
F/YR21/0580/F

Applicant: Mr & Mrs Shepherd

**Agent : Mr Ian Gowler
Gowler Architectural**

**Plot 2 Land South East Of 1 Curf Terrace, Doddington Road, Chatteris,
Cambridgeshire**

**Erect 2no dwellings (3-storey, 4-bed) and change the use of existing
garage/playroom to annexe for use of plot 2 only including 1.2 metre and 1.8
metre (approx) high fencing (part-retrospective)**

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full permission for the construction of a pair of semi-detached dwellings of 4 bedrooms each within a row of existing residential properties, on the north-eastern side of Doddington Road, 500m north of the junction with the A141.
- 1.2 The principle of new frontage residential development along this stretch of road is acceptable, would accord with policy and local form and character.
- 1.3 The main area of concern relates to the conversion of an existing detached garage/playroom to a three-bedroom, self-contained residential unit, with vehicular access and parking spaces to the rear of, and occupied in association with, one of the proposed four-bed dwellings. This results in a 7-bedroom unit when occupied together with the new frontage property.
- 1.4 The application is partly retrospective as the garage/playroom has already been constructed as per the proposed plans.
- 1.5 The main area of concern relates to the overdevelopment of the site to the detriment of the character, appearance and amenities of the area. The annexe would create a tandem or 'backland' form of development when combined with a four-bedroom house, potentially to the detriment of adjoining residents' amenities.
- 1.6 As a result of the assessment, the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is located on the north-eastern side of Doddington Road approximately 500m to the north-west of the roundabout junction with the A141.

- 2.2 The site is located within an area of generally two-storey semi-detached former Council-owned properties and more modern detached housing, all fronting the main road.

3 PROPOSAL

- 3.1 The application seeks full permission for the construction of a pair of semi-detached houses comprising two-storey accommodation plus additional bedroom space within the roof. As a result, each of the dwellings would provide four-bedroom accommodation.
- 3.2 Parking provision to the right-hand unit (Plot 1) would be provided on a paved area to the front of the site.
- 3.3 For Plot 2, parking provision would be provided to the rear of the site, from a separate vehicular access on its left-hand side to the rear, where a brick-built and tiled detached garage/playroom has been constructed, and proposed for conversion of to a three-bedroom self-contained annexe.
- 3.4 The annexe is to be occupied by the Applicant's son and his family.
- 3.5 The works on the new dwellings have commenced, the garage/playroom has been built as per the proposed plans, and the application is therefore partly retrospective.

Full plans and associated documents for this application can be found at:

[F/YR21/0580/F | Erect 2no dwellings \(3-storey, 4-bed\) and change the use of existing garage/playroom to annexe for use of plot 2 only including 1.2 metre and 1.8 metre \(approx\) high fencing \(part-retrospective\) | Plot 2 Land South East Of 1 Curf Terrace Doddington Road Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR20/0700/F	Erection 2 x 2-storey 3-bed dwellings including 1.2m and 1.8m high fencing	Granted 30.10.2020
F/YR17/1006/F	Erection of a two-storey 5-bed dwelling with double garage and 1.2m high post and rail fence	Granted 12.01.2018
F/YR9/0776/NONMAT	Non-material amendment: To insert a window and door to garage relating to F/YR17/0088/F (Erection of a 2-storey 4-bed dwelling with 2-storey detached triple garage with playroom above; 2.5m high playhouse and temporary siting of caravan and detached utility room during construction of dwelling (part retrospective)	Approved 30.09.2019
F/YR17/3135/COND	Details reserved by Conditions 5 and 7 of planning permission F/YR17/0088/F (Erection of a 2-storey 4-bed dwelling with 2-storey detached triple garage with playroom above; 2.5m high playhouse and temporary siting of caravan and detached utility room during construction of dwelling (part retrospective)	Approved 15.11.2017
F/YR17/0070/O	Erection of up to 2 x detached dwellings (Outline application with all matters reserved)	Grant 24.03.2017
F/YR17/0088/F	Erection of a 2-storey 4-bed dwelling with 2-storey detached triple garage with playroom above; 2.5m high playhouse and temporary siting of caravan and detached utility room during construction of dwelling (part retrospective)	Grant 29.06.2017
F/YR16/0810/O	Erection of a dwelling (Outline application with all matters reserved)	GRANT 14.11.2016

5. CONSULTATIONS

Town Council: No comments received

Environmental Health (FDC)

I refer to the above application for planning consideration and would make the following observations.

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Given the location of the development the following condition should be imposed.

UNSUSPECTED GROUND 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.

Local Highway Authority

The access parking and turning is very similar to planning consent F/YR20/0700/F, with exception to Plot 2 parking being located adjacent to the back land annex. The proposal results in no material highway impact. No highway objections subject to planning consent F/YR20/0700/F Highway conditions.

Local Residents/Interested Parties

Four letters of support have been received from residents of Chatteris (One each from Westbourne Road, Wenny Estate, Delve Terrace and Marritt Close) welcoming the proposal for more housing and stating that the proposal is not overdevelopment.

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)

Paragraphs 90 and 94 relating to design and local built form and character

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context

Identity

Built Form

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

LP5 – Meeting Housing Need

LP10 – Chatteris

LP16 – Delivering and Protecting High Quality Environments across the District

8. KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity**
- **Residential amenity/Health and wellbeing**
- **Parking and highways**
- **Flood risk**

9. BACKGROUND

- 9.1 Planning permission has previously been granted for the site under F/YR20/0700/F (See History section above) and which remains extant. The Site History reveals a number of planning applications and permissions. The current proposal represents a combination of the previous permissions.

10. ASSESSMENT

Principle of Development

- 10.1 The principle of developing this site has already been established by virtue of previous planning permissions (please see Planning History above)
- 10.2 The application site is located within the settlement of Chatteris 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.
- 10.3 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, design, parking, highways, flood risk and biodiversity.

Design considerations and visual amenity

- 10.4 The semi-detached dwellings are three-storey, 4 bed dwellings. Whilst three storey dwellings are not typical of this particular area and are large in terms of living accommodation, this in itself is not a particular cause of concern. The property is surrounded by a mixture of houses, some larger detached dwellings and some more modest in scale.
- 10.5 The main issue relates to an additional annexe comprising a three-bed unit, kitchen and living room with rooms in the roof and set back on the site. Plot 2 incorporate 3 parking space to the rear of the site positioned around the annexe and using an existing driveway and providing vehicular access to the annexe on its northern side.
- 10.6 The scale of a semi-detached, 4-bedroom dwelling plus a 3 bedroom detached self-contained annexe including parking provision within a modest plot gives rise to the overdevelopment of the site and potentially suggests two dwellings being created on Plot 2.
- 10.7 The position of a large annexe, situated to the rear of the pair of the semi-detached houses fronting the road, also gives rise to a backland or tandem form of development, out of keeping with development in the locality. A new dwelling in such a location, out of keeping and character with the area would not be approved

in this position as it would be considered to represent a substandard form of development.

Residential amenity/Health and wellbeing

- 10.8 The dwellings on this site, including a self-contained annexe with its own separate parking provision would potentially give rise to the overdevelopment of the site, and would be likely to result in an adverse impact on neighbouring amenity by virtue of noise, disturbance and vehicular movements generated by the dwelling and annexe. Accordingly, the proposal would fail to accord with Policy LP2 and LP16 of the adopted Fenland Local Plan.

Parking and highways

- 10.9 The current scheme proposes a frontage parking to Plot 1 and a side vehicular access and parking to the rear of Plot 2 for the 4-bed house and the annexe.
- 10.10 Highways have no objections to the proposed access subject to conditions to be reimposed as per planning permission ref. F/YR20/0700/F as the parking arrangements are not dissimilar to that approved previously; as such there are no issues to address in respect of the access and parking.

Flood risk

- 10.11 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.

11. CONCLUSIONS

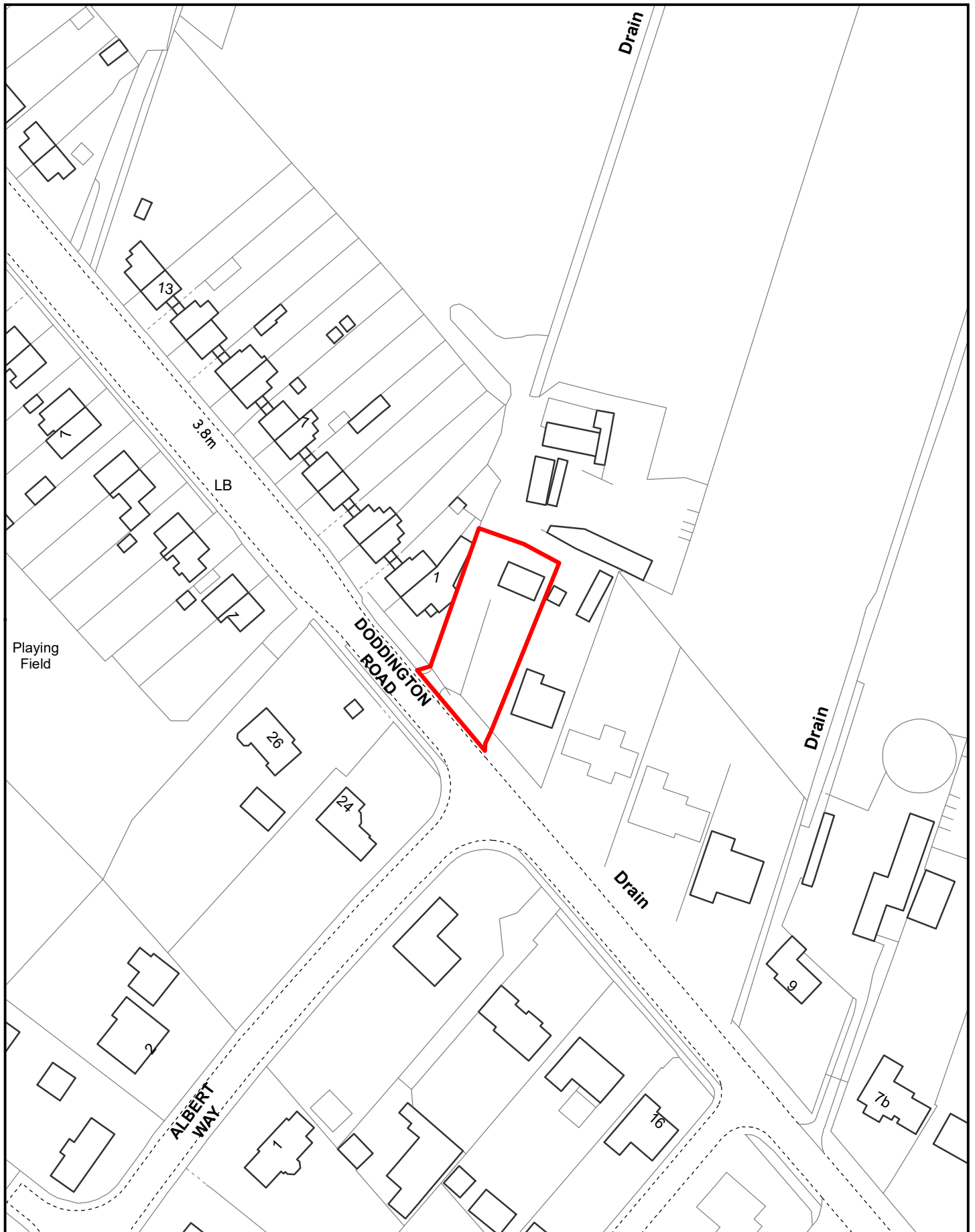
- 11.1 The principle of developing this site has already been established and is supported by Policy LP3 which seeks to ensure that Market Towns are the focus for housing growth.
- 11.2 However, the design and implications of a 3 bedroom annexe in the rear garden of a four-bedroom dwelling on Plot 2 is considered to be a retrograde step by virtue of the overdevelopment of the site, is tantamount to two dwellings on Plot 2, which could accommodate a significant number residents and their associated vehicle movements and associated activity, and would be likely to undermine residential amenity in the area.
- 11.3 The development of the annex would additionally represent a backland or tandem form of development. Accordingly, the proposal would be contrary to Policies LP2, LP3 and LP16 of the adopted Fenland Local Plan 2014.

12. RECOMMENDATION

Refuse for the following reasons:

1.	The development plan requires new development to promote high levels of residential amenity, to avoid adverse effects and to promote and facilitate healthy lifestyles. The proposed development would represent the
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	<p>overdevelopment of the site and detrimentally affect adjoining residential amenity by virtue of activity, noise and general disturbance resulting from the scale of development.</p> <p>Accordingly, the proposal would fail to comply with Policies LP2 and LP16 of the adopted Fenland Local Plan 2014 and which seek to facilitate the health and wellbeing of Fenland Residents.</p>
2.	<p>The proposed development, indicating a self-contained residential unit constructed to the rear of proposed frontage development and accessed by a vehicular access between existing dwellings, would represent a tandem or backland form of development which would result in a substandard form of development that would conflict with and undermine the prevailing form of linear frontage development this location.</p> <p>Accordingly, the proposal would fail to accord with the provisions of the National Planning Policy Framework, specifically paragraphs 130 and 134, and Policies LP1, LP2, LP3 and LP16 of the adopted Fenland Local Plan 2014.</p>



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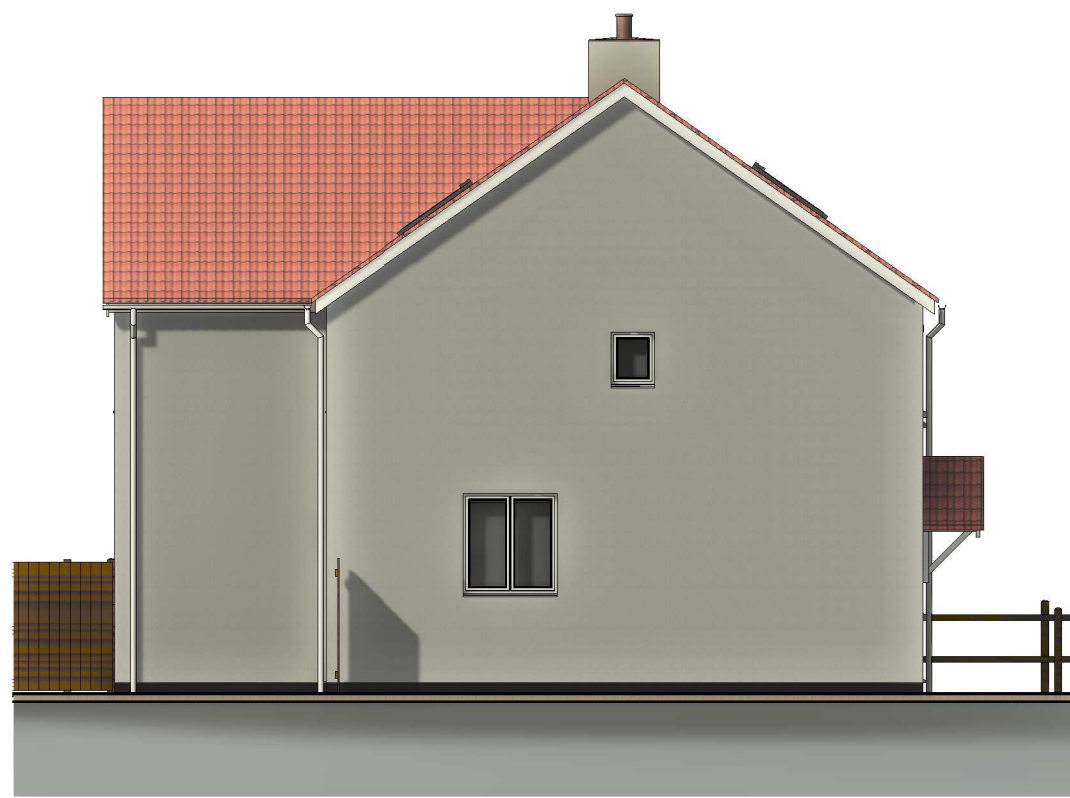




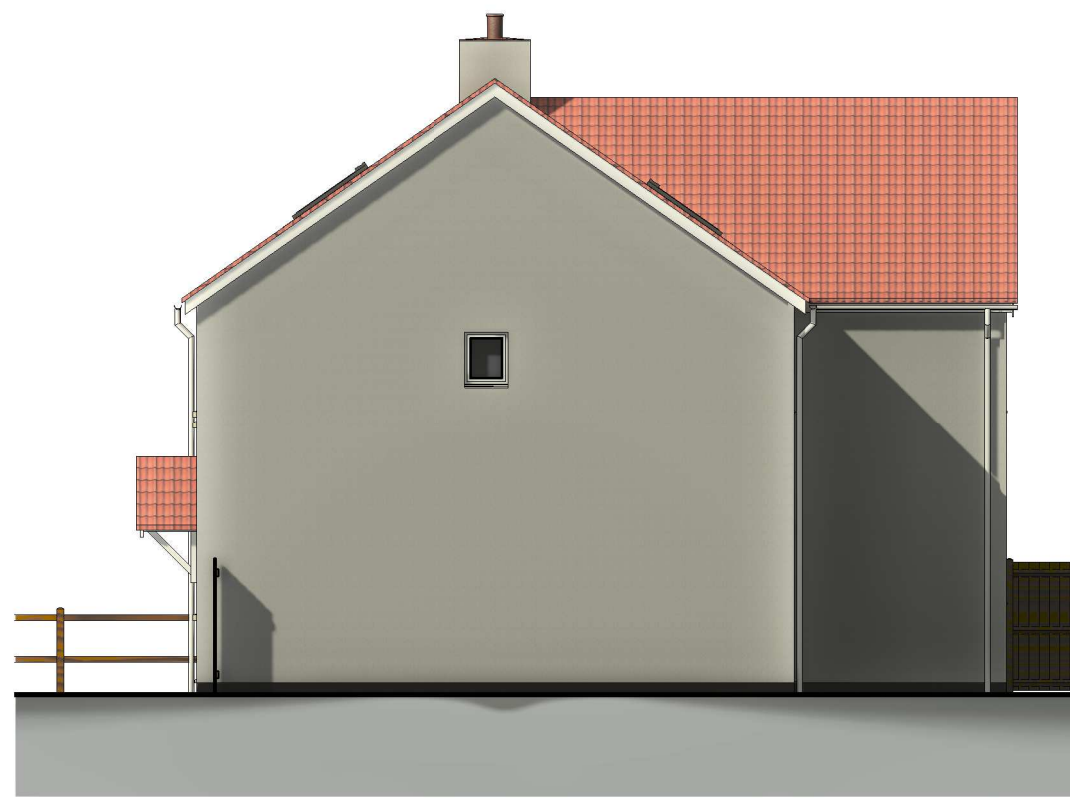
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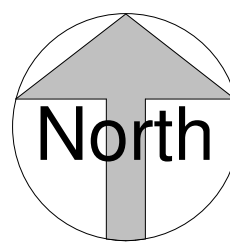
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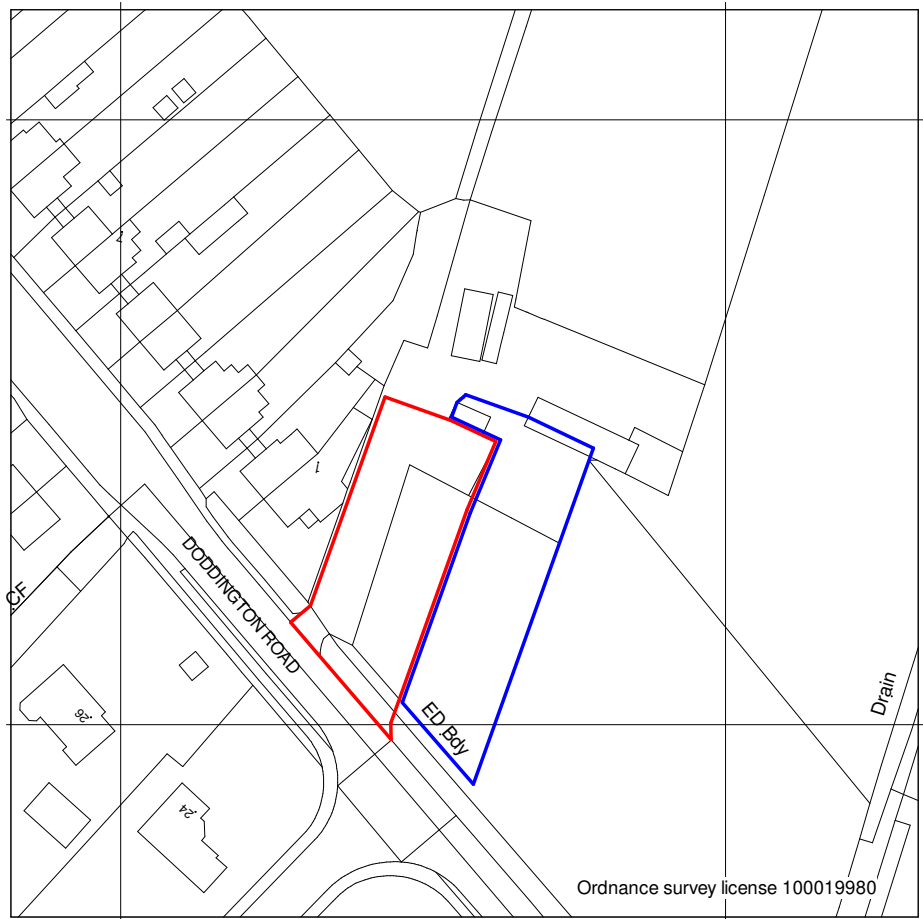
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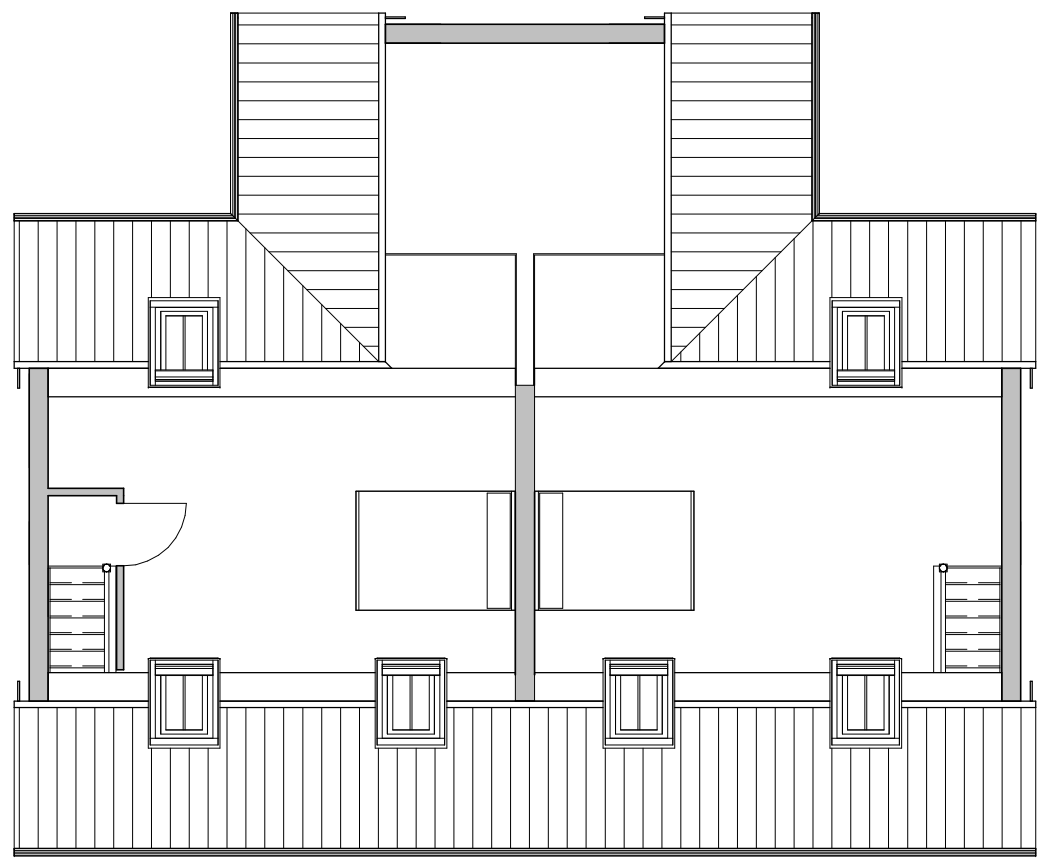
Proposed Side Elevation (south east)
Scale 1 : 100



Notes
Any discrepancies to be brought to attention of Author as soon as possible.
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.



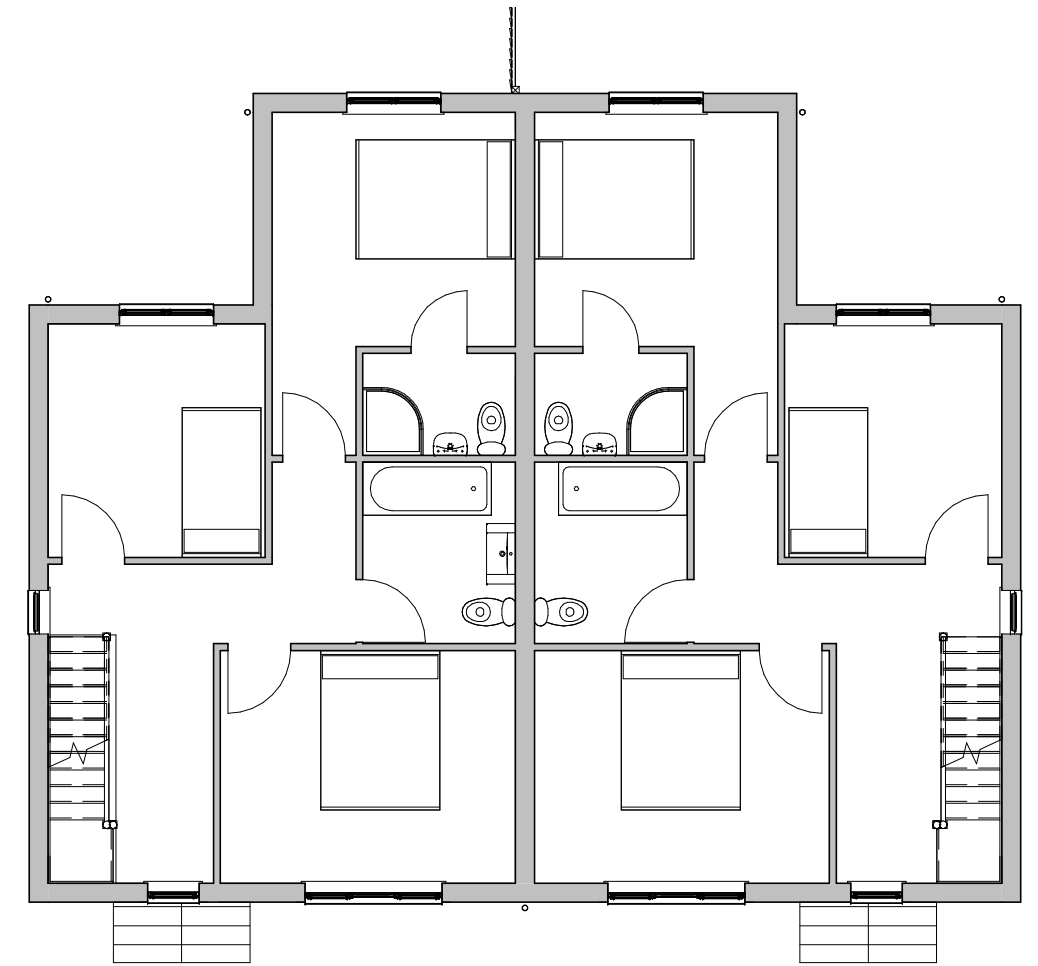
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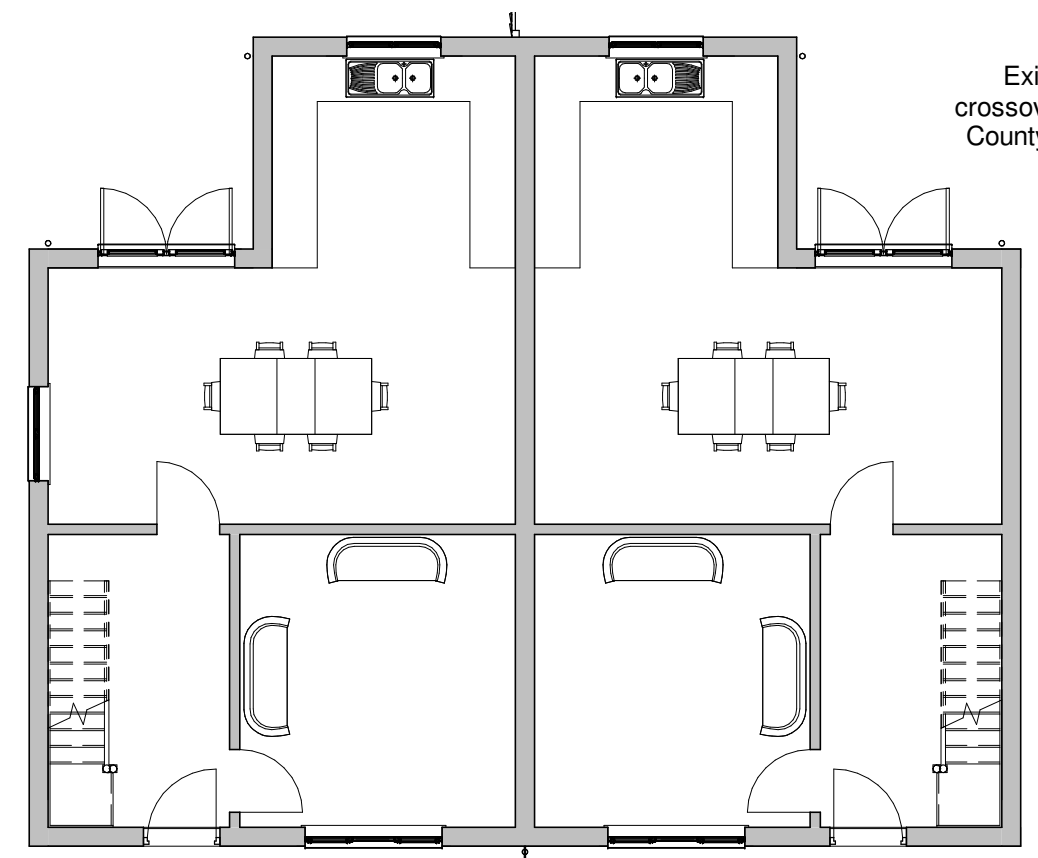
Planning Second Floor
Scale 1 : 100



Street Elevation
Scale 1 : 200



Proposed First Floor
Scale 1 : 100

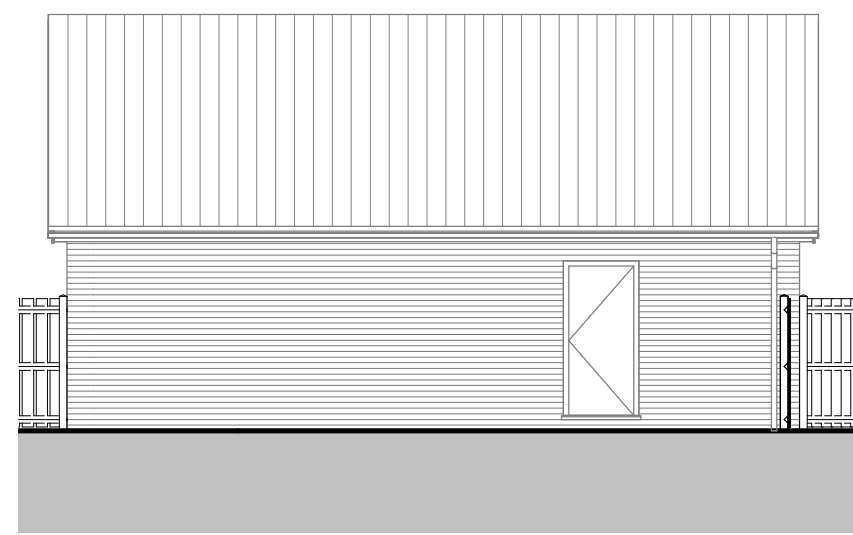


Proposed Ground Floor
Scale 1 : 100



Proposed Site Plan
Scale 1 : 200

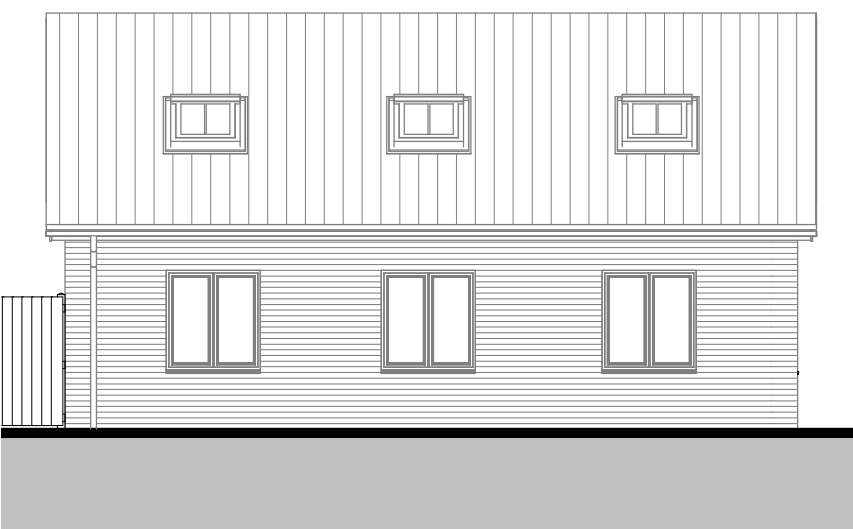
Existing Site Plan
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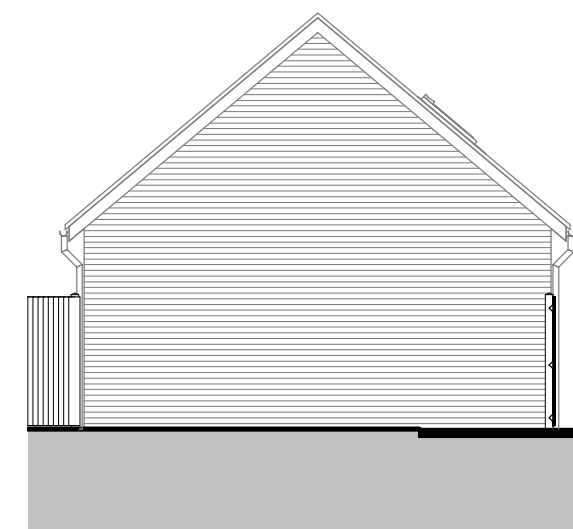
Annexe Front Elevation
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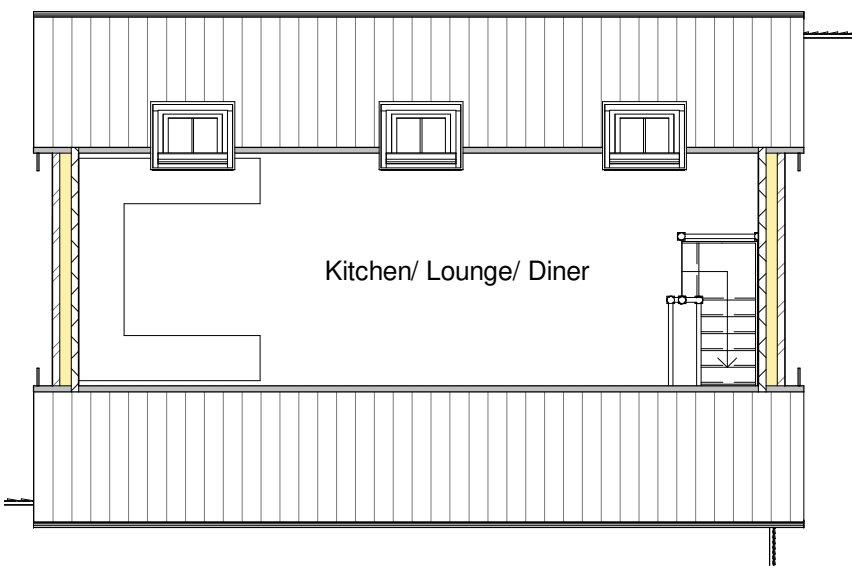
Annexe Side (north)
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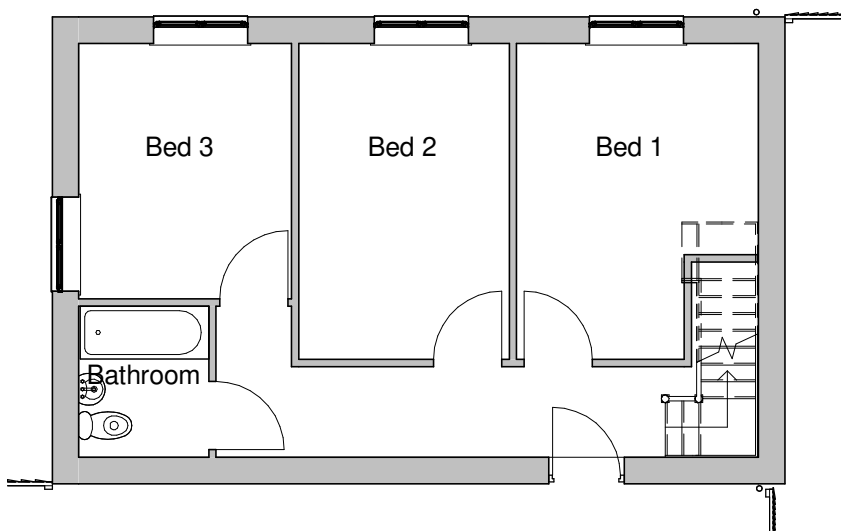
Annexe Rear Elevation
Scale 1 : 100



Annexe Side (south)
Scale 1 : 100



Planning Annexe First
Scale 1 : 100



Planning Annexe Ground
Scale 1 : 100

A | Annexe amended | 05-08-21

Ian Gowler Consulting Ltd
Architectural and Domestic
Energy Consultant
Grove House, 22 Primrose Hill, Daddington, Cambs, PE15 0SU
tel: 01354 667005 email: ian@gowler-architectural.co.uk
Proposed Dwellings at 1 Curf Terrace,
Chatteris for Mr Kenny Shepherd

Planning Drawing

date created 14-04-21	scale As indicated @ A1	drawing no. 151 - P301	rev A
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