
F/YR21/0203/F

Applicant: Ms N Scott

**Agent : Mr R Papworth
Morton & Hall Consulting Ltd**

Land South Of 16 Church Lane Facing, Church Walk, Chatteris, Cambridgeshire

Erect a 2-storey 3-bed dwelling with garage and 2.4 metre high (approx) brick wall

Officer recommendation: Refusal

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for a detached, 2-storey, 3 bed dwelling with attached single garage and porch to the front and a 2.4m high boundary wall.
- 1.2 The principle of development is considered to be acceptable in this location and there are no issues to address regarding flood risk, parking/highways or the residential amenity of surrounding dwellings, however:
- 1.3 The application would result in the subdivision of the garden serving 16 Church Lane, eroding both the setting and the curtilage, and thereby the significance of the listed building and the character of the conservation area. It is not considered that the public benefit of a single dwelling would outweigh the harm created to these heritage assets.
- 1.4 The proposed dwelling would be at odds with the prevailing character of this area, by introducing a prominent structure on the eastern side of Church Walk which would interrupt its open character. Furthermore, it is considered to be cramped and an overdevelopment of this modest plot, providing inadequate private amenity space and resulting in the loss of a number of trees which collectively contribute to the character of the area, with insufficient space to provide mitigation
- 1.5 The proposal is therefore considered unacceptable due to its failure to accord with Policies LP2, LP16 (a, d and h) and LP18 of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, paras 127, 189, 193 and 196 of the NPPF 2019 and chapters C1, C2 and I1 of the NDG 2019.

2 SITE DESCRIPTION

The application site is garden land and parking serving 16 Church Lane, Chatteris, a Grade II listed building; the site is also adjoining Chatteris Conservation Area. The site features an area of hardstanding used for parking, garden area with landscaping and a number of trees, a paved path leading to the dwelling and a timber outbuilding. Access is via Church Walk to the west and has limited visibility due to the presence of high boundary treatments. There is a high Beech hedge to the western boundary and wall to the eastern boundary which is also listed.

3 PROPOSAL

- 3.1 The application seeks full planning permission for a detached, 2-storey, 3 bed dwelling with attached single garage and porch to the front. This measures a maximum of 15m x 11.8m (excluding porch) and 7m in height. Accommodation comprises lounge, kitchen/diner, study, utility/WC and garage at ground floor and 3 bedrooms (1 with en-suite) and bathroom at first-floor level.
- 3.2 There is a 2.4m high boundary wall proposed to separate the gardens of the host and proposed dwelling, this is standalone and will not be attached the listed boundary wall.
- 3.3 The existing access is being retained for the proposed dwelling and a new access and parking area is proposed for 16 Church Lane.
- 3.4 Full plans and associated documents for this application can be found at:

[F/YR21/0203/F | Erect a dwelling \(2-storey 3-bed\) with garage and 2.4 metre high \(approx\) brick wall | Land South Of 16 Church Lane Facing Church Walk Chatteris Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/planning-and-building-control/development-control/development-control-applications/F/YR21/0203/F | Erect a dwelling (2-storey 3-bed) with garage and 2.4 metre high (approx) brick wall | Land South Of 16 Church Lane Facing Church Walk Chatteris Cambridgeshire (fenland.gov.uk))

4 SITE PLANNING HISTORY

F/YR16/0542/LBCERT	Certificate of Lawful Use (Proposed) to Listed Building: replacement guttering to North/South side of dwelling	Certificate Issued 16/8/2016
F/YR11/0465/LB	Internal and external alterations including insertion of 4 rooflights and fan light above door to single-storey and erection of a single-storey rear extension to existing dwelling	Granted 29/12/2011
F/YR11/3038/COND	Discharge of conditions 02, 03, 04 and 05 relating to Listed Building Consent F/YR10/0679/LB (Internal and external alterations including insertion of 4 rooflights and fan light above door to single-storey and erection of a single-storey rear extension to existing dwelling)	Approved 18/11/2011

F/YR11/3006/COND	Details reserved by Condition 2 of planning permission F/YR10/0678/F (Erection of a single-storey rear extension to existing dwelling and erection of a 1.8 metre high wall/railings to front boundary)	Approved 18/11/2011
F/YR10/0679/LB	Internal and external alterations including insertion of 4 rooflights and fan light above door to single-storey and erection of a single-storey rear extension to existing dwelling	Granted 29/10/2010
F/YR10/0678/F	Erection of a single-storey rear extension to existing dwelling and erection of a 1.8 metre high wall/railings to front boundary	Granted 29/10/2010

5 CONSULTATIONS

5.1 Arboricultural Officer (FDC)

I have visited the site and confirm that the trees present, Lime, Sumach, Purple plum and Silver Birch collectively contribute to the character of the area but do not merit a TPO (the silver birch is of poor form). However, their loss will impact on the character of the area and therefore the proposed development should include replacement planting to mitigate the loss.

The construction of the garage adjacent to a neighbouring tree may impact on the roots and a method statement will be required to ensure the tree is protected during construction. This may require a specialised foundation construction if the root protection area is breached by the development.

5.2 Town Council

Support, please ensure the offer to cut back the hedge along Church Walk is carried through.

5.3 Environmental Health (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' as the proposal is unlikely to have a detrimental effect on local air quality or the noise climate.

Given the previous use and type of proposal, contamination is not considered an issue at this application site.

5.4 Cambridgeshire County Council Archaeology

Our records indicate that this site lies in an area of archaeological potential, situated only 100m south of an area in which multi-period settlement remains dating from the Bronze Age through to the medieval period were identified during two phases of archaeological investigations in advance of development of Boadicea Court immediately north of the Church of St Peter and St Paul (Cambridgeshire Historic Environment Record references ECB123, ECB3219).

Despite the relative proximity to these important remains, it is not thought that an additional archaeological investigation of this very spatially constrained plot would be likely to yield sufficient material new evidence to advance public benefit in terms of our understanding of former settlement and land use in this location,

when weighed against the potential impacts on the viability of the development. Consequently we do not believe that the inclusion of an archaeological condition on any permission that Fenland District Council may be minded to grant for this scheme could be justified in this instance, although we would request to be consulted again if the scale of development proposed in this location changes.

5.5 Conservation Officer (FDC)

This application seeks to gain approval for the erection of a one and half storey dwelling with associated garage within the garden of 16 Church Lane, Chatteris, which is a grade II listed building (22 March, 1983) and the garden forms its curtilage and is therefore protected by the designation. This curtilage also forms the immediate setting of the listed building. The site is immediately adjacent to the conservation area, the boundary having been drawn to exclude Church Walk, indicating that it was not felt to be an area which contributed to the character and appearance of the conservation area.

Consideration is given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.

Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

There is a single storey extension to the rear of the property granted under F/YR10/0678/F, and F/YR10/0679/LB but there is no other planning history on the site, but the immediate surrounding houses are of late 20th century construction. Historic maps show that No. 16 Church Lane had a long rear, undeveloped garden, which it retains the majority of.

A Design and Access and Heritage statement has been submitted as part of the application but beyond noting that the host building is listed, makes no assessment of the impact of the proposal on its significance, understanding of setting, or impact on of the character and appearance of the adjacent conservation area. As such it does not comply with LP18 or paragraph 189 of the NPPF.

The application is objected to. The following comments are made:

Number 16 Church Lane is an early 19th century two storey house, built of gault brick with a modern concrete tile roof. It sits within a generous long garden plot, which is bounded by the east by a high brick wall. The rear of the property presents an impressive and symmetrical façade to the garden, with a more formal façade than that which faces Church Lane. The garden provides a proportionate curtilage to this house, enhancing its status. The garden curtilage also forms the immediate setting of the listed building, which due to its long, undeveloped character, links back to its historic setting and so enhances its special interest. The wider setting is now a mix of residential dwellings from late 19th and late 20th century. A high brick wall to the east boundary, high hedge to the west and mature trees to the end, give it a sense of enclosure and privacy, which in addition to the space afforded by the length of the garden adds gives a feeling of

wealth and status, which adds to its special historic and architectural interest. Collectively these assets seek to enhance the character of the space, and the property as a prominent building within a rural market town. Parking is currently at the far southern end of the garden and therefore has little impact. It is within this context that this proposal is considered.

The proposal seeks to subdivide the garden in order to provide space for a new residential dwelling. Whilst the proposed dwelling appears to be of a reasonable scale and design, in keeping with the surrounding houses, it erodes both the setting and the curtilage, and thereby the significance of the listed building. Though the proposal seeks to erect a high brick wall in order to form a new south boundary wall to the principal dwelling, which would in theory be in keeping of the character of the property (a walled garden), the reality of the impact sees the garden essentially halved and a further portion of the garden given over to parking and turning areas. The result is a much-reduced curtilage, the character of which is eroded to a token area of lawn with hard landscaping in order to provide parking, which would be highly visible from the within the garden and the house. The setting is therefore altered from one which retains a proportionate garden and enhances the status and interest of the property as one of prominent standing and spacious amenity in a rural market town, to one of standard quality with minimal and functional space, in a more densely populated urban environment, with modern interventions for parking. The effect of this is to impact on the significance of the listed building by altering aspects of its special architectural and historic interest from one of a building of status with a proportionate garden to one with a much reduced and eroded setting.

The proposal also includes the loss of several mature trees which contribute to the setting of the listed building, by enhancing that formal character of the garden, as well as contributing to the character and appearance of the conservation area, though they fall outside its boundary. The loss of these would be to the detriment of both these assets.

This therefore amounts to less than substantial harm, and paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is questioned whether the time-limited and restricted benefits and of the construction of one single dwelling, outweighs the harm to the significance of the listed building, caused by its reduction and loss of both curtilage and setting.

RECCOMENDATION: *Refuse*

5.6 Cambridgeshire County Council Highways

The existing access arrangement clearly operates safely so there is no reason to suggest the new access will work any differently. The new access includes a turning head so vehicles are able to enter and leave in a forward gear. The proposed access width also provides some inter-visibility between pedestrians and vehicles emerging from the access.

I have no highway objections subject to the following conditions;

1.) The vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

2.) *The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.*

Reason: To prevent surface water discharging to the highway.

3.) *The building shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.*

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

Advisories

1.) *This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.*

2.) *The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement.*

5.7 Local Residents/Interested Parties

Eight supporting comments have been received (3 from Church Lane, 1 from St Pauls Drive, 1 from Southampton Place, 1 from Birch Avenue, 2 from Green Park, all Chatteris), in relation to:

- A residential house in a residential area
- Good use of long garden
- Enough room for parking and creative use of space
- Good addition and ideal development, in keeping with the area
- Ideal design

Four objections have been received (all from Church Walk, Chatteris) in relation to:

- Church Walk is very narrow, not enough room to pass
- No space for on street parking, visitors park in Church Lane or partially on the path in Church Walk obstructing pedestrians and emergency services
- Delivery vehicles have to reverse down the road as they are too big to turn
- Vehicles park in the turning head
- Concerns regarding on-site parking provision and whether the garage would be used, visibility and relationship with pedestrian link to Church Lane, issues with construction traffic
- Yellow lines are required to prevent on street parking
- Out of character with the rest of the street
- Loss of privacy

One representation has been received from Church Lane, Chatteris with queries in relation to the trees and existing and proposed brick boundary walls.

- 5.8 Comments where they relate to planning matters will be considered in the sections below. It should be noted that inconsiderate or illegal parking are not planning considerations.

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 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context – C1, C2

Identity – I1

Built Form – B2

Homes and Buildings – H2

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

LP10 – Chatteris

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 considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Highways/Parking**
- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a 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 Grade II listed 16 Church Lane is an early C19th 2-storey house, which sits within a generous long garden and is bounded to the east by a high brick wall, which is also listed and forms the boundary to Chatteris Conservation Area. The rear of the property presents a more formal façade than the elevation facing Church Lane, which has more of an appearance of a row of cottages. The garden provides a proportionate curtilage to this house, enhancing its status; historical maps show a long undeveloped rear garden the majority of which is retained today. The garden also forms the immediate setting of the listed building, which links back to its historic setting and so enhances its special interest.
- 9.3 Policy LP18 of the Fenland Local Plan 2014 and para 189 of the NPPF 2019 require proposals which affect heritage assets to describe and assess the significance of the asset, identify the impact of the proposed works on the special character of the asset and provide a clear justification of the works, to enable any harm created to be weighed against any public benefits of the proposal. The application is accompanied by a Design and Access and Heritage Statement, however this makes no assessment of the impact of the proposal on the significance of the listed building, understanding of its setting, or impact on of the character and appearance of the adjacent conservation area, and as such is contrary to the aforementioned policies.
- 9.4 The application would result in the subdivision of the garden, eroding both the setting and the curtilage, and thereby the significance of the listed building and the character of the conservation area. The garden is essentially halved, and a further portion of the garden given over to hardstanding for parking and turning areas. The setting is therefore altered from a proportionate garden which enhances the status and interest of the property, to one with minimal and functional space, in a more densely populated urban environment, with modern interventions for parking. As such the proposal is considered to cause harm to both the listed building and adjoining conservation area.
- 9.5 The impact of the proposal is considered to amount to less than substantial harm; paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is not considered that the public benefit of a single dwelling would outweigh the harm created to these heritage assets. The proposal is therefore considered contrary to Policies LP16 (a) and LP18 of the Fenland Local Plan 2014, paras 189, 193 and 196 of the NPPF 2019 and chapter C2 of the NDG 2019.
- 9.6 Cambridgeshire County Council Archaeology advises that the site is in an area of high archaeological potential. However, it is not thought that an investigation on

this constrained plot would yield sufficient new evidence to be of public benefit when considered against the viability of the development. As such an archaeological condition could not be justified in this case.

Design considerations and visual amenity of area

- 9.7 Church Walk is characterised by 2-storey semi-detached houses located on the western side of the road, on well-spaced plots, set back from the road. There are views of Chatteris Museum (located on Church Lane) to the north. There is no development fronting the eastern side of the road, this is bounded by the gardens of 7 Church Walk which fronts St Martins Road and the host property of 16 Church Lane, there is a timber outbuilding in the garden of No.16 and a detached garage serving No.7 which appear subservient and are not prominent in the streetscene.
- 9.8 The proposed dwelling would be at odds with the prevailing character of this area, by introducing a prominent structure on the eastern side of Church Walk which would interrupt its open character. Furthermore, it is considered to be cramped and an overdevelopment of this modest plot and would result in the loss of a number of trees which collectively contribute to the character of the area. The Council's Arboricultural Officer considers that the loss of these trees should be mitigated by replacement planting, however the scale of the proposed dwelling is such that this would not be possible. As such, the proposal would create an incongruous feature in an otherwise open and spacious setting, to the significant detriment of visual amenity and contrary to Policy LP2 and LP16 (d) of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, para 127 of the NPPF 2019 and chapters C1 and I1 of the NDG 2019.
- 9.9 In addition to the loss of the trees on site, there is also potential for the proposal to impact on a neighbouring tree which is in close proximity to the garage. No details have been forthcoming in relation this tree or the potential impact of the development, hence if minded to grant this application a condition would be required in this respect.
- 9.10 Full details of materials have not been provided; however these could be secured by way of a condition if minded to grant the application.

Residential Amenity/Health and wellbeing

- 9.11 To the north of the site is the host dwelling of 16 Church Lane; this property would still retain in excess of a third of the plot for private amenity space, however Policy LP16 (h) states that this is a minimum and dependant on the character of the area, the plots to the east of Church Walk are located on much more spacious plots. A 2.4m high wall is proposed to separate the existing and proposed dwellings and there are no windows in the side elevation of the proposal which would face towards No.16. There would be some loss of outlook and increased overshadowing, however this is not considered to be significantly detrimental as the area most impacted would be the parking/turning and the host dwelling is located some 19m distant.
- 9.12 To the east of the site are the 2-storey chalet style dwellings of 18a and 20 Church Lane, the proposal is located approximately 6m from the rear boundary of these dwellings and approximately 13m from the dwellings themselves, this is not ideal due to the narrowness of the rear gardens and a distance of around 20m between dwellings to the rear is expected. However, there are no first-floor windows in the rear of No.20 which would result in overlooking of the proposal;

there are dormer windows in the rear of No.18a, however these would most affect the northern most section of the garden and as such this is not considered to be significantly adverse. There are 3 rooflights in the rear of the proposed dwelling, these appear to be in excess of 1.7m above floor level, and can be conditioned to ensure that this is the case or that up to that point they are obscure glazed and fixed shut to prevent unacceptable levels of overlooking.

- 9.13 To the south of the site is the 2-storey chalet style dwelling of 7 Church Walk, there are no windows in the side elevation of the proposal which could result in overlooking. The main element of No.7 is located some 20m from the boundary, hence the proposal is not considered to result in a significant adverse impact on No.7 and likewise whilst there is a dormer window in the rear of the existing dwelling this is a sufficient enough distance to not significantly affect the proposal.
- 9.14 To the west of the site are the 2-storey dwellings of 3-6 Church Walk, whilst there will be some overlooking as a result of the proposal there is at least 14m between dwellings which is considered acceptable and expected in a residential setting such as this.
- 9.15 The proposed dwelling has less than a third of the plot available for private amenity space, and some of that area, such as the narrow space behind the garage is unlikely to be adequately useable. This further supports the fact that the scheme results in overdevelopment and is contrary to Policy LP16 (h).

Highways/parking

- 9.16 The scheme retains the existing access for use by the proposed dwelling, as such there are no issues to address in this respect. Policy LP15 and Appendix A require the provision of 2 parking spaces for a 3-bed such as this, a parking space can include a garage providing that the internal measurements are 7m x 3m. The proposed drawings detail a garage of the required dimensions and a parking space in front of this with a length of 6m and width of 3.3m, this enables the garage to be opened with a car parked on the drive and meets the parking requirements for the proposal.
- 9.17 As the proposed dwelling would displace the access and parking serving No.16; a new access, parking and turning are proposed for the host dwelling. Concerns have been raised by residents in relation to visibility and manoeuvrability due to the proximity of the pedestrian link to Church Lane and existing driveways. Advice has been sought from Cambridgeshire County Council Highways in this regard and they consider the arrangements to be acceptable, subject to conditions. The host dwelling is 4-bed, Policy LP15 and Appendix A therefore require the provision of 3 parking spaces, however a lesser number may be acceptable in sustainable town centre locations. The scheme proposes 2 parking spaces and a turning space, whilst there is space for a third space this would either hinder or remove the turning area. Whilst there is no on street parking available on Church Walk there is a public car park on Church Lane and the site is in a central location, hence the potential shortfall of 1 space is considered acceptable. The proposed parking and turning arrangement can be conditioned to ensure it is provided as this is located within the blue line (applicant's ownership).
- 9.18 Neighbouring residents consider that yellow lines should be provided to Church Walk; Highways have not indicated that this is necessary and are content with the

arrangement proposed. Residents should contact Cambridgeshire County Council separately regarding this matter.

- 9.19 Concerns have been raised regarding construction traffic should the application be granted; it is not usual practice to condition construction management plans on schemes of 1 dwelling and there is not scope to accommodate facilities within the site. Any potential adverse impact would be temporary in nature, particularly for such a minor development.

Flood Risk

- 9.20 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

10 CONCLUSIONS

The principle of development is considered to be acceptable in this location and there are no issues to address regarding flood risk, parking/highways or the residential amenity of surrounding dwellings. However, the proposal would result in the subdivision of the garden of 16 Church Lane, eroding both the setting and the curtilage, and thereby the significance of the listed building and the character of the conservation area; this harm is not considered to be outweighed by the public benefit of a single dwelling. Furthermore, the proposed dwelling would be at odds with the prevailing character of this area, by introducing a prominent structure on the eastern side of Church Walk which would interrupt its open character. It is considered to be cramped and an overdevelopment of this modest plot, providing inadequate private amenity space and resulting in the loss of a number of trees which collectively contribute to the character of the area with insufficient space to provide mitigation.

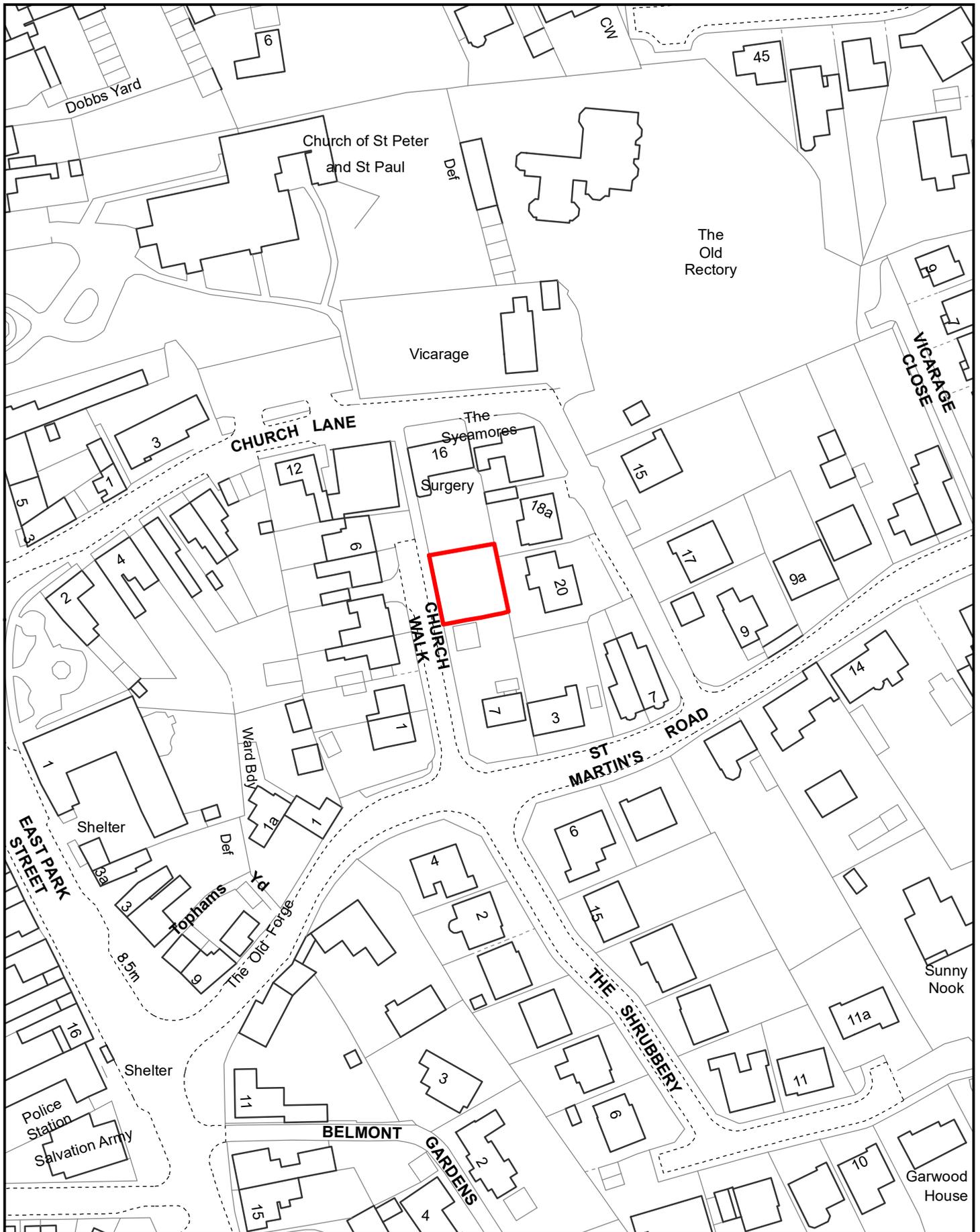
11 RECOMMENDATION

Refuse for the following reasons:

1	<p>Policies LP16 (a) and LP18 of the Fenland Local Plan 2014, paras 189, 193 and 196 of the NPPF 2019 and chapter C2 of the NDG 2019 seek to protect and enhance affected heritage assets and their settings, ensure that the potential impact on the significance of any heritage asset is assessed and weighed against the public benefit of a proposal, whilst giving great weight to an assets conservation.</p> <p>The Design and Access and Heritage Statement submitted makes no assessment of the impact of the proposal on the significance of the listed building, understanding of its setting, or impact on the character and appearance of the adjacent conservation area. The application would result in the subdivision of the garden serving 16 Church Lane, eroding both the setting and the curtilage, and thereby the significance of the listed building and the character of the conservation area. It is not considered that the public benefit of a single dwelling would outweigh the harm created to these heritage assets. As such, the proposal is considered contrary to the aforementioned policies.</p>
2	<p>Policies LP2 and LP16 (d and h) of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, para 127 of the NPPF 2019 and chapters C1 and I1 of the NDG 2019 seek</p>

to ensure that developments avoid adverse impacts, provide sufficient private amenity space reflective of the character of the area, make a positive contribution to the local distinctiveness and character of the area and that the local built environment and settlement pattern inform proposed development.

The proposed dwelling would be at odds with the prevailing character of this area, by introducing a prominent structure on the eastern side of Church Walk which would interrupt its open character. Furthermore, it is considered to be cramped and an overdevelopment of this modest plot, providing inadequate private amenity space and resulting in the loss of a number of trees which collectively contribute to the character of the area, with insufficient space to provide mitigation. As such, the proposal is considered contrary to the aforementioned policies.



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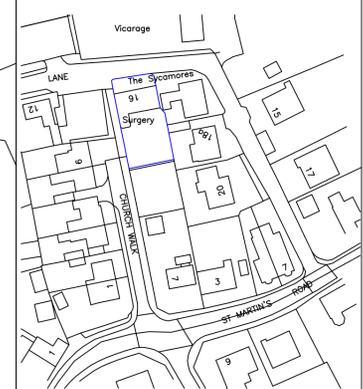
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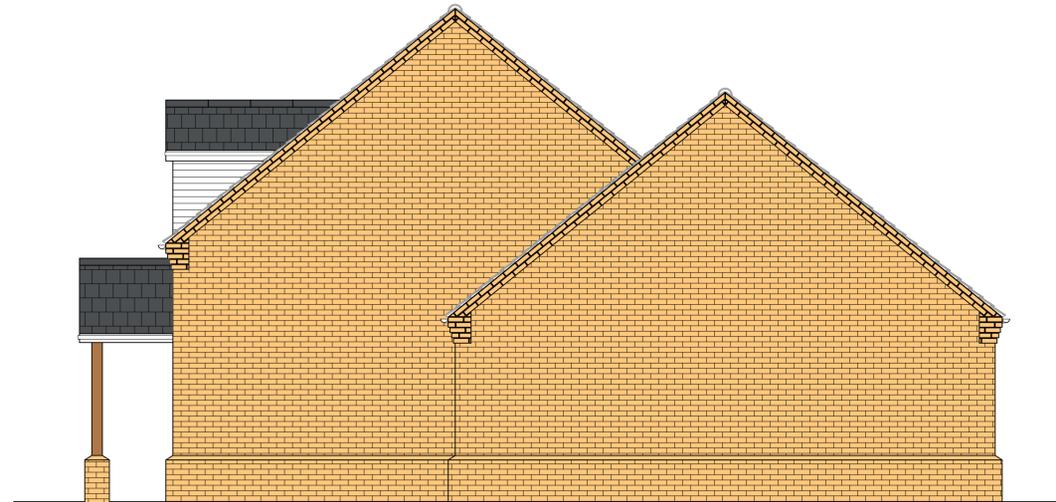
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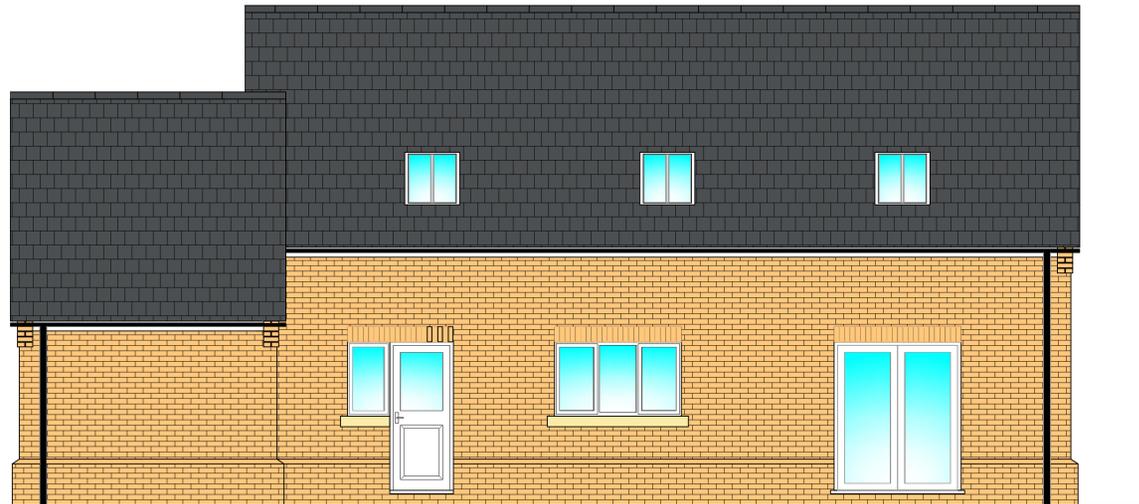
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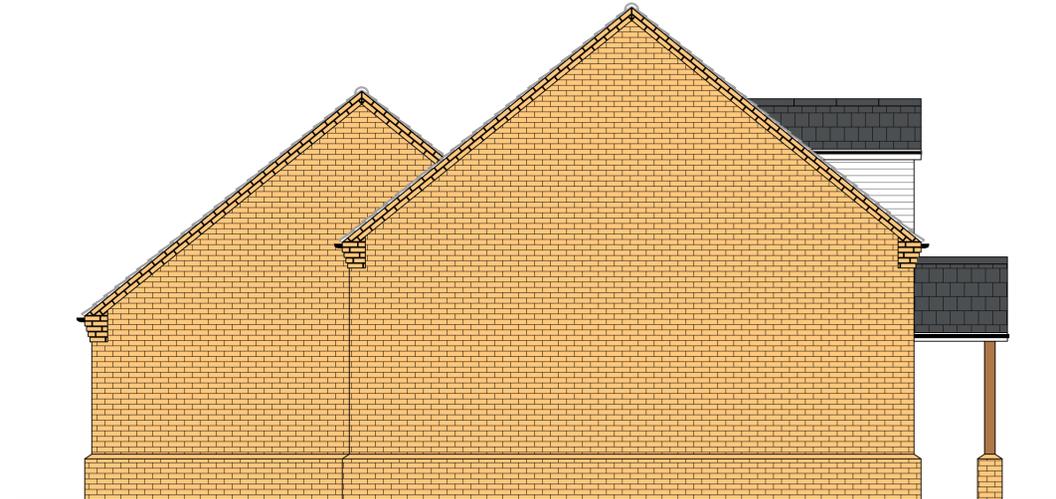
PROPOSED FRONT ELEVATION
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PROPOSED RHS ELEVATION
(1:50)



PROPOSED REAR ELEVATION
(1:50)



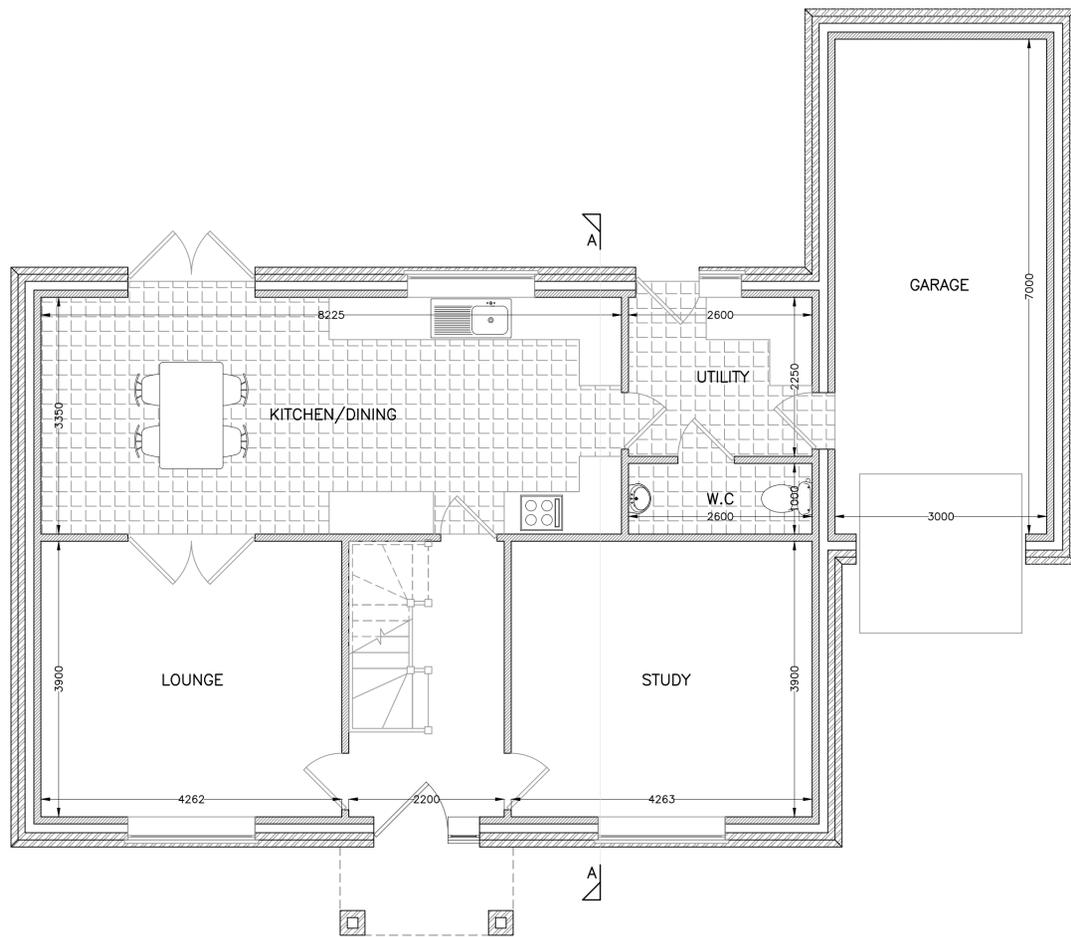
PROPOSED LHS ELEVATION
(1:50)



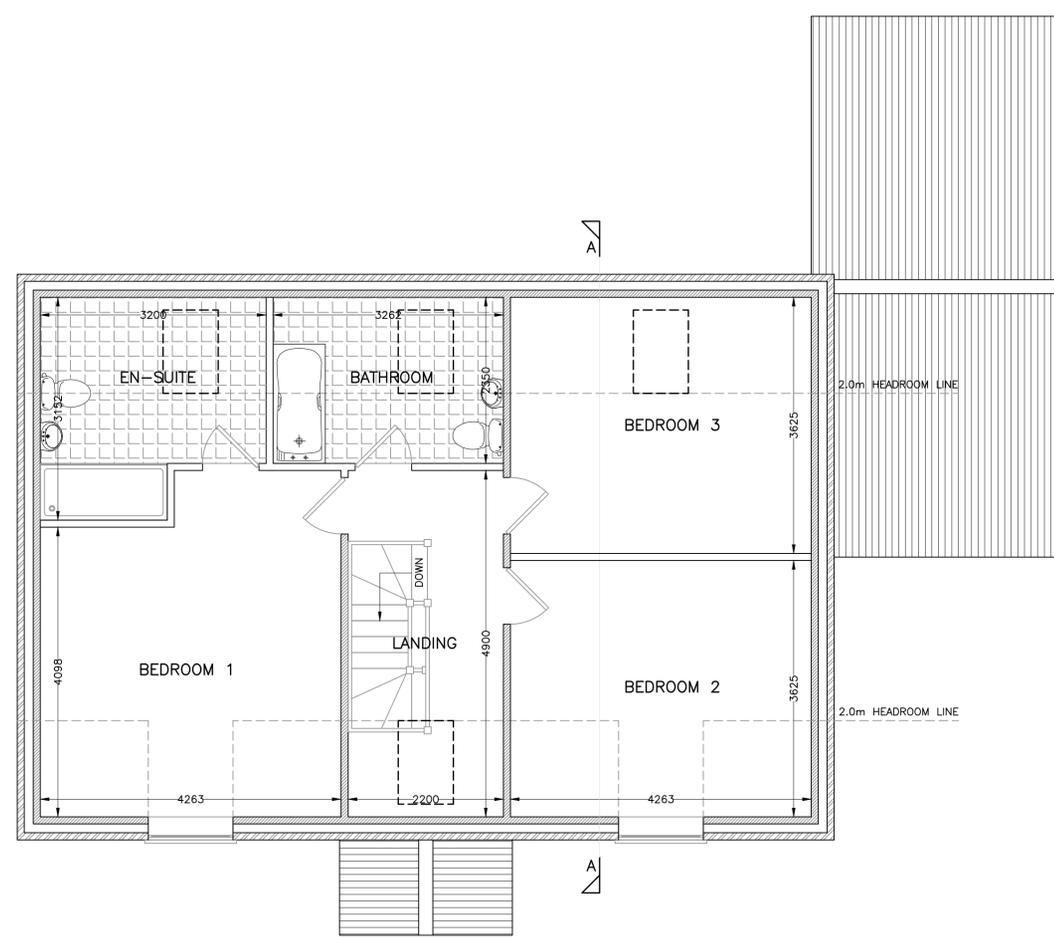
PROPOSED STREET SCENE
(1:100)

B	PLANNERS COMMENTS	FEB 21
A	PLANNERS COMMENTS	FEB 21
	REVISIONS	DATE
MORTON & HALL CONSULTING LIMITED <small>CONSULTING STRUCTURAL ENGINEERS</small>		
1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ		Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk
CLIENT		
Mrs Scott		
PROJECT		
Walk House 16 Church Lane Chatteris Cambs		
TITLE		
Proposed Elevations		
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	Jan 2021	DRAWING NUMBER
SCALE	1:50	H7266/03B

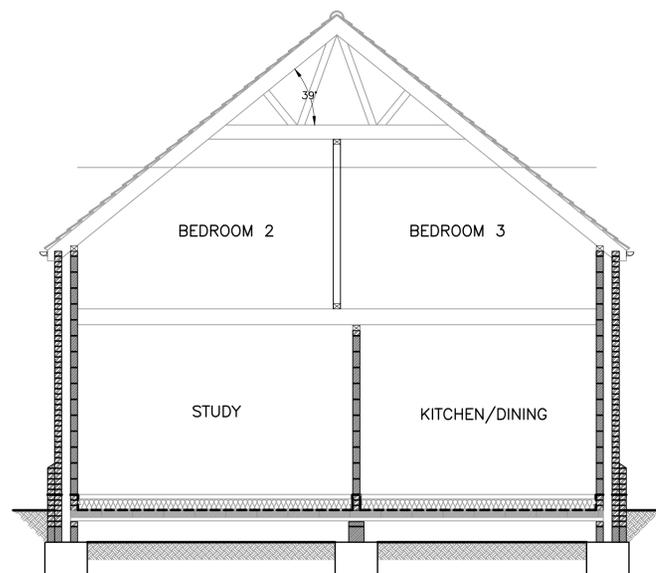
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 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



PROPOSED GROUND FLOOR PLAN
(1:50)



PROPOSED FIRST FLOOR PLAN
(1:50)



SECTION A-A
(1:50)

B A		PLANNERS COMMENTS DRAWING UPDATED	FEB 21 JAN 21
REVISIONS		DATE	
MORTON & HALL CONSULTING LIMITED <small>CONSULTING STRUCTURAL ENGINEERS</small>			
1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ		Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk	
CLIENT Mrs Scott			
PROJECT Walk House 16 Church Lane Chatteris Cambs			
TITLE Proposed Plans and Section			
DRAWN	R.Papworth	DATE OF ISSUE	
CHECKED			
DATE	Jan 2021	DRAWING NUMBER	H7266/02B
SCALE	1:50		