

PLANNING APPEAL DECISIONS

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

PA Ref	Site/Proposal	Officer Recommendation	Decision Level	Appeal Decision	Main issues
F/YR18/1127/O	Erection of a dwelling and garage involving the demolition of existing garage, and erection of a detached garage to serve 34 The Bank (outline application with matters committed in respect of access) Land East Of 34 The Bank Parson Drove	Refuse	Delegated	Dismissed	<ul style="list-style-type: none"> • Main issue is the effect of the development upon the character and appearance of the surrounding area • Inspector noted that the development in the area was distinctly linear with views of the open countryside beyond with little back land development • It was acknowledged that the prominence of the development would be reduced as a result of its position set back from the road, however this arrangement would significantly be at odds with the established linear pattern of built form through the introduction of a new dwelling and associated residential paraphernalia in the rear garden • The development would significantly change the character and appearance of the site having an urbanising effect upon it at odds with the established pattern of development and would undermine the character of the area.

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

F/YR19/0123/O	Erection of up to 6no dwellings (outline application with matters committed in respect of access) Land South Of 6 Fridaybridge Road Elm	Refuse	Committee	Allowed	<ul style="list-style-type: none"> • Main issue identified is the effect of the development upon the character and appearance of the area • Inspector considered that both sides of FBR were characterised by almost continuous linear development and did not consider that there was obvious spatial separation between Elm and FB when travelling along the road • In the appeal decision the Inspector highlighted that the linear form of development set behind landscaping would follow the established pattern of housing and would be characteristic of the typical fen form and commensurate with the pattern and scale of the settlement • Although the Inspector acknowledged that there would be a degree of urbanisation and modest encroachment into the countryside, but he felt that the development would read as a cohesive part of the settlement and not an isolated form of development. Furthermore he considered long range views would not be diminished. • Concluded no harm to the character and appearance of the area. • The Inspector recommended additional conditions but did not support the imposition of a condition relating to the provision of a footpath and link across the FBR as this was not considered reasonable or necessary to make the development acceptable.
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