

Application Ref: 16/01168/FUL

Proposal: Proposed two bedroom bungalow

Site: Land To Rear Of, 37 And 39 Lincoln Road, Glington, Peterborough

Applicant: Mr & Mrs P Breslin

Agent: Mr John Hartley

Referred by: **Glington Parish Council**

Reason: The Parish Council object to this application as the site is too small for such a development and this application increases the footprint of the dwelling. Furthermore it is considered detrimental to the amenity of residents of the adjacent retirement home.

Site visit: 28.07.2016

Case officer: Mr M A Thomson

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The application site forms part of two rear gardens, serving no's 37 and 39 Lincoln Road, a detached bungalow and two storey dwelling respectively, and has a site area of 400 square metres.

Both No's 37 and 39 Lincoln Road front onto and have direct vehicular access to Lincoln Road; No.37 has two off street parking spaces, and No.39 could accommodate up to 4 off-street parking spaces to front. The application site is set back some 50 metres from Lincoln Road and is surrounded by a two metre high close board fence. There are a number of trees within and immediately adjacent to the site, which include a willow and lime tree, several fruit trees and a leylandii hedge.

To the north of the site is the rear garden to No.41 Lincoln Road, to the west is a Residential Care Home (Garden Lodge), to the south-west is a detached bungalow (No. 35A Lincoln Road), to the south is a recently built detached bungalow (No.35B Lincoln Road) approved under 09/01550/FUL, and to the south-east is the former site of a detached bungalow (No.35 Lincoln Road) which has recently been demolished. No's 37 and 39 Lincoln Road are to the immediate east.

The application site would be accessed by an existing access from Lincoln Road, which serves No's 35A, 37 and the Residential Care Home. It is understood that there are a maximum of 10 people residing at the Care Home.

Proposal

In 2015 planning permission was granted for the erection of a detached bungalow by the Planning and Environmental Protection Committee under App Ref: 15/00621/FUL.

This scheme proposes the following amendments;

- On the east elevation the chimney has been repositioned, as have two roof lights and side

- window;
- On the west elevation a utility room is proposed, two roof lights have been added and a side door;
- On the south elevation the porch canopy has been amended, and two bay windows introduced; and
- On the north elevation a set of patio doors have been replaced with a window.

An amended site plan has been submitted which reflects the layout of the 2015 approved scheme. This change specifically relates to No 37's southern boundary to facilitate a wider vehicle access.

The dwelling would have a footprint of 11.8m x 10.3m respectively, and would stand at 2.3m to eaves and 5.3m to ridge. The utility room extension would have a floor area of 2m x 3.6m, standing at 2.3m to eaves and 3.6m to ridge.

Materials proposed are Hanson Seville Antique walling, slate colour roofing, cream upvc openings and black rainwater goods. Corbels, lintels, chimney capping etc. would be Warrick reconstituted stone.

The position and height of the dwelling is unchanged; with the exception of the utility room addition the footprint is also otherwise unchanged.

These works could not be undertaken without planning permission as permitted development rights were restricted by planning condition under the 2015 approval. The reason for this was to ensure that any additions could be reviewed by the Local Planning Authority and to protect the amenity of the area.

2 Planning History

Reference	Proposal	Decision	Date
15/00621/FUL	Erection of detached bungalow with access	Permitted	14/07/2015
12/00297/FUL	Construction of 1 x 2 bed bungalow	Refused	30/04/2012

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS13 - Development Contributions to Infrastructure Provision

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

PCC Transport & Engineering Services (05.07.16)

No objection – subject to conditions with respect to parking and turning, provision of access and

driveway, wheel wash and temporary facilities for construction traffic.

Archaeological Officer (06.07.16)

No objection - The available evidence would indicate that the application site has the potential to contain archaeological remains of all periods. If present, these are expected to survive in good conditions of preservation.

Given the known historic and archaeological background to the site, it is recommend that archaeological monitoring of all groundwork.

All archaeological work should be carried out in accordance with a written scheme of investigation which is expected to fulfil the conditions specified in a 'brief' issued by this office.

Cambridgeshire Fire & Rescue Service

No comments received

PCC Pollution Team

No comments received

Waste Management

No comments received

Welland & Deeping Internal Drainage Board

No comments received

Glinton Parish Council (21.07.16)

Object - The current application seeks approval to a larger bungalow, extended further towards the western boundary which adjoins a retirement home.

The Parish Council object to the application and remain of the view, previously held, that the site is too small for such a development and this application increases the footprint of the bungalow even further. Furthermore it is considered detrimental to the amenity of residential of the adjacent retirement home.

The Parish Council ask that this be referred to the Planning and Environmental Protection Committee if Officers are minded to recommend approval.

Local Residents/Interested Parties

Initial consultations: 3

Total number of responses: 2

Total number of objections: 2

Total number in support: 0

A letter of representation has been received raising the following concerns. The second letter of representation relates to Parish comments stated above.

- Design has changed to the previous approval;
- The access does not replicate the previous approval;
- Concerns of accessibility during construction works;
- The dwelling should be situated closed to No's 37 and 39 Lincoln Road; and
- Query whether the application is valid and concerns raised over certificates.

5 Assessment of the planning issues

Principle of Development

The principle of development is accepted given that there is an extant planning permission for a

detached dwelling on the application site, which was approved under 15/00621/FUL. The only question for this application is whether the proposed changes are acceptable or not.

Design and Layout

Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012) state 'new development should respond appropriately to the particular character of the site and its surroundings ... [and] should not result in unacceptable impact on the amenities of occupiers of any nearby properties'. This is consistent with the Villages SPD (2011) for Glinton, which states 'the design of new buildings should be sympathetic to neighbouring buildings and in keeping with the village environment'.

Given the juxtaposition of the proposed dwelling to the road, the intervening dwellings and natural and manmade boundary treatments, the proposed external alterations and proposed utility room extension it is not considered would have an adverse impact on the character or appearance of this section of Lincoln Road.

The height of the dwelling would be unchanged, and the height of the proposed utility room would be 3.6m to ridge, therefore given the extant planning permission the proposed changes are not considered to harm the visual amenity of the area.

Subject to conditions being in accordance with 2015 approval, which include seeking samples of walling and roofing, levels and hard and soft boundary treatments, the proposal would accord with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012).

Access, Parking and Highway Safety

The Local Highway Authority has not objected to the access arrangement as it is not considered that the proposal would give rise to a Highway safety hazard. Highways have however requested details of vehicle to pedestrian visibility splays, which could be secured by condition should planning permission be granted. As per the previous approval details of the access surface shall be secured by condition; due to issues of noise and neighbour amenity it shall be hard bound.

A letter of representation has been received advising that the plans as originally submitted did not represent the vehicle access as originally approved; as such a revised plan (Site Plan Rev A) has been submitted and now reflect the previous approval, and are accepted.

This development is therefore considered to accord with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).

Neighbour Amenity

The dwelling would be slightly larger and the proposed utility room extension would be situated closer to the care home by 3m, however it would only stand at 3.6m to ridge, and given that there would be a 1.8m high close board fence and there is a separation of some 6-8m from the boundary fence to the care home, this extension is not considered to be overbearing, or result in a loss of privacy or outlook.

A letter of representation and comments from the Parish Council have raised concerns that the proposed extension would have a harmful impact upon the residential care home. For the reasons set out above the impact is considered to be acceptable.

The scheme does propose roof lights on three elevations, however these would be within the roof of the dwelling, presumably vaulted, and would not be to serve first floor accommodation. They are therefore considered acceptable.

It is recommended that conditions consistent with the previous approval for the site be attached, which shall include ensuring a satisfactory surface for the access road. Subject to these conditions the proposal would accord with Policy CS16 of the Peterborough Core Strategy (2011) and PP3 of

the Peterborough Policies DPD (2012).

Amenity of Future Occupiers of the proposed Dwelling

Notwithstanding the proposed utility room extension the proposed dwelling would be served by a satisfactory garden and principal rooms would be served by sufficient levels of natural light and outlook. As per the previous approval however should permission be granted the Local Planning Authority would seek to restrict permitted development rights for extensions and outbuildings for the avoidance of doubt. Subject to this condition the proposal would accord with Policy PP4 of the Peterborough Policies DPD (2012).

Biodiversity

To facilitate the proposed development a Willow Tree, a number of fruit trees and conifer hedges would be removed. With the exception of the utility room extension, there is no material change to the previous application.

The Willow Tree appears to be a healthy specimen however it is not visually prominent from the public realm, as such it would not be eligible for a Tree Preservation Order. The proposal would result in the loss of a number of trees and a conifer hedgerow. Therefore if planning permission was granted, an informative shall be attached advising no works to trees during bird breeding season as well as securing biodiversity enhancements for the site, such as bird and bat boxes. Subject to this condition the proposal would accord with PP16 of the Peterborough Policies DPD (2012).

Flood Risk

The site of application is not within a Flood Risk Zone. The Drainage Board previously responded, stating there is a lack of information on how surface water would be disposed of, nor are there any foul sewers in the immediate vicinity. Matters of foul and surface water disposal can be secured by way of planning condition as per the original consent.

Other Matters

Archaeology - The Council's Archaeologist has raised no objection, however has advised that the application site has the potential to contain archaeological remains of all periods. Therefore it is recommend that there is archaeological monitoring during all groundwork (and not an evaluation by trial trenching), to be carried out in accordance with a written scheme of investigation.

Construction noise and traffic - Should permission be granted the Local Planning Authority would seek to secure a Construction Management Plan for the site, which would limit hours of construction.

Access for emergency vehicles during the construction period would be a site management matter and would be the responsibility of the site manager.

A letter of representation queried whether the ownership certificate was correct; the Agent has confirmed that Certificate A is correct.

6 Conclusions

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

- The principle of residential development in this limited growth village has been found to be acceptable under a previous extant application, and remains in accordance with Policies CS1 and CS2 of the Peterborough Core Strategy DPD (2011);
- The siting, scale and design of the proposed dwelling is considered to be acceptable with no adverse visual impact on the site, or surrounding area, and is in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP17 of the

- Peterborough Policies DPD (2012);
- There would not be any unacceptable harm to neighbouring amenity, and the dwelling would provide satisfactory amenity for future occupiers, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP3 and PP4 of the Peterborough Policies DPD (2012); and
- There are no Highway safety concerns and parking and turning can be accommodated on site, in accordance with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 No development shall take place above slab level until samples of materials, including roof and wall materials, details of the type, design and external finish of all windows, external doors, boundary and access road treatments and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012).

- C 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), planning permission will be required for extensions, outbuildings, openings and dormer windows, porches, chimneys, flues or soil and vent pipes.**

Reason: In order to protect the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

- C 4 Notwithstanding the submitted information no land raising is permitted and the finished floor levels of the dwelling hereby approved shall be no more than 100mm above existing ground floor level.**

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012)

- C 5 No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to, and approved by, the local planning authority in writing. The Scheme shall thereafter be implemented as agreed.**

Reason: to secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the adopted Peterborough Core Strategy DPD

(2011) and Policy PP17 of the Peterborough Policies DPD (2012). This is a pre-commencement application as the details need to be agreed before development can commence on site.

- C 6 Notwithstanding the submitted information no development shall take place above slab level until details of the vehicles to pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. Thereafter these visibility splays shall be implemented in accordance with the approved details prior to occupation of development hereby permitted and these areas shall be maintained free from any obstruction over a height of 600mm.**

Reason: In the interests of Highway safety and to accord with Policy PP12 of the Peterborough Policies DPD (2012).

- C 7 Prior to first occupation of the dwelling the areas shown as parking and turning on Drwg Site Plan 1/500 Rev A shall be drained and surfaced in accordance with the submitted details and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles, in connection with the use of the dwelling.**

Reason: In the interests of Highway safety and to provide satisfactory parking, in accordance with Policies PP12 and PP13 of the Adopted Peterborough Planning Policies DPD (2012).

- C 8 The access road/driveway to the new dwelling shall be constructed in accordance with the approved plans Site Plan 1/500 Rev A and shall be un gated. The access road/driveway shall be made available prior to the occupation of the dwelling.**

Reason: In the interests of Highway safety and to accord with Policy PP12 of the Peterborough Policies DPD (2012).

- C 9 Prior to the commencement of development, a scheme for the provision and implementation of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full and up-to-date design details of the proposed drainage systems, including existing runoff rates and how the impact of the development can be mitigated. The scheme shall be implemented in accordance with the approved details prior to first occupation.**

Reason: In order to prevent surface water flooding, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011). This is a pre-commencement application as the details need to be agreed before development can commence on site.

- C10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.**

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner in accordance with Policy PP20 of the Peterborough Policies DPD (2012) and paragraph 109 and 121 of the NPPF (2012).

- C11 Prior to the commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include (but not exclusively the following):-**

- a scheme of chassis and wheel cleaning for construction and demolition vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
- hours of construction;
- a scheme of working hours for construction and other site works;
- a scheme for parking, turning and loading of contractors vehicles;

Thereafter the details shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety and to protect the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3, PP12 and PP13 of the Peterborough Policies DPD (2012).

C12 The development hereby permitted shall be carried out in accordance with the following approved plans and reports:

- **4501/1 - Proposed floor plan, elevations, block and site plan**
- **Site Plan 1/500 Rev A - Proposed access arrangement**

Reason: For the avoidance of doubt and in the interest of proper planning.

Copies sent to Cllr Hiller, and Cllr Holdich

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