

MAIN CASE

Reference No: 16/01805/FUL

Proposal: Construction of a three bedroom, two storey detached dwelling with associated works and remodel access to Number 9 following removal of existing outbuildings

Site Address: Adj To 9 Main Street Wardy Hill Ely Cambridgeshire CB6 2DF

Applicant: Mr Trevor Young

Case Officer: Catherine Looper, Planning Officer

Parish: Coveney

Ward: Downham Villages
 Ward Councillor/s: Councillor Anna Bailey
 Councillor Mike Bradley

Date Received: 28 December 2016 **Expiry Date:** 9th June 2017

[S13]

1.0 RECOMMENDATION

- 1.1 Members are recommended to REFUSE the application for the following reasons:
- 1.2 1. The proposal would have an overly cramped appearance and a contrived layout due to its scale and proximity to the boundaries of the site. The proposal would be out of keeping with the appearance of the wider street scene, and does not respect the density of the dwellings in the vicinity. The application is contrary to Policy ENV2 of the Local Plan 2015 and the Design Guide.
2. The proposal, by virtue of its scale and proximity to the site boundaries would create significantly detrimental impacts on the residential amenity of neighbouring occupiers in terms of overlooking and overbearing. In addition, future occupiers of the proposed dwelling would experience poor levels of residential amenity due to overlooking and overbearing from the adjacent dwellings. This is contrary to Policy ENV2 of the Local Plan.

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks consent for the construction of a detached two-storey dwelling adjacent to 9 Main Street. The proposed dwelling would be set back from the public highway by approximately 8.4m. The dwelling would have a footprint of

approximately 84.1m² and a ridge height of 7.3m. The application includes an integrated garage and lean-to front porch.

2.2 The full planning application, plans and documents submitted by the Applicant 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, in the application file.**

2.3 The application has been called in to Planning Committee by Councillor Mike Bradley on the basis that the issues should be heard in public and the Committee should take the decision.

3.0 PLANNING HISTORY

3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the centre of Wardy Hill. The village is small and rural in character, and the pattern of built-form is linear to Main Street. Dwellings within the street scene are generally set back from the public highway by a short distance, with parking to the side and rear. The dwellings are predominantly two-storey in scale.

4.2 The proposed dwelling would be located on land within the curtilage of 9 Main Street. This is a semi-detached property and is one of several semi-detached dwellings within the street scene, which are very uniform in appearance, with uniform front gardens.

5.0 RESPONSES FROM CONSULTEES

5.1 A site notice was posted on 2nd February 2017 and three neighbours were notified by post.

5.2 Responses were received from the following consultees, and these are summarised below. The full responses are available on the Council's web site.

Parish - No objections raised.

Ward Councillors - I am informed by the agent that agreement cannot be reached, therefore without prejudice I would like to call this application before the Planning Committee as I believe that there are issues that should be heard in public and the Committee should take the decision. I have no predetermination on the case.

The Ely Group Of Internal Drainage Board – The application states that surface water will be disposed of via soakaways. Provided the soakaways form an effective means of surface water disposal in this area, the Board will not object to this application. It is essential that any proposed soakaway does not cause flooding to neighbouring land. If soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted in this matter.

Local Highways Authority - No objections raised.

CCC Growth & Development - No Comments Received

5.3 Neighbours – Three neighbouring properties were notified and the responses received are summarised below. Three responses have been received. A full copy of the responses are available on the Council’s website.

- The development will result in increased residential traffic.
- Parking arrangements only possible through loss of the front garden at 9 Main Street.
- Loss of the front garden will change the character of the area.
- Parking arrangements will affect residential amenity, as vehicles and the associated noise will be at the front of the dwellings rather than the side.
- The single storey element of the proposal prevents overlooking.
- The proposed dwelling will block light from neighbouring properties.
- It is not clear how the proposal will affect boundary fencing.
- A bungalow would be more suitable for the available space.
- Noise concerns raised due to the proximity of the dwelling to the neighbouring properties.
- The new design is visually less appealing than the original.

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
COM 7	Transport impact
COM 8	Parking provision
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density

6.2 Supplementary Planning Documents

Design Guide
Flood and Water
Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

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

7.0 **PLANNING COMMENTS**

7.1 The main issues to consider in the determination of this application are the principle of development, residential amenity of nearby occupiers, and the impact on visual

amenity and character of the wider area. The impact on highway safety also needs to be considered.

7.2 Principle Of Development

7.2.1 The site is located within the defined settlement boundary of Wardy Hill and therefore complies with Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015, which seeks to focus new development within the defined settlement boundaries. The proposal considered by this application would make a small but positive contribution to the local housing supply in the form of one dwelling. The proposal would also be beneficial to the local economy in the short term due to the construction stage.

7.3 Residential Amenity

7.3.1 The proposed dwelling is two-storey in scale and is positioned approximately 7.4m from the neighbouring dwelling at 7a Main Street. There is a distance of approximately 1.2m between the dwelling and 9 Main Street.

7.3.2 The proposed dwelling has a larger footprint and extends further into the site than the adjacent semi-detached dwellings, and is considered to represent an unacceptable level of built-form along the east and west boundaries of the site. The proposed dwelling would be significantly overbearing on the neighbouring occupiers to the east and west, due to the close distance to the boundaries and the two-storey scale. In addition, loss of light is likely due to the westerly aspect of number 7a. This is contrary to Policy ENV2 of the Local Plan 2015, which requires proposals to ensure there are no significantly detrimental impacts to residential amenity.

7.3.3 The proposed elevations show only two windows will be placed in the side elevations at first floor level, which serve bathrooms. As these are not habitable rooms this is not considered to create a threat of overlooking to the neighbouring properties. The windows are mostly to the front and rear of the proposed dwelling. The windows to the rear of the dwelling are considered to create a significant level of overlooking due to the close proximity to the boundaries of the site. It is also anticipated that future occupiers of the proposed dwelling would also experience a significant level of overlooking due to the close proximity to 9 Main Street, and the east-facing dwelling of 7a.

7.4 Visual Amenity

7.4.1 With regard to visual amenity, Policy ENV2 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. The proposed dwelling would be rendered in white to match the semi-detached dwellings within the street scene. The proposed roof tiles would be red pantiles, and the doors and windows would be white upvc. The proposed materials are considered to be suitable for the proposed dwelling and the location.

7.4.2 The proposed dwelling would measure 7.3m to the ridgeline and have a footprint of approximately 84.1m². The height of the proposed dwelling is similar to that of the neighbouring properties to the east and west. The width of the proposed residential

curtilage fronting the public highway is approximately 8m in width. The dwelling frontage would occupy 7m of this and would be flush against the boundary with 9 Main Street. A 1m distance would be between the proposed dwelling and the boundary to the east with Number 7A.

- 7.4.3 It is considered that the proposal represents a significantly cramped and contrived appearance within the street scene. Number 9 forms part of a uniform set of three pairs of semi-detached properties with front gardens and open space to the sides. The proposed dwelling would completely fill this open gap and appear cramped, to the detriment of the character and appearance of the street scene. This is exacerbated by the necessary alterations to the front garden in order to accommodate parking.
- 7.4.4 The proposal includes an integrated garage to the front elevation of the dwelling. The agent has attempted to ensure that the proposal is similar to the appearance of the semi-detached dwellings, however the inclusion of the integrated garage is contrary to the pattern of parking arrangements and is not in-keeping with the design of the semi-detached dwellings.

7.5 Highways

- 7.5.1 The application includes an integrated garage to the front of the proposed dwelling. There is also a parking space proposed on the front driveway area, however vehicles would not have sufficient room to manoeuvre and exit the site in a forward gear. As the dwelling would occupy the current parking area for the adjacent dwelling of 9 Main Street, parking is proposed to the front amenity space of Number 9. This driveway area measures 5.2m in width and 6.4m in length at the shortest point. The current arrangements for parking do not show space for the manoeuvring of vehicles. It is considered that there is sufficient room at the front of 9 Main Street for the parking of two vehicles, and this complies with Policy COM8 of the Local Plan 2015.
- 7.5.2 The Highways Authority has been consulted as part of the application and has raised no objection to the proposal. It is therefore considered that a refusal on the grounds of highway safety could not be sustained.

7.6 Planning Balance

- 7.6.1 In conclusion, it is considered that the proposal would cause significant harm to the character of the street scene and the visual appearance of the area by introducing a cramped and contrived form of development, out of keeping with the character of the area. In addition, the proposal would create significantly detrimental impacts on the residential amenity of neighbouring occupiers by virtue of its scale and position in close proximity to the boundaries of the site. The proposal would create overbearing and overlooking impacts to neighbouring occupiers. Future occupiers of the dwelling itself would also experience overbearing and overlooking impacts from the neighbouring dwellings due to the cramped relationship. The application does not comply with Policy ENV2 of the Local Plan 2015 or the Design Guide, and is therefore recommended for refusal.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01805/FUL	Catherine Looper Room No. 011 The Grange Ely	Catherine Looper Planning Officer 01353 665555 catherine.looper@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>