

AGENDA ITEM NO: 8/2(k)

Parish:	Upwell	
Proposal:	Variation of Condition 1 of planning permission 16/02223/F to amend plans	
Location:	Craven Cottage 107 Croft Road Upwell Wisbech	
Applicant:	Mr & Mrs C and D Clarke	
Case No:	17/00377/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 25 April 2017 Extension of Time Expiry Date: 12 May 2017

Reason for Referral to Planning Committee – The views of Upwell Parish Council is contrary to the Officer recommendation

Case Summary

The application site lies on the northern side of Croft Road approx. 150m east of the junction with the B1098/Sixteen Foot Bank. It lies within the defined development area of the village. Planning permission was granted under application ref: 16/01041/F for the demolition of the existing dwelling and construction of four detached houses. A variation of condition was approved under application ref: 16/02223/F to modify the house design on Plot 1.

Full planning permission is now sought for the variation of the approved plans condition attached to that earlier permission, to allow the change of house designs for the middle two plots.

Key Issues

Impact upon appearance and character of this locality

Recommendation

APPROVE

THE APPLICATION

The application site lies on the northern side of Croft Road approx. 150m east of the junction with the B1098/Sixteen Foot Bank. It lies within the defined development area of the village. Planning permission was granted under application ref: 16/01041/F for the demolition of the existing dwelling and construction of four detached houses. A variation of condition was approved under application ref: 16/02223/F to modify the house design on Plot 1.

Development has commenced in that the cottage has been demolished and works commenced on Plot 1.

Full planning permission is now sought for the variation of the approved plans condition attached to that earlier permission, to allow the change of house designs for the middle two plots.

SUPPORTING CASE

The agent raises the following comments in support of the application:

“While we acknowledge the Parish Councils comments, we feel that the site and location is suitable for the proposal. The site already has planning permission for the demolition of the original dwelling 107 Croft Road and its replacement with 4 detached executive type dwellings.

This application seeks to make changes to the design of two of those dwellings, and while they are slightly larger, in width, and depth than originally approved, the roof pitches have been designed and altered to ensure that the ridge heights are at a similar level to those approved and now in the process of being built on either side, as can be seen on the street scene plan.

The design also ensures a good amount of spacing between the 4 plots again as can be seen on the street scene plan and site plans.

This area of Upwell is characterised by large detached properties, and those proposed are of a similar size to a number of the surrounding dwellings.

The properties are to be built with quality materials and will make a positive contribution to the street scene and the area.”

PLANNING HISTORY

17/00005/TPO: Tree Application - No objection: 16/01/17 - 2/TPO/00223: T1 Oak - Remove any major deadwood over 30mm in diameter

16/02223/DISC_A: Discharge of Condition final letter: 17/03/17 - Discharge of Condition 2 of planning permission 16/02223/F: Variation of Condition 2 attached to planning permission reference 16/01041/F to allow amendments to the design and location of the dwelling

16/02223/F: Application Permitted: 16/02/17 - Variation of Condition 2 attached to planning permission reference 16/01041/F to allow amendments to the design and location of the dwelling

16/01041/DISC_B: Discharge of Condition final letter: 06/02/17 - Discharge of Conditions 4, 5 and 10: Construction of four dwellings and garages following demolition of existing dwelling

16/01041/DISC_A: Discharge of Condition final letter: 09/09/16 - Discharge of Condition 3: Construction of four dwellings and garages following demolition of existing dwelling

16/01041/F: Application Permitted: 25/08/16 - Construction of four dwellings and garages following demolition of existing dwelling

RESPONSE TO CONSULTATION

Parish Council: REFUSE - Upwell Parish Council recommends refusal to this application. Similar sized buildings would be preferred. The proposed amendments constitute over-development of the site.

Highways Authority: NO OBJECTION

REPRESENTATIONS

None received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Upwell Parish Plans

PLANNING CONSIDERATIONS

The key consideration in assessing this application revolves around the impact upon the appearance and character of this locality. Core Strategy Policy CS08 of the LDF is most pertinent which states inter alia:

“CS08 Sustainable Development

All new development in the borough should be of high quality design. New development will be required to demonstrate its ability to:

- protect and enhance the historic environment;
- enrich the attraction of the borough as an exceptional place to live, work and visit;
- respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment;
- optimise site potential, making the best use of land including the use of brownfield land;
- enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy CS14 Community & culture);
- achieve high standards of sustainable design...”

This proposal seeks to change the designs of the houses on Plots 2 & 3 (the central pair of 4 approved on the northern frontage of Croft Road). Permission was granted for two 4/5 bedroomed houses on these plots with detached double garages set to the rear under application ref: 16/01041/F. The principle of the development has therefore already been established.

This current scheme proposes two substantial 5 bedroomed houses with integral double garages. The plot sizes and front building line remain the same, but the footprints of the dwellings are now such that they are both 1m from the respective east and west side boundaries (common with Plots 1 & 4 respectively) with a shared driveway between the houses of 5.7m tapering to 3.7m. This allows vehicular access to the rear of the dwellings into the rear-facing integral double garages.

Whilst the floorplans of the houses have increased (and incorporated the garages), the elevations of the houses maintain the eave (5.4m) and ridge (8.7-8.8m) heights comparable with those of the previously approved houses.

The bulk of the buildings have been reduced in design terms by giving the appearance of extended properties, using lean-to and stepped ridgelines on rear elements of Plot 2 and a stepped roofline from two to single storey to the rear of Plot 3.

The proposed choice of facing materials is also considered to be compatible to the palette in this locality.

Whilst the concerns of the Parish Council are noted, these are substantial buildings contained on fairly large plots. The dwellings will be seen in context with new-build units either side and within a street scene comprising a mix of styles and sizes of dwellings. The agent has submitted a street scene to illustrate how the two proposed dwellings will sit between the approved dwellings on Plots 1 & 4, which will be available to view at the meeting. Whilst the Parish Council would prefer to see the previously approved dwellings

built, it is considered that the proposed changes in house types responds to the context and character of this locality in an acceptable way.

There is ample parking and amenity space retained to serve the two dwellings and meet current standards. Access to the highway is via an approved single point with a private driveway serving all four properties.

There are no crime and disorder issues raised by this proposed development.

In assessing this application to vary condition 1 attached to application ref: 16/02223/F, all other conditions have been reviewed and modified as necessary.

CONCLUSION

Whilst the concerns of the Parish Council are noted and they would prefer to see the previously approved dwellings built, it is considered that the proposed change in house types responds to the context and character of this locality in an acceptable way. It is considered that the proposal accords with the provisions of Paragraph 17 & 56 of the NPPF and Core Strategy Policy CS08 of the LDF; it is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 15-1423-3-E, 15-1423-4-A, 15-1423-5-B, 15-1423-10, 15-1423-11-B, 15-1423-12, 15-1423-13-H, 16-1580-1, 16-1580-2, 16-1580-3-A, 16-1581-1-A, 16-1581-2 & 16-1581-3-A.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition The development shall be carried out in accordance with the agreed facing materials indicated on the approved plans (Drawing Nos. 16-1580-3-A & 16-1581-3-A) and Plots 1 & 4 in accordance with the details agreed under application ref: 16/01041/DISC_B.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 15-1423-13-H) in accordance with the highway specification Dwg. No. TRAD 1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any

Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan (Dwg No. 15-1423-13-H). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition The development will be implemented in accordance with the Tree Protection details agreed under application ref: 16/01041/DISC_B.
- 7 Reason To ensure that the existing tree is properly protected during development of the site, in accordance with the provisions of the NPPF & Policy CS12 of the LDF.