

Applicant: Mr T Scott

Agent : Mr Ian Gowler
Gowler Architectural

Land West Of 22, South Park Street, Chatteris, Cambridgeshire

Erect 2 x 2-storey 4-bed dwellings with 0.9 metre high (approx.) brick wall/railings

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks planning permission for 2 x semi-detached, 2-storey dwellings. Outline Planning permission was previously granted in 2019 for the erection of a single dwelling.
- 1.2 The site lies close to the town centre of Chatteris and immediately adjacent to the Conservation area.
- 1.3 The application has undergone some revision since initial submission, in particular;
 - Improvements to the accesses to align with the Local Highways Authority's requirements,
 - Substantial alterations to the design of the dwellings to better reflect the vernacular of properties in the Conservation Area.
- 1.4 The principle of developing this site is supported by Policy LP3 and LP4 which seeks to direct growth to the main Market Towns in the district. The layout and design of the development is considered acceptable having regard to the general character of the area. The proposal is not considered to have a significant detrimental impact on the surrounding properties and raises no technical issues.
- 1.5 As such the application is recommended for approval subject to conditions.

2 SITE DESCRIPTION

- 2.1 The site comprises a parcel of former amenity land associated with the adjacent dwelling, 22 South Park Street. It is currently enclosed to the front by tall gates and the bricked up former front elevation walls of dwellings previously located on the site. The Honest John Public House lies to the west separated from the site by a tall evergreen leylandii hedge.
- 2.2 The site directly fronts onto South Park Street, adjacent to the boundary of the Chatteris Conservation Area to the north and is located approximately 120m south of the town centre.

2.3 The site lies in flood zone 1.

3 PROPOSAL

3.1 The application seeks planning permission for the erection of 2 dwellings. The dwellings are 2-storey but with a 4th bedroom in the roof-space and are arranged as semi-detached with individual driveways for 2 cars serving each property.

3.2 The proposal has undergone some substantial revision to the appearance following proactive negotiation with officers, with a previous central undercroft parking being removed in favour of individual driveways and the introduction of frontage gables and bay windows. The driveway widths have also been increased.

3.3 A low wall with railing top is proposed along the front boundaries, with 1.8m high close boarding fencing providing screening along the remaining boundaries.

3.4 External materials are committed with the scheme comprising; TBS Gonville Cream multi facing brick (and for the boundary wall), slate roof tiles and white foiled, flush-fitting uPVC windows with heritage-style black rainwater goods. Stone cills and lintels are also incorporated.

3.5 Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR19/0818/O	Erect 1no dwelling (outline with matters committed in respect of access only)	Grant 19.11.2019

5 CONSULTATIONS

Chatteris Town Council

5.1 Supports the application

FDC Conservation Officer

5.2 Originally objected to the scheme on design grounds.

[following amendments]

“The amendments requested have been made and the design is good. This will be a welcome addition to the conservation area and I can now recommend this application for approval.”

Advises that conditions are required to secure the following detail;

- Samples of all materials to be used in the construction of external surfaces of the house (including rails, lintels and cills) and precise details of bricks, brick bonding and mortar mixes,
- Product details of all new windows and doors

- Details of the proposed rainwater disposal system and or soil pipes and vents (including their location)

FDC Environment & Health Services

5.3 *"There are no implications for the local air quality with this proposal. There are no known contaminants on this site and no known former contaminative use."*

"Consideration has been given to the proximity of a public house, in respect of noise issues, but there isn't a history of noise problems associated with this premise. The proposal will not have an adverse effect on the noise climate."

"Consequently, there are no objections to this proposal and would agree to consent."

Cambridgeshire County Council Local Highways Authority (LHA)

5.4 Originally raised concerns over narrowness of the driveways at 2.7m (and whether this would discourage on-site parking) and requested amendments to general access crossover details.

[following amendments]

Raises no highway objections subject conditions securing the following;

- Means of access, parking and visibility splays as detailed to be provided prior to first occupation
- Removal of PD rights for gates across the access

5.5 Local Residents/Interested Parties

Objectors

7 letters of objection from 7 properties in Chatteris at;

- South Park Street (x6)
- Mayfly Close

Raising the following concerns;

- Density/Over development
- Parking arrangements
- Traffic or Highways (increased cars)
- Would set a precedent
- The permission for the single dwelling should be adhered to
- Cars are parked on pavements
- Design/Appearance
- Overlooking/loss of privacy
- Shadowing/loss of light
- Loss of view/Outlook
- Noise
- Visual Impact
- Wildlife Concerns
- The driveway widths do not accommodate disabled users (should be at least 3.6m wide)
- Out of character/not in keeping with area
- Proximity to property

- Despite being in a Market Town, the transport links are poor and it is likely more than 1 car will be needed for a family home.
- Both properties will look directly at the properties of number 27 & 25 and will suffer with lack of privacy.

Supporters

20 letters of support received from 16 properties (all in Chatteris) at;

- Fairway (x2)
- Delve Terrace (x2)
- Lancaster Way (x2)
- Curf Terrace (x 2)
- Park Street
- Chapel Lane
- Doddington Road
- Angoods Lane
- Station Street
- South Park Street
- Gull Way
- High Street

Raising the following points;

- Would improve the visual appearance of the area
- Adequate parking has been provided
- The appearance is in-keeping with the area
- There is a need for housing in the town
- Would encourage more business to the High Street and create employment

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).

6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 127: Well-designed development

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context
Identity
Built Form

7.4 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
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

8 KEY ISSUES

- **Principle of Development**
- **Visual appearance and impact on character of the Conservation Area**
- **Highways and Access**
- **Residential Amenity**
- **Other considerations**

9 ASSESSMENT

Principle of Development

9.1 Notwithstanding that the site currently benefits from planning permission for a single dwelling, the site lies in the settlement of Chatteris which is identified for significant residential growth under the policies LP3 and LP4 of the development plan.

9.2 As such, the principle of residential development of the land is supported through these policies, subject to acceptable impacts as set out in the following main considerations.

Visual appearance and impact on character of the Conservation Area

9.3 The site lies adjacent to, and fronts onto the Chatteris CA and therefore the requirement of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged through policies LP16 and LP18 of the FLP. Notwithstanding this, policy LP16 seeks to ensure that development promotes high quality environments having regard to the general character of the area.

9.4 As set out above, the original design submitted jarred with the historic character of the area – mainly through attempting to introduce a shared driveway/ undercroft parking.

9.5 The revised design is now considered to accord more appropriately with the character of the CA, with design inspiration drawn from the pair of dwellings 3 and 5 South Park Street – introducing a pair of dwellings with separate driveways, detailed gable and bay window arrangement.

9.6 Officers have negotiated the facing brick and bonding style – initially requesting a traditional Flemish Bond as per the original dwellings in the locality. However, achieving this on the dwelling is constrained due to the narrowness of the brick piers either side of the large frontage windows. Instead, it has been agreed to incorporate a detail string course between ground and first floor, but to construct the front boundary wall in Flemish bond. This compromise would still add interest to the frontage.

9.7 The proposed materials and overall design would achieve a high quality development which would enhance the visual amenity of the area and the character of the CA in accordance with policies LP16 and LP18 and with regards to the requirements of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.8 Whilst the Conservation Officer has requested samples of materials to be used, it is considered that sufficient detail has been provided to be able to assess the appropriateness of the materials against the scheme and its surroundings.

Highways and Access

9.9 The access has been amended through discussion with the LHA, to provide adequate splays and visibility. It is noted that a Virgin Media box, located adjacent to the western entrance constrains this access slightly but this has been mitigated through slight widening along the site's western edge and the LHA raise no objection to the proposal, subject to the timely provision of the access, parking and visibility splays.

9.10 The proposal comes forward with parking for 2 cars in a tandem arrangement per dwelling. The driveway widths have been amended to widen them through negotiation, enabling acceptable levels of access. It is acknowledged that the parking standards set out in the FLP denote that each property should achieve 3 on-site parking spaces and therefore the scheme results in a shortfall of 1 parking space per dwelling. Appendix A does however set out that where developments are located with good public transport links such as in a central area of a Market town, a reduction in parking can be negotiated – the rationale being that Market towns often offer a greater means of alternative transport modes and that some commuting to work, for example may be less or undertaken on foot or cycle. As such, given this flexibility in the policy and in the absence of any objection from the LHA to indicate any severe harm to the highway as a result of the parking deficit, a refusal on these grounds alone may not be defensible. This is notwithstanding that any disbenefits must weighed against the benefits of a development.

9.11 In summary, the development would mostly accord with the aims of Policy LP15 but with some negative weight incurred through the shortfall in parking.

Residential Amenity

9.12 Notwithstanding the aforementioned parking limitation, the general arrangement would achieve high levels of residential amenity for future occupiers with good access and compatible surroundings and with sizeable private amenity space. Whilst it is acknowledged that the public house adjacent will cause some overshadowing into the rear garden of the western plot, given the size of the garden serving this dwelling, the shadowing is not considered to result in a severe impact on useable amenity space. The Council's Environmental Protection team

has raised no concerns over potential noise impacts from the adjacent public house, or from contaminated land.

9.13 Furthermore, having regard to the separation distances of adjacent and opposite dwellings, the development is not anticipated to result in overlooking, loss of light or visual dominance/ overbearing. Whilst comments from residents in this regard are noted, the layout of the properties is commensurate to relatively standard housing layouts.

Other considerations

9.14 Whilst most matters of concern raised by residents have been addressed above, the following points are also considered

9.15 *Wildlife Concerns*

One resident has raised concerns over wildlife impacts but has not expanded on this and therefore it is not possible to specifically address any particular ecology concerns. Notwithstanding this, it is noted that the vegetation on the site has been removed or reduced leaving no significant features of the site to indicate that it would be proportionate to request an ecology survey is undertaken at this location.

The previous outline permission required details of the trees proposed to be retained or removed. However, given the clearance works undertaken, such a condition would now not be reasonable. The applicant has however agreed to erect bird boxes catering for Starlings and Sparrows along the north and eastern elevations which will provide nesting opportunities where they currently do not exist. This is considered acceptable having regards to the aims of policies LP16 and LP19.

9.16 *Would set a precedent*

Whilst it is uncertain what specific precedent may be considered to be set through this development, each case is to be determined on its own merits. Nonetheless, as set out above the development plan policies supports the principle of residential development within Market Towns such as Chatteris and therefore should similar sites come forward that comply with the policies of the development plan, national and local policy sets out a presumption in favour of such development.

10 CONCLUSIONS

10.1 The development would provide 2 dwellings in a sustainable location, with good access to services, facilities, employment and sustainable modes of transport. The overall design is considered to achieve a high-quality development which would enhance the character of the Conservation Area and the street scene. The scheme raises no technical issues and is not anticipated to result in any severe harm to residential amenity or in highways terms.

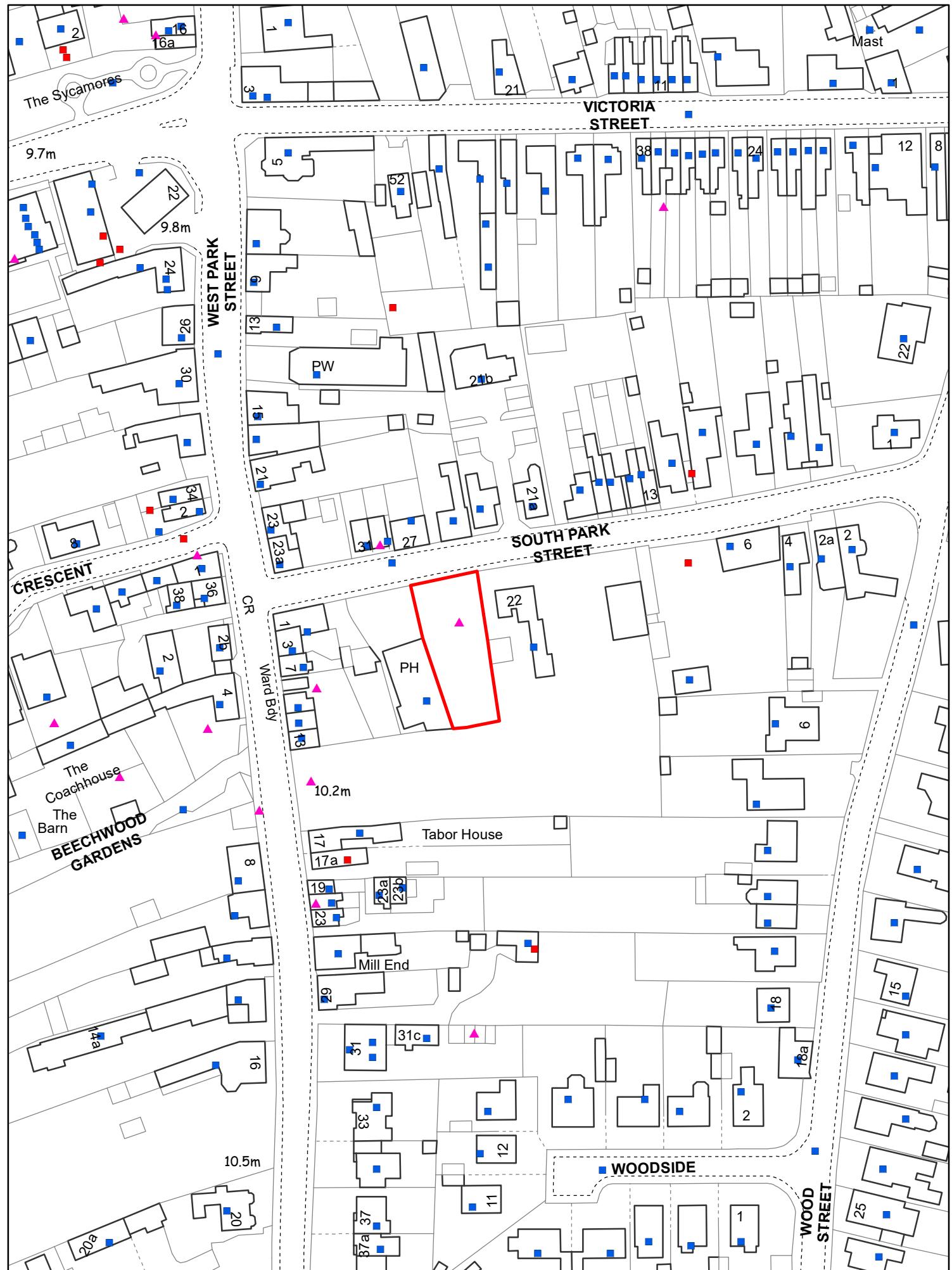
10.2 Whilst it is acknowledged that the proposal comes forward with an on-site parking deficit of 1 space per dwelling, notwithstanding the flexibility of the Council's parking standards policy on sites close to town centres, this disbenefit is considered to be outweighed by the overall benefits of the scheme as set out above.

11 RECOMMENDATION

11.1 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>
2	<p>The access, parking and turning area serving each individual dwelling as shown on plan reference 410 - P02 Revision C shall be provided as detailed on the plan prior to the first occupation of each respective dwelling and thereafter retained in perpetuity for that purpose.</p> <p>Reason: To ensure the permanent availability of the parking/ manoeuvring in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
3	<p>Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan reference 410 - P02 Revision C and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
4	<p>The side windows serving the bathrooms at 1st floor level shall be obscure glazed and retained as such in perpetuity.</p> <p>Reason: To protect the privacy of adjacent neighbours in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
5	<p>The bird nest boxes as detailed on approved plan 410 - P02 Revision C shall be erected prior to the first occupation of the development.</p> <p>Reason: In order to ensure that Biodiversity in and around the site is enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
6	<p>Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), no gates shall be located within 6m of the highway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
7	<p>The development shall be carried out in utilising the following materials as detailed on the approved plan reference 410 - P02 Revision C;</p> <ul style="list-style-type: none">• External walls and front boundary wall: TBS Gonville Cream Blend – stretcher bond to dwelling with raised string course horizontally between ground and first floor across the front elevation and Flemish bond to the front boundary wall.• Slate roof tiles.• Heritage style black uPVC rainwater goods

	<ul style="list-style-type: none">• Liniar white woodgrained uPVC flush-fit windows• Stone cills and lintels
8	Approved Plans: <i>-Location, Site Plan, Elevations and Floor Plan ref: 410 - P02 Rev: C</i>



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