

Applicant: A Butt & S Vawser

Agent : Mr Ted Brand
Brand Associates

Holiday Let 1, 105 Nene Parade, March, Cambridgeshire

Alterations to 1 x 2-bed holiday let to form a 4-bed dwelling including the erection of a 2-storey extension and demolition/alteration to 1 x 1-bed holiday let

Officer recommendation: Refuse

Reason for Committee: Referred by the Head of Planning on advice of the Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission to alter/demolish the existing holiday let buildings to form a detached, 4-bed dwelling. Both existing holiday lets are subject to a restrictive condition and cannot be used as separate dwellings as it was considered that the formation of a separate dwelling in this location would be unacceptable.
- 1.2 The scale and siting of the proposal does not respect the predominant character of the area and is considered to detract from the host dwelling (a non-designated heritage asset) eroding its historic form and setting, resulting in harm to its significance and substantial detriment to the character of the area, contrary to the relevant policies.
- 1.3 The relationship between the proposed and existing dwellings is unacceptable in relation to overlooking and loss of privacy. Furthermore, the majority of the amenity space serving the proposal is located to the south, where there are a number of substantial trees, limiting the usability of this space. As such, the proposal would not create a high-quality living environment and may threaten the future of the existing trees, contrary to the relevant policies.
- 1.4 Policy LP6 seeks to retain existing tourist and visitor facilities; the proposal results in the loss of two holiday lets and no evidence in respect of viability has been submitted, nor any alternative provision, hence the proposal is considered contrary to the aforementioned policy.
- 1.5 Consequently, the recommendation is to refuse.

2 SITE DESCRIPTION

- 2.1 The site is situated between Creek Road and Nene Parade, with vehicular access is from Creek Road, via a single width gravel track and pedestrian access afforded from Nene Parade. The host dwelling, Nene House, 105 Nene Parade is a substantial 2-storey, detached dwelling located within its own grounds and considered to be a non-designated heritage asset. It is constructed in gault brick with red brick soldier course, hipped slate roof and timber sash windows, there are bays to the front and a conservatory to the side. The building appears on the 1880's Ordnance Survey map as the end of the built form along Nene Parade, the surrounding land has gradually been developed.

2.2 There are two single-storey outbuilding type structures located on the western boundary which are currently used as holiday lets, one of these is a converted outbuilding, the other a new build. The majority of the remaining garden is to the south, with significant trees protected by TPO 31/1972. Land to the north has planning permission for 2 additional dwellings.

3 PROPOSAL

3.1 The application seeks full planning permission to alter/demolish the existing holiday let buildings to form a detached, 4-bed dwelling. The proposed dwelling measures 18.6m x 9.3m and 6.9m in height. The existing holiday lets are being linked to form the proposed development and increased in height; the scale of works required, in particular in relation to the southern unit is tantamount to a rebuild.

Full plans and associated documents for these applications can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QI6PNQHE01U00>

4 SITE PLANNING HISTORY

F/YR11/0180/RM	Erection of a holiday let	Granted 11/4/2011
F/YR10/0948/RM	Erection of a holiday let	Withdrawn
F/YR10/0711/O	Erection of a holiday let	Granted 26/10/2010
F/YR09/0041/TRTPO	Works to 8 Lime Trees covered by TPO 31/1972	Refused 1/4/2009
F/YR05/1367/F	Change of use of garage/store to 1-bed holiday accommodation	Granted 12/1/2006

4.1 The above relates to the site only, there are numerous other applications in relation to the access.

5 CONSULTATIONS

5.1 Cambridgeshire County Council Highways

The proposal will not result in any material intensification of the access and therefore I have no highway objections.

5.2 Environment Agency

Thank you for your email. We have reviewed the above application and it is considered that there are no Agency related issues in respect of this application and therefore we have no comment to make.

5.3 Town Council

Recommend approval.

5.4 Arboricultural Officer (FDC)

I've had a look at the existing and proposed drawings and agree that there is likely to be only a minimal impact on the retained trees.

Tree protection measures can therefore be Conditioned.

Further information obtained from the Arboricultural Officer advises that the new fence is unlikely to cause root damage and that '*it is likely any future resident will push for the trees to be pruned*'.

5.5 Environmental Health (FDC)

A site visit hasn't been made and this response is based on a desk-top study. Documents considered are: -

*Planning Application dated 23 September 2020
Location Plan (Revised)
Site Plan
Photos*

There are no implications for local air quality with this proposal.

There are no implications with noise being created by this proposal and there are on local noise sources which could adversely affect the house and occupants.

There are no issues with ground contamination.

Consequently, there are no objections to this proposal.

5.6 Local Residents/Interested Parties

Four objections have been received (1 from Carpenters Way, Doddington and 3 from Creek Road, March) in relation to the following (two further objections have since been withdrawn):

- The owner has not been notified
- Holiday lets are required as a source of income
- Overlooking and loss of privacy
- Overpowers Nene House and detrimental to this and gardens

5.7

One representation has been received regarding the application site including adjoining land, surface water issues in the area and ensuring an adequate boundary treatment is provided.

- 5.8 The Council have confirmed with the applicant's agent that the relevant notice has been served on the owner, in accordance with the ownership certificate completed and as such follows the relevant planning legislation in this regard.
- 5.9 Following receipt and re-consultation on amended plans it has been confirmed that land owned by the neighbour is no longer included within the application site.
- 5.10 All other issues, where they relate to planning matters, will be assessed in the sections below.

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)

Paragraph 2 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 10 - Presumption in favour of sustainable development

Paragraph 12 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Paragraphs 108-110 Sustainable transport – considering development proposals

Paragraph 112 (f) the desirability of maintaining an area's prevailing character and setting (including residential gardens)

Paragraph 127 well designed places

Paragraph 197 effect on non-designated heritage assets

Chapter 14 - meeting the challenge of climate change, flooding and coastal change

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

LP6 – Employment, Tourism, Community Facilities and Retail

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 – The Historic Environment

Delivering and protecting High Quality Environments in Fenland SPD 2014
DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

8 KEY ISSUES

- **Principle of Development**
- **Heritage, Design and Visual Amenity**
- **Residential Amenity**
- **Highways/parking**
- **Flood Risk**
- **Tourism**

9 BACKGROUND

9.1 F/YR05/1367/F gave permission for the conversion of an existing garage/store to 1-bed holiday accommodation and applications F/YR10/0711/O and F/YR11/0180/RM permission for the erection of a holiday unit.

9.2 Both holiday lets are subject to a restrictive condition and cannot be used as separate dwellings. The reason given was that the formation of a separate dwelling in this location would be unacceptable.

10 ASSESSMENT

Principle of Development

10.1 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 residential or visual amenity, heritage, design, parking, highways and flood risk.

10.2 Policy LP6 seeks to retain existing tourist and visitor facilities unless it can be demonstrated that the use is no longer viable or an alternative is to be provided.

Heritage, Design and Visual Amenity

10.3 Nene House, 105 Nene Parade, is considered to be a non-designated heritage asset and as such para 197 of the NPPF requires the effect of the proposal on its significance to be taken into account, and a judgement in relation to any harm or loss, balancing this against any public benefit of the proposal. Policy LP18 of the Fenland Local Plan seeks to protect, conserve and enhance heritage assets.

10.4 Policies LP2, LP16 (d & e) and LP18 of the Fenland Local Plan 2014, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, chapters C1, C2, I1, I2 and B2 of the National Design Guide 2019 and paras 122 (f) and 127 of the NPPF 2019 seek to ensure that proposals protect and enhance heritage assets, create high quality environments and make a positive contribution to the local distinctiveness and character of the area.

10.5 The existing dwelling is the last property on Nene Parade and is unique in its position set so far back and commanding a large wide plot, reflecting the status of the building. In the main properties along Nene Parade have modest or no frontage and are located on narrow plots. This spacious plot with a number of

significant protected trees contributes to the verdant and undeveloped character of this part of Nene Parade and provides significant visual amenity. The existing holiday lets whilst not necessarily enhancing the host property are modest, single-storey and appear as subservient outbuildings.

- 10.6 The dwellings in the vicinity are a variety of architectural styles, eras and materials but all face towards and have a relationship with Nene Parade. The proposal is a large, chalet style, detached 2-storey dwelling, set back from and facing side on to Nene Parade, as such not respecting the predominant character of the area. This large structure is considered to detract from the host dwelling and erode its historic form and setting, resulting in harm to its significance which would not be outweighed by the public benefit of a single dwelling and substantial detriment to the character of the area, contrary to the aforementioned policies.
- 10.7 The application is accompanied by a Tree Survey and Arboricultural Assessment, this and the Council's Arboricultural Officer conclude that that there is likely to be only a minimal impact on the retained trees and tree protection measures could be conditioned. Though there is a likelihood that should permission be approved there would be pressure to undertake works to these trees.

Residential Amenity

- 10.8 The proposed dwelling is within the garden of Nene House, 105 Nene Parade and would result in the loss of private amenity space serving this property; nevertheless this is located on a large plot and as such has in excess of a third of the plot for this purpose in compliance with Policy LP16(h). There are a number of windows in the side of No.105 which face towards the proposal along with private amenity space surrounding; the proposed dwelling is located between 12.7m and 16.7m from No.105 and there are 11 windows in the front of the proposal, only one of which would be obscured (serving the bathroom), the remaining windows would overlook No.105 and the garden, with potentially direct window to window views. No.105 is currently located on a secluded plot and afforded a high level of privacy, the proposal would result in an unacceptable relationship and result in a significant detrimental impact in relation to overlooking and loss of privacy for the occupants of both the existing and proposed dwellings, contrary to Policy LP2 and LP16(e) and para 127 (f) of the NPPF. It is acknowledged that there would be some overlooking from the existing holiday lets when they are in use, however these are ancillary and as such controlled by the host dwelling and feature only rooflights at first-floor level which are considered to have less of an impact than those in the proposed dwelling.
- 10.9 To the west of the site is the detached 2-storey dwelling of 104 Nene Parade, the proposal will form the boundary with this dwelling. There will be some additional overshadowing of the garden during the early part of the day due to the location and orientation of the proposal, however this is not considered to be significantly adverse due to the size of the neighbouring plot. A new 1.8m high fence is proposed to the rear of the proposal to provide a suitable boundary treatment. There are 2 rooflights in the rear of the proposal, however these are obscure glazed and can be conditioned to be retained as such, a condition could also be included to ensure no additional openings are provided in this elevation. The proposal is located 14.5m from No.104 and there is a large bedroom window at first-floor level in the southern gable end which would have almost direct views into the windows and garden serving No.104, however there is also a dormer window to the front serving this room and as such the gable window could be conditioned to be obscure glazed. No.104 would overlook the garden area directly outside the proposed dwelling, which is the area most likely to be used, and the bedroom window and bi-fold doors serving the living room, at this distance the relationship is considered unacceptable and contrary to the aforementioned policies.

10.10 To the north of the site is the detached 2-storey dwelling of 161b Creek Road, a parking space separates the proposal from the boundary of this dwelling. The existing holiday let closest to this dwelling is being retained and altered, though the footprint and height remain the same, there are no windows in this gable end and no first-floor openings in the proposed element, as such the proposal is not considered to have a significant detrimental impact on the residential amenity of this neighbouring dwelling.

10.11 To the north east of the site is land with planning permission for 2 dwellings under F/YR18/0008/F, which have not been constructed. Plot 2 is closest to the site, however any impact would be to the front of the property which would be visible from the shared drive and a detached garage is to be located on the south western corner of the site which would block views from the proposal.

10.12 As referred to above the relationship between the proposed and existing dwellings is unacceptable in relation to overlooking and loss of privacy. Furthermore, the majority of the amenity space is located to the south of the proposal, which is not a traditional arrangement for the properties on Nene Parade and the number of substantial trees located would limit the usability of this space; should the proposed dwelling be approved it is likely that there would be pressure to undertake works to or remove these trees due to this and overshadowing. As such, the proposal would not create a high-quality living environment and may threaten the future of these significant trees, contrary to Policy LP16.

Highways/parking

10.13 The application proposes a 4-bed dwelling; Policy LP15 and Appendix A of the Fenland Local Plan require 3 parking spaces for development such as this. The proposed site plan details this provision.

10.14 The existing access is single track and gravel, which is not ideal, however this is already utilised by the two existing holiday lets, the traffic movements from which are considered to be comparable. The LHA have no objections and advise that the proposal would not result in any material intensification.

Flood Risk

10.15 Whilst the access to the site falls within Flood Zones 2 and 3, the proposed dwelling is located within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development. Issues of surface water will be considered under Building Regulations; accordingly, there are no issues to address in respect of Policy LP14.

Tourism

10.16 Policy LP6 seeks to retain existing tourist and visitor facilities unless it can be demonstrated that the use is no longer viable, or an alternative is to be provided. The proposal results in the loss of two holiday lets; no evidence in respect of viability has been submitted, nor any alternative provision, hence the proposal is considered contrary to the aforementioned policy.

11 CONCLUSIONS

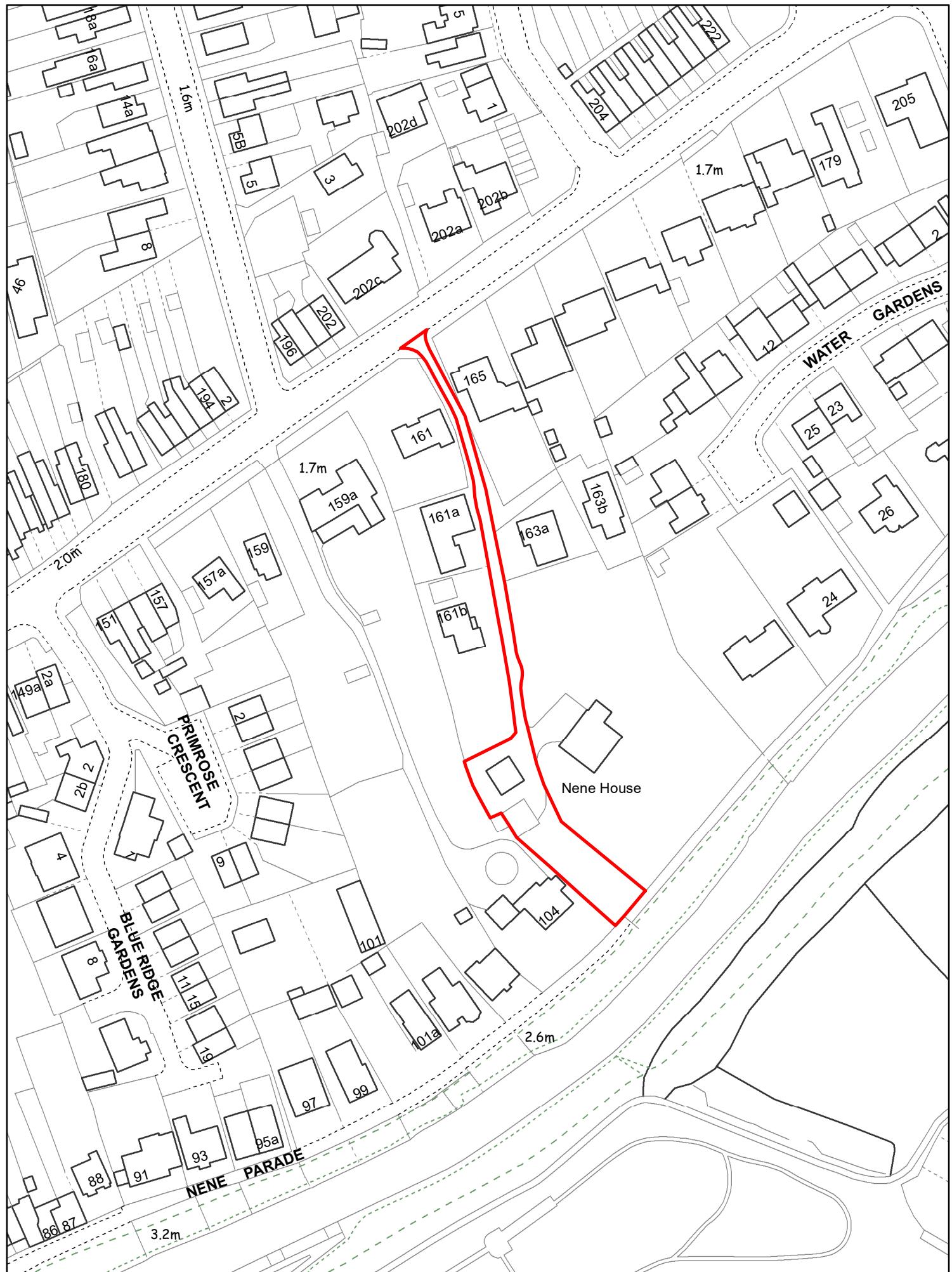
Whilst there are no issues to address in relation to highways, parking and flood risk, the proposal is considered to detract from the host dwelling and erode its historic form and setting, resulting in harm to its significance and substantial detriment to the character of the area, contrary to Policies LP2, LP15, LP16 (d & e) and LP18 of the Fenland Local Plan 2014, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, chapters C1, C2, I1, I2 and B2

of the National Design Guide 2019 and paras 112(f) and 127 of the NPPF 2019. Furthermore, the development would have an unacceptable relationship with both 104 and 105 Nene Parade resulting in a significant detrimental impact on residential amenity in relation to overlooking and loss of privacy for the occupants of both the existing and proposed dwellings, contrary to Policy LP2 and LP16(e) and para 127 (f) of the NPPF. The proposal would also result in the loss of tourist accommodation without justification or alternative provision, contrary to Policy LP6.

12 RECOMMENDATION

Refuse for the reasons below:

1	<p>Policies LP2, LP15, LP16 (d) and LP18 of the Fenland Local Plan 2014, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, chapters C1, C2, I1, I2 and B2 of the National Design Guide 2019 and paras 112(f) and 127 of the NPPF 2019 seek to ensure that proposals protect and enhance heritage assets, create high quality environments and make a positive contribution to the local distinctiveness and character of the area.</p> <p>The proposal, by virtue of its location, orientation and scale would not respect the predominant character of the area and is considered to detract from the host dwelling, eroding its historic form and setting, resulting in harm to its significance which would not be outweighed by the public benefit of a single dwelling and substantial detriment to the character of the area, contrary to the aforementioned policies.</p>
2	<p>Policies LP2 and LP16 of the Fenland Local Plan 2014 and para 127 (f) of the NPPF 2019 seek to ensure that developments promote health and wellbeing, provide high quality environments and avoid adverse impacts on residential amenity.</p> <p>The proposed development would have an unacceptable relationship with both 104 and 105 Nene Parade resulting in a significant detrimental impact on residential amenity in relation to overlooking and loss of privacy, for the occupants of both the existing and proposed dwellings. Furthermore, the amenity space for the proposed dwelling is dominated by a number of substantial protected trees, which would limit the usability of this space and result in overshadowing. As such, the proposal would not create high-quality living environments contrary to the aforementioned policies.</p>
3	<p>Policy LP6 seeks to retain existing tourist and visitor facilities unless it can be demonstrated that the use is no longer viable, or an alternative is to be provided.</p> <p>The proposal results in the loss of two holiday lets; no evidence in respect of viability has been submitted, nor any alternative accommodation provision, hence the proposal is considered contrary to the aforementioned policy.</p>



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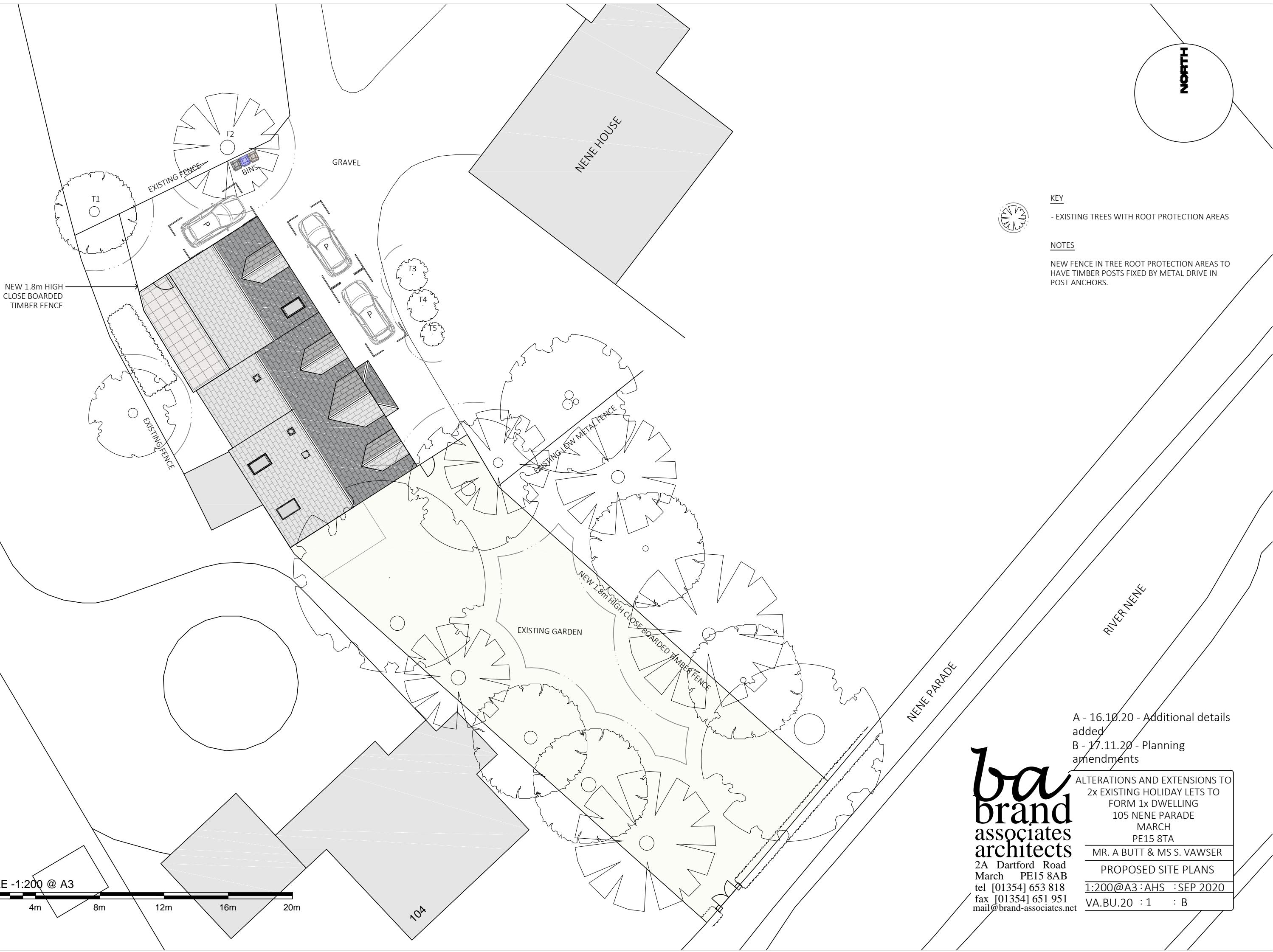
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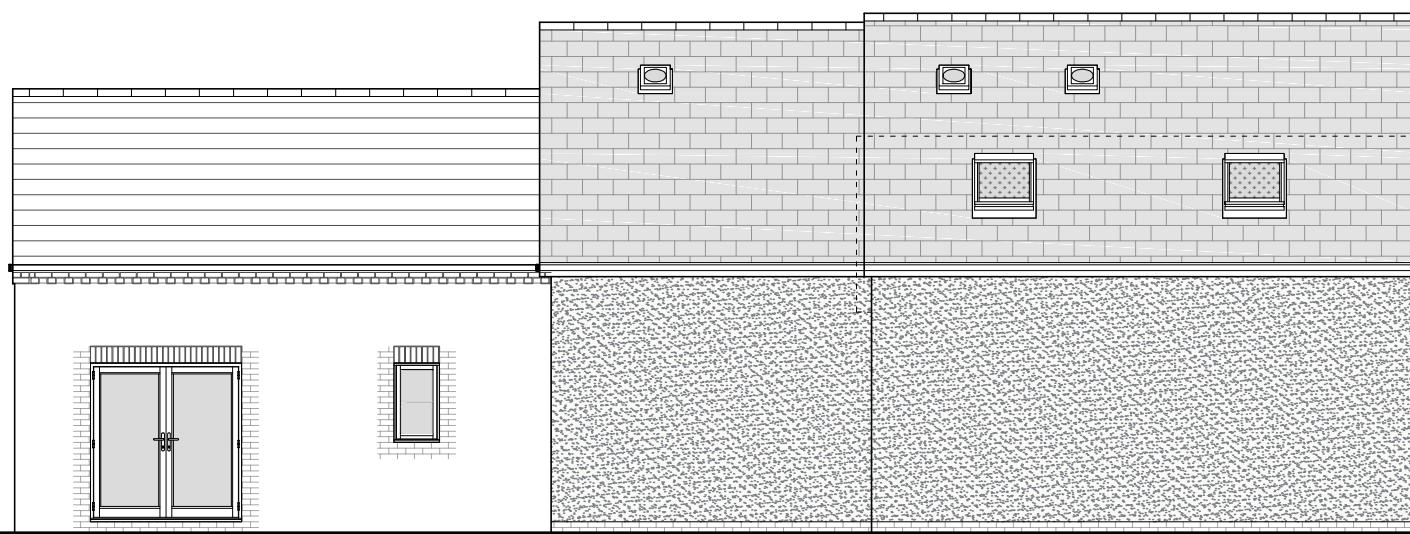






FRONT (NE) ELEVATION

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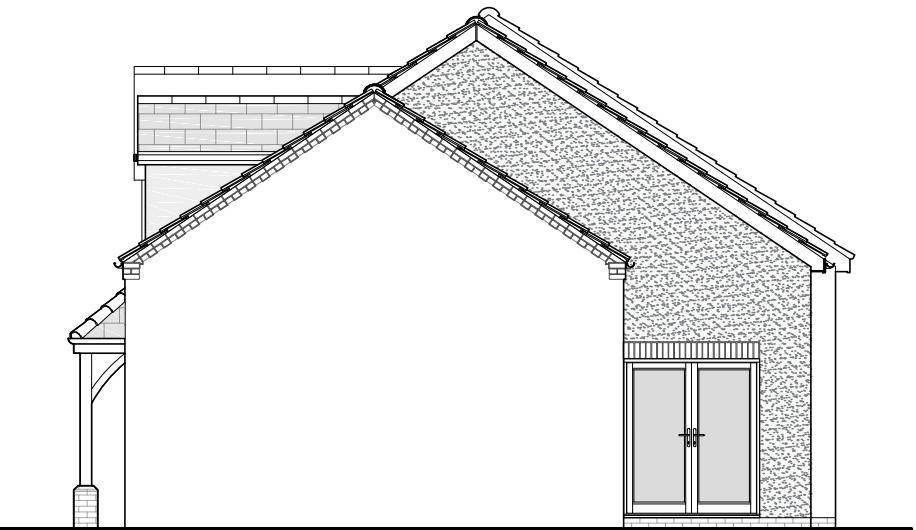
REAR (SW) ELEVATION

SCALE 1:100



SIDE (SE) ELEVATION

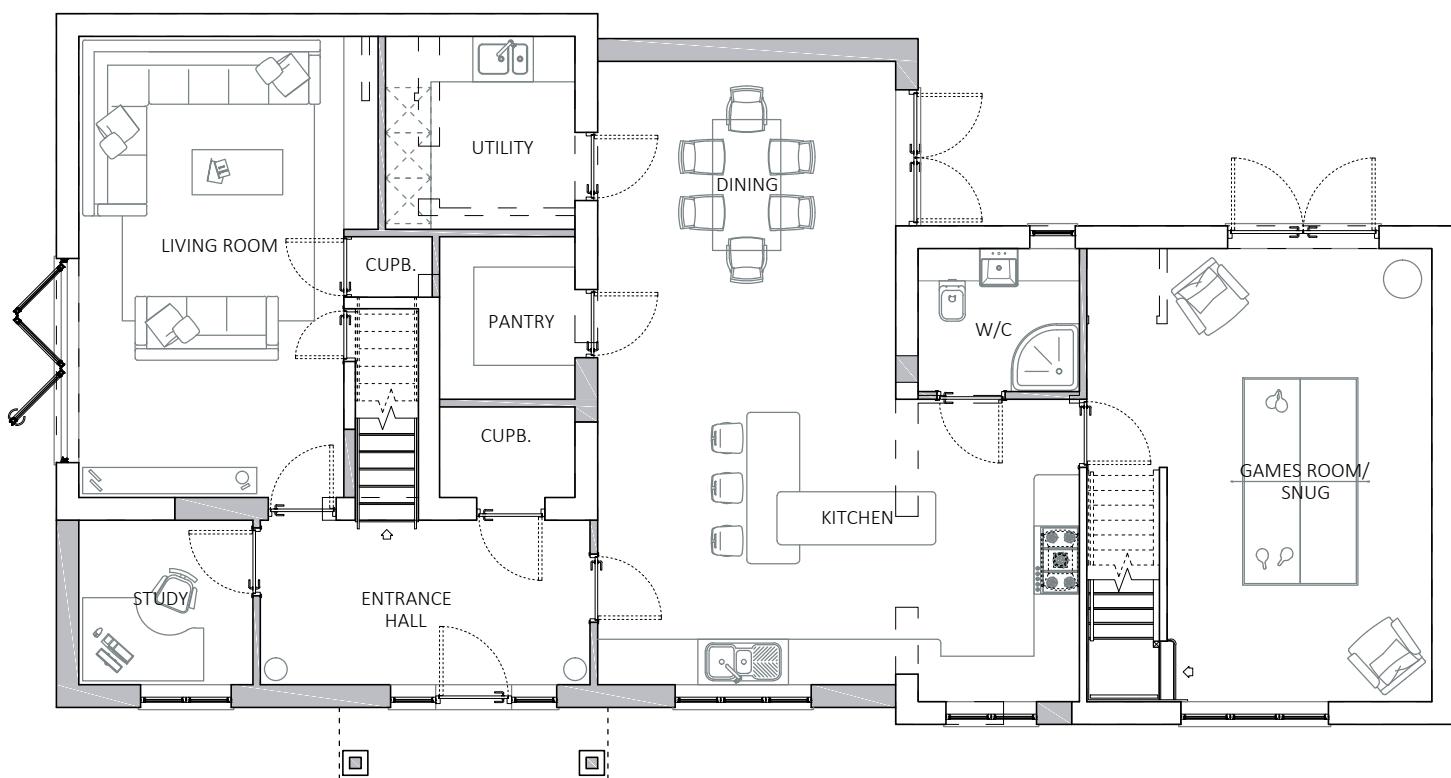
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SIDE (NW) ELEVATION

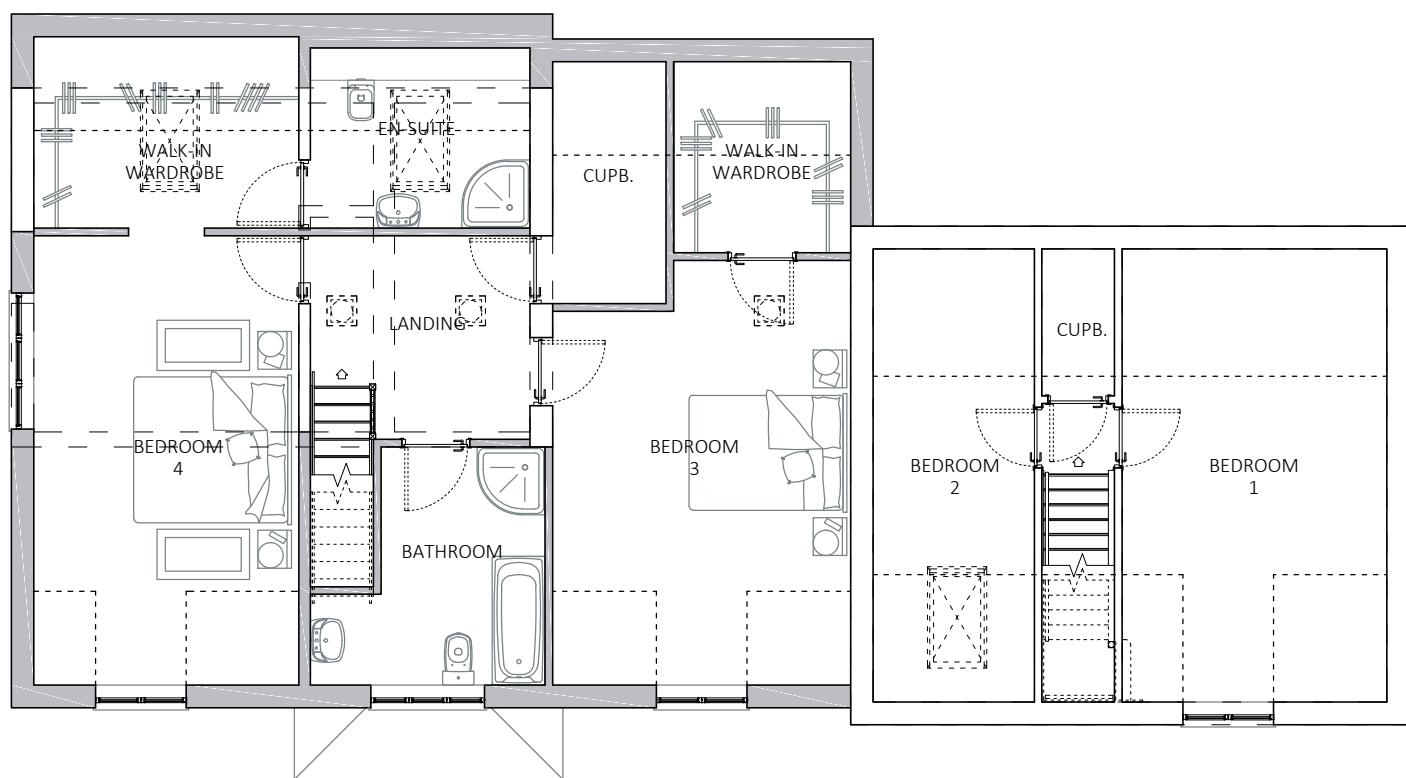
SCALE 1:100

 - NEW WALLS
 - EXISTING WALLS
 - REMOVED WALLS



GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100

A - 17.11.20 - Minor amendments


 ALTERATIONS AND EXTENSIONS TO
 2x EXISTING HOLIDAY LETS TO
 FORM 1x DWELLING
 105 NENE PARADE
 MARCH
 PE15 8TA
 MR. A BUTT & MS S. VAWSER
 PROPOSED PLANS
 1:100@A3: AHS : SEP 2020
 VA.BU.20 : 3.1 : A
 mail@brand-associates.net