

11/00233/FUL: REVISED PROPOSALS TO INCLUDE LOFT PLAY ROOM, OF PLANNING APPLICATION 10/00975/FUL- DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF THREE-BED DWELLING WITH DETACHED GARAGE - PLOT A - THE HAVEN
SECOND DRIFT WOTHORPE STAMFORD

VALID: 21 FEBRUARY 2011
APPLICANT: HEReward HOMES LTD
AGENT: IPLAN
REFERRED BY: HEAD OF PLANNING TRANSPORT AND ENGINEERING
REASON: PREVIOUS MEMBER INTEREST
DEPARTURE: NO

CASE OFFICER: LOUISE LEWIS
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The principle of development
- The impact on the character of the area
- Impact on the amenities of occupiers of neighbouring dwellings

The Head of Planning Transport and Engineering 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

Key policies highlighted below.

Peterborough Local Plan 2005

DA6 Tandem, backland and piecemeal development.

H15 Development to be carried out at highest net residential density

H16 Seeks residential development if the following amenities are provided to a satisfactory standard; daylight and natural sunlight, privacy in habitable rooms, noise attenuation and a convenient area of private garden or amenity space.

T9 Cycle parking requirements.

T8 Permission will only be granted for a development if vehicular access is on to a highway whose design and function is appropriate for the level and type of vehicular traffic likely to be generated by the proposed development.

T10 Car parking provision to be in accordance with maximum car parking standard

Peterborough Core Strategy (adopted 23 February 2011)

CS10 – Seeks development that supports the Council's Environment Capital aspiration

CS16 – Seeks development that has a positive effect on the local area and does not adversely affect neighbours

Planning Policy Statement 3: Housing. This requires Local Planning Authorities to make best use of land for new residential development and to ensure that it is well integrated with and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

Planning Policy Statement 7: The Countryside, Environmental Quality and Economic and Social Development seeks to integrate development necessary to sustain economic and social activity in rural communities whilst protecting the character of the countryside. It indicates that new development should be sensitively related to existing settlement patterns and to historic, wildlife and landscape resources.

Village Design Statement (VDS) Implications: Wothorpe VDS sets out a series of guidelines on Architectural Character, Scale, Relationship between buildings, Overdevelopment, Location, Building lines, Building heights and Landscaping. However, the village design statement no longer forms part of the development plan and therefore only very limited weight can be given to it in deciding this application.

3 **DESCRIPTION OF PROPOSAL**

The proposed development is a three-bedroom house with a detached double garage. The house proposed is of two storeys, of a main block with projecting gable-end features to front and rear. The proposed dwelling would be about 10.5m wide, set 6m from the boundary with the neighbouring plot (Thomas House) and 2m from the indicative boundary with the plot on the other side (this boundary has moved slightly, but this has no material effect). Height to eaves would be about 5.2m and height to ridge about 8.8m (this is a slight reduction from the previous proposal). Access is proposed via a new entrance from Second Drift.

The application initially included a garden room, and a side utility extension. These aspects were withdrawn on Officer advice.

The application also proposed photo-electric panels, these have been withdrawn from the proposal by the applicant.

The internal layout is changed from that originally approved in order to accommodate the staircase to the loft.

4 **DESCRIPTION OF SITE AND SURROUNDINGS**

The application site is part of a plot known as The Haven. The site has already been divided, with the rear part of the garden to be developed as a single dwelling. The front part of the site is shown as two plots known as plot A (subject of the current application) and plot B (to the north-west). The application site comprises an area of about 40m deep and 18m wide at the front, narrowing to about 14.5m wide at the rear. The front section of the plot comprises existing verge and hedge line, behind this would be the garage, then the house and garden. The site slopes in two directions.

5 **PLANNING HISTORY**

Application Number	Description	Date	Decision
01/00575/OUT	Erection of four dwellings	26.07.2001	WDN
01/01295/OUT	Erection of dwelling (Revised access)	12.03.2002	PER
02/00842/OUT	Residential development comprising one house and garage	24.09.2002	PER
03/00360/OUT	Residential development comprising two dwellings and garaging	14.05.2003	WDN
04/02018/WCPP	Variation of Condition 1 of planning permission 01/01295/OUT to allow a further three years for the	08.02.2005	PER

	submission of reserved matter		
05/00477/WCPP	Variation of condition 1 of planning permission 02/00842/OUT (erection of house and garage) to allow a further three years for the submission of reserved matters	22.09.2005	PER
08/01203/REM	Reserved matters for the siting, design, external appearance of buildings, means of access and landscaping for a four-bed dwelling as consented under 02/00842/OUT	08.04.2009	PER
10/00204/FUL	Construction of five-bed dwelling with detached garage	19.07.2010	PER
10/00688/FUL	Demolition of existing dwelling and construction of 1 x four-bed dwelling and 1 x five bed dwelling with detached double garage (on the front part of the Haven site)	09.07.2010	REF
10/00872/FUL	Erection of dwelling with detached garage and studio above	23.09.2010	REF but allowed at appeal
11/00232/FUL	Revised proposals to include moving boundary to plot A, loft play room and option for photoelectric panels to the roof slope, of planning permission 10/01503/FUL - Construction of 4 bed, 2 storey house with detached double garage - Plot B		

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Local Highway Authority – No objection

Archaeologist – No objection

EXTERNAL

Parish Council

- We have no objections to photoelectric panels being attached to the roof slope.
- We have no objections to the creation of a play room in the loft by utilising velux windows in the roof slope provided that our opposition to the conversion of these velux windows to dormer windows is clearly noted.
- Although the garden room and side utility room extensions have been withdrawn we wish to make it clear that we are opposed to any such developments.

NEIGHBOURS

Letters of objection have been received from 5 local residents raising the following issues:

- Developer is manipulating the planning process
- Creeping proliferation of immense houses is giving rise to an unacceptable density and damage to the character of Wothorpe
- Planning applications over the last 12 years have changed the character of the area significantly
- Several trees have been felled and the rustic nature of Second Drift is being damaged beyond repair
- Sewage system was not designed for such an increase in dwellings (from 24 in 1995 to 32) and problems will ensue
- Removal of trees destabilising the soil and increasing the amount of water through storm drains and down the edges of the road
- Houses are big enough, object to any further enlargement
- Road has been damaged by constant arrival of delivery lorries

- Builders often park their vehicles at the bottom of the Drift causing problems for residents.
- Trees have been damaged by delivery vehicles
- PCC refuse collection vehicles also damage the road
- Road safety issue with increasing number of vehicles

COUNCILLORS

No comments from Councillors have been received to date.

7 REASONING

a) Introduction

This application is a revision to a previous application, which was approved by Members on the 12 October last year. This report examines only the changes to the proposal. The report on the previous application is attached as appendix 1.

Members will note that Condition 9 of the previous consent is no longer recommended, as the original dwelling on the site has now been demolished.

b) Policy issues

Since the previous application was determined, the Core Strategy has been adopted. This application should therefore be assessed against those policies which have replaced Local Plan policy, as well as against new policies. While this makes little difference to the assessment of the application, Members will note that the wording of several conditions has changed, to refer to the new policies.

c) Impact of additional windows – neighbour amenity

It is proposed to add two rooflights in the rear roof slope, and one small window, indicated as obscure glazed, in the gable end to function as an escape window. The rooflights will be set towards the ridge, so that the lowest point of the window is at 1.8m above floor level. There will be no overlooking from these windows.

The window in the gable end will face towards plot B's gable, and there is not likely to be any detrimental overlooking as views towards the garden will be oblique. There are no habitable room windows on the end of plot B to be overlooked.

Overall therefore it is considered that there would be no detrimental impact on neighbour amenity, and the proposal is in this respect in accordance with Policy CS16 of the Core Strategy.

d) Impact of additional windows – character of the area

Several neighbours have commented that Planning Officer have previously objected to two-and-a-half storey development. This is correct, however this objection was mainly due to the impact of dormer windows, which would increase the visual bulk and impact of the building above that normal for Second Drift.

In this case, there are no dormers proposed, and the windows which are proposed would not appear out of place in a normal two storey house, being of a type that are often fitted to illuminate a loft space or attic. It is therefore concluded that the windows will not have any detrimental impact on the character of the area, and the proposal is in this respect in accordance with Policy CS16 of the Core Strategy.

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 site is within the settlement boundary

- a dwelling can be accommodated without unacceptable detrimental impact on the amenities of occupiers of neighbouring dwellings
- a suitable level of amenity can be provided for residents, including access and parking
- the proposed dwelling would not affect the character of the area to an unacceptable degree
- the proposal is therefore in accordance with Policies H16 and T10 of the Peterborough Local Plan 2005 (First Replacement) and Policies CS16 and CS22 of the Peterborough Core Strategy DPD.

9 RECOMMENDATION

The Head of Planning Transport and Engineering recommends that this application is APPROVED 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 the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- C 2 Materials to be used in the construction of the approved development shall be as described in approved plan 2009/51-4 G, unless agreed otherwise in writing by the Local Planning Authority.**
Reason: In the interests of the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.
- 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), no garage, carport or domestic enlargement to the dwelling or the garage shall be constructed other than as those expressly authorised by this permission.**
Reason: In the interests of visual and residential amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.
- C 4 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), no windows shall be inserted into any elevation or roof slope at second floor level, or to the south-east or north-west elevations at first floor level, other than as expressly authorised by this permission.**
Reason: In order to ensure that the Local Planning Authority can protect the amenity of the adjoining occupiers or the visual amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.
- C 5 The dwelling and garage shall be constructed at the level shown on plan 2009/51-202/E, unless otherwise agreed in writing with the LPA.**
Reason: In the interests of visual and residential amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.
- C 6 Surface water disposal shall be by means of soakaway unless percolation tests prove negative in which case an alternative means of disposal shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The soakaway or alternative approved means of disposal shall be implemented prior to the first occupation of the dwelling. Foul water from the development shall be dealt with by way of a connection to the adopted foul main.**
Reason: To prevent surface water flooding in accordance with the aims of PPS25 and to secure the appropriate treatment of foul water and to accord with Policy CS22 of the Peterborough Core Strategy DPD.
- C 7 Before the development hereby permitted is first occupied, the proposed first floor and second floor windows on the north-west and south-east elevations shall be obscure glazed and apart from any top hung fan lights shall be incapable of being opened and shall subsequently be maintained as such.**

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.

- C 8 **Prior to the commencement of development and notwithstanding submitted plans, a landscape planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the existing landscape features within the site that are to be retained. The landscape planting scheme shall be implemented in the first planting season following completion or first occupation of the dwelling, whichever is sooner. In the event that any of the new or retained planting fails or is removed within 5 years of the completion of the planting scheme, then replacement planting shall be undertaken in accordance with the approved landscape planting scheme.**

Reason: In order to enhance the visual amenities of the area, in accordance with Policy LNE10 of the Peterborough Local Plan (First Replacement).

Copy to Councillor D Over