

To be included in village threshold statistics? NO

F/YR19/0612/F

Applicant: Mr S Necker

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

31 Bowthorpe Road, Wisbech, Cambridgeshire, PE13 2DX

Erect 2 dwellings (1 x 3-storey 3-bed and 1 x 2-storey 2-bed) involving partial demolition of existing dwelling and garage

Officer recommendation: Grant

Reason for Committee: Number of representations received contrary to the officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning permission for the erection of 2 dwellings (1 x 3-storey 3-bed and 1 x 2-storey 2 bed) involving partial demolition of the existing dwelling and garage.
- 1.2 The application site is situated within the settlement of Wisbech and is located to the east of Bowthorpe Road. A two-storey detached dwelling is located on the site which has a detached double garage to the rear of the dwellinghouse that faces onto Wilberforce Road. The application site is surrounded by residential dwellings of 2-storey height. The site also lies within Flood Zone 1 (low risk).
- 1.3 It is considered that the proposed dwellings on Plot 1 and Plot 2 will not cause adverse harm to the character of the local area due to the mixed character of the area in respect to varied architecture, scale and mass. Also, it is considered that the scale, mass and appearance of the proposed dwellings will not be dominant or incongruous within the context of its local setting.
- 1.4 It is also considered that the proposed dwellings will not cause adverse harm to the surrounding residential dwellings in respect to outlook, overbearing, overlooking and overshadowing, subject to mitigation of obscure glazing.
- 1.5 The proposed dwellings will provide adequate private amenity and access and parking provisions.
- 1.6 There are no objections to the scheme from the Town Council, Environmental Health and County Highways. 8 letters of objections have been received of which it is considered that the objections raised will not result in significant harm and do not warrant a refusal.
- 1.7 As such, the proposed development complies with Policy LP2, LP3, LP15 and LP16 of the Fenland Local Plan 2014. It is therefore recommended that planning permission is granted, subject to the conditions denoted in section 11 of this report.

2 SITE DESCRIPTION

- 2.1 The application site is situated within the settlement of Wisbech and is located to the east of Bowthorpe Road. A two-storey detached dwelling is located on the site which has a detached double garage to the rear of the dwellinghouse that faces onto Wilberforce Road. The application site is surrounded by residential dwellings of 2-storey height. The site also lies within Flood Zone 1 (low risk).

3 PROPOSAL

- 3.1 This application seeks full planning permission for the erection of 2 dwellings (1 x 3-storey 3-bed and 1 x 2-storey 2 bed) involving partial demolition of the existing dwelling and garage.
- 3.2 Plot 1 will have a detached dwelling located to the eastern boundary of the application site. It will be 3-storey in height and comprise of 3 bedrooms. Vehicular and pedestrian access will be off Wilberforce Road.
- 3.3 The proposed dwelling on Plot 2 will be attached to the existing dwelling and will comprise of a 2-storey 2-bed dwelling. Vehicular and pedestrian access will be off Bowthorpe Road.
- 3.4 No materials details have been provided for plot 1 whilst plot 2 will be constructed from materials that match the existing dwelling.
- 3.5 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1 No pertinent planning history.

5 CONSULTATIONS

Wisbech Town Council

- 5.1 Support the application.

Environment and Health Services

- 5.2 *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 the noise climate.*
- 5.3 *As the proposal involves the demolition of existing structures, the following condition should be imposed in the event that planning consent is granted.*
- 5.4 *CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.*

- 5.5 *REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.*

Cambridgeshire County Highways

- 5.6 *I have no highway objections to the proposal in principle. The parking areas will need to be sealed and drained away from the highway. This can either be addressed through amended plans or addressed at discharge of conditions stage (condition below). No highways objections subject to the following conditions*

1.) *Prior to the first occupation of the development the proposed driveways/on-site parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.*

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Local Residents/Interested Parties

- 5.7 Eight letters of objections have been received from local residents expressing the following comments (summarised):

- Alter the character of the street and the height will be over dominant and it will be a cramped form of development.
- Site lies within a Conservation Area and therefore the proposed Housing of Multiple Occupation would be in contrast to the character of the local area.
- Insufficient car parking provisions.
- No allocation for bins onsite.
- Poor provision of amenity space.
- Plot 1 would overlook the adjacent property and result in loss of privacy.
- Proposed development would lead to highway risk.

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

National Planning Policy Framework (NPPF)

Para 47 – Decisions should accord with the development plan

Para 127 – Good design

Fenland Local Plan 2014 (FLP)

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, Settlement Hierarchy and the Countryside

LP15 – Transport

LP16 – Delivering and Protecting High Quality Environments

8 KEY ISSUES

- **Principle of Development**

- **Character and Appearance**
- **Residential Amenity**
- **Highway Safety**
- **Other Considerations**

9 ASSESSMENT

Principle of Development

- 9.1 The site is located within the settlement of Wisbech. Policy LP3 identifies Wisbech to be a 'Market Town' where majority of the district's new housing should take place. Therefore, the principle of development is considered to be acceptable subject to complying with the below policy considerations.

Character and Appearance

- 9.2 The application site forms a corner plot which magnitudes the visual appearance of the host dwelling within the street scene and the local character. The host dwelling has an historical appearance with its roof feature, date stone and historical facade. Its appearance differentiates the host dwelling from the mixed architecture of the surrounding dwellings. Its distinctive character is considered to positively contribute to the local character. The introduction of the proposed dwelling on plot 2 is considered to detract from the historical character of the host dwelling and diminish its presence within the local character. Notwithstanding this, the proposed dwelling incorporates some features of the existing dwelling i.e. sash style windows and matching materials which is considered to visually harmonise with the existing dwelling.

Wilberforce Road also has a mixed character with residential dwellings of various height, scale and architecture. The proposed dwelling on plot 1 will be slightly set back from the public footpath and will be a similar height to the surrounding residential dwellings. Given the mixed character of Wilberforce Road and that the scale and mass of the dwelling is reflective of the surrounding properties, it is considered that the proposed dwelling will not cause significant harm to the local character. Materials for the proposed dwelling have not been submitted, however, this can be conditioned should planning permission be granted.

- 9.3 Overall, whilst the proposed dwelling on plot 2 will not enhance the distinctive character of the existing dwelling, it will incorporate some of the features. Also, the surrounding properties have a mixed character and plot 1 is not considered to cause adverse harm on the local character. Therefore, on balance it is considered the proposed scheme will not cause significant harm to the local character and as such it is considered to comply with Policy LP16 (d) of the FLP.

Residential Amenity

- 9.4 The proposed dwelling on plot 1 will be 1 metre from the adjoining boundary of No.1 Hereward Road (No.1), 1.1 metres from No.2 Hereward Road (No.2), 1.1 metres from the adjoining boundary of the existing dwelling (No.31) and 6.4 metres from No.30a Bowthorpe Road (No.30a).
- 9.5 Nos.1 and 2 have a distance of circa 14 metres from the rear elevation of their properties to the adjoining boundary of the application site. The host property (No.31) will have a distance of 10.7 metres from the rear elevation to the adjoining boundary. Given the distance it is considered that the proposed

dwelling will not appear overbearing or harm the outlook from the aforementioned properties. The adjoining boundary of No.30a has mature trees which provide screening from the application site. This as well as the orientation of No.30a being away from the application site leads to the consideration that the proposed dwelling will not result in significant harm to the outlook of No.30a.

- 9.6 The proposed dwelling will have a first-floor side window facing No.2 which will serve the proposed landing area. This window would have direct view of Nos.1 and 2 rear gardens, however, to mitigate the loss of privacy a condition can be imposed to obscure glass the window. The proposed dwelling has another first-floor side window which will face the host dwelling (No.31) and serve a bedroom. The proposed elevation plan (ref: SE-1218-201 E) states that this window will be obscure glazed up to a height of 1.7 metres above finished floor level. This will obscure majority of the window with a small part of the top window being clear. Whilst, having an obscure window in the bedroom is not ideal in regards to outlook and amenity of the future occupants, a degree of the window will be clear providing a sufficient outlook while providing mitigation against overlooking into the host's rear garden (No.31). Also, under permitted development rights, the principle of a first-floor side window that is obscure glazed is accepted. Therefore, taking this into consideration it is considered that a refusal could not be sustained in this case.
- 9.7 The proposed window on the rear elevation of plot 1 will face No.30a and will serve a bathroom. The adjoining boundary has mature trees which will provide some screening. However, a condition can be imposed to obscure the window to mitigate the harm of overlooking. Velux windows will also be inserted into the rear roof slope which will face No.30a as well. However, given the maximum height of the roof lights (1.6 metres) and their positioning, the view from the windows will be restricted and therefore will not cause adverse harm in respect to overlooking.
- 9.8 Given the orientation of the built form and the positioning of the proposed development it is considered that the proposed dwelling will not cause adverse harm to the adjoining dwellings in respect to overshadowing.
- 9.9 The proposed dwelling on plot 2 will be circa 3.4 metres from the side elevation of No.30a, 11.3 metres from the proposed adjoining boundary of plot 1 and abuts the host dwelling (No.31).
- 9.10 No.30a has 2 narrow side windows that face onto plot 2. The windows are obscure glazed and therefore it is likely that they do not serve habitable rooms. The scale and mass of the proposed dwelling is not considered to be dominant within the context of its setting. Therefore, it is considered that the proposed dwelling will not cause adverse harm to the outlook of No.30a or the proposed dwelling on plot 1 given its distance and orientation. Similarly, given the orientation of the host dwelling (No.31) and the size of the proposed dwelling it is considered that the outlook of the host dwelling (No.31) will not be severely harmed.
- 9.11 The proposed dwelling will have a first-floor side window that will serve a landing area and face No.30a. No.30a has a side conservatory which from the landing window would have views into. The proposed side window can be conditioned to be obscure glazed to mitigate the harm. It is considered that no significant harm will be caused from the proposed first-floor rear window, which will serve a bedroom, due to sufficient distance to the adjoining rear boundary of plot 1.

- 9.12 Due to the orientation of the built form and the positioning of the proposed dwelling, it is considered that no adverse harm will be caused to the adjoining residential dwelling in respect to overshadowing.
- 9.13 The host dwelling (No.31) as well as the proposed dwellings will have sufficient private amenity space with the subdivision of the original application site.
- 9.14 Overall, it is considered that the proposed scheme will not cause adverse harm to the residential amenity of the neighbouring properties and will sustain sufficient private amenity. As such, the proposed development complies with Policy LP2 and LP16 (e) and (h) of the FLP.

Highway Safety

- 9.15 Vehicular access for the host dwelling and plot 1 will be off Wilberforce Road and for plot 2 will be off Bowthorpe Road. The 3 properties (host and proposed) will have 2 car parking provisions with the host dwelling and plot 1 being adjacent to each other and plot 2 having tandem parking. County Highway considers that the proposed scheme will not result in adverse harm to highway users and the level of parking proposed is in line with Fenland parking standards that stipulate dwellings up to 3 bedrooms should provide 2 car parking spaces onsite.
- 9.16 As such, the proposed development complies with Policy LP15 of the FLP.

Other Considerations

- 9.17 Whilst it is considered that majority of the resident comments have already been addressed in the report, the following matters remain outstanding:

Site lies within a conservation area and the scheme is for a House of Multiple Occupation (HMO).

- 9.18 The application site does not lie within a conservation area or adjacent to one. The scheme is for 2 dwellinghouses as per the proposed description and not for a HMO. The application has been assessed on this basis.

No allocation of bins onsite

- 9.19 Whilst, the plans do not denote a storage area for bins, it is considered from the layout of the scheme that sufficient space can be provided onsite for the storage and collection of bins.

10 CONCLUSIONS

- 10.1 The proposed development is considered to be acceptable as it is considered to not cause significant adverse harm in respect to the character and appearance, residential and private amenity and highway safety in a location where the principle of residential development is acceptable,. The proposed development therefore complies with Policies LP2, LP3, LP15 and LP16 of the Fenland Local Plan 2014.

- 10.2 It is therefore recommended that planning permission is granted.

11 RECOMMENDATION

Grant, subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Notwithstanding the materials denoted on the approved elevation plan (ref: SE-1218-201 E) for plot 2, prior to the commencement of the development above slab level, full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
3	<p>The first-floor rear window (serving bathroom) and the first-floor side window (serving the landing area) ; in the east and south elevation of the development hereby approved on Plot 1 shall be glazed with obscure glass and fixed shut to a height of 1.7 metres; and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
4	<p>The first-floor side window (serving landing area) ; in the south elevation of the development hereby approved on Plot 2 shall be glazed with obscure glass and fixed shut to a height of 1.7 metres; and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
5	<p>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) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.</p>
6	<p>Prior to the first occupation of Plot 1, the car parking to serve this dwelling and No.31, Bowthorpe Road, as shown on the approved plan (ref: SE-1218-200 B) shall be laid out, demarcated, levelled, hard surfaced and drained in accordance with the approved plan (ref: SE-1218-200 B) and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>

7	<p>Prior to the first occupation of Plot 2, the car parking to serve this dwelling, as shown on the approved plan (ref: SE-1218-200 B) shall be laid out, demarcated, levelled, hard surfaced and drained in accordance with the approved plan (ref: SE-1218-200 B) and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



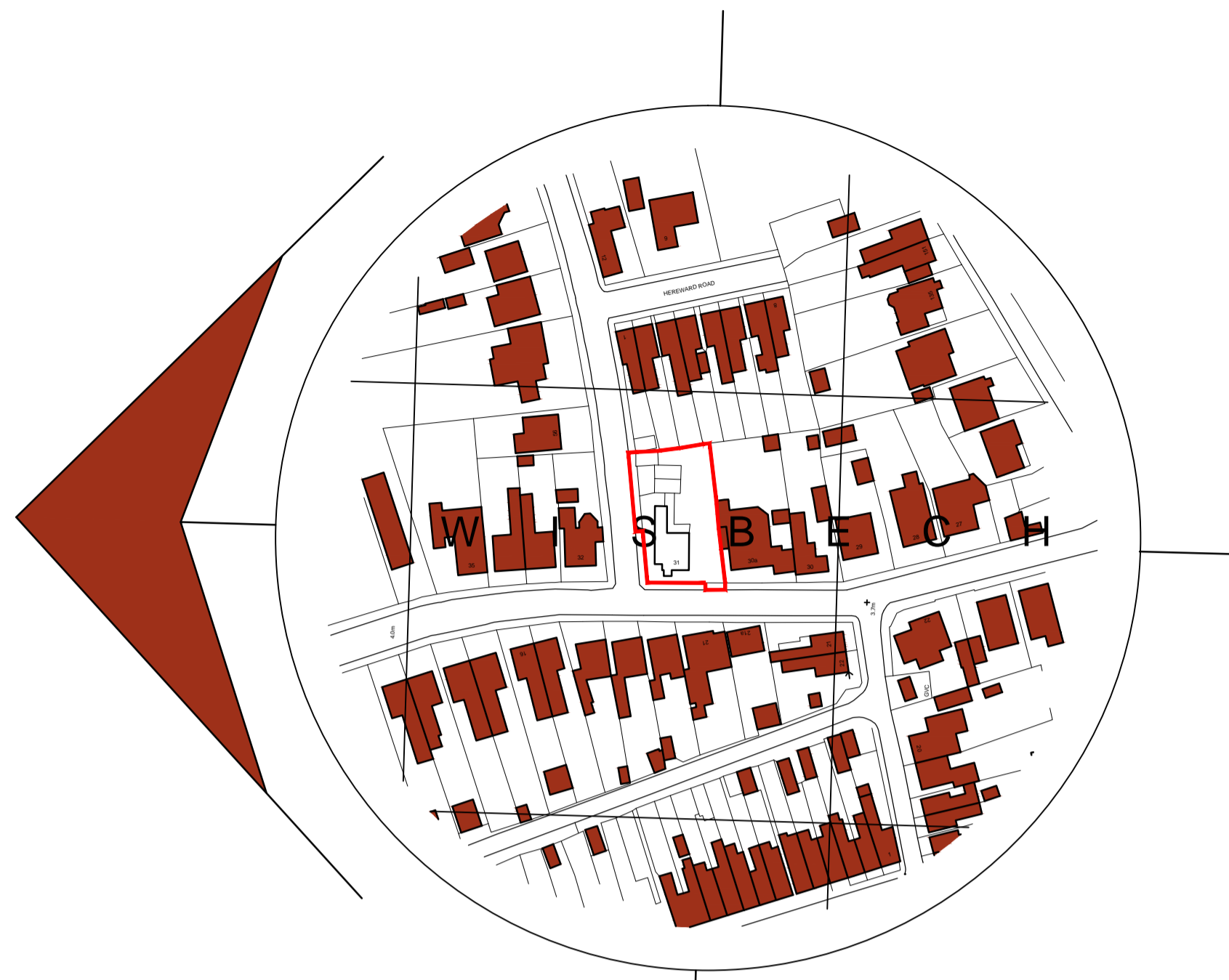
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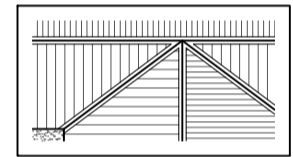
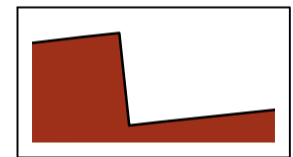
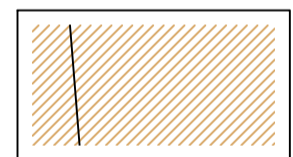
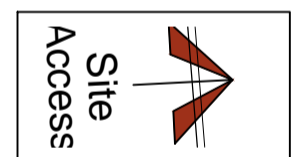

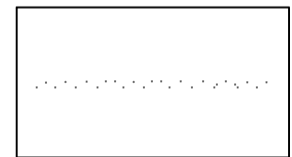
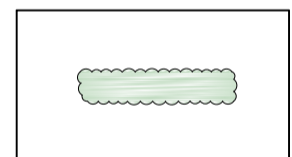

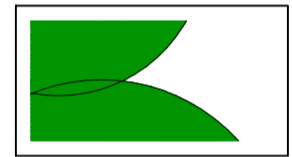
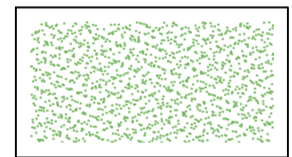


Scale = 1:1,250





Location Plan
Scale: 1:1250
metres

SITE PLAN KEY

-  Indicates existing host dwelling
-  Indicates un-surveyed buildings taken from OS map
-  Indicates proposed new dwelling
-  Indicates site access
-  Indicates proposed block paved parking areas
-  Indicates features to be demolished
-  Indicates position of surveyed trees and hedges
-  Indicates position of proposed planted areas and new specimen trees
-  Indicates approximate position of un-surveyed trees and hedges
-  Indicates proposed grass
-  Indicates position of un-surveyed trees and hedges
-  Indicates position of proposed planted areas and new specimen trees



Site Plan
Scale: 1:100
metres

- General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'mm' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

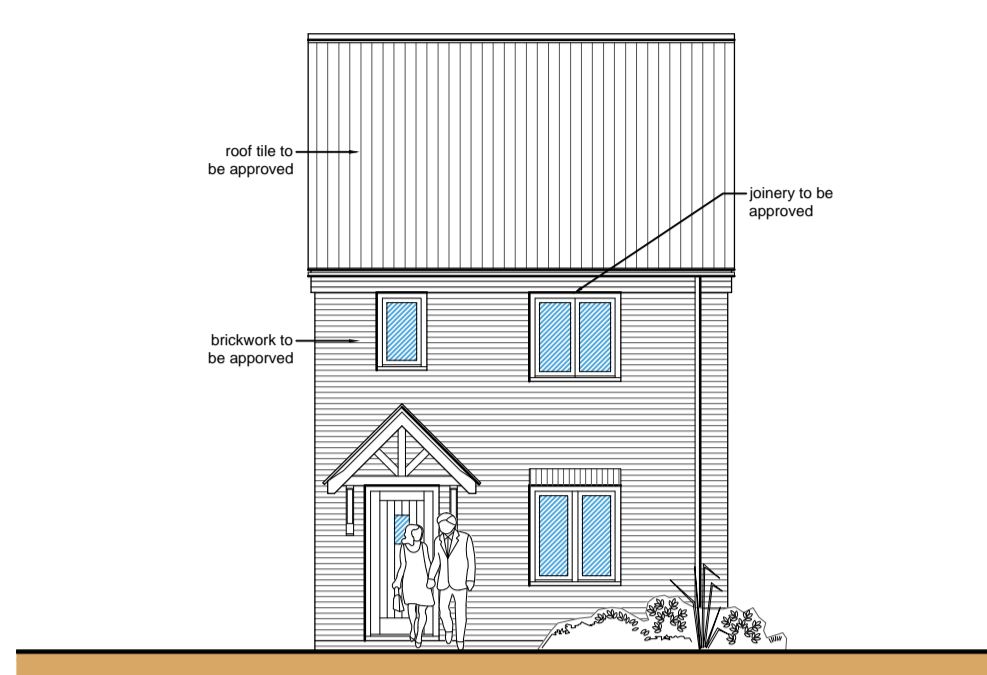
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ARCHITECTURE

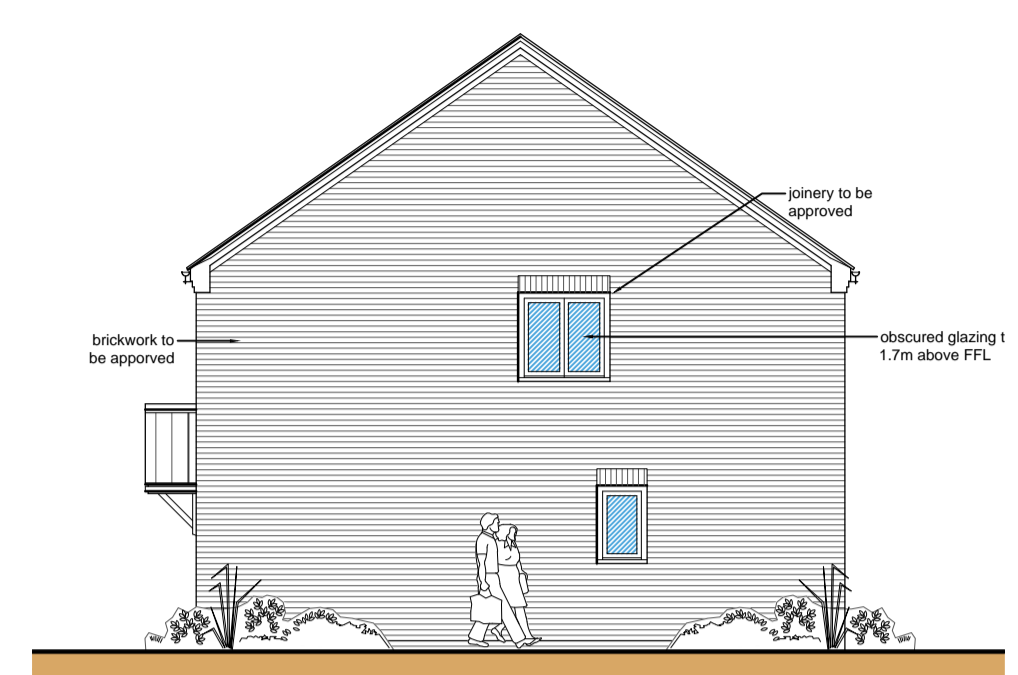
Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fen Road, Guyhim, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed 2No. Dwellings 31 Bowthorpe Road, Wisbech	Date June 2019	Drawn by RS
For: Mr S Necker	Checked by	
Drawing Title Planning Drawing Site and Location Plans	Job No. SE-1218	Sheet Size A1
Dwg No. PP200	Revision	B

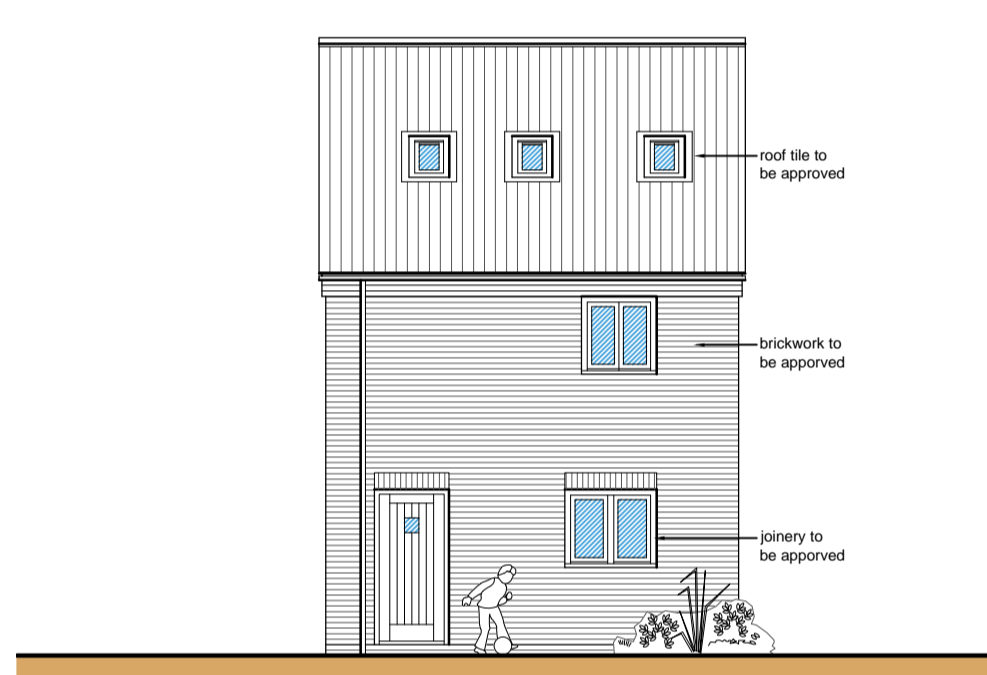
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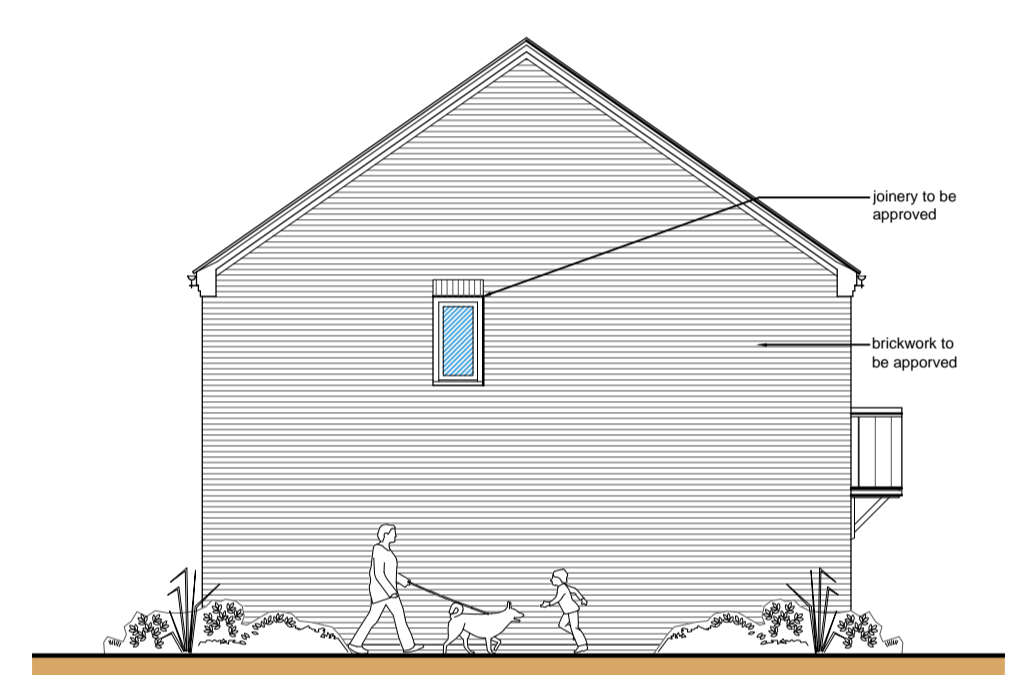
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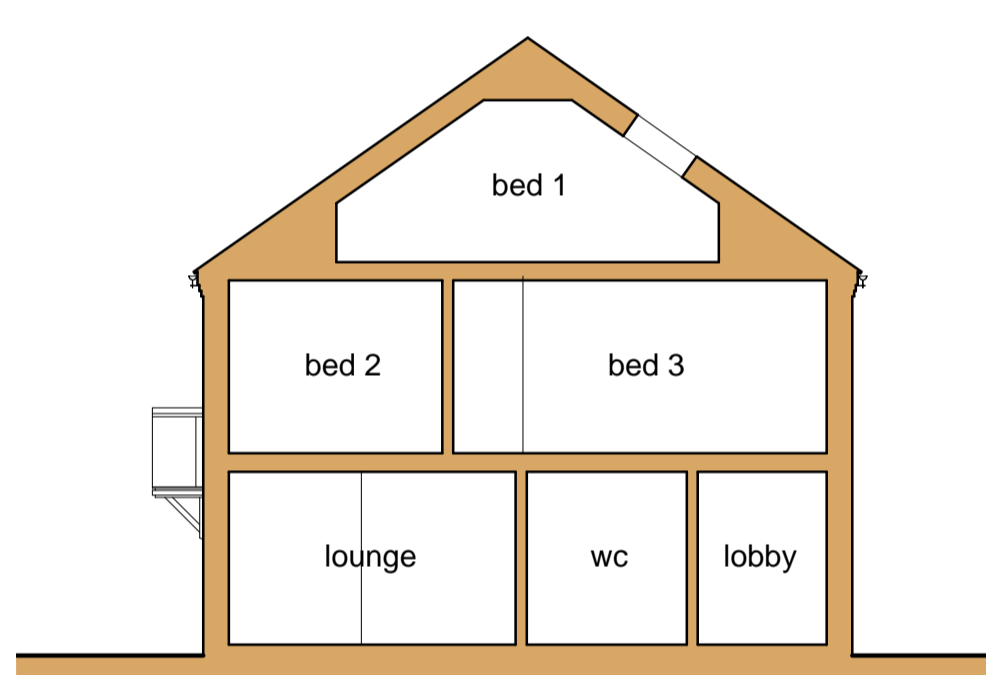
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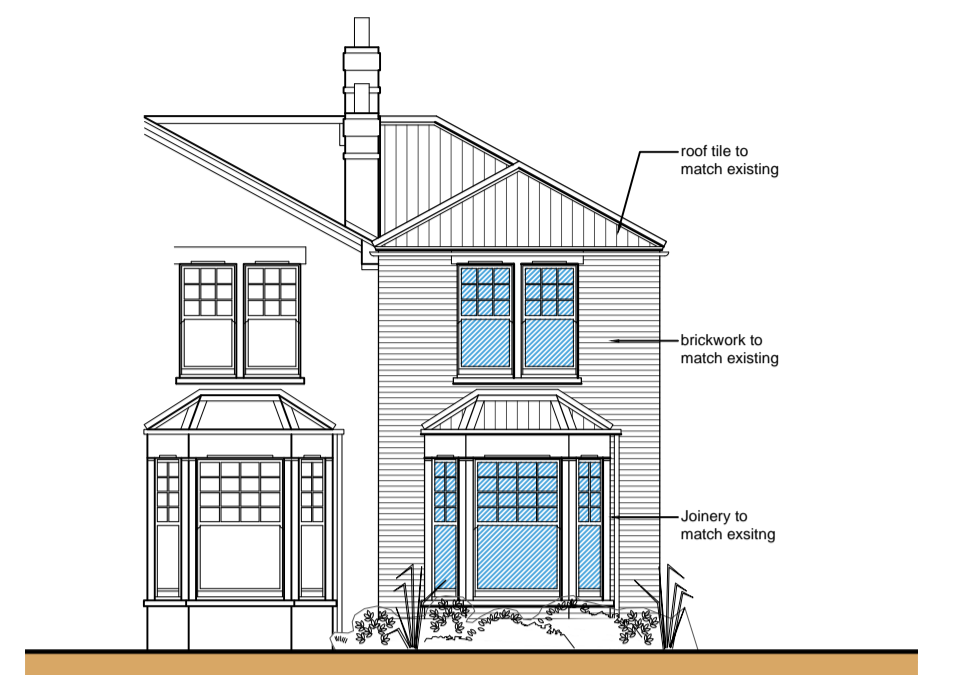
Rear (S) Elevation
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Side (E) Elevation
 Scale: 1:100
 0 1 2 3 4 metres



Section A-A
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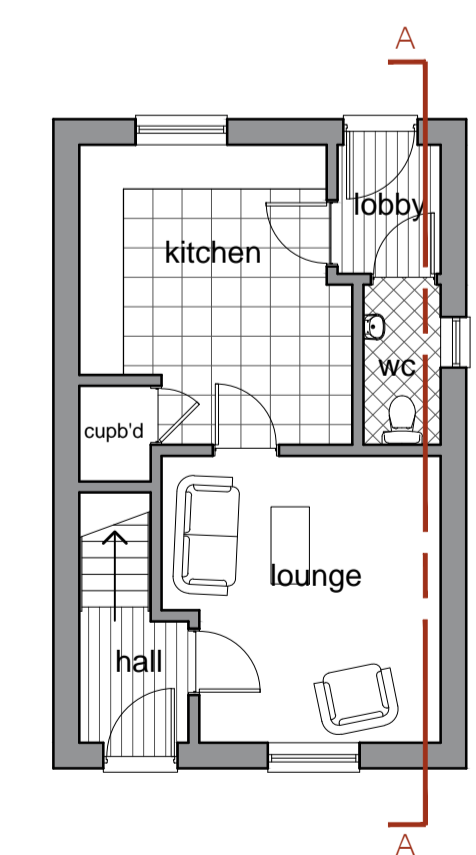
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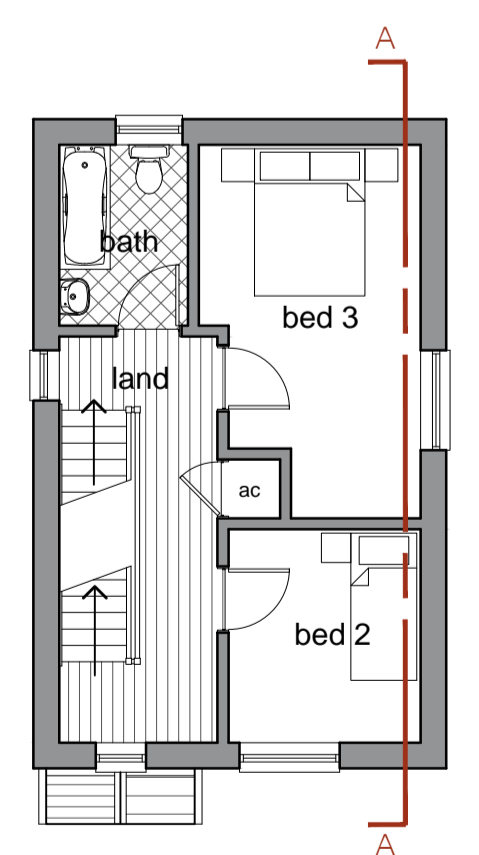
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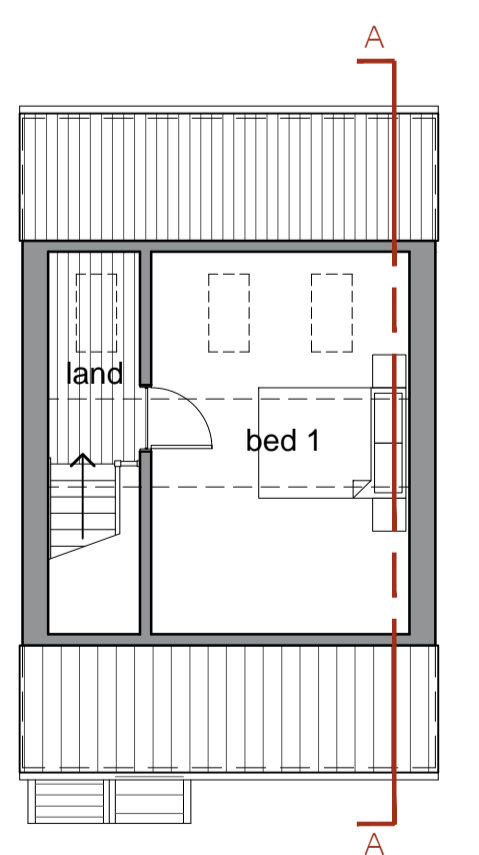
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Ground Floor Plan
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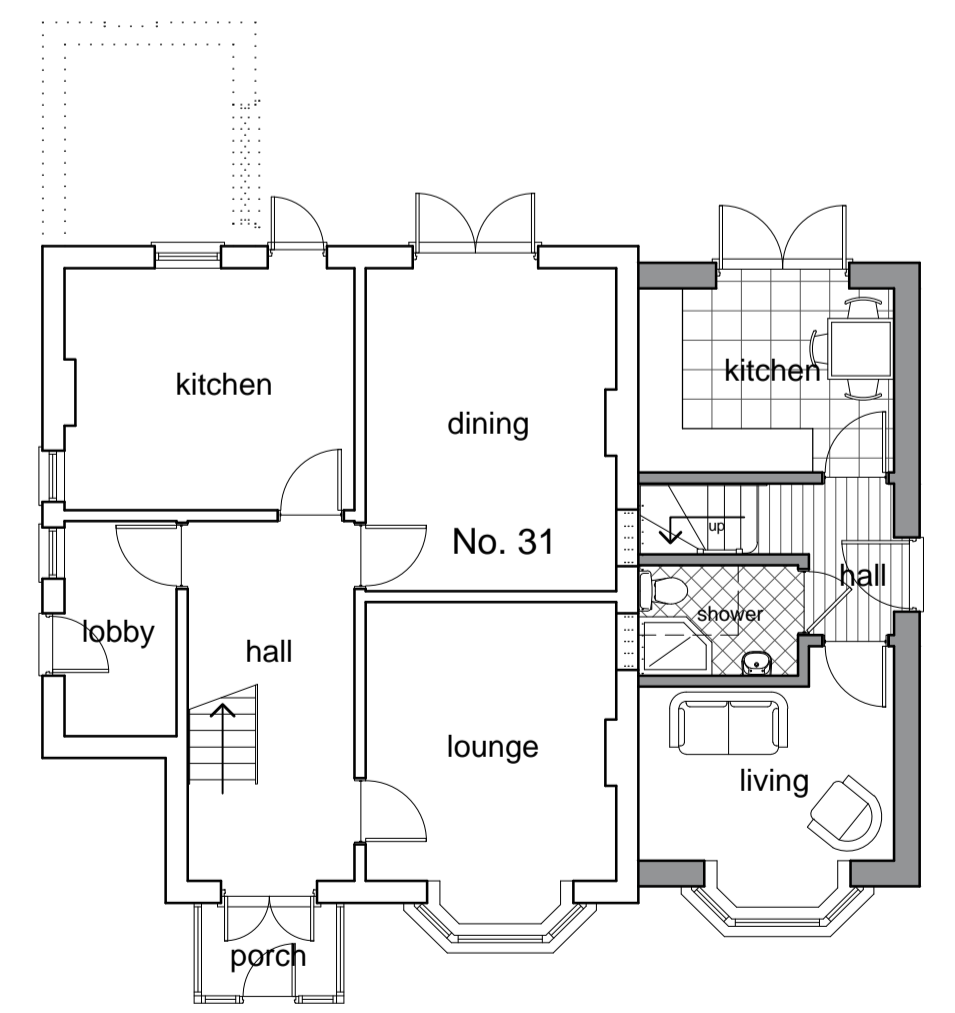


First Floor Plan
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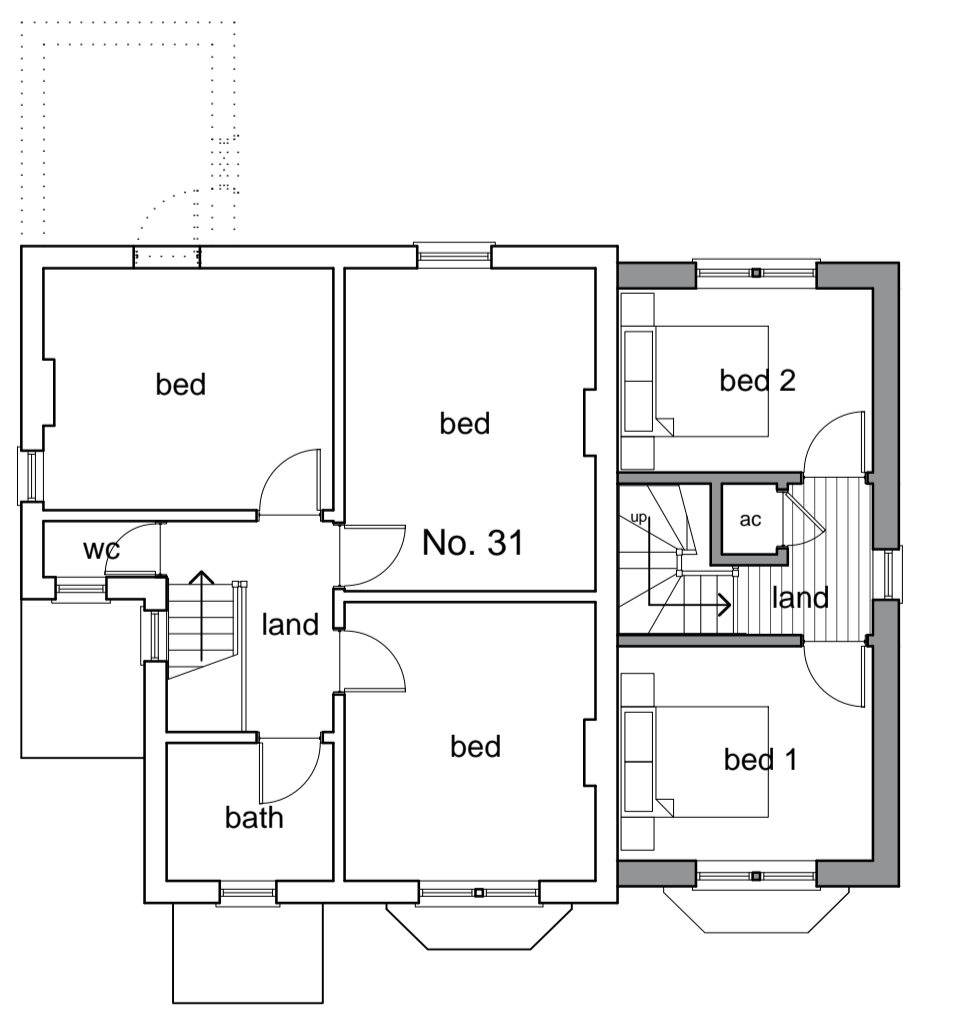


Second Floor Plan
 Scale: 1:100
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PLOT 1



Ground Floor Plan
 Scale: 1:100
 0 1 2 3 4 metres



First Floor Plan
 Scale: 1:100
 0 1 2 3 4 metres

PLOT 2

Status
FOR APPROVAL



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For: Mr S Necker	Job No. SE-1218	Sheet Size A1	Checked by
Drawing Title Planning Drawing Plans and Elevations	Dwg No. PP201	Revision E	