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**F/YR21/1307/F**

**Applicant: Mr & Mrs Bellamy & Mr & Mrs White**

**Agent: Mr Gareth Edwards  
Swann Edwards Architecture Limited**

**Land North Of 1-5, Brewery Close, Parson Drove, Cambridgeshire**

**Erect 4no dwellings comprising of 3 x 3-bed single-storey and 1 x 2-storey 4/5-bed with garages including temporary siting of a caravan during construction on Plot 3 only**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations received contrary to officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The scheme is for the development of an area of disused land to the rear of existing residential development within Parson Drove it seeks full planning permission for the erection of 4 dwellings.
- 1.2 The principle of development per se is acceptable given that the site is within a Limited Growth Village. However, it is essential that the proposal adheres to other relevant planning policies with regard to visual and residential amenity, highway safety and that the scheme delivers a high quality environment as promoted by Policy LP16 of the Fenland Local Plan (2014).
- 1.3 The proposed design of the dwellings (in particular plot 4) results in a scheme that fails to respect the character and appearance of the existing settlement in this location, and this results in harm to the street scene contrary to the provisions of policy LP16 of the Fenland Local Plan.
- 1.4 In addition, the amenity space that is available to serve the dwellings is constrained and contrived, resulting in a poor-quality environment and dwellings that suffer from a lack of well-connected amenity space. The scheme would therefore result in conflict with the requirements of policy LP16 of the Fenland Local Plan, which requires development to provide high-quality environments.
- 1.5 The scheme also fails to adequately demonstrate that its internal layout facilitates safe and convenient access in line with the requirements of policy LP15 of the Fenland Local Plan (2014).
- 1.6 Whilst timely and responsive pre-application advice has been given both prior, to/during and post the earlier decision it is regrettable that this has not been actively responded to. It remains the case that the site is suitable for development however the current scheme proposals remain inconsistent and significantly at odds with the prevailing planning policy and as such there is no other response but to recommend refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site is an area of vacant land between the residential developments on Brewery Close, Ingham Hall Gardens, Main Road and Springfield Road, Parson Drove.
- 2.2 The land is enclosed on all sides by 1.8m closeboard timber fencing, with two entrances, one from Brewery Close and the other from Springfield Road. There is an existing concrete hardstanding/roadway within the site, leading from the Springfield Road access.
- 2.3 The properties adjoining the site are all single-storey in nature, with the exception of the 2 dwellings on Main Road. All the dwellings on Ingham Hall Gardens and Springfield Road are single storey, as are the majority of those on Brewery Close, with only 3 properties at its western end being of 2-storey nature.
- 2.4 The application site is on land designated as being within Flood Zone 1, the zone of lowest flood risk.

## **3 PROPOSAL**

- 3.1 The scheme proposes the delivery of 4 dwellings on the site, a single storey dwelling to the eastern frontage and a two-storey dwelling to the western frontage. A central access point is also detailed facilitating access to two further dwellings with the access to these running along the common boundary of the rear gardens associated with properties in Springfield Road.
- 3.2 Plot 1 is situated in the northern end of the site, west of 4 and 6 Ingham Hall Gardens. This comprises a detached 3-bedroom single storey dwelling with a maximum footprint of 12.5 metres wide x 10.9 metres deep. This dwelling includes two gable projections, one of which features a bay window detail. The eaves height is 2.6 metres and the maximum ridge height is shown as 5.5; with the main section of the roof being hipped. There are two parking spaces associated with this dwelling, with a 'visitor' space located between Plot 1 & Plot 2.
- 3.3 Plot 2 is shown as a detached 3-bedroom single storey dwelling and this is sited to the west of No 6 Ingham Hall Gardens. The main section of this dwelling has a footprint of 14 metres wide x 10.9 metres deep, with a lower height projection to the side of the south-eastern corner of the property extending 4 metres from the flank wall of the dwelling with a depth of 5.3 metres. This dwelling will feature two bay windows and a central inset porch. It will have an eaves height of 2.6 metres and a maximum ridge height of 6.8 metres. There is a garage associated with the property, the minimum internal dimensions of this being 3 metres wide x 7.2 metres long; the garage has an eaves height of 2.5 metres and a ridge height of 4.2 metres; the garage is supplemented by a further parking space situated to the front of the garage.
- 3.4 Plot 3 is a frontage plot to the east of the proposed access this is almost identical to the dwelling proposed at Plot 1, i.e. 3-bed single storey detached dwelling, excepting an alternative internal layout and the omission of bifold doors to the west elevation and the inclusion of French doors to the rear elevation.

- 3.5 At Plot 4 a two-storey 4-bedroom dwelling is proposed, situated to the west of the access to the site. This property has a main central section with a footprint of 16.7 metres wide x 6.9 metres deep with an eaves height of 2.6 metres and a ridge height of 6.1 metres. There are projections to both the front and rear of the main section which correspond in height with the main part of the dwelling. The rear projection extends 2.8 metres with a width of 7 metres and the projection to the front extending 3.3 metres; this forward projection is supplemented with a further lower height section extending a further 4 metres forward with a width of 5.3 metres. Features of the design include 3 dormer windows to the front elevation with a further two dormer windows in the side eastern elevation, facing onto the access. Full height windows are also included in the lower section of the forward projection, either side of the chimney detail. This dwelling has an integral garage with internal dimensions of 3 metres wide by 6.1 metres deep.
- 3.6 A temporary caravan is also detailed within the site layout within the area to be ultimately delivered as the garden to Plot 3.
- 3.7 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

#### 4 SITE PLANNING HISTORY

F/YR20/0751/F	Erect 4no dwellings comprising of 2 x 3-bed single-storey, 1 x 2-storey 4-bed and 1 x 2-storey 4/5 bed with garages including temporary siting of a caravan during construction on Plot 3 only	Refused 08/10/2020
F/YR12/0232/FDC	Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages/ parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road (Renewal of planning permission F/YR09/0252/FDC)	Granted 06/06/2012
F/YR09/0252/FDC	Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages /parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road	Granted 07/08/2009

#### 5 CONSULTATIONS

##### 5.1 Parson Drove Parish Council

*'The Council had previously supported this application and were in agreement that there must be sufficient flood alleviation measures put into the conditions of the application if consent was granted including ensuring that the proposed drainage gully be connected correctly to the Highways gully already there.'*

##### 5.2 Cambridgeshire County Council Highways Authority

*'I refer to the revised plans and these have been updated as per my comments. I would recommend the standard parking condition to be attached if you are minded to grant planning permission'.*

### **5.3 FDC Environmental Health Officer**

*'In our last consultation of 13th December 2021 this service recommended the applicant should undertake a new contaminated land assessment given the length of time passed since an earlier assessment was carried out in 2008 by Environmental Protection Strategies Ltd, the previously stated use of the site, it's unknown use since the earlier assessment and, the intention was to develop the site into sensitive end use.*

*The Environmental Health Team note the recently submitted Phase I & II Geo-Environmental Assessment written by GPS report ref UK08.0686 dated 21st August 2020 that states remediation will be required following the discovery of contamination that was found at the application site. It is understood this conclusion is based on the investigation undertaken in 2008 by Environmental Protection Strategies.*

*While the contaminated land assessment conclusions state that remediation is required, a review of this application and the sites use in later years supports the view that it will become suitable once the necessary remediation has been undertaken.*

*Consequently, we have 'No Objections' to the proposed development. If planning permission is granted and in view of the above observations, a remediation strategy that details how the contamination will be dealt with will be required along with the remaining suite of contaminated land conditions. The LPA should approve such remedial works prior to any remediation being undertaken on site in the interests of human health and the environment'.*

### **5.4 North Level Internal Drainage Board**

*No comment to make.*

### **5.5 Local Residents/Interested Parties**

5.5(i) Two letters of objection have been received from residents of Parson Drove to the proposal, citing the following reasons for their objection.

- The proposal is out of keeping with its setting as it includes the construction of a 2-storey dwelling in a street of bungalows
- Impact on privacy
- Plot 4 is too large for the site area and too tall for its surroundings.
- Plot 4's appearance is not in keeping with the immediate neighbours and is too close to the footway
- Plot 4 should face plot 3
- Plot 3 is too close to the footway and should face plot 4

5.5(ii) A further representation has been received which identifies an existing issue with flooding on the Ingham Hall Gardens highway and notes that although they have no objection to the scheme, they do consider that the flooding issue should be addressed before any build is permitted.

5.5(iii) 23 letters of support have been received in relation to the proposal from a range of addresses within Parson Drove, citing the following reasons for their support.

- The proposal is in keeping with its setting
- The site has stood empty for a number of years
- The scheme will resolve the flooding issues on Brewery Close
- The scheme is in keeping with the Neighbourhood Plan
- The scheme provides new homes that the village needs
- The proposals are self builds
- The development will improve security for neighbouring properties
- The scheme is in keeping with the Fenland Local Plan
- A previous consent for five properties exists on a portion of the land

## **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).

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies

Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Chapter 5. Delivering a sufficient supply of homes

Chapter 12. Achieving well-designed places

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

### **7.2 National Planning Practice Guidance (NPPG)**

Determining a planning application

### **7.3 National Design Guide 2019**

Context: C1 Understand and relate well to the site, its local and wider context;

Identity: I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity  
Built Form: B1 Compact form of development; B2 Appropriate building types and forms  
Movement: M2 A clear structure and hierarchy of connected streets; M3 Well-considered parking, servicing and utilities infrastructure for all users  
Uses: U2 A mix of home tenures, types and sizes; U3 Socially inclusive

#### 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  
LP12 – Rural Areas Development Policy  
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

#### 7.5 **Parson Drove Neighbourhood Plan**

Policy 1 – Housing Growth  
Policy 2 – Scale of Housing Development

### 8 **KEY ISSUES**

- **Principle of Development**
- **Visual Impact & Character**
- **Residential Amenity**
- **Highway and Driveway Safety**
- **Other Matters**

### 9 **BACKGROUND**

- 9.1 The application site has previously been the subject of planning permission for residential development (5 bungalows). This was originally granted in 2009, and an extension to the time period for implementation of that permission was subsequently granted in 2012. That permission was never implemented, and pre-dates the current Fenland Local Plan, which was adopted in 2014.
- 9.2 A pre-application enquiry was submitted in June 2020 for 4 dwellings, this scheme proposed 2 x two-storey dwellings at the entrance to the site (Brewery Close) with 2 detached bungalows located to the northern section of the site, situated along the common boundary with gardens of properties in Ingham Hall Gardens. A negative pre-application response was given in respect of that scheme.
- 9.3 Notwithstanding this advice the scheme came forward for formal consideration (F/YR20/0751/F) was refused in October 2020 by the Planning Committee; the reasons for refusal focused on:
- the design, layout and scale of the development - noting that it would represent the overdevelopment of the site creating a substandard living environment for future occupiers as well as adversely impacting upon the

amenity of neighbouring residents through overbearing and visual dominance.

- development considered, by virtue of its scale and design, excessive, prominent and incongruous within Brewery Close street scene therefore at odds with the prevailing character and appearance of the area.

It should be noted that an opportunity was given to the applicant to revise the scheme during the evaluation of the proposal, however they did not wish to avail themselves of this opportunity.

- 9.4 Subsequent to the refusal being issued the agent sought further advice, outside the formal pre-application process. At this time, they indicated that they would pursue a scheme for 4 dwellings with two of the properties facing Brewery Close, potentially 1.5 storey dwellings with a further two dwellings within the site being delivered as single storey units positioned along the private driveway. No drawings were tabled as part of this enquiry.
- 9.5 In response it was agreed that having more of a frontage with Brewery Close was a positive step, albeit this needed to be cohesive in terms of appearance/design. Again, it was highlighted that relationships with surrounding dwellings and also between proposed dwellings along with a need to deliver a good quality environment with appropriate amenity space, parking etc would require careful consideration. To this end it was noted that the scale of some of the units as previously indicated may result in this proving problematic in the context of delivering an acceptable layout which addresses the issues highlighted.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. Parson Drove is identified as a Limited Growth Village, one of five such settlements within the hierarchy where a small amount of development and service provision will be encouraged and permitted over the plan period.
- 10.2 With regard to village thresholds, as detailed under Policy LP12, it is further noted that this scheme of 4 dwellings would result in a breach of the threshold by 2 units; the threshold being 33 units and the current commitments/number of units built out at 25.02.2022 being 31 units. Case law indicates however that the breach of the threshold would not be sufficient grounds on which to withhold consent should a scheme be acceptable in all other respects.
- 10.3 Policy 2 of the Parson Drove Neighbourhood Plan (PDNP) notes that proposals for fewer than 5 dwellings will be supported. The scheme is for the construction of four new dwellings and is therefore compliant with Policy 2 of the PDNP.
- 10.4 It is clear therefore that the principle of the residential development of the site is acceptable, and consideration must then be given to the details of the proposal.

### **Visual Impact & Character**

- 10.5 Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals

must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.

- 10.6 As noted above in paragraph 2.3, the Springfield Road/Ingham Hall Gardens/Brewery Close area predominantly features single-storey development, of a simple design and appearance, with very limited examples of 2-storey properties. Those examples are either visually more related to the Main Road through Parson Drove or are located at the edge of this residential area, forming a visual enclosure of the wider development.
- 10.7 The proposed development would result in the construction of four dwellings, one of which (Plot 4) is proposed to be of two-storey scale, in the centre of the developed area. Albeit it is acknowledged that the two-storey dwelling has been designed specifically to limit its overall height, locating its upper floor accommodation within the roof space and being only approximately 0.75m taller to its ridge than the bungalow located on plot 3.
- 10.8 Although the height of this dwelling is now more reflective of the immediate environs it continues to the case that the dwelling fails to respect the simplicity of the area in terms of its form and features. In addition, the dwelling fails to address the private driveway serving the development; presenting as it does a blank flank wall as its primary element onto the access road.
- 10.9 Furthermore, the proliferation of features to the front elevation of this dwelling, including three dormer windows, a rooflight, a stepped forward projecting gable with feature glazing to its forwardmost aspect results in an overly fussy and cluttered façade. It is considered that the features of Plot 4 are not reflective of the character and design of other properties in the area. Additionally, it is considered that Plot 4 fails to address the new access road with its blank gable wall addressing this roadway. The lack of synergy in design detailing with the remaining plots which form part of the wider development again is to the detriment of the scheme proposals.
- 10.8 In terms of its visual impact on the street scene and the character of the area, plot 3 is considerably more sympathetic to its surroundings with a simpler design. In addition, the windows featuring within the forward-facing gables capture similar features evident elsewhere along Brewery Close and Ingham Hall Gardens; with the side elevation of this property providing some visual interest and relationship with the street scene when viewed from the access.
- 10.9 Plots 1 and 2 are set much further back into the site and will have very limited impact on the street scene and the character of the area given that they are also proposed as bungalows and will be screened from the majority of views by plots 3 & 4. That said there would be an opportunity to introduce a hipped roof to Plot 2 to provide more cohesion across the scheme; notwithstanding the more fundamental concerns identified with Plot 4.
- 10.10 Overall, it is considered that the adverse impact on the street scene resulting from the design of plot 4 outweighs the more acceptable design details of plot 3 resulting in an overall impact on the street scene and character of the area that is at odds with Policy LP16 of the Fenland Local Plan.



## Residential Amenity

- 10.11 Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area dependant on the character of the area and the type of accommodation proposed.
- 10.12 Three of the properties proposed for construction on the site are single storey in nature, which combined with the existing screening and boundary treatments around the site means that privacy impact from these proposals would be negligible as the ground floor windows will not provide views over the boundary fences.
- 10.13 Plot 4 does propose a two-storey development however its first-floor windows are positioned in such a way as to maximise the distance between them and adjoining properties sufficiently to ensure that no unacceptable privacy impacts arise as a result of the scheme.
- 10.14 Elements of the proposed dwellings are located in relatively close proximity to the boundaries of the properties neighbouring the site however the combination of the limited eaves heights of the dwellings and the existing boundary treatments surrounding the site is such that these impacts would not justify refusal of the scheme.
- 10.15 Policy LP16 however also requires amenity levels of the proposed dwellings to be considered, and for development to provide a high-quality environment for future occupiers and this is considered below in respect of the individual plots:

### Plot 1

The private amenity space provided for this dwelling is split into two parts, one area to the west of this dwelling adjacent to the turning head serving the development and the second part to the rear (north) of the main property. These areas are connected by a garden path that also leads to the front of the property via a side gate in the fence. The dining area opens out onto the smaller side amenity space via bifold doors, with bedrooms 1 and 3, the kitchen and utility area looking out over/accessing the rear garden directly. The parking provision serving the property is a tandem arrangement located directly in front of the dwelling, with the parking and side elevation of plot 2 located between 12 and 13 metres from the main front windows of plot 1, with an intervening garage.

### Plot 2

Plot 2 is proposed as a single-storey dwelling with a detached single garage and a rear garden area served by gates to both sides of the plot. The garden area serving the property is modest, ranging from 6m deep at its shortest point to 10m deep at its longest. Plot 2 has a more conventional layout in terms of amenity space than the remainder of the dwellings proposed with the result that its only detrimental factor is the relatively limited amount of rear garden space; albeit it marginally exceeds the minimum third promoted by Policy LP16.

### Plot 3

Plot 3 is of a similar design to Plot 1, albeit with some internal changes to facilitate side access to the property. Its garden is approximately 7 m deep from

the rear elevation of the property to the boundary fence adjoining Plot 2. Parking is provided to the north-west corner of the plot with a pathway that leads past the utility door on the side elevation of the dwelling to the front door on the southern elevation.

As is the case for Plot 2, Plot 3 gains limited amenity levels (just achieving the minimum third promoted by Policy LP16 of the FLP (2014) due to the proposed layout of the development and the restriction placed on its garden space imposed by the combination of the number of dwellings proposed and their large footprints in comparison to the site area.

#### Plot 4

Plot 4 is essentially cross-shaped in footprint, with the main ridge line running east-west across the site and a broadly triangular garden area to the north-west of the property. This in itself would clearly fail to meet the guideline 33% of plot area provided as private amenity space and therefore an area of land in front of the dwelling is also designated as garden. This area of garden space is connected to the 'main' garden of the premises only by a footpath resulting in a disjointed and poor-quality amenity provision associated with the development that fails to accord with the requirements of policy LP16.

Overall, therefore the combination of the limited levels of private amenity space within the development and the relationship of those areas with the general layouts of the dwellings they serve results in a scheme which does not deliver the high-quality environments required by policy LP16. This issue is sufficient to justify refusal of the scheme.

- 10.16 It is disappointing that guidance given prior to, during and post decision has not been meaningfully responded to as it is clear that there is scope to achieve a positive outcome for this site. As it stands however the scheme remains unacceptable and contrary to Policies LP2 and LP16 and can therefore not be supported.

#### **Highway and Driveway Safety**

- 10.17 Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport.
- 10.18 The Highways Authority has no objection to the proposal with regards to its impact on the highway network. Their comments do not however incorporate a consideration of the arrangements within the site, as the proposed driveway is to be a private access.
- 10.19 The driveway is approximately 4-4.5m wide with the exception of at its entrance where it has been widened at the request of the highways authority to 5m. The layout of the site is such that the driveway contains two significant bends between its junction with Brewery Close and its termination at the rear of the site. A turning facility is provided alongside plot 1.
- 10.20 As with many other aspects of the development, the driveway and parking provision is restricted in terms of space, with parking for Plots 1 and 2 plus a visitor space all in close proximity to each other and their respective dwellings. In addition, the absence of landscaping and visibility details relating to Plot 3 results in a scheme that fails to demonstrate that reversing out of the spaces

would not result in a safety issue in relation to vehicles or pedestrians heading east along the driveway. This matter was identified to the applicant prior to submission of the application however it has not been addressed by the detailed information submitted.

- 10.22 Overall therefore whilst it is accepted that there is no highway safety issue between the application site and the public highway, there remains a conflict between the detailed proposals and the information provided; this results in a scheme that fails to demonstrate that provision of a safe and convenient access for all with priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport as required by Policy LP15 has been achieved.

### **Other Matters**

- 10.23 There are two other significant matters for consideration in terms of the current application. The first is the identification of contamination on the site requiring remediation, and the second relates to the matter of flooding on Brewery Close.

#### Contaminated Land

- 10.24 The Environmental Health Officer noted that previous investigation of the site in respect of contamination revealed that further works would be required given the sensitive end use (residential development).
- 10.25 Subsequent reports have investigated the matter further, concluding that remediation would be possible and as such, the Environmental Health Officer has confirmed that subject to a condition requiring the approval and implementation of such remedial works then there would be no objection on the grounds of contamination on the site.

#### Brewery Close Flooding

- 10.26 The application contains a proposal to install an additional gully to resolve the matter of flooding of the adjacent Brewery Close. This has been supported by a significant number of the respondents in relation to the application.
- 10.27 Notwithstanding this however, the flooding of Brewery Close is an existing issue, and it is not for the planning application to resolve such matters. Works required to resolve the matter could not be secured by condition or legal agreement as they are not reasonably related to the development proposed (being a pre-existing issue). Albeit it is understood that the Local Highways Authority had already scheduled work to take place in an attempt to resolve the flooding issues.

## **11 CONCLUSIONS**

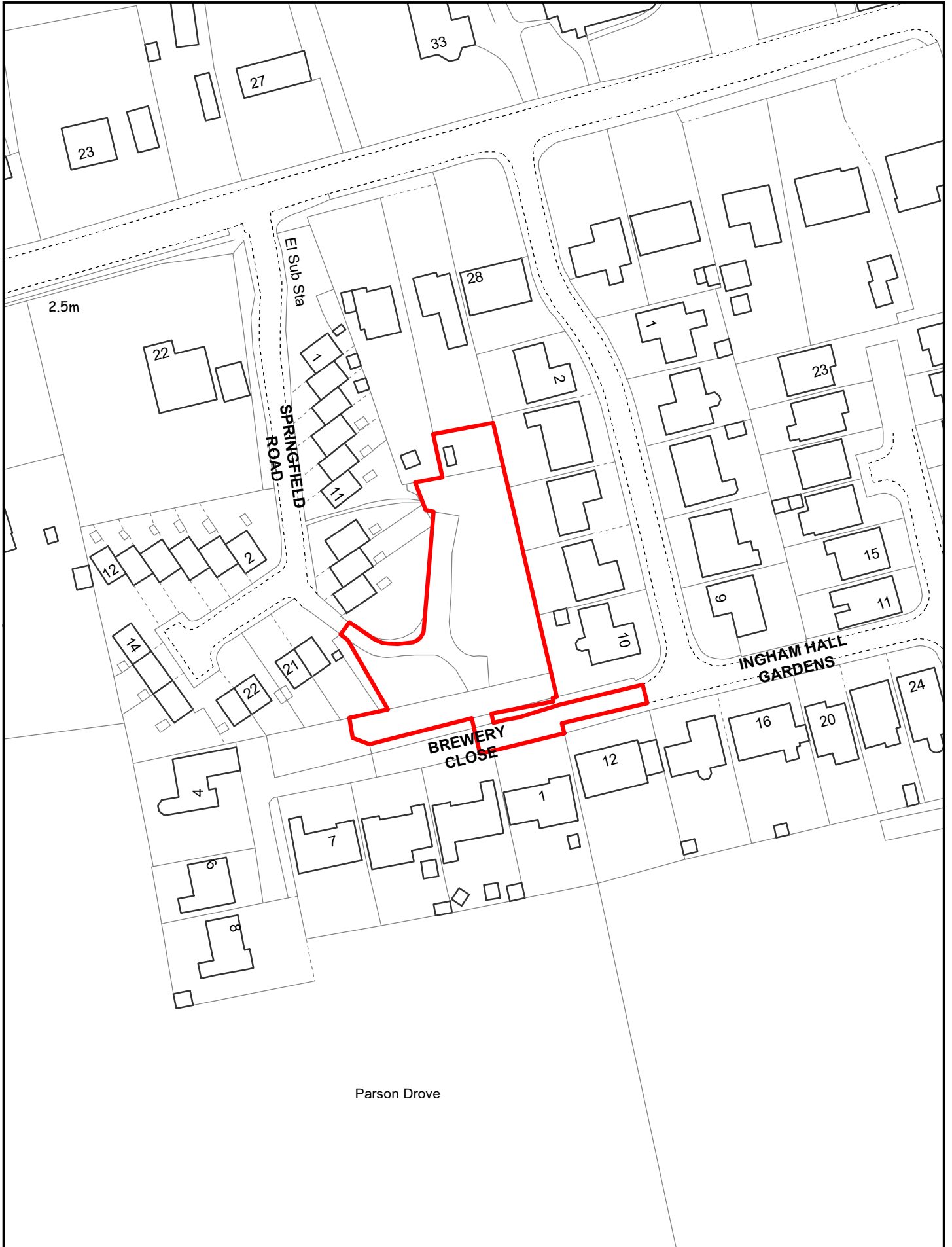
- 11.1 The application proposes the construction of four dwellings on the application site, along with a private driveway serving the development, and the temporary siting of a caravan during construction.
- 11.2 The proposed design of the dwellings (in particular plot 4) results in a scheme that fails to respect the character and appearance of the existing settlement in this location, and this results in harm to the street scene contrary to the provisions of policy LP16 of the Fenland Local Plan.

- 11.3 The proposed dwellings are of substantial footprints within the limited development site, resulting in limited amenity space to serve the properties. The amenity space that is available is not of a high standard, resulting in poor quality environment and dwellings that suffer from a lack of well-connected amenity space. The scheme would therefore result in conflict with the requirements of policy LP16 of the Fenland Local Plan, which requires development to provide high-quality environments.
- 11.4 The scheme also fails to adequately demonstrate that its internal layout facilitates safe and convenient access in line with the requirements of policy LP15 of the Fenland Local Plan (2014). This matter however could be satisfactorily addressed by suitable landscaping details, which could be required to be provided by means of an appropriately worded planning condition.

## 12 RECOMMENDATION

**REFUSE**, for the following reasons.

1	Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires the delivery of high-quality environments. The proposal, by virtue of the amount of development proposed on the site, its scale, and the limited and poor-quality amenity space provided to the proposed dwellings (in particular plots 1 and 4) would result in a poor-quality development with limited residential amenity provision for its occupiers. The scheme would therefore be contrary to the requirements of policies LP2 and LP16 of the Fenland Local Plan (2014) and would also conflict with the aims and objectives of the NPPF and the National Design Guide.
2	Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. The development, by virtue of the proposed design in particular of plot 4, would result in a scheme at odds with the prevailing character and appearance of the area. Furthermore, it is considered that the overall design synergy of the development is limited again to the detriment of the environment created. Both factors would be contrary to the requirements of Policy LP16 of the Fenland Local Plan (2014) and would also conflict with the aims and objectives of the NPPF and the National Design Guide.
3	Policies LP15 and LP16 of the Fenland Local Plan (2014) seek to ensure that development schemes provide well designed, safe and convenient access for all and promote the delivery of high-quality environments. This scheme fails to demonstrate that the manoeuvring associated with the use of the parking allocation for Plot 3 will not be detrimental to highway safety within the site and as such the scheme is deemed contrary to the aims of both the Fenland Local Plan and the National Design Guide.



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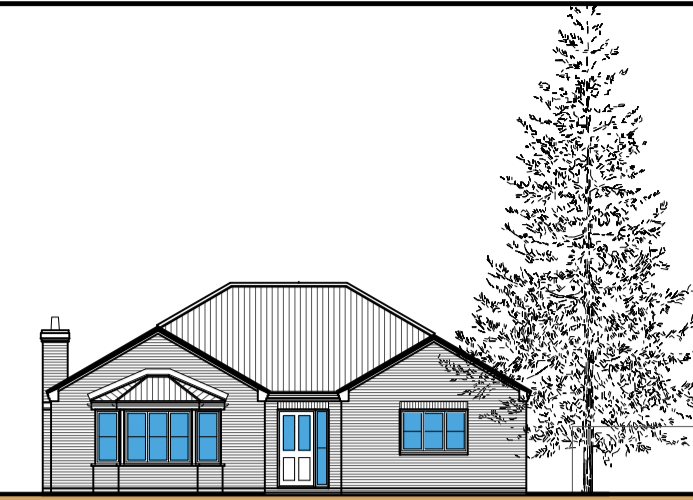
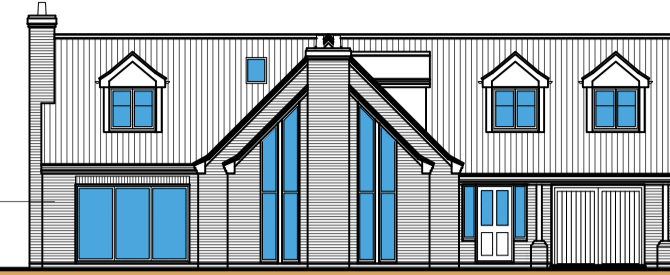
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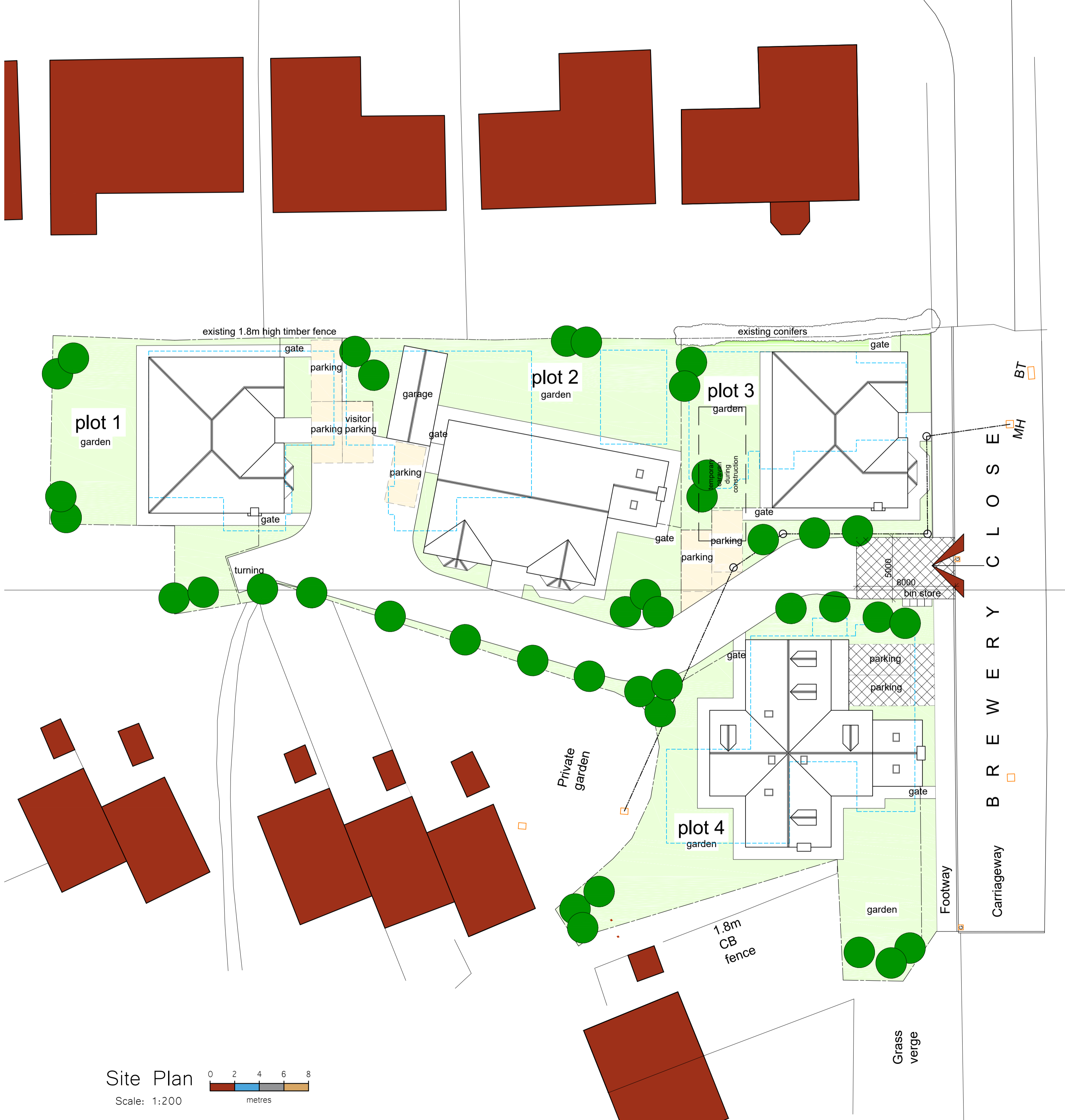
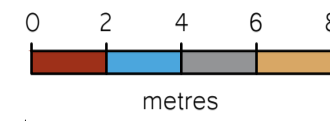






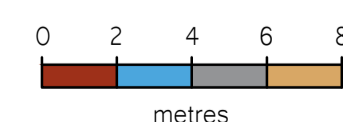
Street Scene

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Site Plan

Scale: 1:200

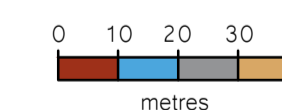


SITE PLAN KEY



Location Plan

Scale: 1:1250



Plot Number	Site Area	Private Amenity Area	Percentage
Plot 1	387m2	182m2	47%
Plot 2	528m2	202m2	38%
Plot 3	363m2	121m2	33%
Plot 4	587m2	280m2	47%

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  4. Any discrepancies are to be brought to the designers attention.

Status

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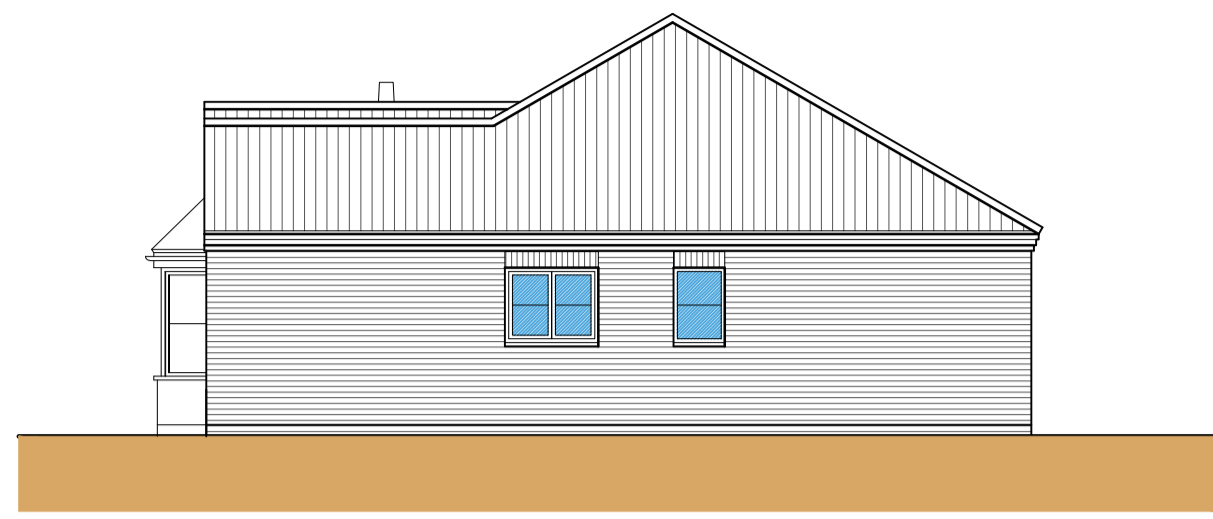
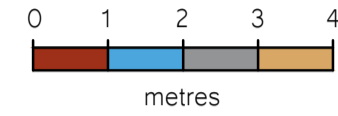
Proposed Residential Development Brewery Gardens Parson Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Job Title	Date	Scale
	Planning Drawing Site Plan & Location Plan	August 2021	Various Sheet Size A1
	Job No.	Drawn by	
	SE-1281	G.E.	
	Dwg No.	Revision	
	PP1010	F	



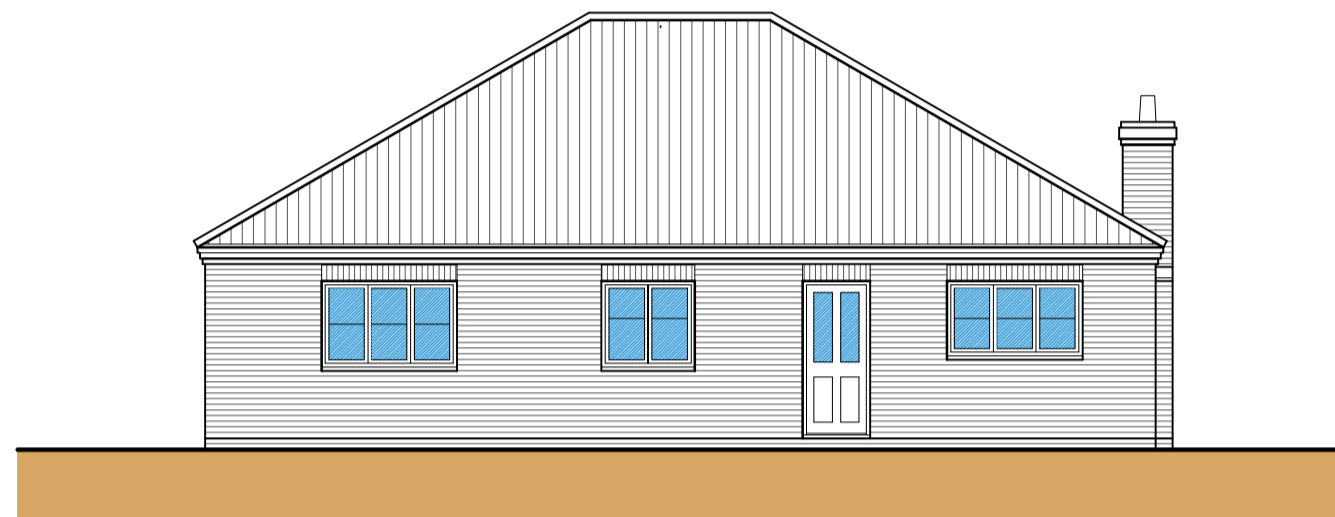
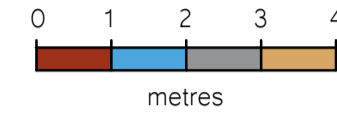
# Plot 1



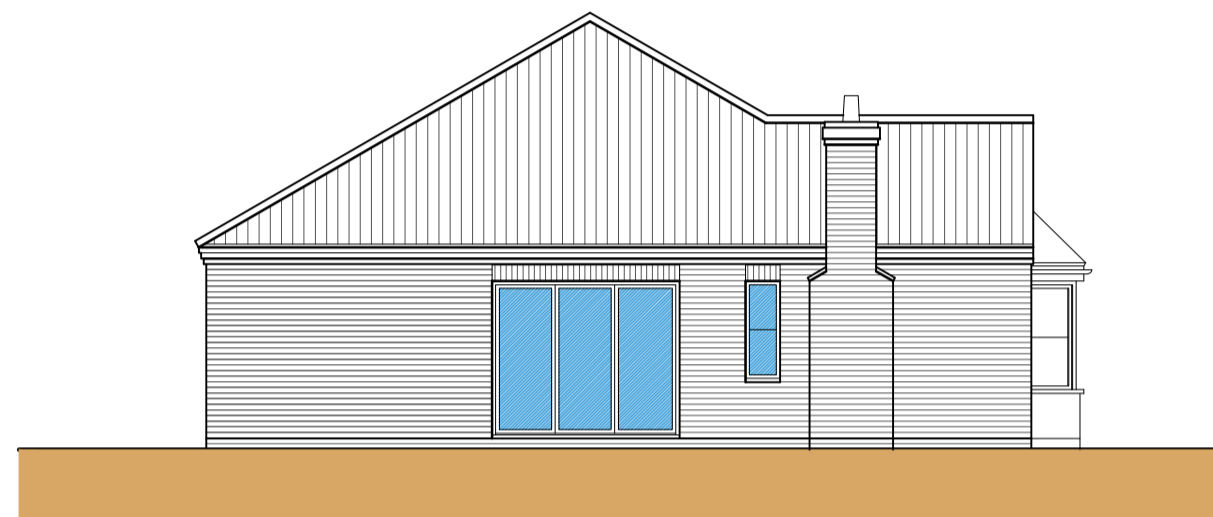
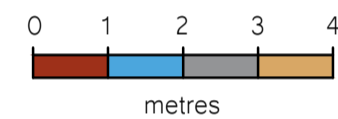
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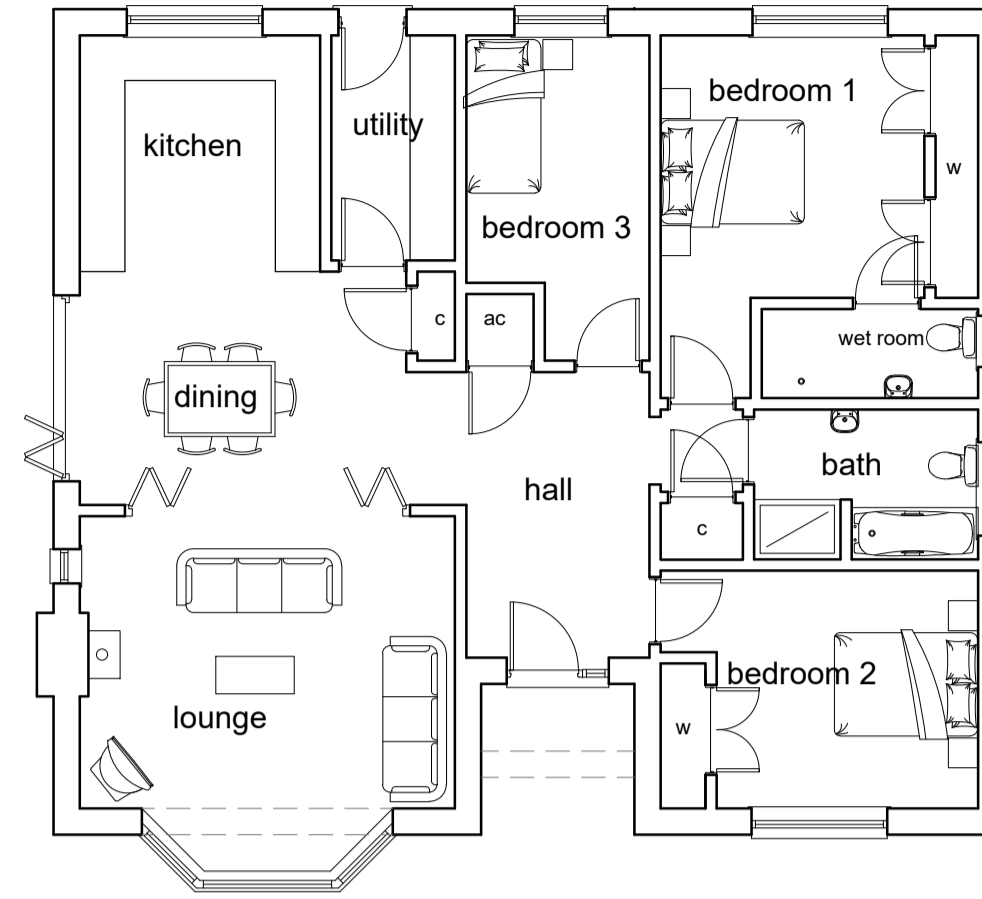
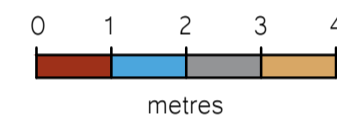
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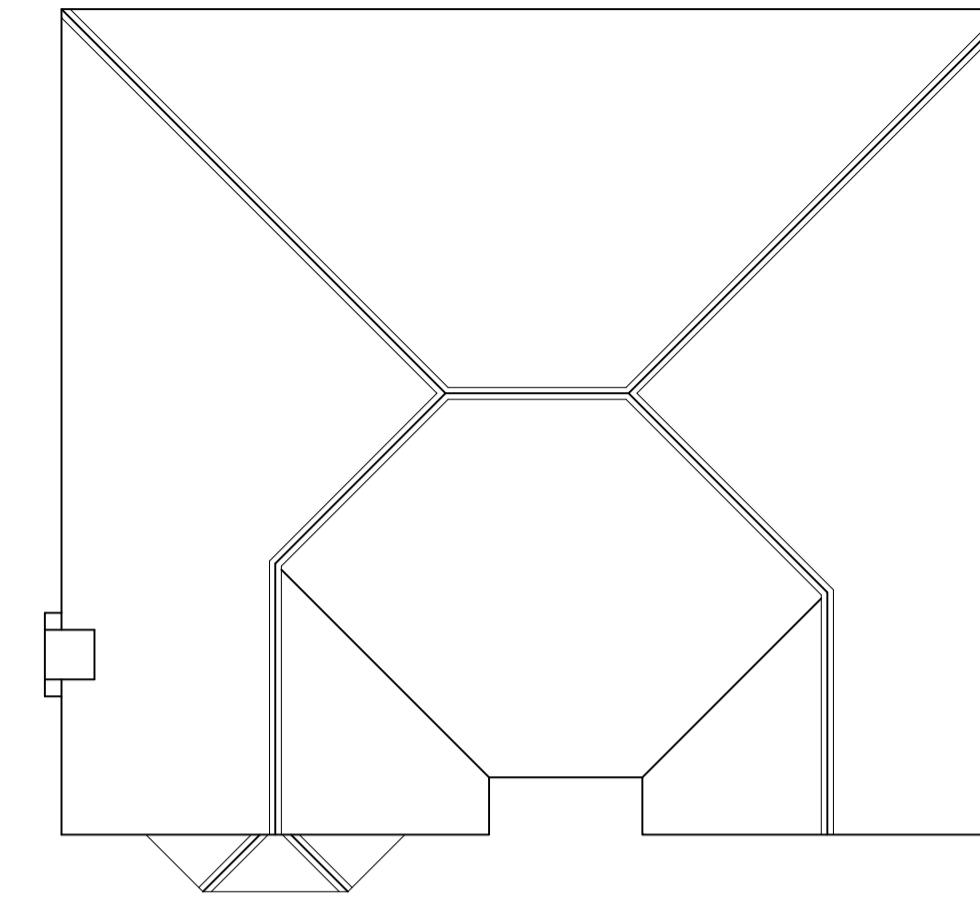
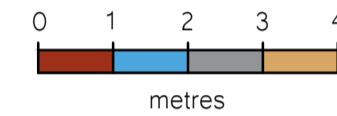
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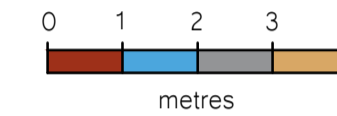
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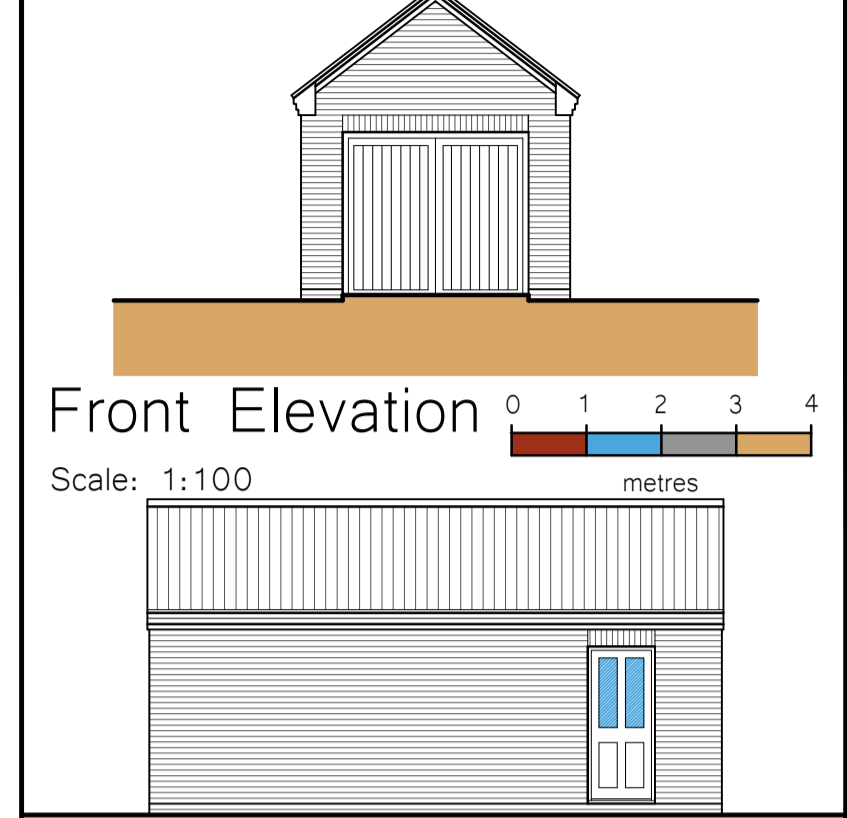
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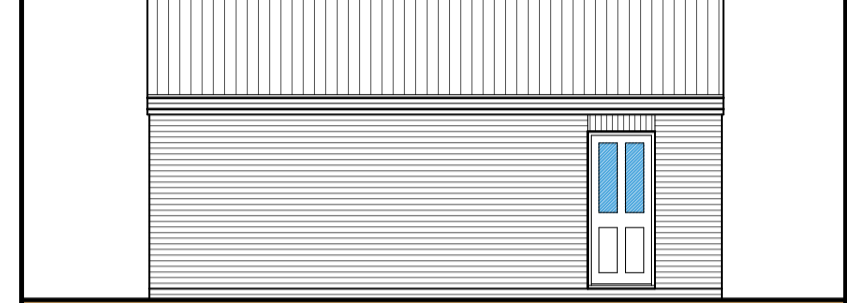
Roof Plan  
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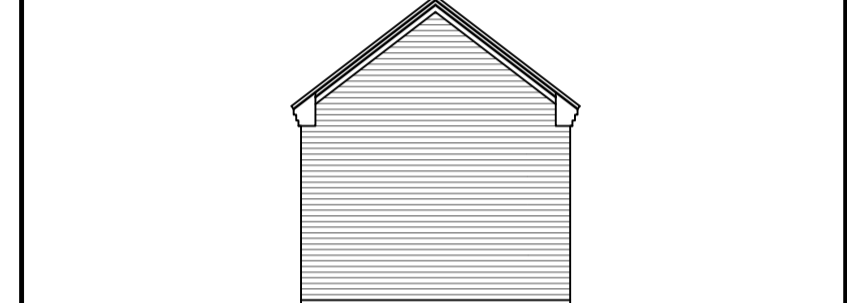
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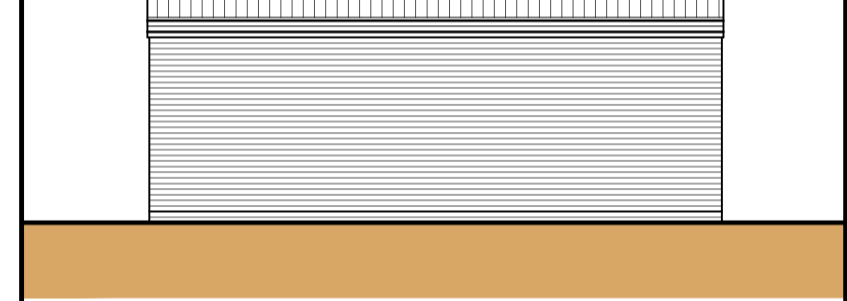
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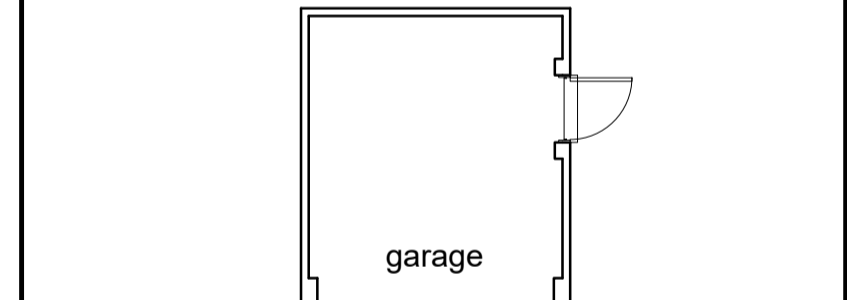
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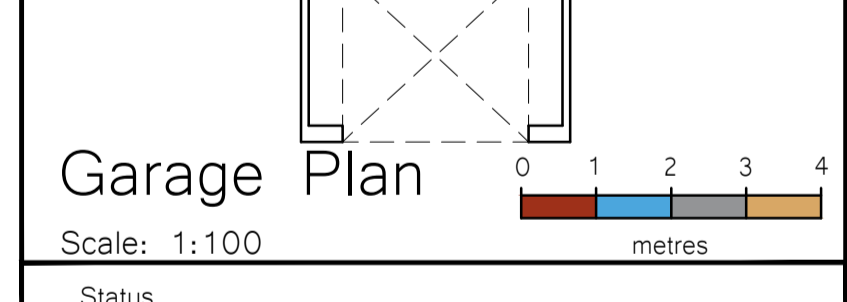
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Side Elevation  
Scale: 1:100



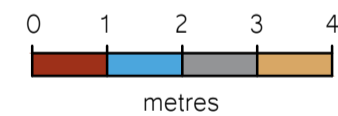
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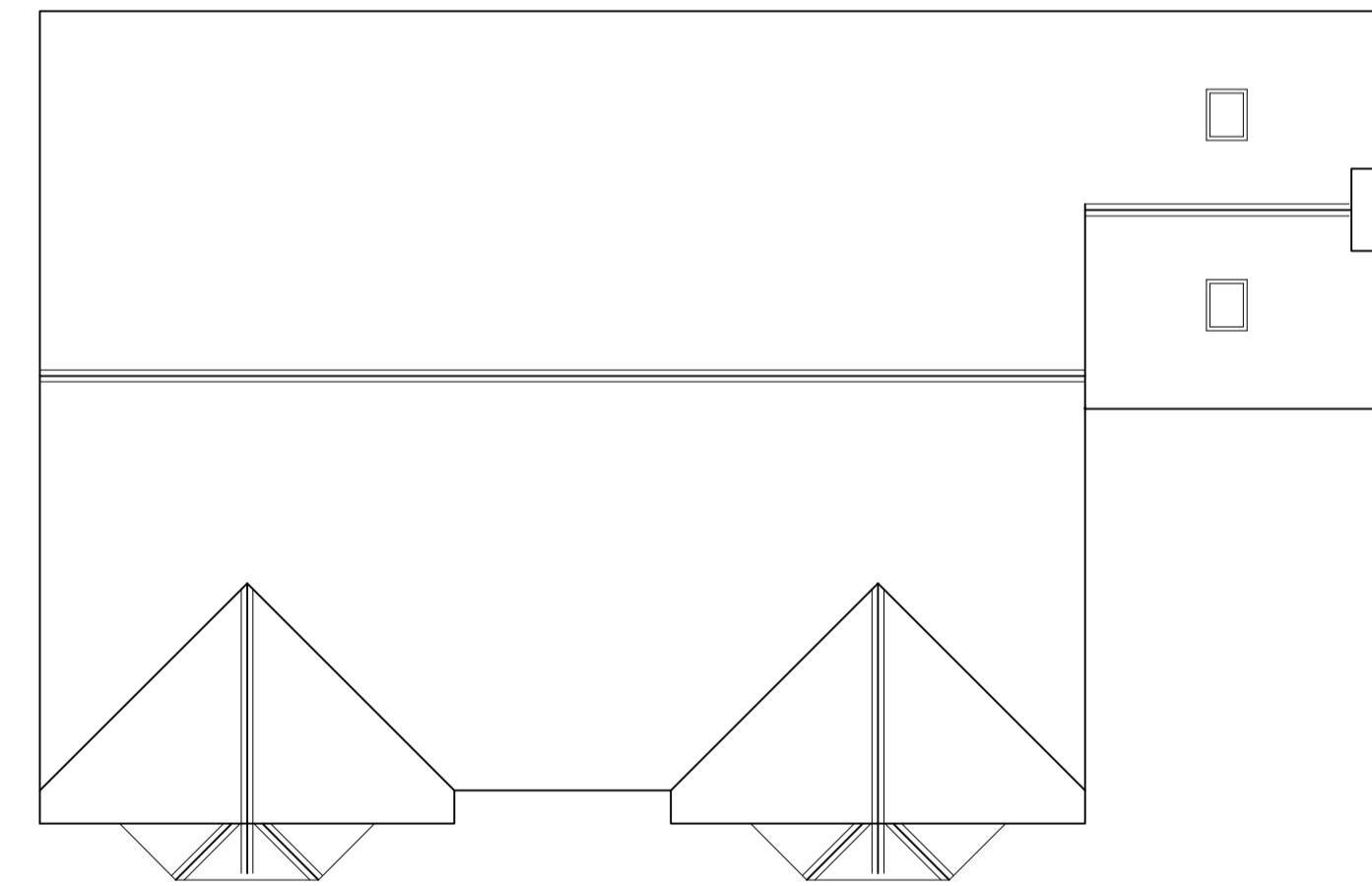
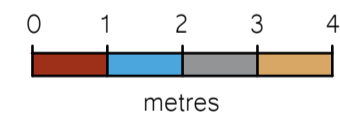
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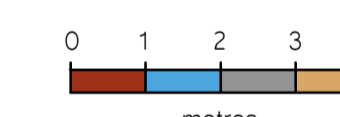
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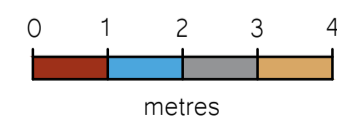
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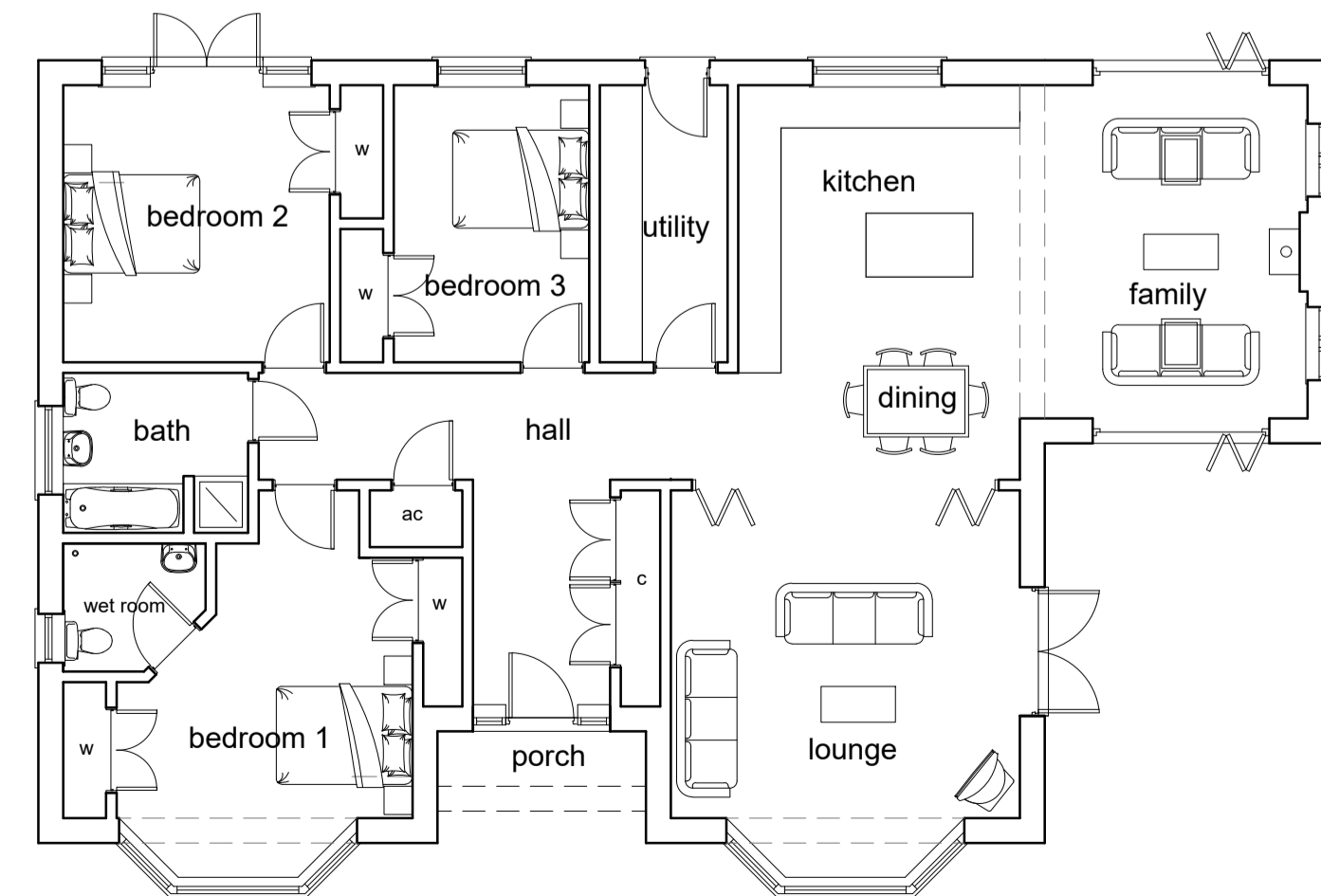
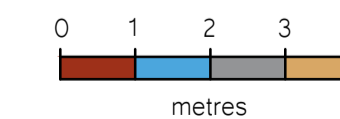
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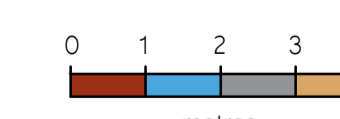
Rear Elevation  
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Side Elevation  
Scale: 1:100



Floor Plan  
Scale: 1:100



Status  
**FOR APPROVAL**

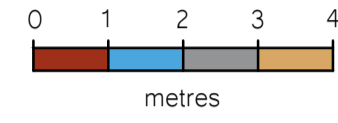
**SWANN EDWARDS**  
ARCHITECTURE  
Swann Edwards Architecture Limited, Fen Road,  
Guyhirn, Wisbech, Cambs. PE13 4AA  
t 01945 450694 e info@swannedwards.co.uk www.swannedwards.co.uk

Job Title Proposed Residential Development Brewery Gardens Person Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Date August 2021	Scale 1:100 Sheet Size A1
Drawing Title Planning Drawing Plots 1 & 2 Floor Plans and Elevations	Job No. SE-1281	Drawn by G.E.
	Dwg No. PP1110	Revision D

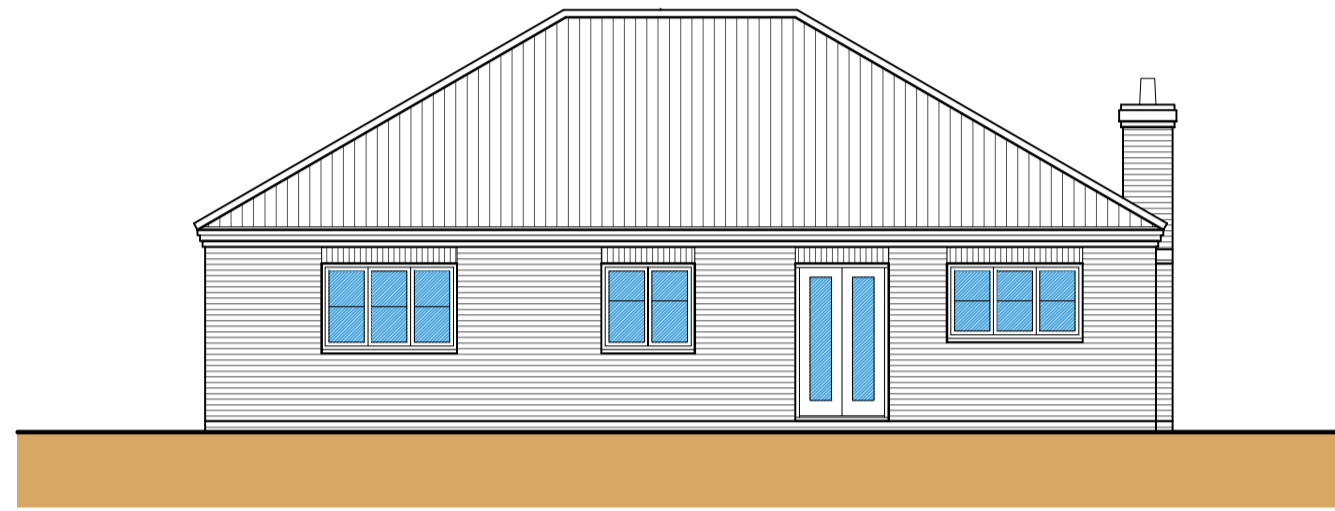
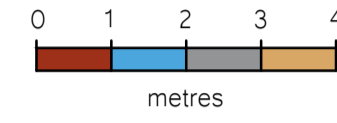
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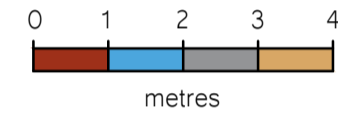
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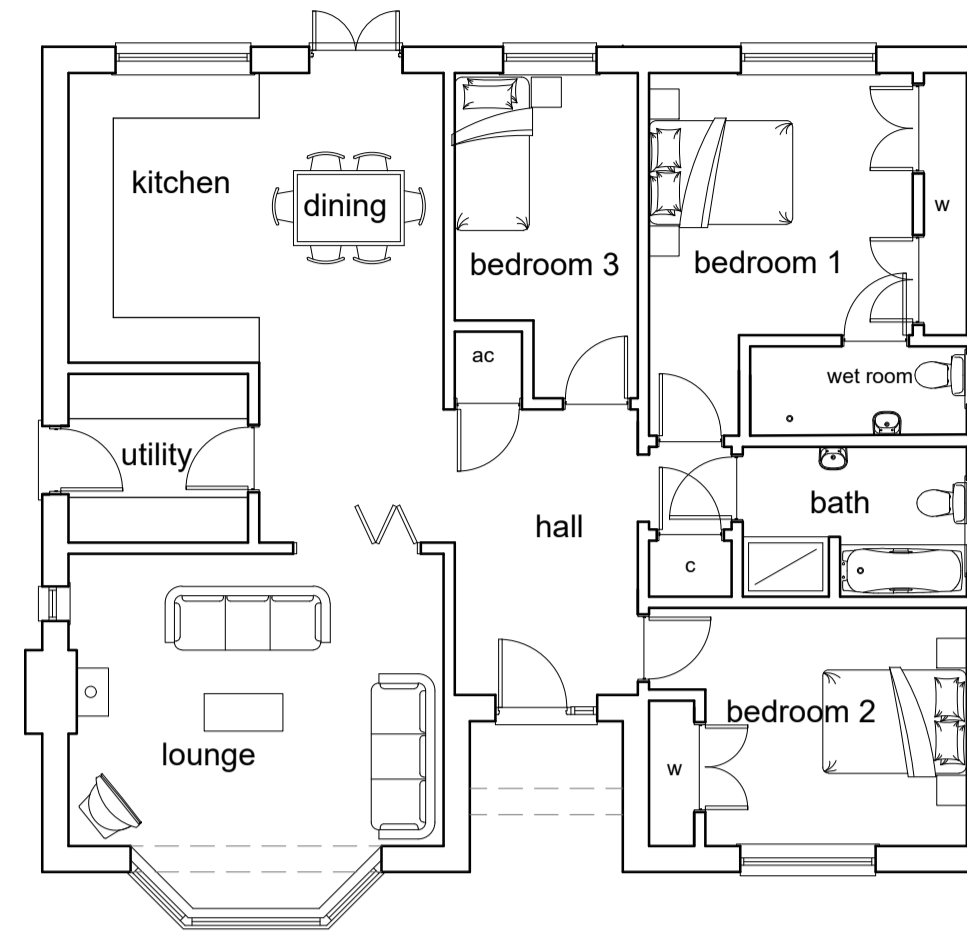
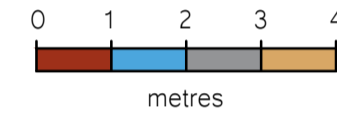
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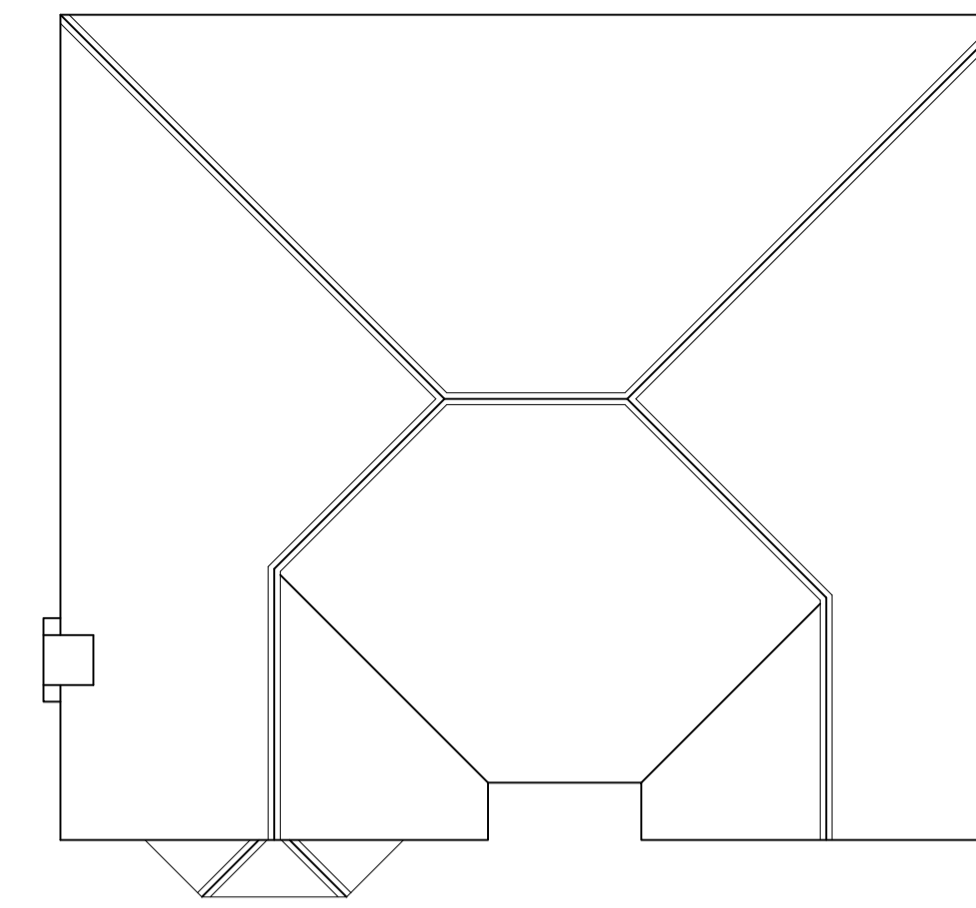
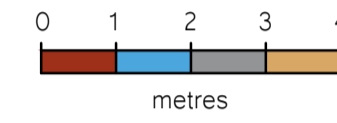
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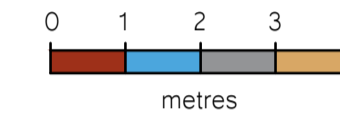
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Floor Plan  
Scale: 1:100

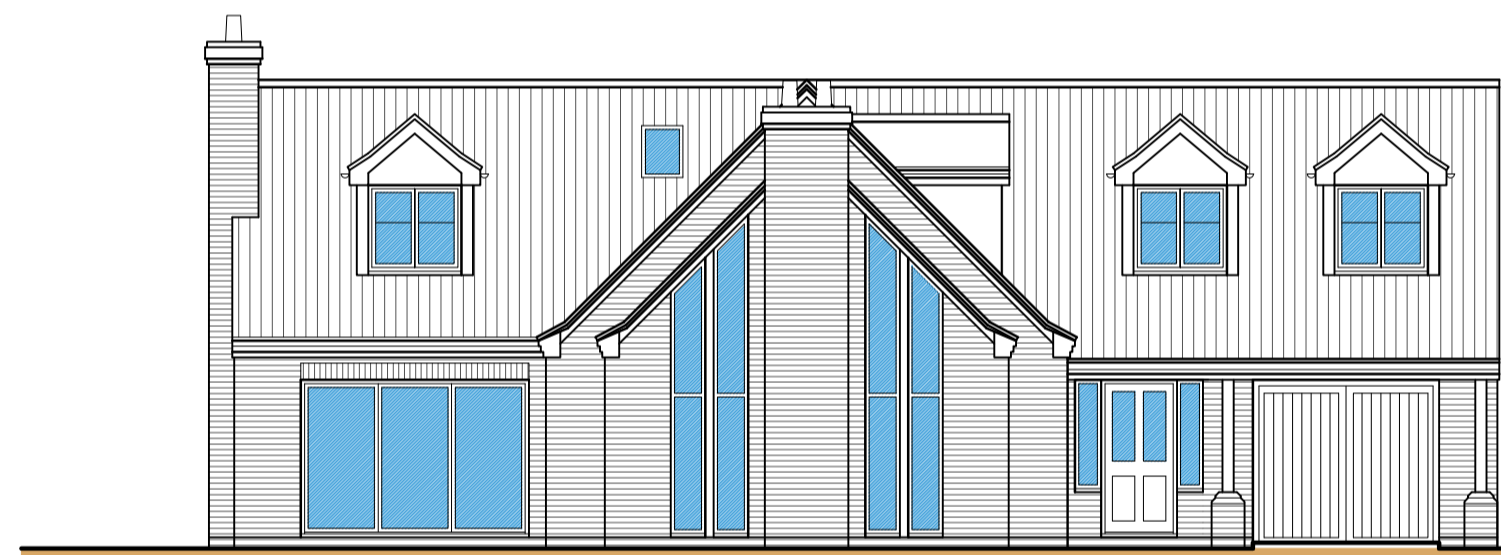


Roof Plan  
Scale: 1:100

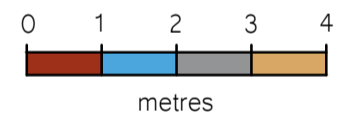


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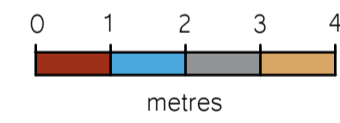
# Plot 4



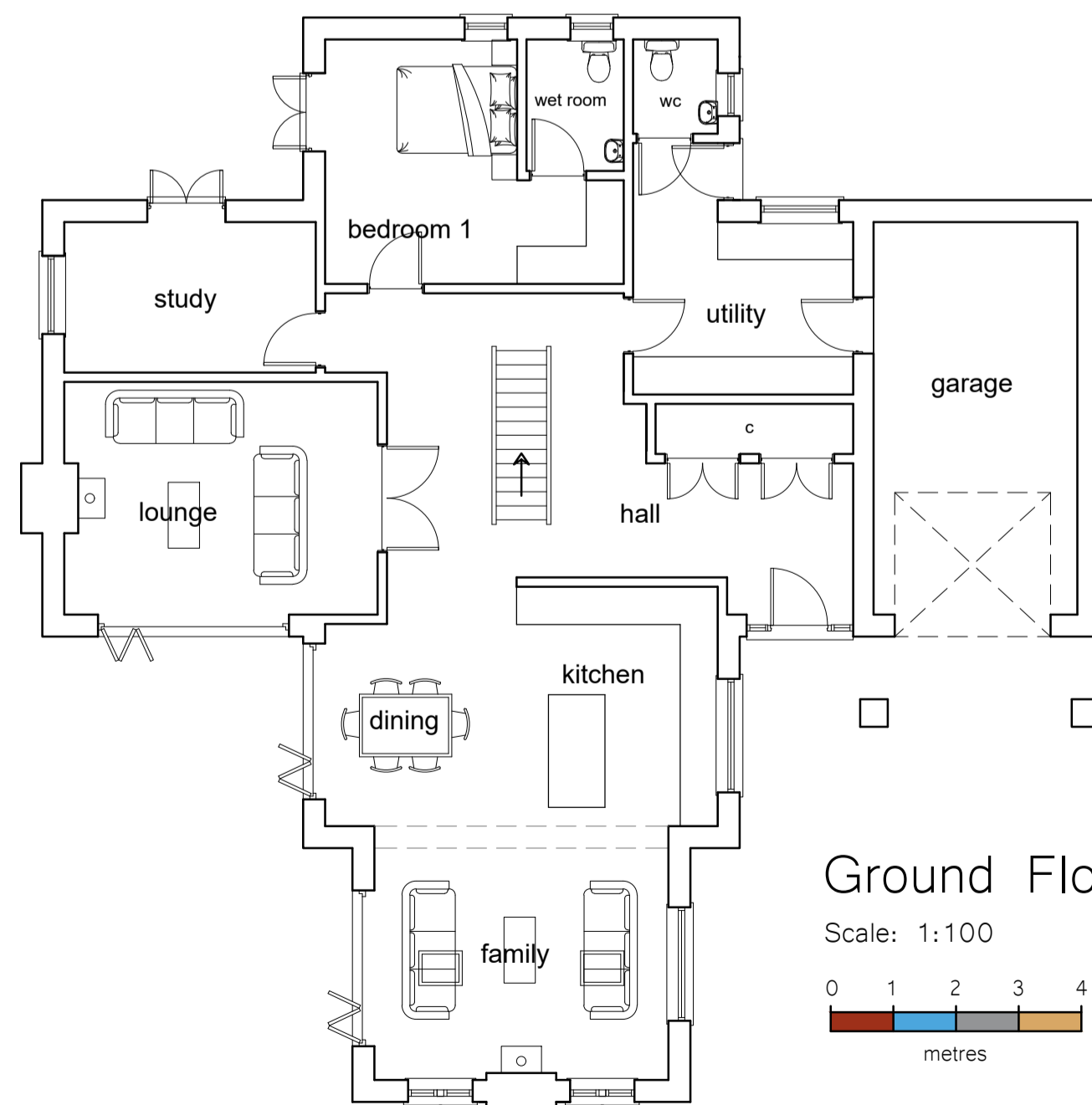
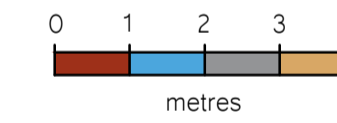
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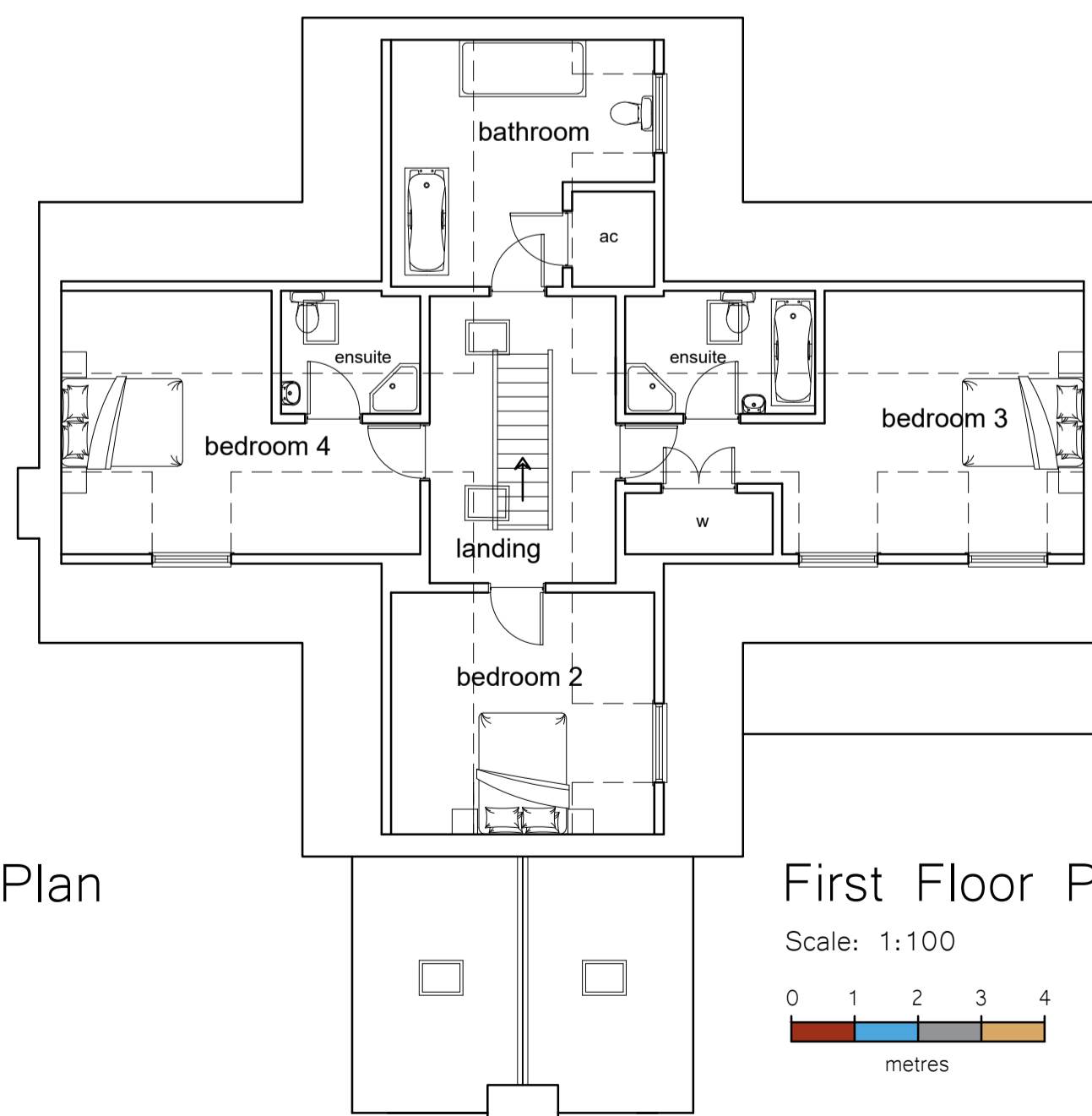
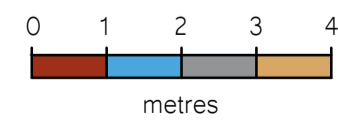
Side Elevation  
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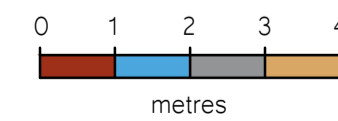
Rear Elevation  
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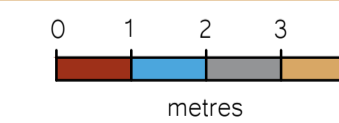
Ground Floor Plan  
Scale: 1:100



First Floor Plan  
Scale: 1:100



Side Elevation  
Scale: 1:100



Status

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Proposed Residential Development Brewery Gardens Person Drive, for: Mr&Mrs Bellamy & Mr&Mrs White	Job Title Date August 2021	Scale 1:100 Sheet Size A1
Drawing Title Plots 3 & 4 Floor Plans and Elevations	Job No. SE-1281 Dwg No. PP1111	Drawn by G.E. Revision C