

## **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.

**Planning Application Reference: F/YR20/0079/F**

**Site/Proposal: Erect a dwelling (2-storey 3-bed) involving demolition of existing side extension to existing dwelling (including access and parking to serve 42 Station Drive)**

**Land to the North of 42 Station Drive, Wisbech St Mary, PE13 4RX**

|                                |        |                        |           |                         |           |
|--------------------------------|--------|------------------------|-----------|-------------------------|-----------|
| <b>Officer Recommendation:</b> | Refuse | <b>Decision Level:</b> | Delegated | <b>Appeal Decision:</b> | Dismissed |
|--------------------------------|--------|------------------------|-----------|-------------------------|-----------|

**Main Issues:**

- **Character and appearance**
- **Residential amenity impact**
- **Inadequate/unsafe access**

**Summary of Decision:**

The application proposed the construction of a new dwelling to the side of an existing pair of semi detached dwellings in Wisbech St Mary.

The Inspector considered the impact of the construction of the dwelling, taking into account the existence of an extant permission for the extension of one of the existing semi-detached dwellings in the location of the proposed new dwelling, concluding that the new building would not result in harm to the character or distinctiveness of the area.

Consideration was also given to the impact of the proposal on the neighbouring properties, since the scheme proposed the provision of parking and turning for both the existing and proposed dwellings at the bottom of their gardens, immediately adjacent to the modest rear garden of the neighbouring dwelling. The Inspector concluded that the proximity of vehicles to the neighbouring premises would result in harm to the living conditions of the neighbours. The Inspector also found that the side wall of the proposed dwelling would harm the living conditions of the occupants of the existing dwelling to which it would be attached due to the amount by which it projects beyond the rear wall of the current building.

Finally the appeal decision concluded that the arrangements for parking and the access to the parking area would not provide a safe and convenient access as required by planning policy due to the narrowness of the access, the complexity of turning a vehicle within the site and the proximity of the access driveway to the entrance of the proposed dwelling.

**Planning Application Reference: F/YR19/0914/F**

**Site/Proposal: Erect 2 x dwellings (1 x 2-storey 3-bed and 1 x 2-storey 2-bed)  
Land North East Of 31 - 35 New Road Whittlesey Cambridgeshire**

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|--------------------------------|--------|------------------------|-----------|-------------------------|-----------|
| <b>Officer Recommendation:</b> | Refuse | <b>Decision Level:</b> | Delegated | <b>Appeal Decision:</b> | Dismissed |
|--------------------------------|--------|------------------------|-----------|-------------------------|-----------|

**Main Issues:**

- **Living conditions of the neighbouring residents**
- **Character and appearance of the surrounding area**

**Summary of Decision:**

The application proposed the construction of a pair of semi-detached dwellings on a site located between a detached dwelling to the west and an existing care home to the east. The proposed dwellings immediately adjoined an outdoor courtyard area provided by the care home for the use of their residents.

The Inspector concluded with regard to the impact on living conditions of the residents that the proposal would have a dominant impact over the courtyard area, disrupting the outlook of the residents of the care home. The efforts by the applicant to reduce the impact of the scheme on the neighbours had in fact emphasised the impact of the building in a harmful manner.

The scale and position of the building were also considered to have a harmful impact on the daylight and sunlight currently enjoyed by the care home's residents.

With regard to the matter of character and appearance, the Inspector concluded that the proposed dwellings would appear cramped on the site, a consideration that would be exacerbated by the location of the parking facilities for the dwellings directly on the front of the application site.

The development at depth of the proposal was considered acceptable, however due to the scale, bulk and massing of the proposals relative to the limited space around them, the scheme was found to fail to make a positive contribution to the area and was therefore contrary to the relevant policy (LP16) of the Fenland Local Plan(2014).

**Planning Application Reference:** F/YR20/0274/F

**Site/Proposal:** Erect a single storey 2/3-bed dwelling, Land E of 12 Norman Way, Wimblington

|                                |        |                        |           |                         |           |
|--------------------------------|--------|------------------------|-----------|-------------------------|-----------|
| <b>Officer Recommendation:</b> | Refuse | <b>Decision Level:</b> | Delegated | <b>Appeal Decision:</b> | Dismissed |
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**Main Issues:**

- **Character**

**Summary of Decision:**

The application proposed the erection of a bungalow on land at the junction of Norman Way and Fullers Lane in Wimblington.

The Inspector discussed the appeal site location in a prominent position on the corner of Norman Way and Fullers Lane, and acknowledged that the estate has a spacious feel, with a number of areas of open space present, including diagonally opposite the appeal site on Meadow Way. The prevalence of these open areas contributes positively to the character and appearance of the area.

The Inspector summarised that the introduction of the proposal onto the site would erode the benefit that the appeal site brings to the respective street scenes, resulting in the loss of its open and spacious feel and introducing a built feature that would appear visually cramped in its locality; causing significant harm to the character and appearance of the area.

Furthermore, the Inspector stated that a detached bungalow with a different front elevation would accentuate the harm that the proposal would have by visually setting it apart from the existing street scene.

Thus, the Inspector concluded that the proposal would cause significant harm to the character and appearance of the area. Consequently, it would fail to accord with Policy LP16 of the LP where it seeks to protect character and appearance.