismissed (Written Reps)	<ul style="list-style-type: none"> Would not harm the character and appearance of the area Significant overlooking and loss of privacy unacceptable; obscure glazing not appropriate to overcome this due to lack of outlook from the proposed bedrooms