

<b>Parish:</b>	<b>Upwell</b>	
<b>Proposal:</b>	<b>Reserved Matters Application for one dwelling</b>	
<b>Location:</b>	<b>Plot To South of Number 19 Dovecote Road Upwell WISBECH PE14 9HB</b>	
<b>Applicant:</b>	<b>Mr Stanford And Ms Satt</b>	
<b>Case No:</b>	<b>23/00551/RM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination: 7 July 2023</b>

**Reason for Referral to Planning Committee** – Parish Council response contrary to officer recommendation and sifting panel referred to Planning Committee

**Neighbourhood Plan:** No

**Case Summary**

The application is to secure details of the matters reserved at outline stage including appearance, landscaping, layout and scale in accordance conditions 1, 2 and 3 of outline permission 22/01592/F, for the erection of one detached dwelling. The sites lies in Upwell, on the east side of Dovecote Road near the south of the village.

**Key Issues**

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Any other matters requiring consideration prior to determination of the application

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application is to secure details of the matters reserved at outline stage including appearance, landscaping, layout and scale in accordance conditions 1, 2 and 3 of outline permission 22/01592/F, for the erection of one detached dwelling. This site lies in the development boundary for Upwell. The site shares its access with another recently approved dwelling under 21/01976/RM.

## **PLANNING HISTORY**

21/00210/O: Application Permitted: Delegated Decision: 25/05/21 - Residential development - one dwelling - Keema, 19 Dovecote Road, Upwell

22/01592/F: Application Permitted: Delegated Decision: 23/11/22 - VARIATION OF CONDITION 10 OF PLANNING PERMISSION 21/00210/O: Residential Development - one dwelling - Keema, 19 Dovecote Road, Upwell

*Plot north of No. 19*

21/00209/O: Application Permitted: Delegated Decision: 25/05/21 - OUTLINE SOME MATTERS RESERVED: Residential development - one dwelling - Keema, 19 Dovecote Road, Upwell

21/01282/F: Application Permitted: Delegated Decision: 06/08/21 - VARIATION OF CONDITION 10 of Planning Permission 21/00209/O: To amend wording of condition, to allow the construction of a chalet bungalow with rooms in the roof space. - Plot To North of 19 Dovecote Road, Upwell

21/01976/RM: Application Permitted: Delegated Decision: 27/01/22 - RESERVED MATTERS: Construction of a dwelling including a new access - Plot North of 19 Dovecote Road, Upwell

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

The brick should be in keeping with No. 19 and be uniform in brown/dark red, not mixed/antique colours. The gable ends of the roof should be traditional and not half-hip. The roof should be slate or pin tiles, not red pantiles as this is not in keeping with the street scene. Concerned that proposed dwelling will overshadow No. 19.

### **Highways Authority: NO OBJECTION**

Recommend condition to ensure the permanent availability of parking and turning areas.

**REPRESENTATIONS** None received

## **LDF CORE STRATEGY POLICIES**

**CS11** - Transport

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM17** - Parking Provision in New Development

**DM2** – Development Boundaries

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## NEIGHBOURHOOD PLAN POLICIES

Housing Policy H3: Design

## NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2021

## PLANNING CONSIDERATIONS

### The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Any other matters requiring consideration prior to determination of the application

### Principle of Development:

The site lies within the development boundary for Upwell. In addition, the principle of the proposed dwelling is already established as acceptable by virtue of the outline application approved under 21/00210/O and amended by 22/01592/F. The outline permission was subject to condition that the dwelling be single-storey only. This was later amended by variation of condition to allow single-storey with roof accommodation. The order of applications and design of the dwelling are substantially similar to that followed with the plot to the north of No. 19 which has been built out.

### Form and Character:

The proposed dwelling will be 1.5 storey in height and have an attached garage at the front. Proposed materials include a red multi brick, red pantile and cream UPVC windows. The street scene is comprised of predominantly bungalows in the immediate vicinity with two-storey dwellings further north and south along Dovecote Road.

The overall ridge height will come to approximately 6.88m with eaves approximately 2.66m. This is slightly smaller than the plot constructed to the north of No. 19 which is approximately 7.04m to the ridge with eaves of 2.66m. The slightly reduced ridge height is because the width of the proposed dwelling is approximately 9.89m wide, compared to the 10.35m wide dwelling north of No. 19. There will be an approximately 2.6m gap to the neighbouring dwelling to the north and a 19.75m gap to the neighbouring dwelling to the south. The plot north of No. 19 has gaps to neighbouring dwellings to the north and south of approximately 3.5m and 4.5m respectively. While the gap to the north of the proposed dwelling is relatively small, it is not considered to result in an appearance of being overly cramped due to the staggered nature of the dwellings along the curve and the large gap retained to the south of the dwelling. The site is also set lower than the neighbouring dwelling, so the proposed dwelling will not appear overly prominent.

The Parish Council has raised objection with the design of the dwelling, particularly in regard to the proposed materials and the half-hipped roof. While the proposed materials are not consistent with the other bungalows in the row (being predominantly red brick and concrete pantile roof), the wider vernacular does contain multi-red brick and red pantiles and it is considered their use here would not have any significant adverse impact on the character and appearance of the street scene.

The roof would be half-hipped to be consistent with the design of the plot to the north of No. 19. It was considered a full gable-end facing the street would not be in keeping with the character of the area, as every other dwelling in the street scene has a roof slope that faces the street. As such, it is considered the half hip in this case is in keeping with the character of the street scene. The proposed garage would not have any significant impact on the street scene due to its small scale and hipped roof integrates it into the appearance of the dwelling.

The submitted plan indicates a close boarded fencing to the north and south boundaries and low rise wall along the front boundary. The wall and fence along the north boundary are existing. The fence along the south boundary is proposed.

The Upwell Neighbourhood Plan Policy H3. requires that new development is required to reinforce and complement local distinctiveness and character as captured in Appendix A of the Neighbourhood Plan. Appendix A states that housing is quite mixed and eclectic in style and design, which is part of the character. It also sets out that building styles include brick and render to elevations and slate or pantiles to roofs. Notwithstanding the Parish Council's comments, it is considered the proposed development would be in accordance with this part of Policy H3. Lastly, Policy H3 requires that new dwellings should ensure the footprint provides for sufficient amenity space. It is considered the proposed rear garden is sufficient for the dwelling and would be in keeping with the plot sizes of neighbouring properties.

Overall, it is considered the development would not have any significant adverse impact on the character and appearance of the street scene in accordance with Policies DM15 of the SADMPP 2016, CS06 and CS08 of the Core Strategy 2011 and Policy H3 from the Upwell Neighbourhood Plan.

#### **Impact on Neighbour Amenity:**

The proposed dwelling would be situated far enough from the neighbour to the south at approximately 19.75m to avoid any significant impacts on their residential amenity.

The neighbouring dwelling to the north at No. 19 would lie approximately 2.6m away from the north elevation of the proposed dwelling. The proposed dwelling would be situated further forward in its plot than No. 19 which would avoid any significant detrimental overshadowing impact on the south elevation or rear garden of No. 19. As the site is lower than the neighbouring dwelling, the submitted plan indicates that the eaves of the proposed dwelling would be approximately 0.4m lower than the eaves of the neighbouring dwelling. For these reasons, it is considered the proposed dwelling would not have any significant overshadowing or overbearing impact on No. 19.

Views from proposed windows on the ground floor should be sufficiently screened by the 1.8m boundary fence to avoid any significant overlooking impacts at ground floor level. Proposed first floor windows on the front and rear elevation will look towards the street and rear garden of the dwelling respectively, without any significant overlooking impact. Overall, it is considered the proposed dwelling would not have any significant adverse impact on residential amenity in accordance with Policy DM15 of the SADMPP 2016 and Policy CS08 of the Core Strategy 2011.

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## Highway Safety:

The proposed dwelling would use the shared access approved under 21/00210/O (shared with No. 19 and the dwelling approved under 21/00209/O which is the plot to the north of No. 19). Parking and turning is shown on the submitted plan and the Local Highway Authority do not object to the application on the basis that parking and turning accords with adopted standards and the decision is conditioned to ensure the permanent availability of parking and turning area. It is considered the proposed development would not have any significant impact on highway safety, in accordance with Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

## Any other matters requiring consideration prior to determination of the application:

Surface and foul water drainage details are shown on the submitted site plan. These details were secured via pre-commencement condition at Outline stage. A discharge of condition application shall be required to lawfully commence development and ensure these details are acceptable.

Proposed landscaping includes a 1.8m fence to the south boundary of the site, laying of the parking and turning area, a patio to the rear and a lawn at the rear. Due to the gap to the neighbour to the south and the presence of vegetation in between it is considered there would not be any significant adverse impact on residential amenity for the neighbour to the south if the fence wasn't erected. The parking and turning area shall be conditioned in line with the Local Highway Authority recommendation. Regarding the fence, patio and lawn, it is not considered sufficiently necessary to require a separate condition to enforce these works.

## CONCLUSION:

The proposed dwelling is considered to be acceptable in its design and appearance and would not have any significant adverse impact on residential amenity in accordance with Policies DM15 of the SADMPP 2017, and CS06 and CS08 of the Core Strategy 2011. The proposed parking and turning layout would accord with adopted standards and would not result in any significant impact on highway safety in accordance with Policies DM17 of the SADMPP 2016 and CS11 of the Core Strategy. As such, it is recommended that planning permission is granted for the approval of reserved matters of the proposed dwelling subject to the following conditions.

## 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. Dwg nos. 1 (Location Plan), 3 (Proposed Site Plan), 4 (Proposed Floor Plans), and 5 (Proposed Elevations and Site Section).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

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- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.