

08/01504/REM: CONSTRUCTION OF 10 X 2 BED AND 4 X 1 BED APARTMENTS IN 2 BLOCKS AT 157 - 161 FLETTON AVENUE, FLETTON.
 VALID: 15 JANUARY 2009
 APPLICANT: HERITAGE HOMES
 AGENT: H A ARCHITECTURAL
 REFERRED BY: CLLR RUSH
 REASON: OVERDEVELOPMENT OF THE SITE, OUT OF CHARACTER WITH THE AREA.
 DEPARTURE: NO
 CASE OFFICER: AMANDA MCSHERRY
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The impact of the development on the streetscene
- The impact of the proposal upon the residential amenities of adjoining occupiers

The Head of Planning Services recommends that the application is APPROVED.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

Relevant policies are listed below with the key policies highlighted.

The Peterborough Local Plan (First Replacement)

DA1 Development should be compatible with its surroundings, with no adverse visual impact.

DA2 Development should have no adverse impact on the amenities of occupiers of nearby properties.

T9 High quality off-street cycle parking should be provided

LNE9 Development should make adequate provision for landscaping of the site.

Material Planning Considerations

Decisions can be influenced by material planning considerations. Relevant material considerations are set out below, with the key areas highlighted:

PPS 3 Housing- Advises that good design is fundamental to the development of high quality new housing.

3 DESCRIPTION OF PROPOSAL

Reserved Matters planning permission is sought for the appearance, scale and landscaping only, following approval of outline application 05/01449/OUT, which included the reserved matters of access and siting.

The proposal is for the provision of a two storey block of flats to the rear of the site, and two blocks of two and a half storey blocks of apartments fronting Fletton Avenue. Access to the site would be via a central access from Fletton Avenue to a central courtyard with 14 car parking spaces. Ten of the apartments are two bed roomed, and four one bed roomed.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The site is at present vacant and was previously used as a used car sales garage with parking. The area surrounding the site is predominately two storey residential housing.

5 PLANNING HISTORY

Application Number	Description	Date	Decision
08/00892/REM	Erection of 4 one-bed and 10 two-bed apartments in two blocks (amended elevations rec'd 8/9/2008)	02.10.2008	Refused
08/00070/REM	Erection of 10 x 2 bed and 4 x 1 bed apartments in 2 blocks	27.05.2008	Withdrawn
05/01449/OUT	Residential development revised scheme comprising of 14 flats in 3 blocks with associated parking, communal open space including access and sitting	21.02.2006	Permitted

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Head of Transport and Engineering – Recommend refusal on the grounds that safe and convenient access for pedestrians and cyclists to Block C has not been shown. Access and siting were issues that were considered under the outline application, therefore not matters that can be addressed under this application.

Historic Environment Manager – The site falls within an area of archaeological interest in the historic core of Fletton. Buried medieval remains that are associated with the development of the village are expected to survive at this location. An archaeological mitigation condition was imposed on the outline planning consent 05/01449/OUT.

Head of Environmental Health Services – Due to the site's previous usage as a garage the possibility of contamination should be assumed. The responsibility for providing information on whether the site is contaminated rests primarily with the developer. An unsuspected contamination condition was imposed on the outline planning consent 05/01449/OUT.

EXTERNAL

Senior Architectural Liaison Officer – The car parking layout whilst not gated and secured is well overlooked and restricted to a single point of entry. Therefore the security of car parking is considered adequate. Details of the height and design boundary treatments, car park lighting, and cycle storage should be agreed.

NEIGHBOURS

10 Letters of objection have been received from local residents raising the following issues:

- The development is out of character with the immediate area
- Overdevelopment of the site
- Height of the development and subsequent impact upon the adjoining area
- Accommodation in the roof not acceptable
- Appearance of the development not acceptable
- Too close to existing properties
- Loss of privacy to the adjoining neighbours
- Would create extra parking and traffic problems in the immediate area

- Refuse collection areas not practical
- No development should be allowed via Garrick Walk even construction traffic as it is a private road
- Wall to Garrick Walk is a party wall
- Height and material of boundary treatments
- Drainage
- Noise pollution
- Planning history refused application 08/00892/REM

COUNCILLORS

Cllr Rush objects on the grounds that it is out of character with the area, and overdevelopment of the site.

7 REASONING

a) Background

It is important to note that the site does have an extant outline planning permission granted in 2006 for 14 flats and at that time the siting of the flats and access was also approved.

The current planning application is a revised proposal, following the refusal by Planning Committee of the previous reserved matters application, planning reference 08/00892/REM on 23rd September 2008. Application 08/00892/REM was refused on the grounds that:-

‘The development by virtue of the design and height of the proposed buildings would impact harmfully upon the street scene, character of the area and the amenities of the occupiers of neighbouring properties. Furthermore, the layout of the car parking and bin storage areas would create a cramped and awkward environment harmful to the residential amenity of future occupiers. Hence the proposal is contrary to policies DA1, DA2 and DA6 of the Peterborough Local Plan (first Replacement).’

The main differences between this and the previously refused reserved matters application are:

- Alterations to the heights of Blocks A and B
- Alterations to design and fenestration Blocks A and B
- Change from dormer to velux style roof windows

This application is based upon the footprints approved at the outline stage and thus only matters of scale, appearance, and landscaping can be considered as part of this application.

b) Introduction

The key issues with regard to this proposal are the planning history of the site, the proposed design and appearance, and its impact upon the residential amenities of the surrounding residents.

b) Design

Three blocks of accommodation are proposed on site to provide the 14 apartments.

Block C to the rear of the site which backs onto Garrick Walk, would be a two storey high block and contain 4, 2 bedroomed apartments. A gabled appearance is proposed, similar in appearance to the adjacent properties. The scale and appearance of this block is considered to be acceptable, and not out of keeping with surrounding development.

The two proposed blocks on the site frontage facing Fletton Avenue (Blocks A and B) have been amended since the previous application and are now both two and a half storey blocks, with velux style rooflights to provide light the accommodation within the roofspace. The design and appearance of these blocks streetscene elevations is now one of two pairs of semi-detached properties, which is characteristic of the area.

Bay window detailing has also been introduced, which is also similar to some surrounding properties. The heights of these frontage Blocks are now approximately 9.5m to ridge. Under the previous application the heights of these blocks which were a mixture of 2 and 2.5 storey were 8.5m and 10.5m respectively. This 9.5m height is approximately 1m higher than the adjacent two storey residential properties. The design and appearance of these two blocks of accommodation has improved since the previous application and are now considered to be generally in keeping with the character of the surrounding area. The additional 1m height of these buildings and the proposed velux windows are not characteristic of the surrounding area. However on balance these differences are not in this instance considered sufficiently harmful to justify refusal of the proposal.

c) Residential Amenity

This reserved matters application can only consider the issues of scale, appearance and landscaping, all other matters were considered under the outline planning application.

Block C, would be two storey in height and similar to the properties on Garrick Walk. This block would be positioned to the north of the properties on Garrick Walk, therefore there would be no harmful overshadowing impact and their sunlight levels would not be adversely affected. The block will be at right angles to those properties and the windows to the rear elevation are bedroom, bathroom and kitchen windows with the main habitable rooms to the front facing the internal courtyard.

The positioning and heights of Blocks A and B on the site frontage will not adversely affect the light and outlook to adjacent neighbouring properties.

The concerns expressed by residents to the boundary treatment, in particular the brick wall to Garrick Walk, are acknowledged and a condition requiring details of these is recommended. Similarly the concern of residents at the refuse collection areas, is also covered by a condition imposed at the outline stage.

The issues raised by residents in respect of parking and traffic problems, noise pollution, and drainage were considered as part of the outline planning application. It is not proposed to take any form of access to the site from Garrick Walk.

8 CONCLUSIONS

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

The appearance, scale and landscaping of the 14 apartments are considered to be compatible with their surroundings with no adverse impact on the amenities of occupiers of nearby dwellings. The proposal is therefore in accordance with Saved Policies DA1, DA2 and LNE9 of the Peterborough Local Plan 2005 (First Replacement).

9 RECOMMENDATION

The Head of Planning Services recommends that this application is APPROVED subject to the following conditions:

C1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings; hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

C2 The development shall not commence until details of all boundary walls and fences have been approved in writing by the Local Planning Authority. These shall be erected prior to the first occupation of the development, and thereafter such fencing shall be maintained to the satisfaction of the Local Planning Authority. In particular the attention of the applicant is drawn to the retention of the boundary wall to Garrick Walk

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

C3 Notwithstanding the approved plans details of the proposed cycle parking and lighting for the car parking areas shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. Prior to the first occupation of the development, the cycle parking and lighting shall be full provided in accordance with the approved plans and retained as such in perpetuity.

Reason: In order to provide facilities for sustainable travel modes for residents and ensure appropriate lighting levels on site, in accordance with Policies T9 and DA11 of the Peterborough Local Plan (First Replacement).

Notes Relating to this Decision

- 1 The attention of the applicant and any future owner of the site is drawn to the need to comply with all the conditions which were the subject of the outline approval given in February 2006 (05/01449/OUT).
2. Building Regulation approval is required for this development. For further information contact the Building Control Section on 01733 453422 or email buildingcontrol@peterborough.gov.uk.

Copy to Councillors Rush, Walsh, Cereste

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