
Appeal Decision

Site visit made on 25 June 2019

by Martin Small, BA (Hons), BPI, DipCM, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th August 2019

Appeal Ref: APP/D0515/W/19/3225719

Land east of 251 Norwich Road, Wisbech, Cambridgeshire, PE13 3UT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr B Wicks against the decision of Fenland District Council.
 - The application Ref: F/YR18/1132/F dated 6 December 2018, was refused by notice dated 4 February 2019.
 - The development proposed is the erection of one dwelling.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of one dwelling at land east of 251 Norwich Road, Wisbech, Cambridgeshire PE13 3UT in accordance with the terms of the application Ref: F/YR18/1132/F dated 6 December 2018, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site is located within an established residential area with a variety of dwellings along Norwich Road mostly set back from the road with front gardens or hardstandings. In the immediate vicinity, the single storey form of the neighbouring dwellings along part of Turnpike Close, the set back of the dwellings at the entrance to the Close and the splays to the boundaries of those properties give a relatively spacious feel to this part of Norwich Road.
4. The form of the proposed dwelling would be consistent with that of its neighbouring properties. Its size relative to its plot and proximity to No. 251 Norwich Road would generally conform with the pattern of development on Turnpike Close. It would therefore contribute to and reinforce the local distinctiveness of the Close. The proposed dwelling would be set back from Turnpike Close and retain the existing splayed boundary, thus substantially maintaining the original concept of the entrance to the Close. Although the proposed development would result in the loss of a currently open garden area, I consider that it would maintain the essential character and appearance, including the sense of spaciousness, of this side of Norwich Road and of Turnpike Close.

5. Accordingly, I consider that the proposed development would comply with Policy LP16 of the Fenland Local Plan 2014 which seeks to protect the character of areas and ensure that new development does not adversely impact on the street scene.

Conditions and conclusion

6. Two of the submitted plans have the same number so I have referred to their titles to avoid confusion. Conditions 1 and 2 are necessary in the interests of certainty. Condition 3 is necessary to safeguard the character and appearance of the area. Conditions 4, 5 and 6 are necessary in the interests of highway safety. Condition 7 is necessary to safeguard the character and appearance of the area and the living conditions of the occupiers of the dwelling hereby permitted and of 251 Norwich Road. Condition 8 is necessary in the interests of the protection of human health and the environment.
7. For the reasons given above I conclude that the appeal should be allowed, and permission granted subject to the conditions set out in the attached schedule.

Martin Small

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - 18-1787-1 Location plan
 - 18-1787-2 Existing site plan
 - 18-1787-3-A Proposed site plan
 - 18-1787-3-A Proposed plans
- 3) Prior to their use on site, specifications and samples of all external facing materials to be used throughout the development hereby approved shall be submitted to and subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in accordance with the approved details.
- 4) Before the development hereby permitted is first occupied the vehicular access from Turnpike Close shall be hard surfaced, sealed and drained away from the highway for a minimum length of 5 m from the back edge of the existing footway, in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The vehicular access shall thereafter be maintained in accordance with the approved details.
- 5) Before the development hereby permitted is first occupied the proposed onsite parking shall be laid out in accordance with the approved plan 18-1787-3-A Proposed Site Plan and thereafter retained for that specific use.
- 6) Before the development hereby permitted is first occupied visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the approved plan 18-1787-3-A Proposed Site Plan. The splays shall thereafter be maintained free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.
- 7) Before the development hereby permitted is first occupied the screen walls and fences detailed on the approved plan 18-1787-3-A Proposed Site Plan shall be erected fully in accordance with those details and thereafter retained in accordance with the approved details.
- 8) 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 to, and obtained written approval from, the Local Planning Authority of a Method Statement detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved Method Statement.

End of Schedule