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**F/YR20/0576/O**

**Applicant: Lisa Shepherd**

**Agent : Mr Ian Gowler  
Gowler Architectural**

**Land North West Of 8, Jobs Lane, March, Cambridgeshire**

**Erect 1 x dwelling (outline application with matters committed in respect of access)**

**Officer recommendation: Grant**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1 The application seeks outline planning permission of a single dwelling with matters committed in respect of access only.
- 1.2 The application site is located to the rear of 8 Jobs Lane. The principle of tandem development in this area is established, the size of the plot is sufficient to accommodate a dwelling reflective of the area and in excess of a third of the plot is available for private amenity space to serve the host dwelling.
- 1.3 Matters in relation to appearance, landscaping, layout and scale have been reserved for future consideration. However it is considered that only a single-storey dwelling would be acceptable in this location due to the potential impact on visual amenity and the overlooking of, outlook from and overshadowing of adjoining properties. The design of the proposal should be carefully considered to minimise potential impacts on the residential amenity of adjoining dwellings and that of the future occupants of the proposed development.
- 1.4 Access to the site is a matter for consideration. The scheme has been amended during the course of the application to ensure that the required visibility splays are provided, as requested by the Highways Authority. It is considered that suitable parking and turning arrangements can be achieved.
- 1.5 In conclusion, it is considered that subject to detailed design, which requires careful consideration to achieve acceptable levels of visual and residential amenity with onsite parking and turning; the site has the potential to accommodate a policy compliant development. It is therefore recommended to grant the application

## 2 SITE DESCRIPTION

- 2.1 The application site is garden land serving 8 Jobs Lane. The host property is a detached single-storey dwelling constructed in gold multi brick with a pantile roof. To the front of the site is a garden laid to lawn, enclosed by a low level brick wall and a gravel and concrete parking area. To the rear of the site is a garden area, mainly laid to lawn and a large mobile home is sited.
- 2.2 There is a mix of both 2-storey and single-storey dwellings in the vicinity, of a variety of eras, architectural design and materials. Tandem development is a feature of the area to the north, specifically 10 and 10a Jobs Lane and planning permission has been granted for a dwelling to the rear of 12 Jobs Lane, to the south a new dwelling is under construction to the east of 6 Jobs Lane.

## 3 PROPOSAL

- 3.1 The application seeks outline planning permission of a single dwelling with matters committed in respect of access only.
- 3.2 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QD1ZHVHE0D800>

## 4 SITE PLANNING HISTORY

TP10713	Erection of a bungalow	Granted 21/4/1964
OA1929	Erection of a house or bungalow	Granted 18/11/1963

## 5 CONSULTATIONS

### 5.1 Environmental Health (FDC)

*I have no objections to the proposal, as it is unlikely to have any detrimental effect on air quality or the noise climate. However, I note Photo 1, 2, 3 and 4 of the proposed plans submitted with this application, there are some existing structures and materials on site which may give rise to ground contamination. I would therefore request that the following condition is attached to any planning consent granted:*

#### **UNSUSPECTED CONTAMINATION**

*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.*

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

### 5.2 Environmental Health (FDC) (3/9/2020)

*Having reviewed the revised information submitted, I can confirm the Environmental Health team have no further comment to make on this application.*

### **5.3 Town Council (21/7/2020)**

*Recommend approval.*

### **5.4 Town Council (24/8/2020).**

The Town Council have advised their next meeting is not until 7/9/2020 and as such comments are not available at the time of writing the report. Any additional comments will be provided by way of an update.

### **5.5 Cambridgeshire County Council Highways**

*The agent's plan makes reference to a visibility splay for a neighbouring development. I am not aware this has been implemented. Until the splay is in use and has been fully implemented, it is not material consideration for the application.*

*The agent also refers to a splay of 2.5mx48m to the north and 2.5mx40m to the south. Firstly, all that is required for a 30mph road is 2.4mx 43m. Secondly, the agent should avoid splay crossing third party land unless they have the consent of the land owner, in which case the splay should be included within the red edge site curtilage.*

*I will consider the parking and turning arrangement for the parent property as highway 'gain' in that vehicles for the existing property will be able to enter and leave in a forward gear (post development), noting the reduced visibility to the north.*

*The agent should detail achievable vehicle to vehicle visibility splay and detail 2mx2m ped' vis' either side of the access. They should also add a note to state the highway access crossover will be amended in accordance with CCC Highway design requirements.*

*Defer for amended plans*

### **5.6 Cambridgeshire County Council Highways (1/9/2020)**

The LHA have no objections subject to the conditions set out at the end of the report.

### **5.7 Local Residents/Interested Parties**

Ten objections have been raised (nine from residents of Church Street and one from a resident of Jobs Lane) in relation to the following:

- Access narrow and on a 'blind bend'
- Visibility
- Historic location
- Will be visible from their property
- Proximity to neighbours
- Plot smaller and narrower than immediate neighbours
- Shared access
- Overcrowding/over development of area
- Detrimental impact on character of the area
- Impact on use of garden
- Noise
- Loss of privacy
- Impact from construction
- Infrastructure already overstretched
- Surface water issues
- Host dwelling has insufficient parking presently and would be made worse

Forty Seven supporting comments have been received (forty two from residents of March, though none in the immediate vicinity, four from residents of Wimblington and one from a resident of Doddington) in relation to the following:

- Need for bungalows and small dwellings
- In keeping with character and appearance
- Proposal would replace mobile home
- No effect on residential amenity
- Host property has a large garden disproportionate to dwelling
- Meets all requirements in respect of parking, boundaries and garden
- Similar developments surrounding
- Improve appearance of plot
- Provides turning/improves parking

Comments, where they relate to planning matters, will be addressed in the sections below.

- 5.8 With regard to the impact of construction, any impact would be of a temporary nature and a development such as this, for a single dwelling, would not warrant a construction management plan.

## **6 STATUTORY DUTY**

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)**

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

### **National Design Guide 2019**

Context – C1, C2

Identity – I1, I2

Built Form – B2

Movement – M3

Homes and Buildings – H2, H3

### **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

LP5 – Meeting Housing Need

LP9 – March

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

LP18 - Historic Environment

### **Delivering and protecting High Quality Environments in Fenland SPD July 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

DM4 – Waste and Recycling Facilities

### **March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

## **8 KEY ISSUES**

- **Principle of Development**
- **Heritage**
- **Design considerations, visual and residential amenity**
- **Highways/parking**
- **Flood Risk**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 The application site is located within the settlement of March which is identified within the Settlement Hierarchy as a Primary Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a presumption in favour of development within this location. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of heritage, residential or visual amenity, design, parking, highways and flood risk.

### **Heritage**

- 9.2 The application site is located in the vicinity of St Wendreda's Church, a Grade I listed building, in the historic core of March. An application for the site adjoining (F/YR17/0977/F) required an archaeological investigation to be undertaken, for this reason Cambridgeshire County Council Archaeology have been contacted for advice on whether that would also be the case for this site. Their comments will be provided by way on an update.
- 9.3 The site is surrounded by modern development and as such is not considered to have a detrimental impact on the setting of St Wendreda's Church.

### **Design considerations, visual and residential amenity**

- 9.4 The application site is located to the rear of 8 Jobs Lane, there is tandem development to the north, specifically 10 and 10a Jobs Lane and permission was granted in March and June 2019 for a dwelling to the rear of 12 Jobs Lane (F/YR19/0291/F and F/YR19/0581/F). To the south of the site a dwelling is under construction to the east of 6 Jobs Lane, though it is acknowledged both of these properties have a street presence. There is a mix of both 2-storey and single-storey dwellings in the vicinity, of a variety of eras, architectural design and materials.
- 9.5 The principle of tandem development in this area is established, the size of the plot is sufficient to accommodate a dwelling reflective of the area and in excess of a third of the plot is available for private amenity space to serve the host dwelling.
- 9.6 Matters in relation to appearance, landscaping, layout and scale have been reserved for future consideration. However it is considered that only a single-storey dwelling would be acceptable in this location due to the potential impact on visual amenity and the overlooking of, outlook from and overshadowing of adjoining properties.

- 9.7 There are 2-storey dwellings to the rear of the site which result in the site being overlooked and dwellings to the north and south are located relatively close to the boundaries, hence the siting and design should be carefully considered. However, there is scope for any proposal to be designed in such a way to minimise the harm created in respect overlooking, overshadowing and loss of light and outlook, achieve acceptable distances and the required level of private amenity space.
- 9.8 It is acknowledged that it is likely that development of this site would result in bins being carried in excess of the recommended 30m and would therefore be contrary to RECAP guidance and Policy DM4 of the Delivering and protecting High Quality Environments in Fenland SPD 2014. This is however not considered to be sufficiently detrimental to warrant a refusal in this regard and the provision of a bound surface to the access (to be conditioned) would allow for ease of transfer from storage to collection areas.
- 9.9 It is considered that an appropriate design solution in accordance with Policy LP2 and LP16 of the Fenland Local Plan, DM3 of the Delivering and protecting High Quality Environments in Fenland SPD 2014, Chapter 12 of the NPPF 2019 and Chapters C1, I1, I2, B2 and H1 of the NDG 2019 can be achieved.

#### **Highways/parking**

- 9.10 Access to the site is a matter for consideration and has been amended during the course of the application to ensure that the required visibility splays, as requested by the Highways Authority can be achieved.
- 9.11 Layout and therefore the internal parking and turning arrangements have not been committed, however the application site incorporates land which enables parking to the front of the site for the host dwelling and for the site to be exited in forward gear, which is an improvement on the present situation. It is considered that suitable arrangements can be achieved in accordance with Policy LP15 of the Fenland Local Plan 2014 and M3 of the NDG 2019.

#### **Flood Risk**

- 9.12 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water will be considered under Building Regulations; accordingly there are no issues to address in respect of Policy LP14.

### **10 CONCLUSIONS**

- 10.1 This report has considered the issues relevant to the proposal and concluded that the development would be consistent with Policies LP1, LP2, LP3, LP4, LP5, LP9, LP14, LP15, LP16 and LP18 of the Fenland Local Plan and the aims of the NPPF and NDG 2019. It is considered that subject to detailed design, which requires careful consideration to achieve acceptable levels of visual and residential amenity with onsite parking and turning; the site has the potential to accommodate a policy compliant development and a favourable recommendation is therefore forthcoming.

### **11 RECOMMENDATION**

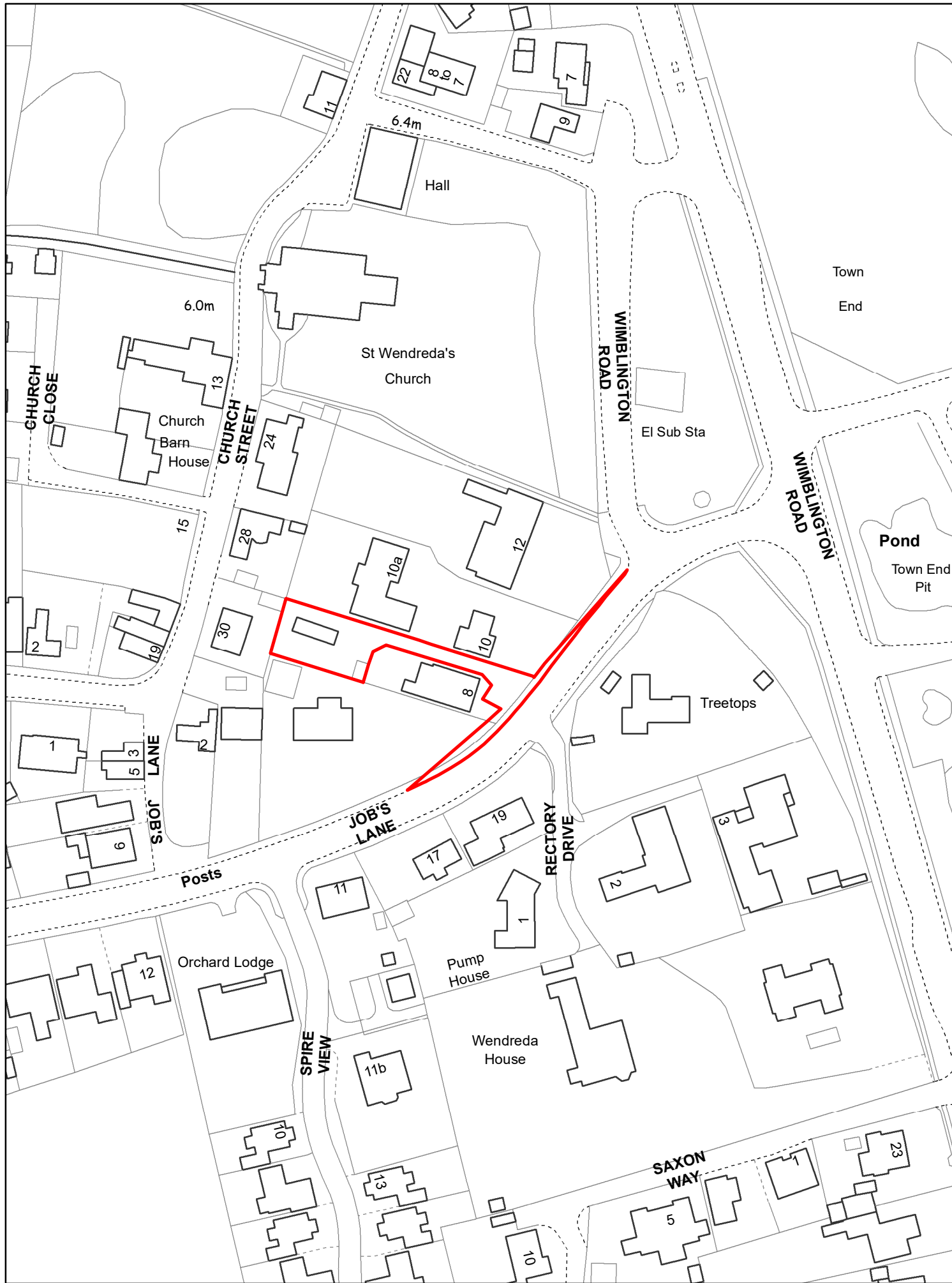
**Grant** subject to the following conditions;

#### **Conditions**

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the landscaping</li> </ul> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The residential elements of the development shall not exceed 1 dwelling (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The landscaping details to be submitted in accordance with Condition 01 of this permission shall include:</p> <ul style="list-style-type: none"> <li>a) existing and proposed site levels including those on adjacent land.</li> <li>b) means of enclosure ensuring that adequate gaps are provided under any new fencing to allow for the passage of hedgehogs.</li> <li>c) car parking, vehicle and pedestrian access and circulation areas (which shall be of a bound material)</li> <li>d) hard surfacing, other hard landscape features and materials</li> <li>e) planting plans, including specifications of species, sizes, planting centres number and percentage mix, a range of native tree and shrub species should be included.</li> <li>f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife</li> <li>g) existing trees, hedges or other soft features to be retained</li> </ul>

	<p>h) timing of landscaping works</p> <p>All works shall then be carried out in accordance with the approved details.</p> <p>Reason - To ensure the appearance of the development is satisfactory and contributes to the visual character and amenity of the area and to protect the character of the site and enhance biodiversity in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
6	<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 detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved 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 the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>Prior to the first occupation of the development the proposed access from Jobs Lane and on-site parking/turning area (for both the proposed and host dwellings) shall be laid out in accordance with the approved plans, surfaced in a bound/sealed material and drained within the site. The access, parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part A, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>Prior to the first occupation of the development hereby permitted, the visibility splays, as detailed on Drawing 382-P01 E, shall be provided and maintained free from any obstruction over a height of 600 mm above the level of the footway.</p> <p>Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>The development hereby permitted shall be single-storey only and there shall be no accommodation in the roof.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
10	Approved Plans





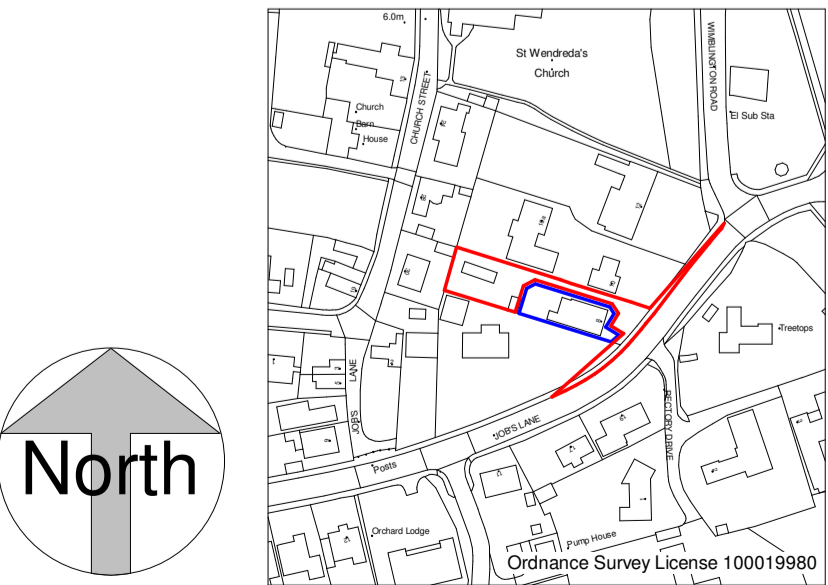
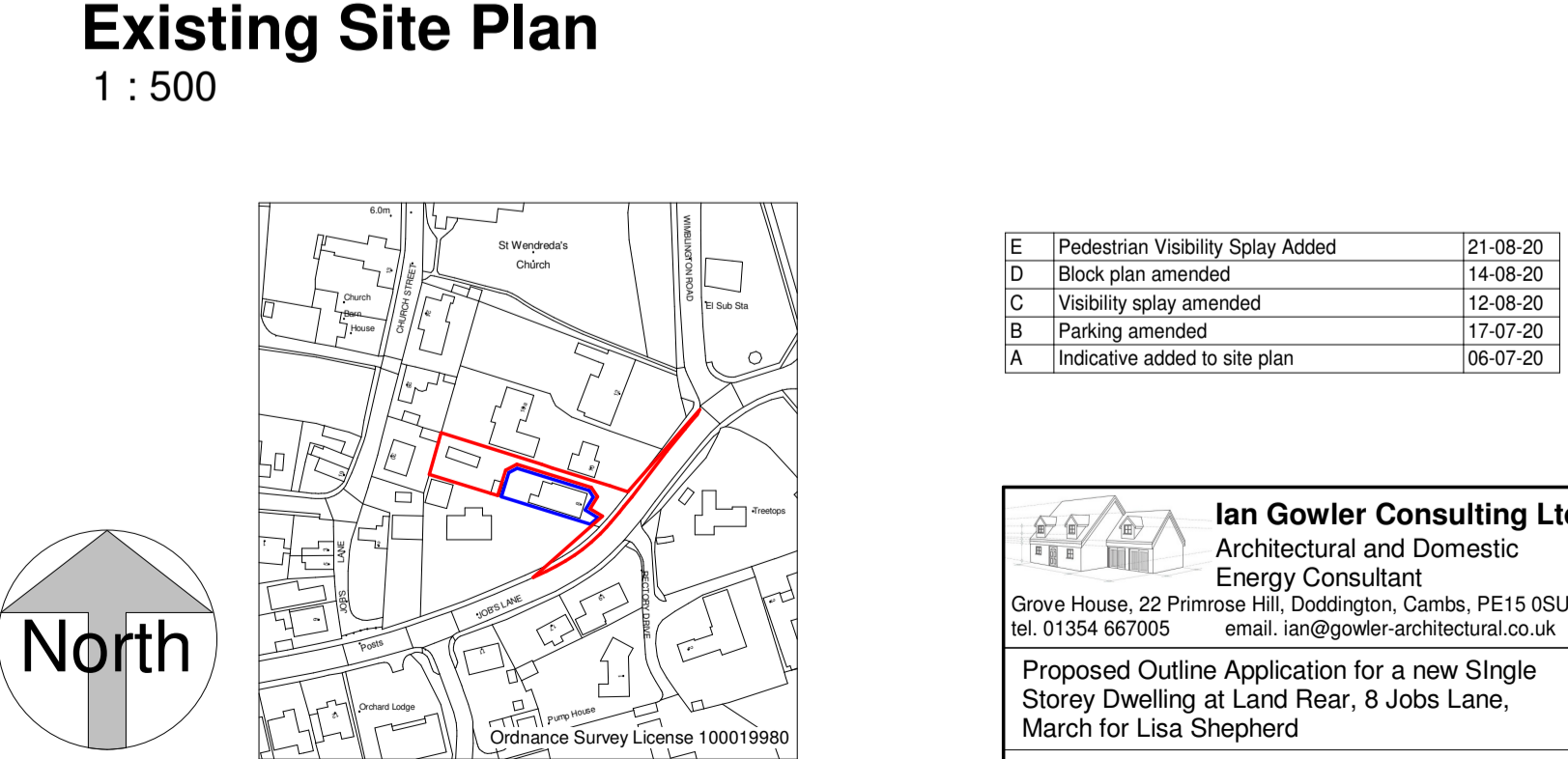
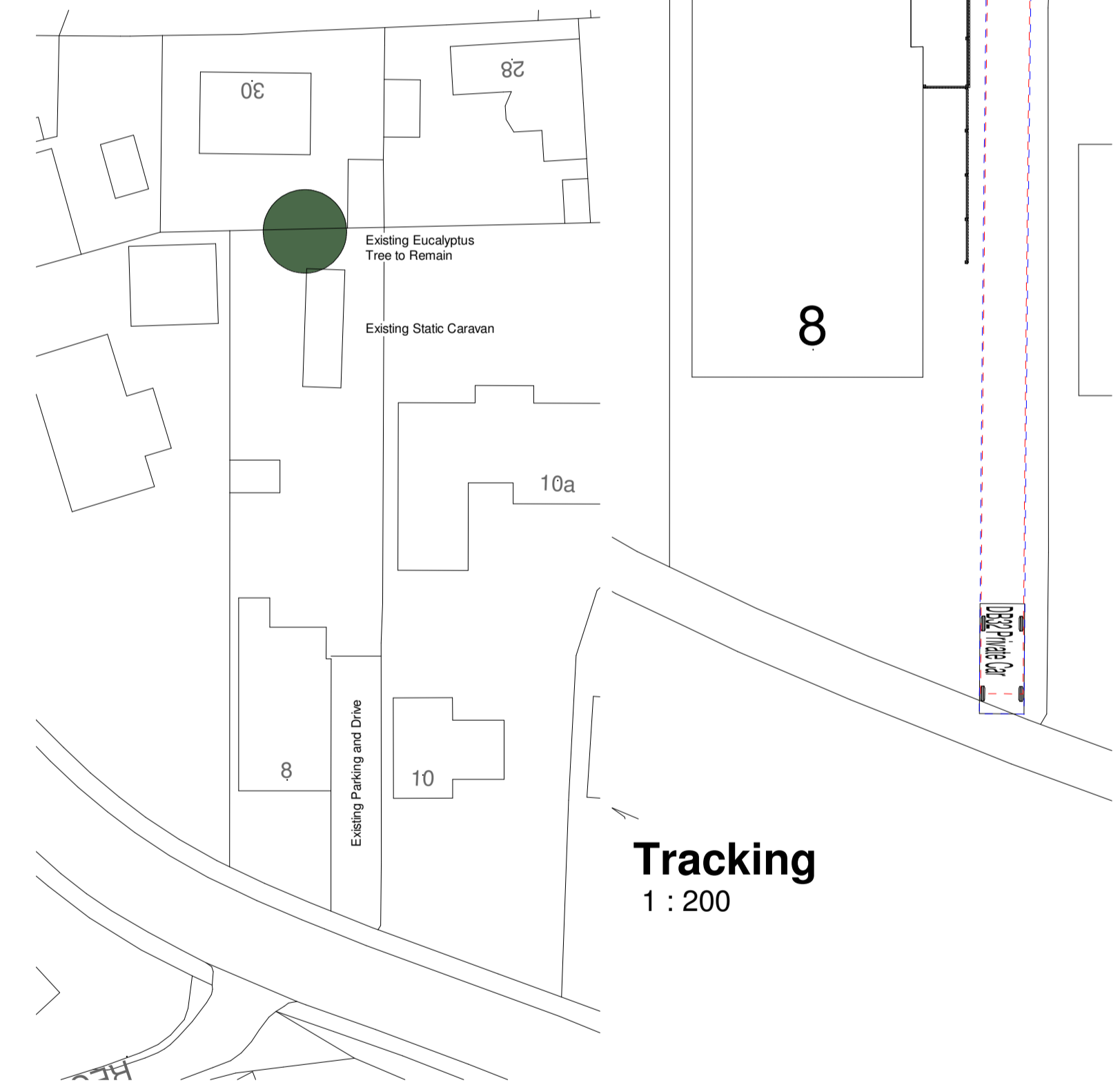
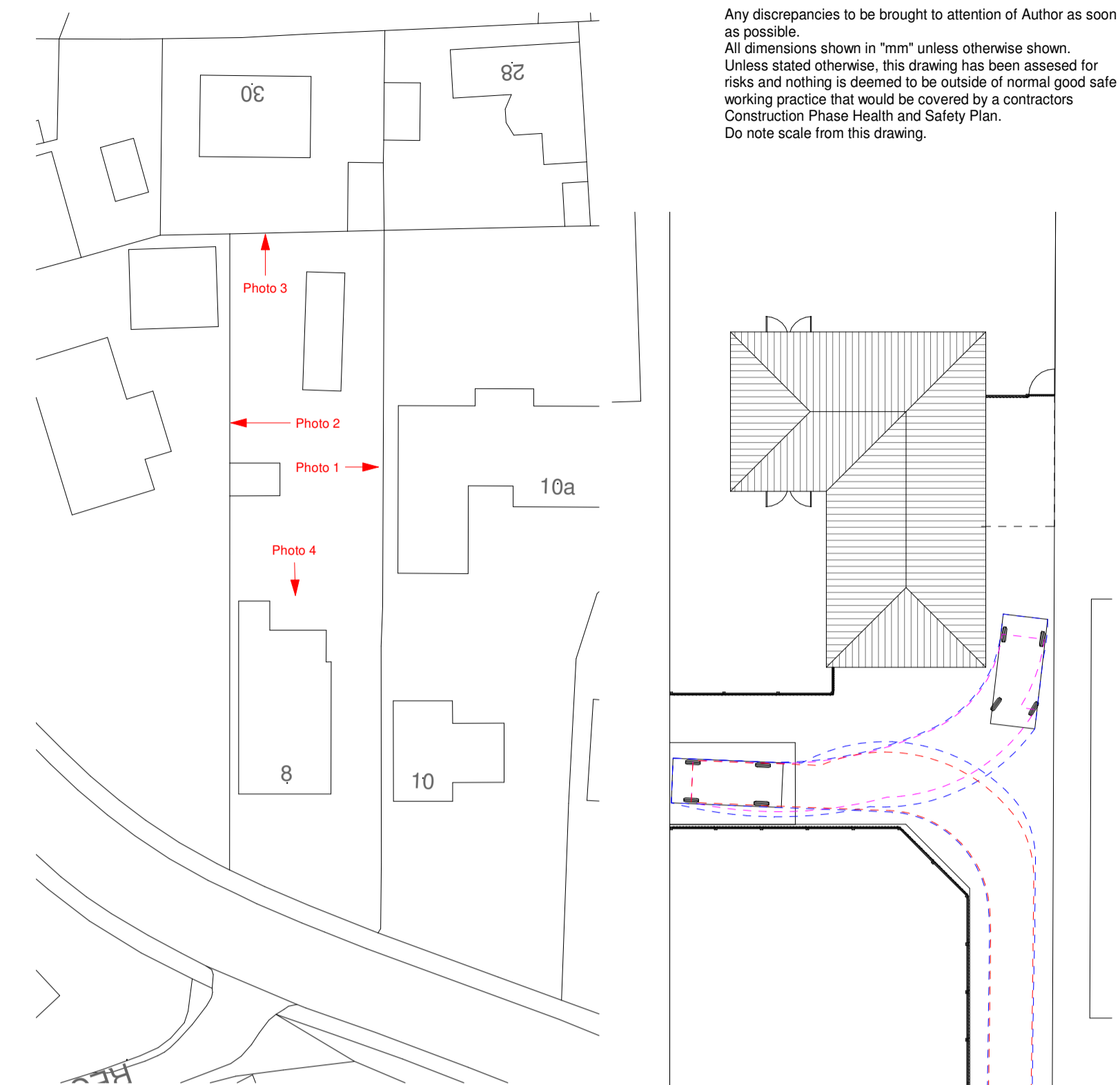
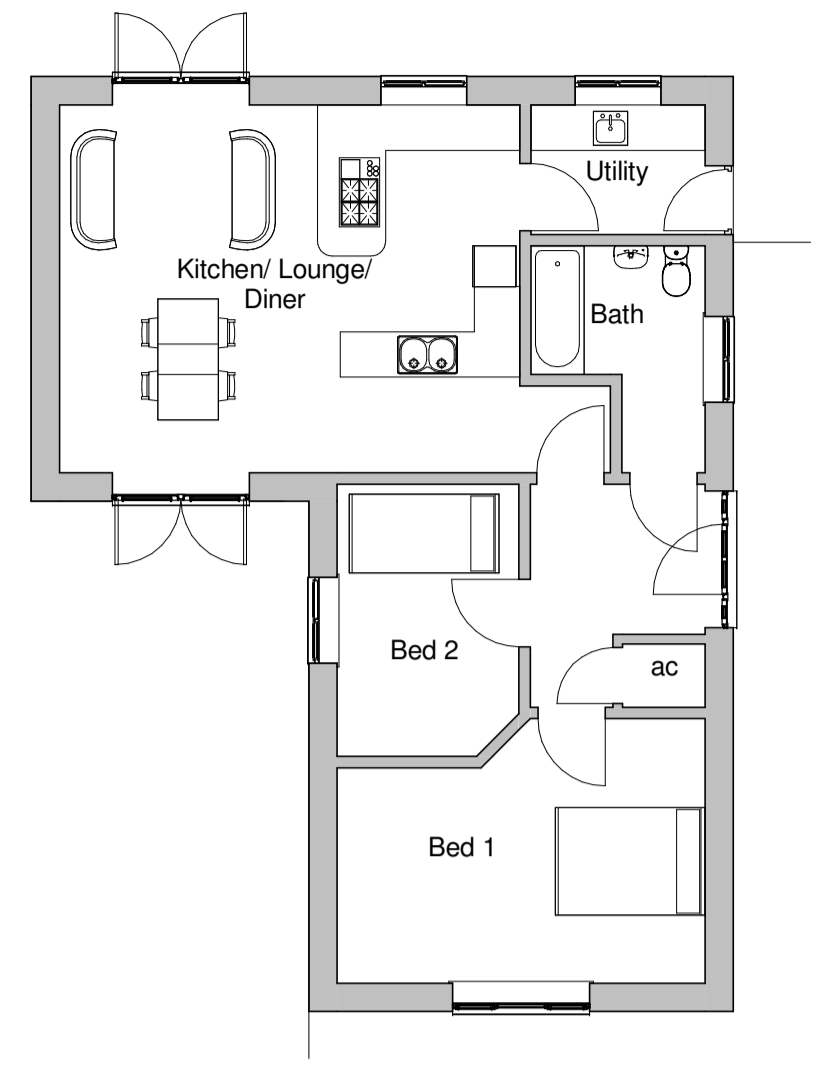
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Scale = 1:1,250





**Notes**  
Any discrepancies shown in "mm" unless otherwise shown.  
All dimensions shown in "mm" unless otherwise shown.  
Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.  
Do not scale from this drawing.

E	Pedestrian Visibility Splay Added	21-08-20
D	Block plan amended	14-08-20
C	Visibility splay amended	12-08-20
B	Parking amended	17-07-20
A	Indicative added to site plan	06-07-20

**Ian Gowler Consulting Ltd**  
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Proposed Outline Application for a new Single Storey Dwelling at Land Rear, 8 Jobs Lane, March for Lisa Shepherd

Planning Drawing

date created	scale	drawing no.	rev.
11/06/20	As indicated @ A1	382 - P01	E