

**MAIN CASE**

Proposal: Siting of mobile home in rear garden

Location: 8 Great Fen Road Soham Ely Cambridgeshire CB7 5UQ

Applicant: Mr Earnest Parker

Agent: Churchgate Properties

Reference No: 14/00657/FUL

Case Officer: Rebecca Saunt

Parish: Soham

Ward: Soham North

Ward Councillor/s: Councillor Tony Cornell  
Councillor James Palmer

Date Received: 27 May 2014      Expiry Date:

**[P70]****1.0      EXECUTIVE SUMMARY**

- 1.1      The application seeks permission for the temporary siting of a mobile home in the rear garden of 8 Great Fen Road to provide accommodation for the applicants' daughter to enable her to act as live in carer.
- 1.2      The main issues to consider are the principle of development, visual and residential amenity and flood risk. While it is not considered that the site would be suitable for a new independent unit, this application is supported due to the proposed end use, requirements and benefits associated with the mobile home, to enable the applicants daughter to act as a live in carer. As there are already a number of outbuildings situated to the rear of the site it is considered that the proposal would improve visual amenity of the site and would reduce any existing impact the outbuildings may have on the neighbouring property. Due to the nature of the proposal and the information contained within the Flood Risk Assessment the proposal would meet both the Sequential and Exceptions Test in relation to flood risk.
- 1.3      This application is recommended for approval.
- 1.4      This application has been called to Planning Committee at the request of local ward Councillor James Palmer.

1.5 **A Site visit has been arranged for 11.50am, prior to the Planning Committee meeting.**

## **2.0 THE APPLICATION**

2.1 The application seeks permission for the temporary siting of a mobile home in the rear garden of 8 Great Fen Road.

2.2 The bungalow would be located adjacent to the eastern (rear) boundary of the site, where existing outbuildings are situated at present. The mobile home would have a width of 11.34 metres, with a depth of 3.66 metres and would comprise 2 bedrooms, lounge/diner, kitchen and wc/shower room.

2.3 The mobile home is required to generate accommodation for the applicant's daughter to act as a live in carer, as they require more help in the home and for personal care due to medical conditions.

## **3.0 THE APPLICANT'S CASE**

3.1 The Applicant's case is set out in the Design and Access Statement, which can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, on the application file.

3.2 The agent has advised that the applicants' son-in-law and daughter are to reside in the mobile home and care for the applicants in the short term due to the applicants' medical conditions.

## **4.0 THE SITE AND ITS ENVIRONMENT**

4.1 The site is located within the Parish of Soham, in the countryside and comprises a semi-detached bungalow and its associated garden. The bungalow forms the end of 8 bungalows which comprise of 4 pairs of semi-detached properties.

4.2 It is proposed to locate the mobile home adjacent to the eastern (rear) boundary of the site, where there are a number of existing outbuildings located at present. There are currently a number of building materials that are stored within the garden of the property, which the agent has advised are due to be removed in due course.

4.3 To the south of the site are residential bungalows, to the east and west is countryside and to the north a small Anglian Water sewage treatment plant.

## **5.0 PLANNING HISTORY**

5.1 No relevant planning history

## **6.0 REPLIES TO CONSULTATIONS**

6.1 1 neighbouring property consulted and site notice posted – No objections

- 6.2 Environment Agency – The mobile home will be sited in Flood Zone 2 and as such may be considered acceptable in this location, providing the Exception Test is passed. The risk of the site flooding in the event of a breach or overtopping of the River Lark flood defences is low due to the distance of the site over 3km from the River Lark. The mitigation measures detailed within the FRA are considered to be acceptable for the scale and nature of the proposed development and should be secured by planning condition.
- 6.3 Environmental Health – No objections to the proposal. However, there should be a 6m fire separation distance between the mobile home and the existing property, which should be unobstructed so as not to provide a fire risk. As mobile home will be occupied by members of the same family a site licence is not required. Adequate water and drainage facilities should be provided.
- 6.4 Highways – Provided a suitable number of parking spaces are retained on the site to accommodate parking for two residential properties, then no objections or further comments to make.
- 6.5 IDB – No objections from a drainage point of view
- 6.6 Parish Council – The permission should be time limited

## **7.0 THE PLANNING POLICY CONTEXT**

### **7.1 East Cambridgeshire Core Strategy 2009**

- CS1 Spatial Strategy
- CS2 Housing
- S7 Parking provision
- EN2 Design
- EN7 Flood risk

### **7.2 East Cambridgeshire Local Plan Pre-submission version (February 2013)**

- GROWTH 2 Locational strategy
- GROWTH 5 Presumption in favour of sustainable development
- ENV 2 Design
- ENV 8 Flood risk
- COM 8 Parking provision

## **8.0 CENTRAL GOVERNMENT POLICY**

### **8.1 National Planning Policy Framework 2012**

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design

## **9.0 PLANNING COMMENTS**

- 9.1 The main issues to consider in the determination of this application are the principle of development, visual and residential amenity and flood risk.

**Principle**

- 9.2 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Core Strategy relating to the supply of housing should not be considered up-to-date. In light of this, applications for residential development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).
- 9.3 The key considerations in determining this application are therefore: whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole and against the policies within the Core Strategy which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.
- 9.4 The applicant seeks temporary permission for a mobile home in order to generate accommodation for the applicant's daughter to act as a live in carer, as they require more help in the home and for personal care due to medical conditions. While it is not considered that the site would be suitable for a new independent unit, this application is supported due to the proposed end use, requirements and benefits associated with the mobile home.
- 9.5 Due to the temporary nature of the building and the requirement for the mobile home due to medical conditions, it is recommended that a planning condition be attached to a decision limiting the time period for the mobile home to 5 years from the date of the permission. A further condition has also been recommended that in the event that the dwelling known as 8 Great Fen Road, Soham is no longer occupied by Mr and Mrs Parker (the applicants), then the permitted use shall cease and the mobile home be removed from the site.
- 9.6 It should be noted that if the proposed caravan was to be used as ancillary accommodation, for example as a spare room, and was not an independent unit then it would not require the benefit of planning permission as it would be incidental to the enjoyment of the dwelling and would not be classed as development.

**Visual and Residential Amenity**

- 9.7 There are no residential properties or residential curtilages to the north or east of the site therefore in terms of residential amenity it is only No. 7 Great Fen Roads residential amenity to consider which is situated to the south of the site. The mobile home would be situated 3 metres from the boundary with No. 7 and would only have a height of 3.2 metres to the ridge. The proposed mobile home would be sited where there are existing outbuildings already in situ. The existing outbuildings are positioned directly adjacent to the boundary and these are proposed to be demolished as part of this application. The proposed mobile home would therefore actually reduce the impact on residential amenity that the existing outbuildings may have on the adjoining property. A window is proposed to be located in the side elevation of the mobile home, but as this will be situated at ground floor level and

there are existing boundary treatments in place it is considered that it would not create any overlooking. It is therefore considered that the proposed mobile home would not create an adverse impact on the residential amenity of the adjoining property.

- 9.8 At present there are a number of outbuildings situated along the rear boundary of the site. The applicant proposes to demolish the outbuildings to enable the mobile home to be situated along the rear elevation of the site. The demolition of these outbuildings and their replacement with a mobile home would improve the overall appearance of this area of the site. It is therefore considered that the mobile home would not have an adverse impact on the visual appearance of the site.

### **Flood Risk**

- 9.9 The site is located within Flood Zone 2 and 3 and is already situated within an area benefiting from flood defences. The proposed mobile home would be sited where there are existing outbuildings already in situ and would be located within part of the site that is within Flood Zone 2. A mobile home is classified as 'highly vulnerable' development, which may be considered acceptable within Flood Zone 2, providing that the Sequential and Exception Test are passed.
- 9.10 The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. While this site is not located within Flood Zone 1 where it is preferable to locate development, in terms of the sequential approach there are no other reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding, that would meet the requirements/needs of the applicant that have led to the submission of this application.
- 9.11 For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.
- 9.12 The applicant requires the mobile home to provide accommodation for the applicant's daughter to act as a live in carer, as they require more help in the home and for personal care due to medical conditions. Due to the nature of the proposal it is therefore considered that the wider sustainability benefits outweigh the flood risk. The Environment Agency (EA) consider that the risk of the site flooding in the event of a breach or overtopping of the River Lark flood defences is low due to the distance of the site over 3km from the River Lark. The EA have advised that the proposed flood risk mitigation measures detailed within the submitted Flood Risk Assessment (FRA) are considered to be acceptable for the scale and nature of the proposed development, including the Flood Warning and Evacuation Plan, subject to the conditions recommended by the EA. The proposed development therefore meets the requirements of both the Sequential and Exceptions Test.
- 9.13 In summary, while it is not considered that the site would be suitable for a new independent unit, this application is supported due to the proposed end use, requirements and benefits associated with the mobile home, to enable the

applicants daughter to act as a live in carer. As there are already a number of outbuildings situated to the rear of the site it is considered that the proposal would improve visual amenity of the site and would reduce any existing impact the outbuildings may have on the neighbouring property. Due to the nature of the proposal and the information contained within the Flood Risk Assessment the proposal would meet both the Sequential and Exceptions Test in relation to flood risk.

## 10.0 **RECOMMENDATION**

RECOMMENDATION: Approval subject to the following conditions: -

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
PROPOSED ELEVATIONS		17th June 2014
LOCATION PLAN		27th May 2014
BLOCK PLAN		27th May 2014

- 1 Reason: To define the scope and extent of this permission.
- 2 This permission is for a limited period only, expiring 5 years from the date of this decision. After this date, the site shall be reinstated in accordance with a scheme to be submitted and agreed in writing by the Local Planning Authority prior to the expiration of this permission.
- 2 Reason: To define the terms of the permission and to ensure that the mobile home is occupied in accordance with the special circumstances set out by the applicant, in accordance with policies CS1 and CS2 of the adopted Core Strategy 2009 and GROWTH 2 of the East Cambridgeshire Local Plan Pre-submission Version ( as amended June 2014).
- 3 In the event that the dwelling known as 8 Great Fen Road, Soham is no longer occupied by Mr and Mrs Parker (the applicants), then the permitted use shall cease and the mobile home be removed from the site and the land reinstated to its former condition.
- 3 Reason: To define the terms of the permission, to ensure that the mobile home is occupied in accordance with the special circumstances set out by the applicant and to prevent the establishment of a separate unit of residential accommodation in the countryside in accordance with policies CS1 and CS2 of the adopted Core Strategy 2009 and GROWTH 2 of the East Cambridgeshire Local Plan Pre-submission Version (as amended June 2014).
- 4 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 20 May 2014 and the following mitigation measures detailed within the FRA:

- The finished floor level of the mobile home will be set at least 600mm above the surrounding ground level.
- The mobile home will be securely anchored to the ground.

- 4 Reason: To reduce the risk of flooding to the proposed development and future occupants in extreme circumstances, in accordance with Policy EN7 of the Core Strategy (2009) and Policy ENV8 of the East Cambridgeshire Local Plan Pre-submission Version (as amended June 2014).
- 5 Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 5 Reason: To ensure a satisfactory method of foul water drainage and prevent the increased risk of pollution to the water environment, in accordance with Policy EN7 of the Core Strategy (2009) and Policy ENV8 of the East Cambridgeshire Local Plan Pre-submission Version (as amended June 2014).
- 6 The Flood Warning and Evacuation Plan as outlined in the Flood Risk Assessment for 8 Great Fen Road, submitted with the application, shall be implemented before the mobile home is occupied.
- 6 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policy EN7 of the East Cambridgeshire Core Strategy 2009 and policy ENV8 of the East Cambridgeshire Draft Local Plan Pre-submission version (as amended June 2014).

<b><u>Background Documents</u></b>	<b><u>Location(s)</u></b>	<b><u>Contact Officer(s)</u></b>
Application File 14/00657/FUL	Rebecca Saunt Room No. 011 The Grange Ely	Rebecca Saunt Senior Planning Officer 01353 665555 rebecca.saunt@eastcambs.gov.uk