

F/YR11/0820/F

19 October 2011

Applicant : Mr M Pacey

Agent : Mr M Hall
Morton & Hall Consulting Ltd

Land West of 60B Benwick Road, Doddington, Cambridgeshire

Erection of a 2-storey 2-bed dwelling

This proposal is before the Planning Committee as it has been called in by Councillor Chambers in light of the emerging guidance on planning and localism as it is considered that it will integrate well into the existing form of development in the locality

This application is a minor application.

1. **SITE DESCRIPTION**

The site is located outside the Development Area Boundary of Doddington and away from the edge of the village settlement. The site is contained within an existing small group of dwellings which contains a mix of house types. The site is bounded by fencing on each side with open fields to the rear. Access is directly off a B class road. There is a public footpath on the opposite side of the road leading into the village of Doddington.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR11/0681/F - Erection of a single-storey 2-bed dwelling – Withdrawn 12 October 2011
- F/YR08/0929/F - Erection of a single-storey rear extension – granted 28 November 2008

3. **CONSULTATIONS**

Parish/Town Council:

Not supported outside the development area boundary

Local Highway Authority (CCC):

Visibility splays achievable; parking and turning acceptable; existing eastern vehicular access to No. 60B that will become redundant should be effectively closed immediately after the new access comes into use. Accesses to be constructed to the LHA specification.

FDC Scientific Officer (Land Contamination):

Not yet received

Local residents/interested parties:

None received

4. POLICY FRAMEWORK

FDWLP Policy

- | | |
|----|--|
| H3 | - To resist housing outside DABs. To permit housing inside DABs provided it does not conflict with other policies of the Plan. |
| E8 | - Proposals for new development should: <ul style="list-style-type: none">- allow for protection of site features;- be of a design compatible with their surroundings;- have regard to amenities of adjoining properties;- provide adequate access. |

East of England Plan

- | | |
|------|-------------------------------------|
| ENV7 | - Quality in the Built Environment |
| SS1 | - Achieving Sustainable Development |

Planning Policy Statements

- | | |
|------|--|
| PPS1 | - Delivering Sustainable Development |
| PPS3 | - Housing |
| PPS7 | - Sustainable Development in Rural Areas |

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of a detached 2-bed bungalow on garden land to the side of 60B Benwick Road, Doddington. The site is rectangular, approximately 10.5 metres wide by 64 metres long, and of similar shape and character to existing plots within this small group of dwellings.

The application is considered to raise the following key issues;

- Principle and policy implications
- Character and Appearance
- Design and layout

Principle and Policy Implications

The site is located outside the Development Area Boundary for Doddington but is contained within an existing small group of 5 dwelling comprising a mix of design types.

Policy H3 of the Local Plan indicates that housing development would not normally be permitted outside defined DABs. This policy broadly accords with the national policy in Planning Policy Statement (PPS) 3: Housing and Planning Policy Statement 7: Sustainable Development in Rural Areas, which indicate that planning authorities should strictly control new house building in the countryside away from established settlements. It is recognised that this site is outside the DAB, and, therefore, areas outside the defined boundary are considered to be outside the settlement for policy purposes.

Accordingly applying the Local Plan as it stands, the principle of an additional dwelling here would be contrary to the strict interpretation of Policy H3 and to national policy. However, the proposal will also need to be considered against other material planning considerations, which may outweigh the above policy objection.

Policy E8 of the Local Plan seeks to ensure that all new development is compatible with its surroundings in terms of character, scale, architectural detail and materials and has regard to the amenities of adjoining properties. All development must provide adequate access, parking and amenity space.

Character and Appearance

Development of land outside of DAB limits is not automatically ruled out, given the need to encourage appropriate new development to Fenland, but it is important that acknowledged factors such as impact on the character of the surrounding countryside and the established character and appearance of the settlement, are considered.

The site is located within an existing group of dwellings and is garden land to No.60B Benwick Road and, therefore, the development will not extend the limits of this group of dwellings and will be assimilated well into the group.

Whilst PPS3 has removed garden land from the definition of brownfield land where there was a presumption in favour of development, some garden land development is still appropriate especially where the character and form of the area is maintained. The proposal will result in a dwelling which continues the frontage development along this section of Benwick Road and No.60B retains adequate garden land to the rear. The plot size for the proposed dwelling is very similar to other dwellings within this group.

Design and layout

The proposal is for a modest 2-bed chalet bungalow with parking and turning to the front of the property. The dwelling is 7.5 metres wide by 12.5 metres long with a ridge height of 5.7 metres. There will be no overlooking to the adjoining neighbours with all windows on the front and rear elevations except for a bathroom window on the right hand side elevation which serves a bathroom and will be obscure glazed. It is proposed to use roof lights on the rear elevation.

The layout allows for parking for 2 cars at the front of the dwelling with a turning area to allow cars to exit the site in forward gear. The existing dwelling at No.60B will also retain 2 parking spaces with turning to the front. There is ample private amenity space provided for the new dwelling whilst No.60B also retains adequate amenity space and, therefore, the proposal does not constitute 'garden grabbing' and is, therefore, acceptable.

The use of appropriate materials will also help to assimilate this dwelling into the group of existing dwellings and a condition will, therefore, be imposed.

Conclusion

The proposal seeks to introduce a modest 2-bed chalet bungalow into an existing group of dwellings which is located outside the main settlement area of Doddington. The proposal does not extend this group of dwellings into the open countryside and, therefore, the proposal can be supported.

Adequate access, parking and turning can be achieved within the site and it is considered that whilst the proposal is outside the DAB and contrary to Policy H3 the proposal does accord with Policy E8 of the Local Plan and can be supported.

6. RECOMMENDATION

Grant

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional windows other than those shown on the plans hereby approved shall be placed in the east and west elevations of the development hereby approved.**

Reason - To protect the amenities of the adjoining properties.

- 3. Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

- 4. Prior to occupation of the new dwelling hereby approved a scheme for the permanent and effective closure of the existing access to 60B Benwick Road, Doddington, including reinstatement of the highway verge as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved details within 28 days of the bringing into use of the new access.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

5. **The new vehicular accesses hereby approved for both the new dwelling and No.60B Benwick Road, Doddington, shall be laid out and constructed in accordance with the requirements of the Local Highway Authority under a Section 184 Licence.**

Reason – In the interests of highway safety.

6. **Prior to the commencement of development hereby approved, the accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.**

Reason – In the interests of satisfactory development and highway safety.

7. **Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

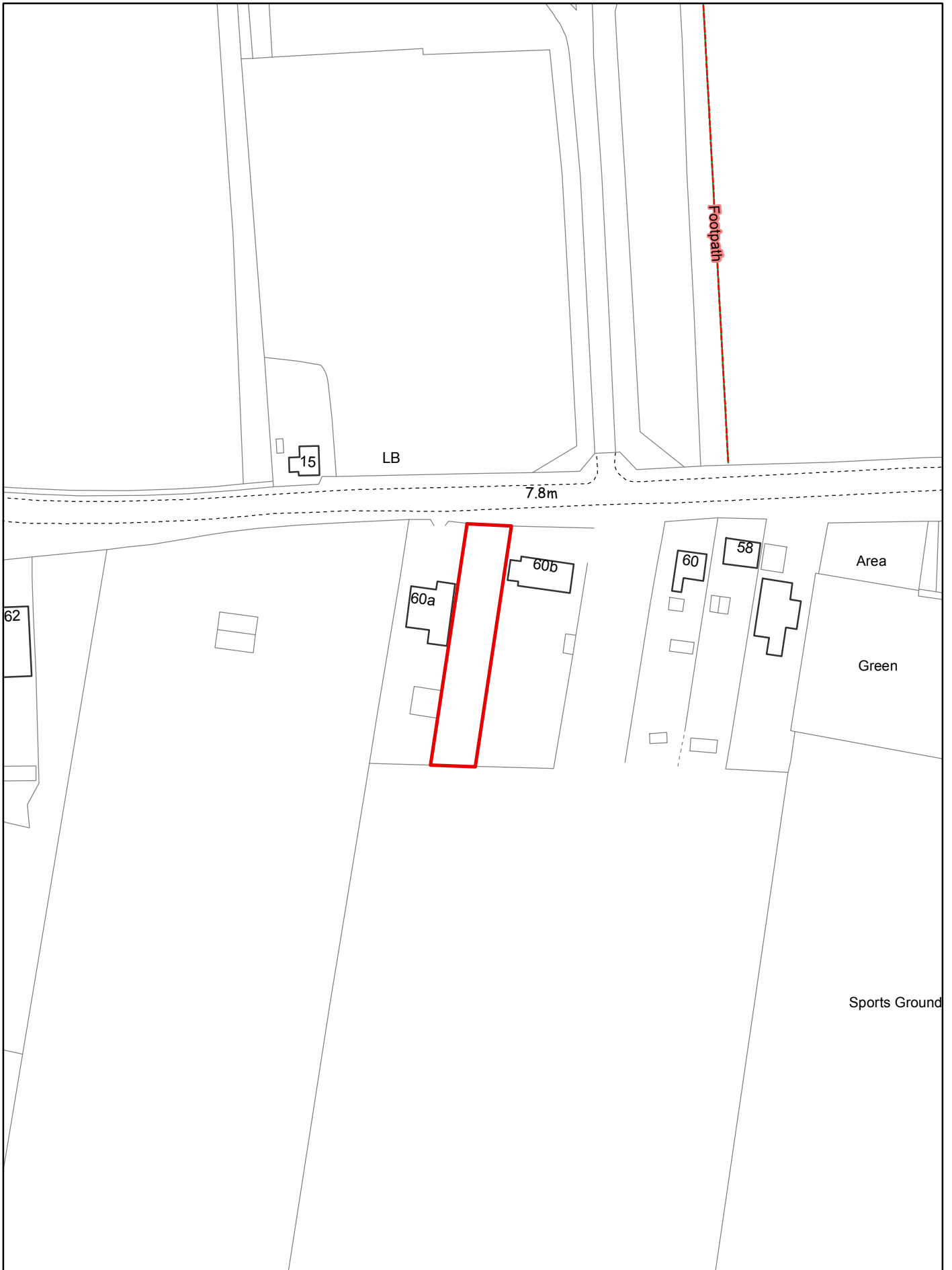
Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

8. **Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**

- a) **enter, turn and leave the site in forward gear;**
- b) **park clear of the public highway;**

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.



Created on: 01/11/2011

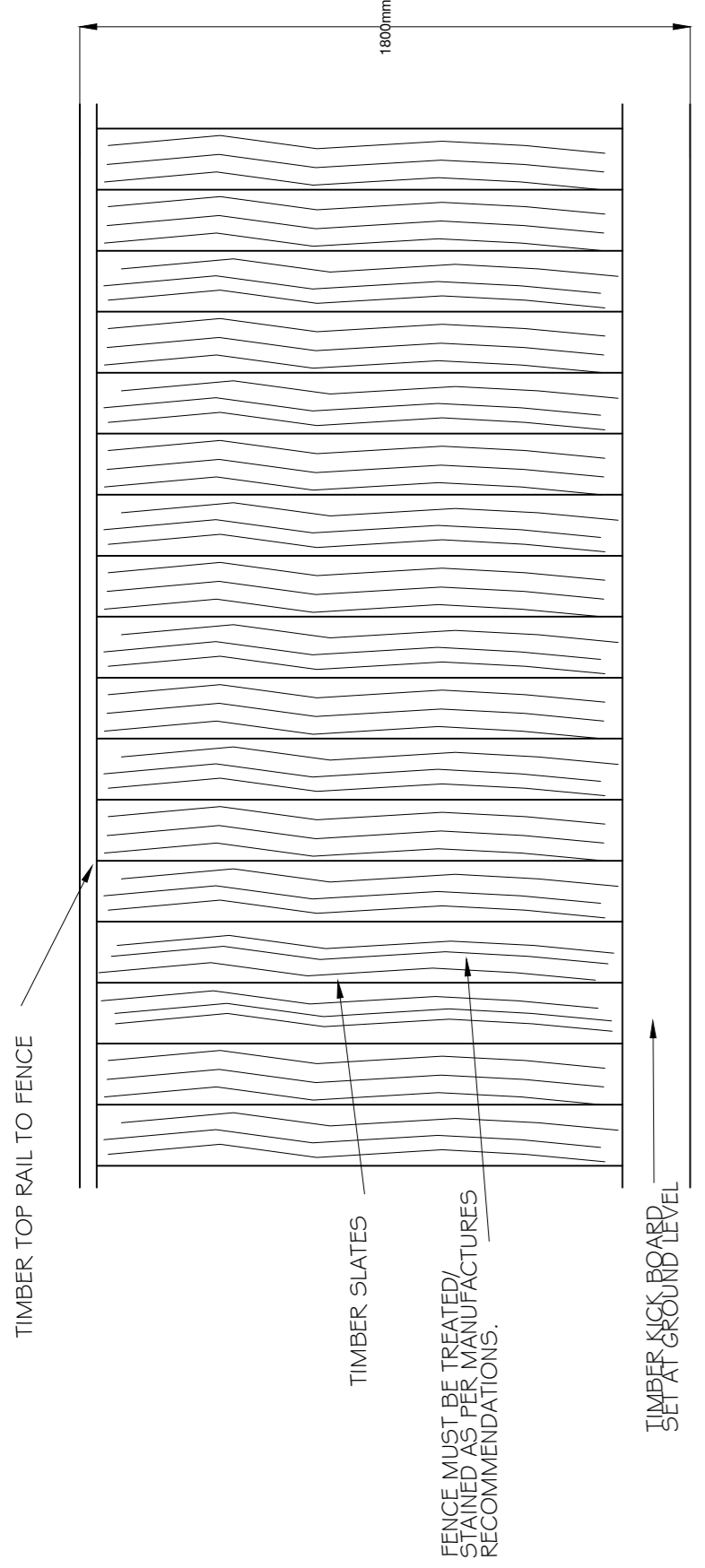
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Scale = 1:1,250



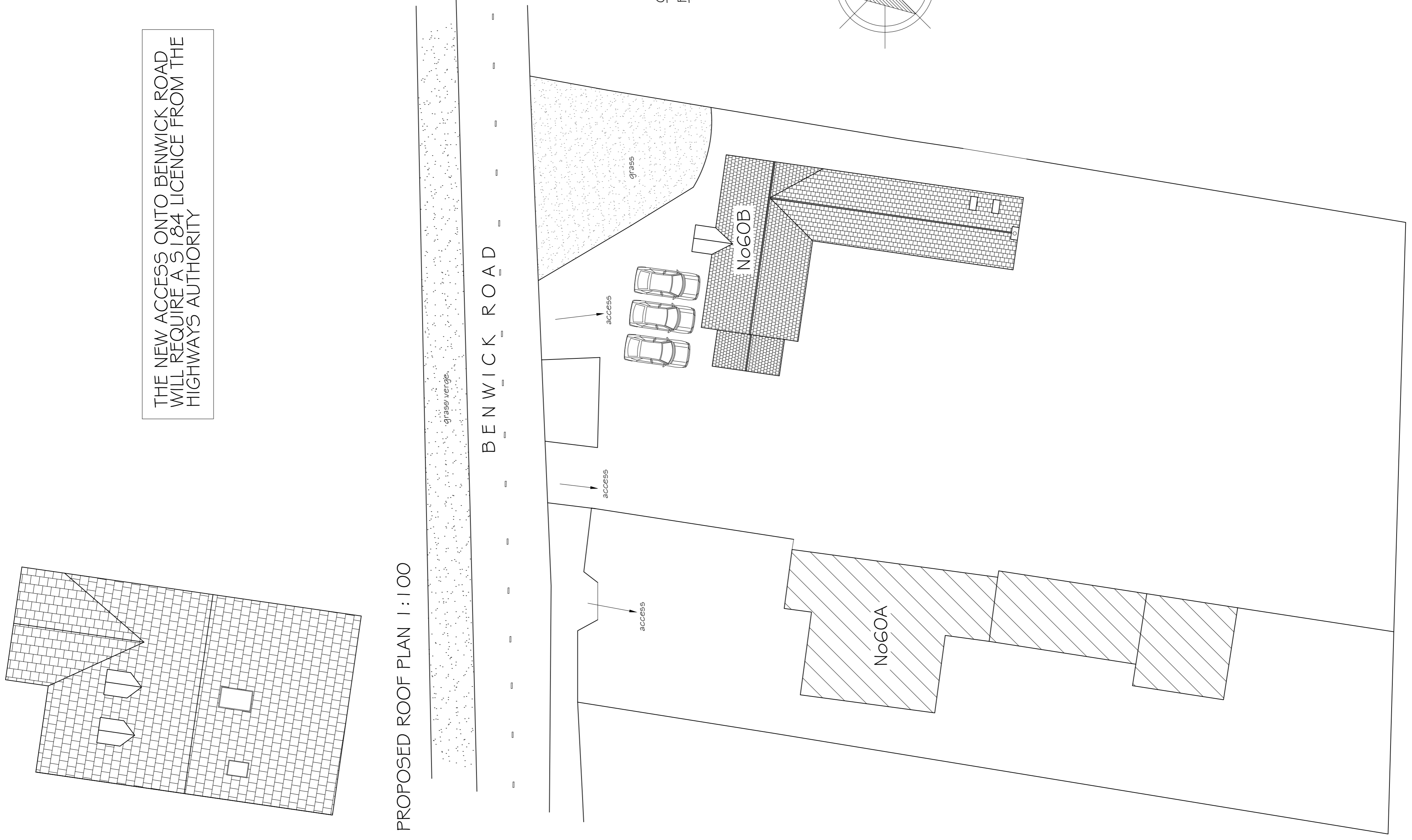
- GENERAL NOTE
1. ALL WORKS MUST COMPLY WITH HEALTH AND SAFETY REQUIREMENTS
 2. THE SITE MUST BE SECURE.
 3. NO WORKS ARE TO COMMENCE UNTIL ALL APPROVALS ARE CONFIRMED
 4. ALL MATERIALS MUST BE SET IN ACCURACIES WITH THE MANUFACTURERS DETAILS.
 5. THE SPECIFICATIONS ARE BASED ON THE FINDINGS OF THE SITE SURVEY AND OTHER CONDITIONS MAY EXIST THAT WE HAVE NO KNOWLEDGE OF AND ACCEPT NO RESPONSIBILITY.
 6. PRIOR TO WORKS COMMENCING THE EXACT LOCATION OF ANY EXISTING SERVICES ELECTRICAL CONTRACTORS MUST PROVIDE CERTIFICATION ON COMPLETION OF THE WORKS
 9. NO UNDERMINING OF ANY BUILDINGS MUST TAKE PLACE
 10. ANY RIGHT OF WAY MUST BE KEPT CLEAR AT ALL TIMES.
 11. FOUNDATION EXCAVATIONS MUST NOT BE LEFT OPEN OVERNIGHT.
 12. BE RULED UPON BY THIRD PARTIES IN WHOLE OR IN PART.



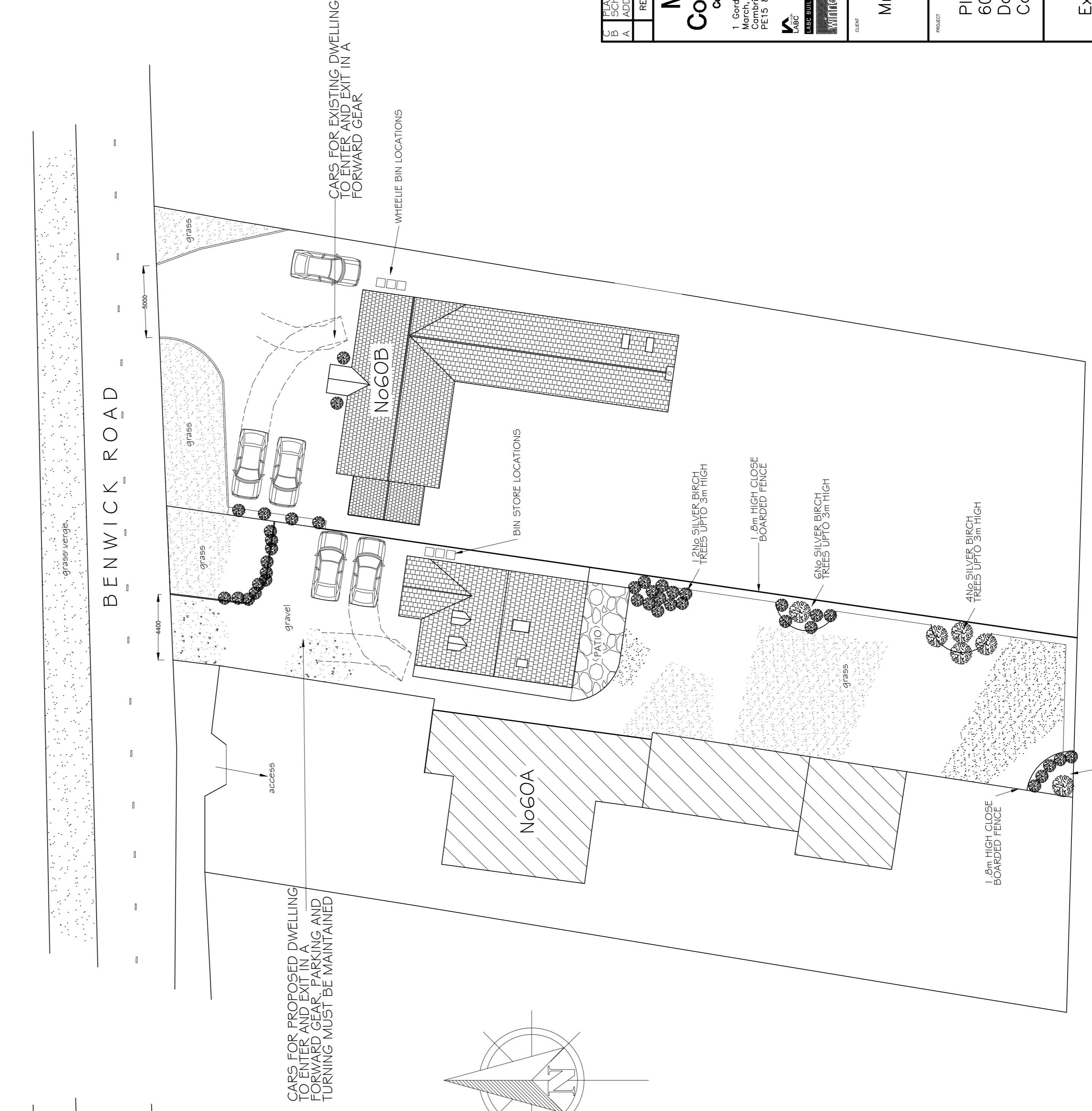
TYPICAL ELEVATION OF TIMBER FENCES 1:20
(SET POSTS INTO GROUND TO ENSURE FENCE IS SECURE AGAINST ALL WEATHER CONDITIONS AND PUBLIC)

THE NEW ACCESS ONTO BENWICK ROAD WILL REQUIRE A S184 LICENCE FROM THE HIGHWAYS AUTHORITY

PROPOSED ROOF PLAN 1:100



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

PLANNERS COMMENTS	NOV 11
SCHEME AMENDED	OCT 11
ADDITIONAL DETAIL ADDED	
REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED Consulting Structural Engineers	
1 Gordon Avenue, March, Cambridgeshire, PE15 8AU Tel: 01354 655454 Fax: 01354 660477 Email: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk	
 Fenland District Council Building Design Awards Building Excellence in Fenland	CATEGORY Winner 2011
PROJECT Mr M Pacey	
PLOT Plot Adjacent to 60B Benwick Road Dodington Cambridgeshire	
DRAWING Existing & Proposed Site Layout	
DRAWN R.Papworth	DATE OF ISSUE
CHECKED	DATE
DATE June 2011	DRAWING NUMBER H2014/101
SCALE 1:200 1:100 1:20	H2014/101