

F/YR11/0877/O

7 November 2011

Applicant : Mrs M Russell

Agent : Mr T Feary  
Trevor Feary (Town Planning  
Consultant) Ltd

Land West of 36A Doddington Road, Wimblington, Cambridgeshire

Erection of 2 single-storey dwellings with garages involving demolition of existing buildings

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This proposal is before the Planning Committee due to it being called in by Councillor Pop Jolley as he considers the development area is in character with the modern development closely adjoining the site.

This application is a minor application.

1. **SITE DESCRIPTION**

The site is located within the Development Area Boundary for Wimblington and lies to the western side of Doddington Road. The site is used as garden land serving the applicant's property at 36A Doddington Road. The area is mainly characterised by linear development along the road frontage with open field to the west and east.

2. **HISTORY**

Of relevance to this proposal is:

- |               |  |
|---------------|--|
| F/YR11/0724/O | - Erection of 2 single-storey dwellings with garages involving demolition of existing buildings. Refused on 3 November 2011. |
| F/YR07/0123/O | - Erection of 2 bungalows with detached garages. Refused on 27 March 2007.   |
| F/YR06/0763/O | - Erection of 2 bungalows. Refused on 8 August 2006.   |
| F/92/0711/F   | - Change of use of existing building to premises for motor sales and servicing. Refused on 24 February 1993.                 |

3. **CONSULTATIONS**

**Parish Council:**

Not received at the time of writing.

**Local Highway Authority (CCC):**

Recommends conditions relating to full details of the layout of the site including roads, visibility splays, parking provision and common turning area. In addition details in respect of access improvements and adequate drainage details.

**Environment Agency:**

The site falls within Flood Zone 1 and, therefore, it will be necessary for the Local Planning Authority to respond on behalf of the Environment Agency with regard to flood risk issues.

**FDC Scientific Officer (Land Contamination):**

Recommends a land contamination condition.

**Middle Level IDB:**

Will be commenting on the application; however, no further comments received at time of writing.

**Local residents/interested parties:**

1 letter received concerning the possibility that bats may be roosting at the site.

4. **POLICY FRAMEWORK**

FDWLP Policy

H3

- To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.

E8

- Proposals for new development should:  
-allow for protection of site features;  
- be of a design compatible with their surroundings;  
- have regard to amenities of adjoining properties;  
- provide adequate access.

TR3

- To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.

East of England Plan

ENV7

- Quality of the Built Environment

Planning Policy Statements

PPS1

- Delivering Sustainable Development

PPS3

- Housing

PPS9

- Biodiversity and Geological Conservation

## 5. ASSESSMENT

### ***Nature of Application***

This application seeks outline planning permission with all matters reserved for the erection of 2 single-storey dwellings with garages involving the demolition of existing buildings on land to the rear of 36A Doddington Road, Wimblington.

The main issues relating to the application is the effect of the proposed development on the character and appearance of the area and the impact on the living conditions of the occupiers of Nos. 36 and 36A Doddington Road with reference to noise and disturbance.

### ***Site History***

The site has recently been refused permission in November last year for the same proposal, the only difference with this application are attempts to overcome reason for refusal 2 of the Decision Notice for file reference F/YR11/0724/O which relate to noise and disturbance. It is proposed that 'acoustic' fencing is erected to reduce noise levels to an acceptable standard.

Previous to this, there have been two additional refusals dating back to 2006 for similar proposals. The reasons for refusal on all occasions relate to the proposals impact on the character and appearance of the area and the impact on residential amenity with reference to noise and disturbance.

### ***Character and Appearance***

Doddington Road is one of the main roads which links Wimblington with Doddington and is predominately characterised by linear development along the frontage. On this part of the west side of the road the dwellings are mainly detached bungalows in spacious plots with long gardens. The proposed dwellings would be built in the garden of No.36A.

There are some examples of development in depth accessed from Doddington Road such as the land to the rear of 40 and 42 Doddington Road where there are two modern bungalows, and the land to the rear of 44, 44a and 44b Doddington Road where there was a conversion of industrial units to two residential units. These are also referred to in the submitted Design and Access Statement.

Whilst it is considered that the in depth development at the rear of 40 and 42 Doddington Road has some similarities to this proposal, these properties have a poor relationship with Doddington Road, unlike the predominant frontage development of the wider area and as such are not a good example to follow. Furthermore these bungalows are located at the rear of two properties with an approximate site width of 70 metres, whilst this proposal is located at the rear of one property with an approximate width of 56 metres. As such the proposed development would appear as a more cramped form of development at odds with predominant frontage character.

It should also be noted that in 2010 there were some changes to PPS3: Housing which removed garden land from the definition of previously developed land. Whilst this did not preclude the development of garden land in accordance with development plan policies it did reduce the priority

attached to such development. Policies H3 and E8 of the Local Plan aim to ensure that development is sympathetic to and compatible with the character of the location and its surroundings. It is considered that the proposed development would be harmful to the character and appearance of the area and would not be consistent with these policies.

### ***Impact on Residential Amenity***

Although details of the access are reserved, there is no indication that access could be gained other than by the way indicated on the submitted plans. As such the access to the proposed bungalows would be via the existing access for No.36A which is adjacent the boundary with No.36 Doddington Road close to the access and parking area of that property. There is currently a 2 metre high hedge along part of this boundary with the neighbouring property. As the access would be used by two additional properties there would be an increase in vehicular movements along the existing access. Whilst there have been no concerns raised from the current occupiers of No.36, or indeed the host dwelling, the determination of the application should be made bearing in mind the living conditions that would be created for future occupiers.

It is considered the proposal would give rise to unacceptable noise and disturbance to the occupiers of both these properties at Nos 36 and 36A. The indicative access, parking and turning arrangement on site would bring cars close to these properties causing noise disturbance. In addition, and whilst not the subject of this application, the degree of noise and disturbance would be even more significant should the development of the rear garden area of No.36 come forward as indicated at 3.6 of the submitted Design and Access Statement and the submitted indicative layout plan.

The Local Planning Authority considers that the need to use acoustic fencing to reduce the noise and disturbance issues as detailed above, highlights the issues and clearly demonstrates that the form of development proposed in this location is unacceptable.

The existing access would need to be improved, and whilst the Highway Authority has no objections to the proposed development, they have recommended several conditions in respect of the improvements to the access.

As the proposed development has been indicated to be single-storey there is unlikely to be harm to the privacy of the neighbouring properties. Notwithstanding this due to the uncertainty regarding the details of the development (i.e. siting, scale and appearance), it is not possible to assess this in detail.

### ***Other Matters***

A letter has been received advising that there may be a possibility that bats are present on the site. The application indicated that the site has been surveyed for bats; however, no report has been submitted showing the findings. This has been requested, however, no details have yet been received and, therefore, Members will be updated accordingly.

In the absent of any survey work being submitted as part of the application, it is considered that there is no option but to recommend refusal on this basis

as this information should be provided prior to the determination of the planning application to ensure that any impact of the proposed development is fully assessed and to ensure that the Council meet its legal requirements to have regard to Protected Species.

### **Conclusion**

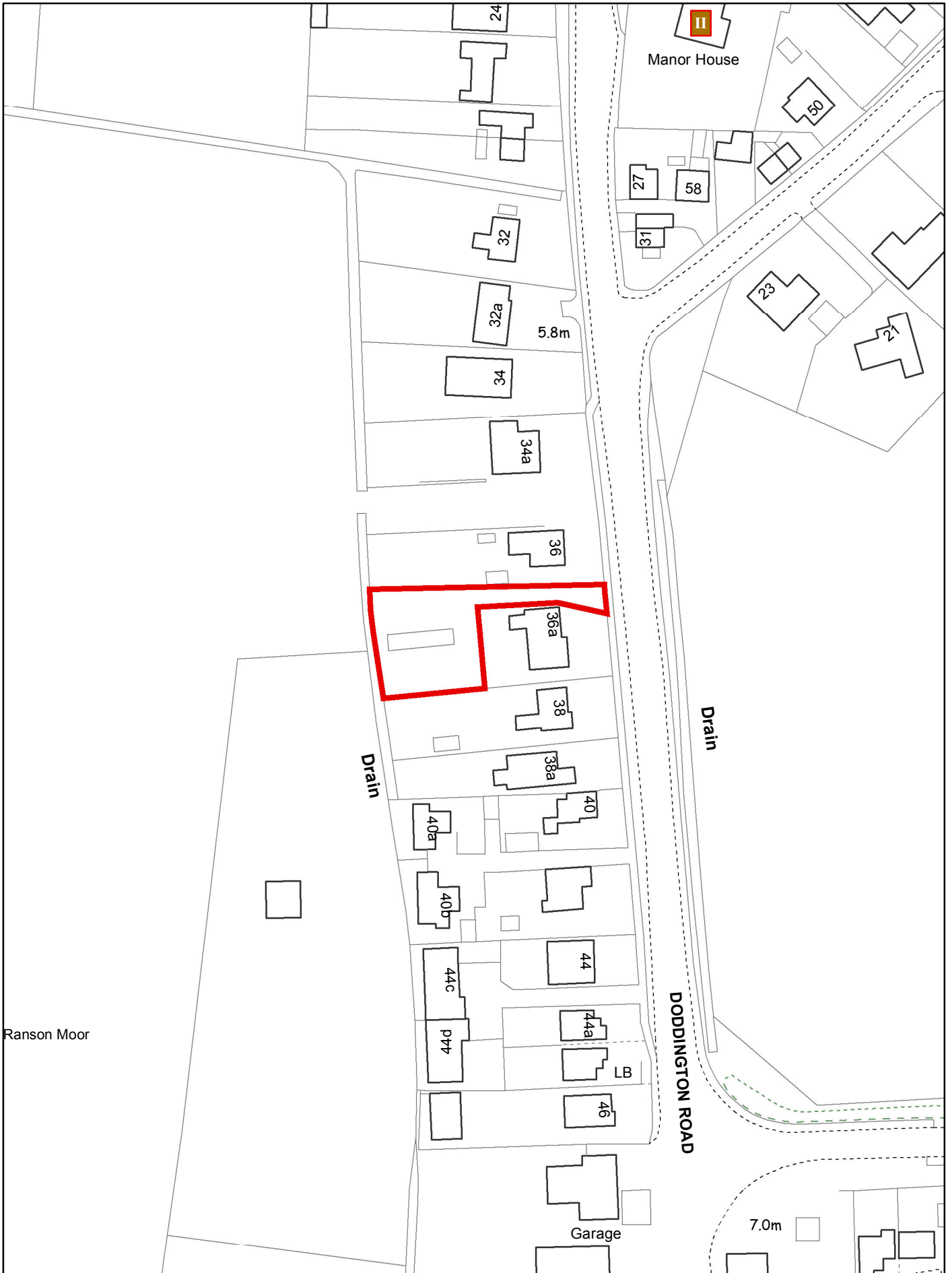
In conclusion it is considered that the proposed development would have a material adverse effect on the character and appearance of the surrounding area, and would conflict with the objectives of Policies H3 and E8 of the Local Plan. Whilst it is recognised that this proposal has some similarities to the in depth developments further south of the site, these properties have a poor relationship with Doddington Road, unlike the predominant frontage development of the wider area and as such are not a good example to follow.

Furthermore, the Local Planning Authority considers that the use of acoustic fencing would not offset the significant harm in terms of noise and disturbance to the occupiers of Nos. 36 and 36A Doddington Road as referred to above. On this basis the proposed development is recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSE**

- 1. The proposed development by virtue of its location would appear incongruous, cramped and would relate poorly to the predominate linear development along the road frontage of Doddington Road. Accordingly the proposed development would unacceptably harm the character and appearance of the area contrary to Policies H3 and E8 of the Fenland District Wide Local Plan 1993 and to Planning Policy Statement 3: Housing which seek to secure development which respects and is sympathetic to the character of the area.**
- 2. The proposed development would give rise to unacceptable noise and disturbance to the occupiers of Nos. 36 and 36A Doddington Road due to the proximity of the proposed access, parking and turning arrangement. As such the proposal is contrary to Policies H3 and E8 of the Fenland District Wide Local Plan 1993.**
- 3. The application fails to demonstrate that a full ecological impact assessment has been undertaken in accordance with Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within The Planning System and to the advice in PPS9: Biodiversity and Geological Conservation.**



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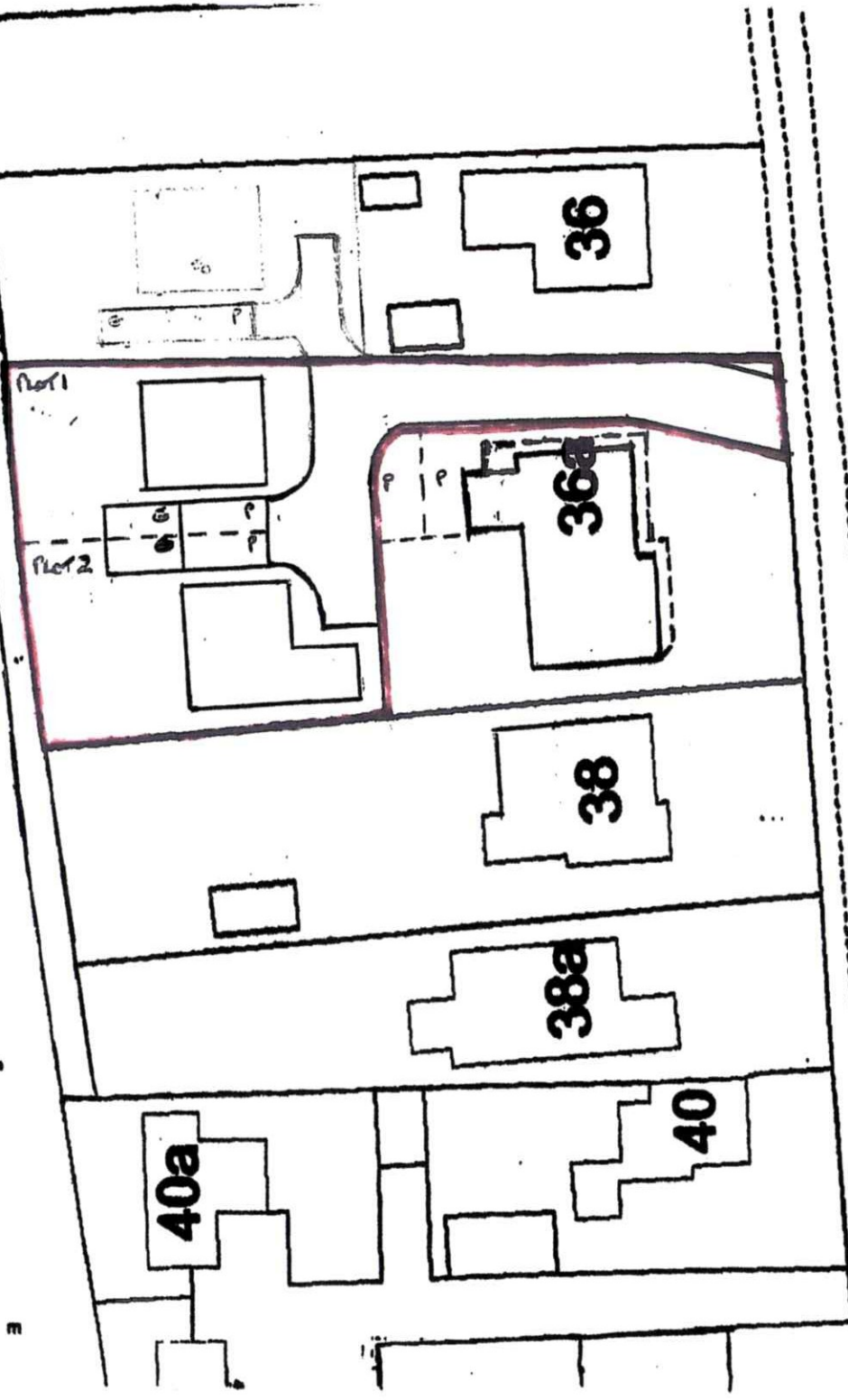
N

**Fenland**  
CAMBRIDGESHIRE  
Fenland District Council

INDICATIVE  
PROPOSED  
LAYOUT

NORTH  
↑

Drain



BLOCK PLAN  
SCALE 1:500



- 7 NOV 2011

STREETWISE MAPS  
PROJECT 100047474

FMR 11/0877