

F/YR11/0937/F

2 December 2011

Applicant : Mr & Mrs K Hill and Mr &  
Mrs S Shortland

Agent : L Bevens Associates Ltd

Land North East of 11 Benwick Road, Doddington, Cambridgeshire

Erection of 5 x 2-storey 4-bed dwellings with detached garages

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This proposal is before the Planning Committee due to the joint applicant being an FDC staff member

This application is a minor

1. **SITE DESCRIPTION**

The application site is part of the garden area of Nos. 11 and 9 Benwick Road, Doddington with access being formed on the western boundary of No.11 Benwick Road. The majority of the site lies within the Doddington Conservation Area. The site is identified within the character appraisal which states that *"The gardens associated with No.11 Benwick Road, a high status farmhouse with late 18<sup>th</sup> century origins are particularly notable"*.

The site is largely garden land laid out to amenity space with various trees on the boundary. To the front of No.11 Benwick Road is a brick wall which has been identified within the Conservation Area appraisal as being a worthy feature within the area. The site has an area of 0.41 ha.

The site comprises an 18<sup>th</sup> century farmhouse with a converted outbuilding and there are a variety of other outbuildings on the site some of which are to be demolished.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR02/1435/F - Change of use and alterations to outbuilding to form 1 x 2-bed dwelling – granted 31 January 2003.
- F/97/0555/F - Change of use and alterations to outbuilding to form 1 x 2-bed dwelling – granted 23 February 1998.
- F/0309/89/O - Residential Development (0.197 ha) – refused 11 May 1989.

3. **CONSULTATIONS**

**Parish/Town Council:**

This application is strongly objected to by the Council. The proposed development is outside the DAB with access to the road on a dangerous corner. The pedestrian

footway is used constantly by patients attending the adjacent Medical Centre, Hospital and residents of Askham House.

The development is in the Conservation Area and contravenes the CA guidelines in para 8.101 of its appraisal as follows: The gardens associated with No.11 Benwick Road, a High Status farmhouse with late 18<sup>th</sup> century origins, are particularly notable. The special interests of No.11 is also enhanced by the survival of the original stable block to the side of the dwelling and the survival of other garden boundary walls and less outbuildings within its grounds.

The boundary wall is a special feature and should remain.

The Council is aware of the area being inhabited with bats which it is understood must be preserved.

There are constantly vehicles parked opposite the entrance.

Insufficient parking for medical centre.

Permission for 4 houses behind The Hermitage increases vehicle movements.

Sewage overload and new development will only add to the problem.

The proposed development behind No.3 Benwick Road has recently been refused as it is outside DAB with poor access onto Benwick Road.

See Appendix A.

***Conservation Officer (FDC):***

See Appendix B.

The proposal to develop the orchard and pasture land beyond the linear road side housing will significantly alter the character of this part of the Conservation Area.

The orchard to the rear of No.11 would be destroyed as part of this development.

The proposed loss of 9 metres of the 19<sup>th</sup> century brick wall fronting Benwick Road would also have an undesirable effect on the character of the street scene.

The proposal does not satisfy the 8 requirements of PPS5 and, therefore, the proposal should be refused.

***Arboricultural Officer (FDC):***

The proposed development requires a new access to the west of the mature Wellingtonia in the garden of No.11 Benwick Road. The Root Protection Area for this specimen is the full 15 m radius (from trunk centre) allowed in BS5837. As the tree is adjacent to the road there would be little root under the road and therefore the RPA should be adjusted in shape to the north, east and west. Therefore any access would have to be of a 'no dig' construction to prevent the roots from being damaged.

The access runs parallel with a line of mature sycamore and again would likely require a 'no dig' construction.

The proposal results in the loss of an area of orchard that is becoming increasingly important for biodiversity and landscape reasons.

The proposal requires a full arboricultural impact assessment and method statement.

***Local Highway Authority (CCC):***

The access road is to remain private.

Vehicle to vehicle visibility splays of 2.4 m x 43 m in each direction is required.

Access to be a minimum of 5 metres wide for 10 metres into the site.

Appropriate parking and turning is required for each plot.

A common turning area is required within the site and retained thereafter for that use.

Access to be constructed to CCC specification.

Adequate drainage measures to ensure surface water run-off to be provided.

***County Archaeology (CCC):***

The site lies in an area of high archaeological potential. From cropmark evidence, the site has medieval ridge and furrow within its bounds. Finds of a prehistoric date are also known within the vicinity of the application area. In addition, the site is located on a small 'inlet' from the fens to the south, a similar 'inlet' to the south west has a known Roman site located on the edge of the fen island.

Therefore the site should be the subject of a programme of archaeological investigation.

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

Requests contaminated land condition be imposed.

***Middle Level Commissioners (FDC):***

No pre-application discussions have taken place. The content within the Design and Access Statement concerning flood risk is incorrect and does not comply with PPS25.

In the absence of any supporting information the applicants have not provided adequate evidence to prove that a viable scheme for appropriate water level/flood risk management that meets current design standards.

Disposal of surface water into the foul/combined system is contrary to current Government advice and will increase the risk of raw sewage flooding due to the lack of capacity within AW combined sewer system.

The Board oppose the application.

***Local residents/interested parties:***

3 letters of objection re:

- development outside the development area;
- traffic is heavy in this location and the new access would be an additional hazard;
- the area is know within the Conservation Area and the clearing of this land is not in keeping with Conservation;
- proposal detrimental to the village of Doddington;
- a further application along Benwick Road behind No.3 was refused in 2011 as being outside the DAB;
- trees already cleared from one site;
- the area is inhabited with bats – has a survey been carried out?;
- the wall to be knocked down is a feature of the village and should remain;
- the houses to the rear have windows overlooking;
- access point is on a dangerous bend;

- new hospital building has increased vehicle movements in Benwick Road;
- the school is oversubscribed;
- sewer along Benwick Road is overloaded
- disturbance from vehicles along the new access road creating noise
- loss of residential amenity.

#### 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 plan policies.   |
| H16 | - Outside the DAB new dwellings must be justified as required for agriculture, horticulture or forestry operations.   |
| E7  | - Archaeological investigation.   |
| E8  | - Proposals for new development should: <ul style="list-style-type: none"> <li>- allow for protection of site features;</li> <li>- have regard to amenities of adjoining properties;</li> <li>- provide adequate access.</li> </ul> |
| E11 | - To resist the demolition of buildings in Conservation Areas.  |
| E12 | - Proposals will be favoured for developments in Conservation Areas which protect and enhance the character of the area, provided certain criteria are met.   |
| E2  | - To resist development on open spaces and gaps in the settlement framework which have intrinsic environmental qualities.   |
| PU1 | - To require new developments to make satisfactory arrangements for water supply, sewerage and sewage disposal, land drainage and flood protection measures.  |

##### East of England Plan

- |      |                                    |
|------|------------------------------------|
| ENV6 | - The Historic Environment         |
| ENV7 | - Quality in the Built Environment |

## Planning Policy Statements

PPS1	- Delivering Sustainable Development
PPS3	- Housing
PPS5	- Planning for the Historic Environment
PPS7	- Sustainable Development in Rural Areas
PPS9	- Biodiversity and Geological Conservation
PPS25	- Development and Flood Risk

## 5. ASSESSMENT

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

This application seeks full planning permission for the erection of 5 x 2-storey 4-bed dwellings with detached garages on land north east of 11 Benwick Road, Doddington and involves the demolition of some outbuildings on the site of No.11 together with the demolition of part of the boundary wall.

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Conservation issues
- Pre-application discussions
- Layout and density
- Design
- Access
- Parking
- Biodiversity
- Service provision including flood risk, drainage and bin storage

### ***Site History***

The site includes 2 landowners, namely Nos. 9 and 11 Benwick Road and the permission for the conversion of a brick outbuilding relates solely to No.11 Benwick Road. Access to the annex shares the existing access with No.11.

### ***Principle and Policy Implications***

The majority of the site is located outside the Development Area Boundary (DAB) where the principle of development is normally unacceptable unless associated with agriculture, horticulture or forestry. No justification of this nature has been put forward to support the proposal.

The proposal is contrary to both Local and National Policies in particular Policies H3, E11 and E12 of the Local Plan and Planning Policy Statement 5.

PPS5 policies HE7.5, HE9.5 and HE10 requires that *“new development positively contributes to the character, distinctiveness and significance of the historic*

environment. There follows 8 requirements of which the proposal should take account:

- 1) *The significance of nearby assets and the contribution of their setting;*
- 2) *the general character and distinctiveness of the local buildings, spaces, public realm and the landscape;*
- 3) *Landmarks and other features that are key to a sense of place;*
- 4) *The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces;*
- 5) *The topography;*
- 6) *Views into and out of the site and its surroundings;*
- 7) *Green landscaping;*
- 8) *The current and historic uses in the area and the urban grain.*

Officers do not consider that regard has been had for any of the above criteria.

### **Conservation Issues**

The majority of the site lies within the newly adopted Doddington Conservation Area (adopted November 2011) with the land to the rear of No.11 Benwick Road included. The smaller area of land to the rear of No.9 Benwick Road is not included in the Conservation Area.

The character appraisal states that *“Thomas Waddington’s map of the Parish, dated 1770 confirms that the individual plots to the northern side of Benwick Road were loosely developed.”* This includes the area now the subject of this application.

The character appraisal further comments that *“The gardens associated with No.11 Benwick Road, a High Status farmhouse with late 18<sup>th</sup> century origins are particularly notable. The house survives with much of its historic built form intact. In particular the tumbled brickwork gables (with iron letters applied – believed to represent the original farming family’s initials) constitute interesting features and are reflective of the dwelling’s original status. The special interests of No.11 is also enhanced by the survival of the original stable block to the side of the dwelling and the survival of other garden boundary walls and lesser outbuildings within its grounds.*

This proposal involves the development of the gardens associated with Nos.9 and 11 and the formation of a new access road on the western boundary of No.11 which will involve the significant loss of a section of the historic boundary wall. The requirements for a 5 metre wide access road together with 2 metre visibility splays on each side means a loss of some 9 metres of this historic wall. This will have a significant impact on the historic importance of this length of wall and will not preserve or enhance its special architectural or historic interest.

The proposal also involves the demolition of several outbuildings within its grounds which are specifically mentioned in the Conservation appraisal.

### **Pre-application discussions**

The proposal has been the subject of previous pre-application discussions when issues relating to the form and character of the area were discussed. Concern was expressed by the LPA that the proposal was out of keeping with the area and would result in the loss of the garden and wall which was not acceptable given their importance in the Doddington Conservation Area. The outcome of these pre-application discussions was that the proposal could not be supported.

It should be noted that the application as submitted is in the same format as the earlier pre-application enquiry and no attempts have been made to overcome/mitigate against the adverse impacts. The LPA has been consistent in its advice to the applicant/agent regarding developing this land in the Conservation Area and Officers remain of the opinion that the scheme does not comply with the relevant policy framework and should be resisted.

### ***Layout and Density***

The proposed layout consists of five fairly spacious plots containing detached dwellings and garages. The density of the development is 12 dwellings per hectare which is relatively low.

The majority of the trees on the boundary of the site are to be retained but a number of lesser trees within the site are to be removed.

The layout and style of this development may be considered acceptable in some rural locations but it does not respect the predominantly linear form of sporadic development on the north side of Benwick Road. Officers are aware of the development at Oaktree Close but do not consider that this sets a precedent or indeed should form a basis of approval for a development that has many other significant issues that layout alone does not address.

### ***Design***

The proposal is for 5 x 4-bed dwellings. There are two different house types proposed with Plots 1, 2 and 5 having the same design and plots 3 and 4 being the same. All dwellings are two storey in nature with high pitched roofs with plots 1, 2 and 5 being 8.5 metres high and plots 3 and 4 being 9.2 metres high. Each dwelling will be constructed of individual materials with plots 3 and 4 also using weatherboarding which will give the dwellings a sense of individuality.

Each dwelling will benefit from a double garage with ample parking and turning is available within the site.

### ***Access***

The proposed access into the site is to be formed on the western boundary of No.11 Benwick Road and is approximately 110 metres from Benwick Road to Plot 5.

A Wellingtonia tree is located in close proximity to the new access and concern has been expressed by the Council's Arboricultural Officer regarding the root protection area which must be protected. Similarly the length of access road that runs in front of plot 1 is again in close proximity to a line of mature trees whose roots will need protecting and any access road would need to be constructed using a 'no-dig' technique. The access road will remain private.

Concern has been expressed that the position of the access road close to the western boundary will create noise and disturbance to the adjacent property at 11A Benwick Road. The LPA considers that there will be an element of noise and disturbance to the occupiers of the neighbouring property to the west but this could be mitigated through appropriate boundary treatments.



### ***Biodiversity***

The proposal involves the removal of several outbuildings on the site and a number of trees to the rear of the site. A biodiversity survey has not yet been undertaken although the agent is prepared to undertake such a survey at the relevant time of year if permission is given.

PPS9 requires that any development that has a potential to affect protected species is subject to an appropriate survey which must be submitted with the application. It is not acceptable to impose a condition requiring a biodiversity survey as the survey could significantly change a proposal if mitigation measures are necessary. Such a stance is supported both by good practice guidelines and relevant case law.

### ***Service Provision including flood risk, drainage and bin collection***

An area for refuse bin collection has been provided close to the entrance to the site behind the new wall splays. Bin collection should be within a step and a reach of the public footpath, however, due to the visibility splays that are required at the junction of the new access road, the bin storage facility is located approximately 10 metres into the site.

Additionally it should be noted that in accordance with the Waste Management Design Guide, householders should not have to wheel their bins more than 30 metres to a collection point. As an example of this development, plot 5 will have to move their bins approximately 110 metres each way to deposit and collect their bins from the collection point and this arrangement is unsatisfactory and not commensurate with the style and layout of housing proposed.

The site lies within Flood Zone 1 and, therefore, issues relating to the disposal of surface water will be dealt with by Building Control.

### ***Conclusion***

The site is not considered suitable for development on grounds that it would result in the loss of an important garden and historic wall located within the Doddington Conservation Area and is, therefore, contrary to Policies E11 and E12 of the Local Plan and PPS5.

The layout proposed does not respect the form and character of the north side of Benwick Road and constitutes a poor form of backland development and involves the loss of part of the gardens to Nos. 9 and 11 Benwick Road. Whilst these dwellings would retain an element of private amenity space it is questionable whether the garden space of No. 11 is commensurate with the historic merits of this farmhouse and hence impact on its setting.

The access involves the significant loss of part of the historic wall and will have a detrimental affect on the character of the Conservation Area once the site is exposed by the introduction of a 5 metre wide access road.

There is a significant loss of trees to the rear of the site and several buildings on the land are to be demolished. A relevant biodiversity survey has not been undertaken and should have been commissioned prior to the submission of an application. As mentioned above it is not appropriate to impose a condition requiring a study as the outcome could have significant implications for the form of development proposed.

The proposal will also result in occupiers having to move their refuse an unacceptable distance for collection, far greater than the guidance contained within the Waste Management Design Guide which states 30 metres is the maximum householders should be expected to move their bins.

The recommendation, therefore, is to refuse the development in line with Policies H3, E2, E11 and E12 of the Local Plan and also PPS5 and PSS9.

## **6. RECOMMENDATION**

### **REFUSE**

- 1. The proposed development is located mainly outside the Development Area Boundary for Doddington where residential development is not normally supported unless justified. The proposal is, therefore, contrary to Policy H3 of the Fenland District Wide Local Plan 1993.**
- 2. The proposed development would result in the loss of important features in the Doddington Conservation Area, namely the garden of No.11 Benwick Road which is specifically mentioned in the Doddington Conservation Character Appraisal 2011 and also the loss of a significant section of the historic wall along the frontage. The proposal, therefore, does not seek to preserve or enhance the Doddington Conservation Area and is contrary to Policies E11 and E12 of the Fenland District Wide Local Plan 1993 and Planning Policy Statement 5.**
- 3. The proposal fails to demonstrate that all biodiversity issues have been addressed in line with the requirements of Planning Policy 9. Therefore, the proposal is contrary to advice contained within PPS9.**
- 4. The proposal fails to respect the form and character of the north side of Benwick Road which is loosely developed and will result in a poor form of backland development which does not respect the Doddington Conservation Area. Therefore, the proposal is contrary to Policy E8 and E12 of the Fenland District Wide Local Plan 1993.**
- 5. The proposal fails to demonstrate that adequate flood protection measures have been addressed and is, therefore, contrary to Policy PU1 of the Fenland District Wide Local Plan 1993 and PPS25: Development and Flood Risk.**

PARISH/TOWN COUNCIL (To be returned to Development Services)  
Doddington Parish Council

Case Officer: Sheila Black

FENLAND DISTRICT COUNCIL  
DETAILS OF PLANNING APPLICATION

Application Number: F/YR11/0937/F  
 Date Application Received: 29 November 2011  
 Date Application Valid: 2 December 2011  
 Application Target Date: 27 January 2012



Applicant: Mr & Mrs K Hill And Mr & Mrs S Shortland  
 9 & 11 Benwick Road  
 Doddington  
 Cambridgeshire  
 PE15 0TG

Agent: L Bevens Associates Ltd  
 10 Cricketers Way  
 Chatteris  
 Cambs PE16 6UR

Description: Erection of 5 x 2-storey 4-bed dwellings with detached garages

Location: Land North East Of 11 Benwick Road Doddington  
 Cambridgeshire

Grid Reference: E 539806  
 N 290962

Observations:

*See attached.*

From: The Clerk of the Parish/Town Council

Signed: G.A.C.

Consultation Date: 13 December 2011

Dated: 16/1/12.

F/YR 11/0937/F.

This application is strongly objected to by the Council. The proposed development is outside the development area with access to the road on a dangerous corner. The pedestrian footway is used constantly by patients attending the adjacent Medical Centre, Hospital and residents of Askham House.

The proposed development is in a conservation area and contravenes the CA guidelines in paragraph 8.101 of its appraisal as follows:- 'The gardens associated with No. 11 Benwick Road, a High Status farmhouse with late 18<sup>th</sup> century origins, are particularly notable. The house survives with much of its historic built form intact. In particular the tumbled brickwork gables (with iron letters applied – believed to represent the original farming family's initials), constitute interesting features and are reflective of the dwelling's original status. The special interest of No. 11 is also enhanced by the survival of the original stable block to the side of the dwelling and the survival of other garden boundary walls and lesser outbuildings within its grounds'.

The boundary wall which surrounds the property is a special feature of Benwick Road and should remain so.

The Council are aware of the area being inhabited with bats which it is understood must be preserved.

There is constantly vehicles parking opposite the proposed entrance which already causes danger to traffic in both directions on this dangerous bend. (See enclosed photographs).

Patients using the Medical Centre have to park on the road as there is not sufficient off road parking which often extends to the front of No. 11

Although there is off road parking for the New Cemetery this will also increase the amount of parking and traffic on Benwick Road.

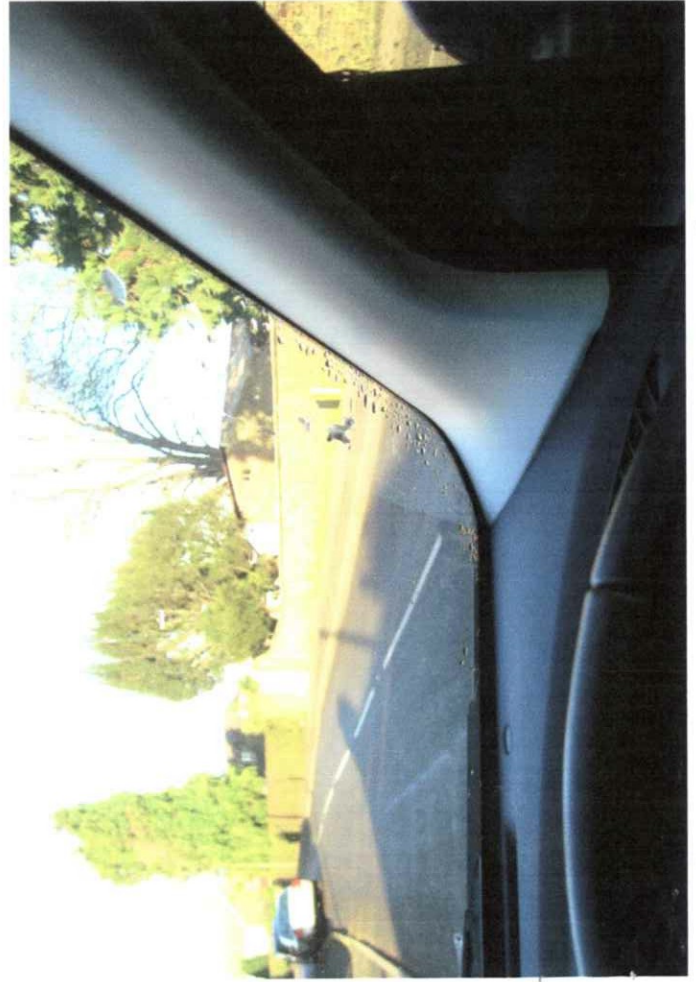
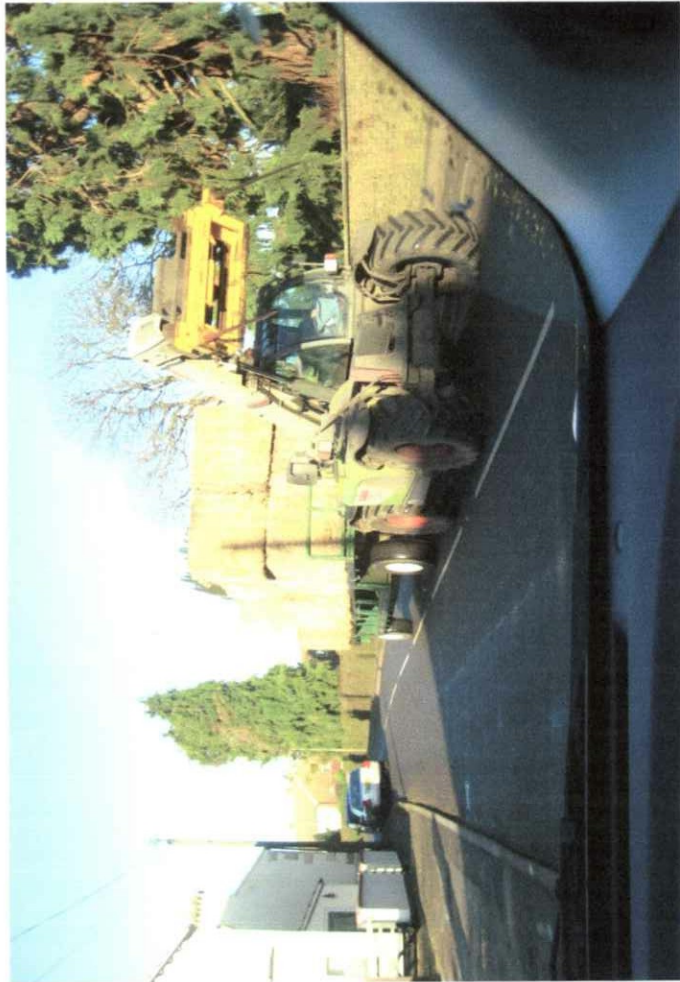
Permission for four homes has been approved at the rear of The Hermitage which will also increase access onto this dangerous bend.

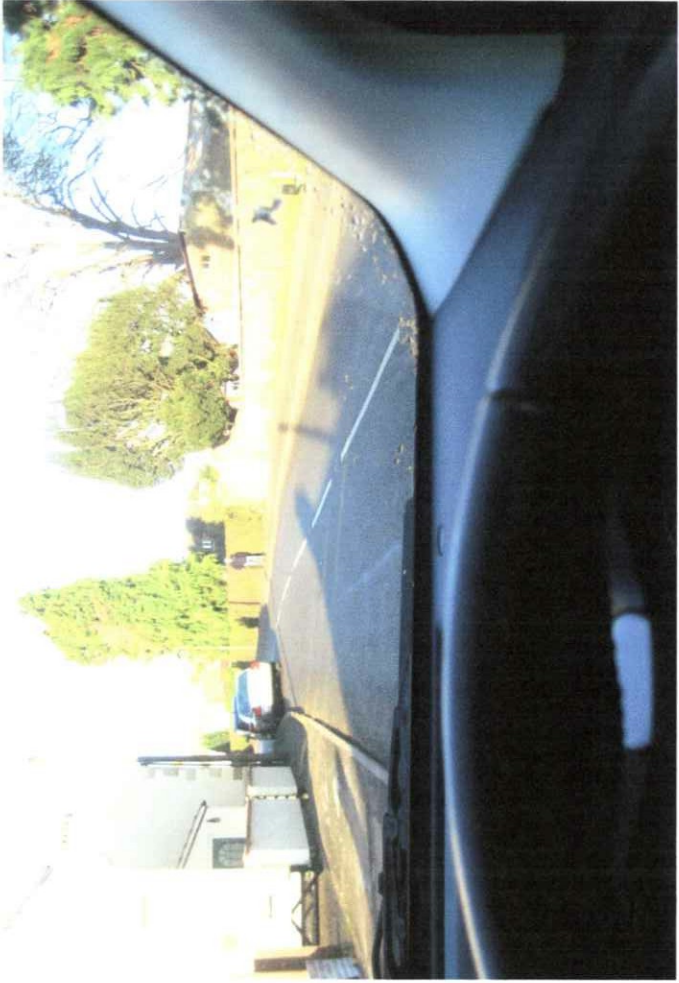
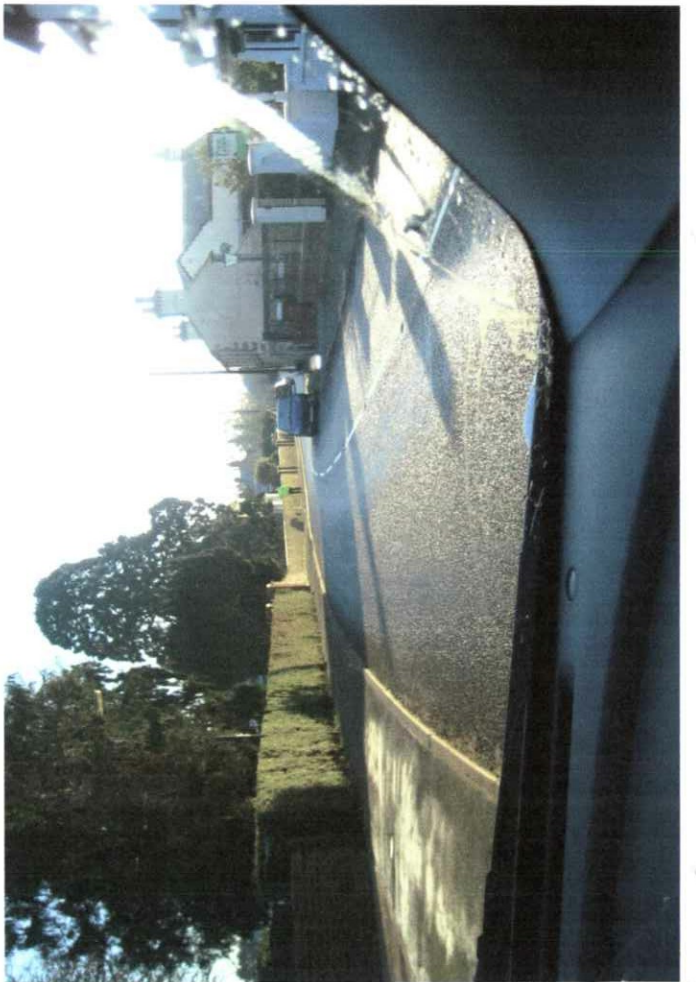
There is concern regarding a sewage overload in Benwick Road which causes a constant stench in the area and with five additional houses it will only add to the problems.

A proposed development behind No. 3 Benwick Road has recently been refused as it is outside the Development Area and the poor access onto Benwick Road.

Q.A.C.

16/1/12.







Fenland District Council

MEMORANDUM

From: Martyn Kendall  
Conservation Officer

To: Development Control  
Sheila Black

Ref: F/YR11/0937/F

03.01.12

ERECTION OF 5x2-STOREY 4-BED DWELLINGS WITH GARAGES AT:-  
LAND NORTH OF 11, BENWICK ROAD, DODDINGTON

As far back as the 18<sup>th</sup>C this part of Benwick Road has always been loosely, sporadically developed and very rural in nature, having changed little, with most of the dwellings currently on the North side of the conservation area being from the 18<sup>th</sup> and 19<sup>th</sup> centuries.

The Doddington Conservation Area character appraisal (adopted November 2011), remarks that, "*Thomas Waddington's map of the Parish, dated 1770 confirms that the individual plots to the northern side of... Benwick Road were loosely developed*". The proposal to develop the orchard and pasture land beyond the linear, road side housing will significantly alter the character of this part of the conservation area.

The character appraisal further comments that:-

*"The gardens associated with No.11, Benwick Road, a High Status farmhouse with late 18th century origins, are particularly notable. The house survives with much of its historic built form intact. In particular the tumbled brickwork gables (with iron letters applied - believed to represent the original farming family's initials), constitute interesting features and are reflective of the dwelling's original status. The special interest of No.11 is also enhanced by the survival of the original stable block to the side of the dwelling and the survival of other garden boundary walls and lesser outbuildings within its grounds."* I note that the orchard to the rear of No.11 would be destroyed as part of this development.

There are also two outbuildings proposed for demolition, which are inside the conservation area, and on which I think we should have more information, in order to establish the acceptability of their removal. A photographic record – including the interiors - at this stage would be helpful. Their mass may be less than 115 cubic metres.



The proposed loss of 9 metres of the 19<sup>th</sup>C brick wall fronting Benwick Road would also have an undesirable effect on the character of the street scene. This historic wall is highlighted on Doddington appraisal Map "C", as being a worthy feature within the area. The view into the rural site from Benwick Road, is highlighted as being an important "open view" and is shown on Maps B and D.

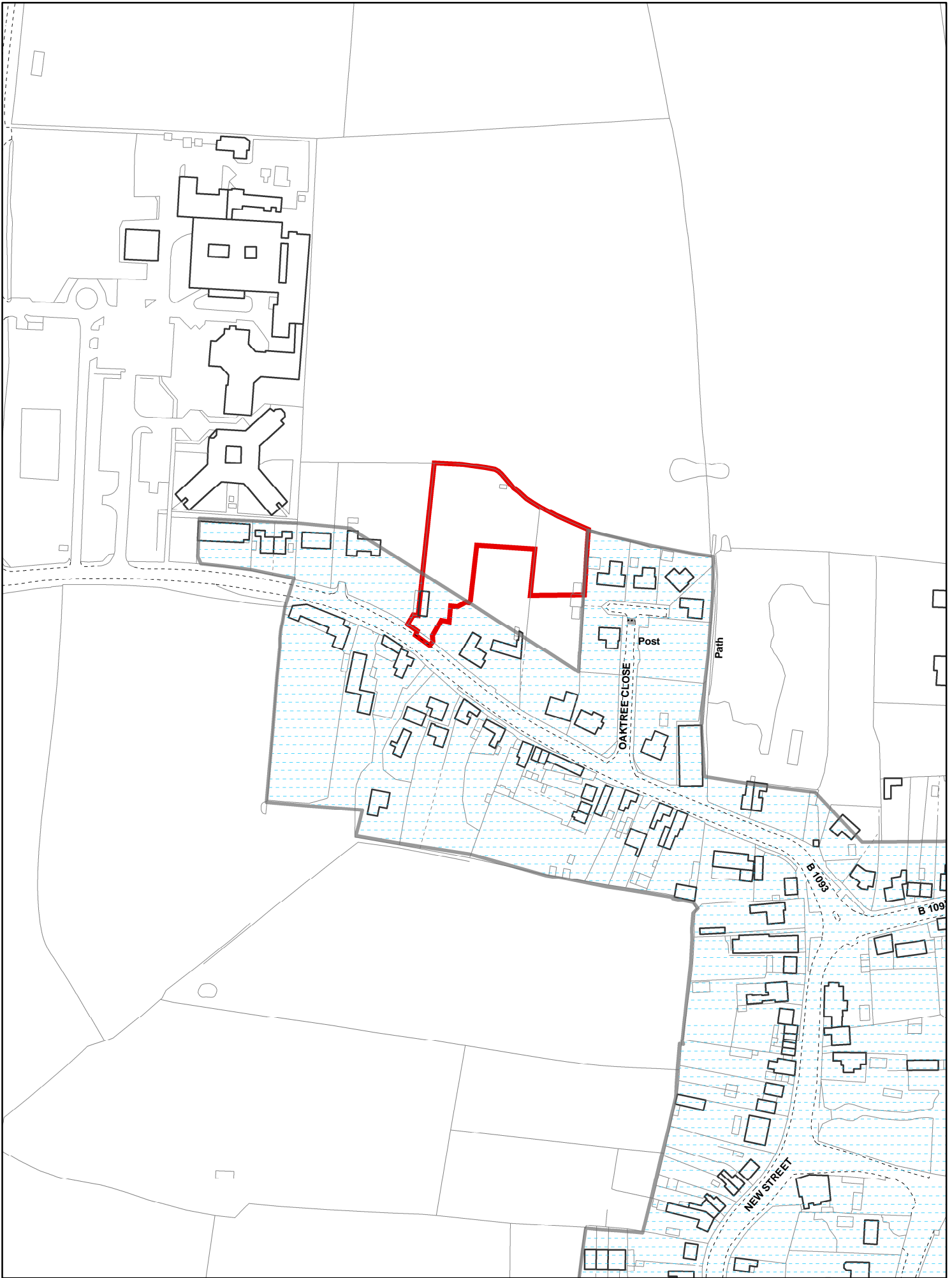
While the adjacent modern development at Oaktree Close is unfortunate, I do not believe this development should be seen as an acceptable precedent to allow the continued infilling of open land beyond the existing linear roadside development.

PPS5 policies HE7.5, HE9.5 and HE10 require that *"...new development positively contributes to the character, distinctiveness and significance of the historic environment. There follows 8 requirements, of which the proposal should take account:- 1) The significance of nearby assets and the contribution of their setting; 2) The general character and distinctiveness of the local buildings, spaces, public realm and the landscape; 3) Landmarks and other features that are key to a sense of place; 4) The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces; 5) The topography; 6) Views into and out of the site and its surroundings; 7) Green landscaping; 8) The current and historic uses in the area and the urban grain."*

In my opinion, this proposal does not satisfy any of the above criteria and I would therefore recommend the application be refused.

Regards

Martyn Kendall  
**CONSERVATION OFFICER**



Created on: 24/02/2012

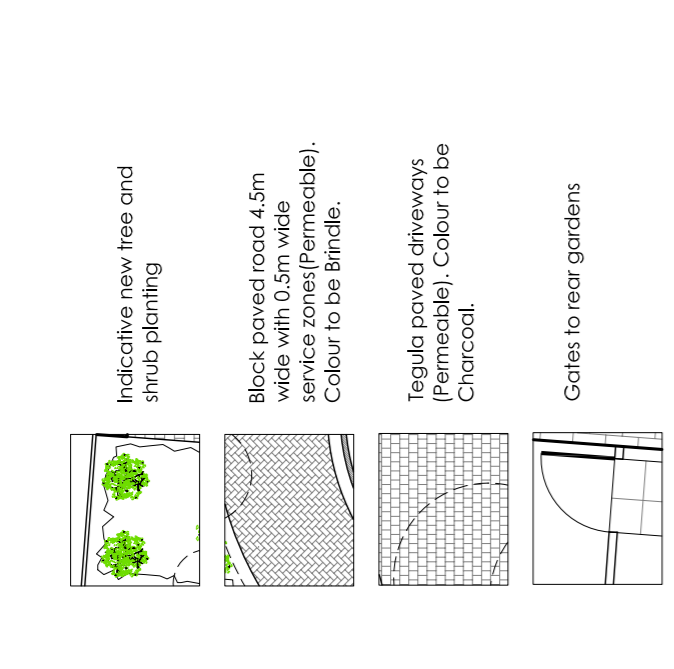
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**F/YR11/0937/F**

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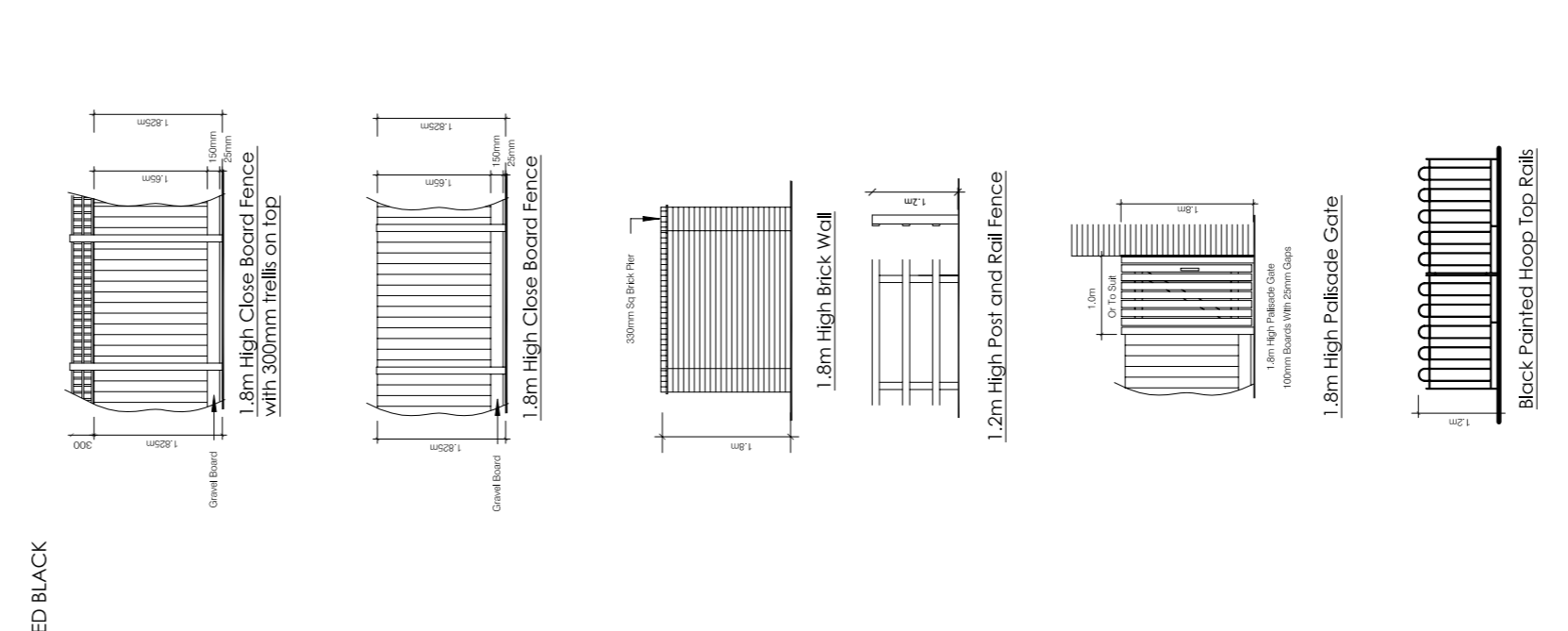


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**MATERIALS SCHEDULE**

ROOF TILE	BRICKWORK
Sanctioli 'Billock' slate in Graphite.	Traditional Brick and Stone Company Granchester Blend.
Sanctioli 'Village' plain tile in Reclaimed.	Traditional Brick and Stone Company Audley Antique
Sanctioli 'Old English' pan tile in Flaniers	Haskins Brick Mellon Red Multi (78)
Garage to match house	Garage to match house
Sanctioli 'Village' plain tile in Reclaimed	Haskins Brick Amberley
Garage to match house	Garage to match house
Sanctioli '2%' clay tile in Flaniers	Traditional Brick and Stone Company Traditional Red Blend

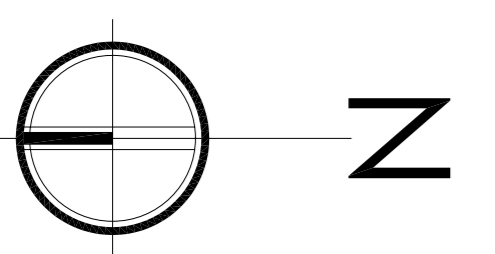


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**PROPOSED SITE LAYOUT**

CLIENT: MR & MRS HILL AND MR & MRS SHORTLAND  
 PROJECT: LAND NORTH OF 9 AND 11 BENWICK ROAD, DODDINGTON, CAMBRIDGESHIRE.  
 DRAWING TITLE: PROPOSED SITE LAYOUT

SCALE: 1:200 (S.A.)  
 DATE: NOVEMBER 2011  
 DRAWN: L BEYENS  
 CHECKED: RETBORN  
 PROJECT NUMBER: CH11/LBA/2228/FP100



11a

**BENWICK ROAD**

9.1m section of existing brick wall removed for access and bricks re-used to create new played wall and piers to entrance. 2m x 2m pedestrian visibility splay provided.  
 5m wide x 10m long access road in tarmac to Cambridgeshire County Council specifications

2.4m x 43m visibility splay

2.4m x 43m visibility splay

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2.4m x 43m visibility splay

2.4m x 43m visibility splay

F/YR12/0039/CA

19 January 2012

Applicant : Mr & Mrs K Hill and Mr &  
Mrs S Shortland

Agent : Mr Lee Bevens  
L Bevens Associates Ltd

Land North East of 11 Benwick Road, Doddington, Cambridgeshire

Demolition of outbuildings and partial demolition of brick boundary wall to form  
new access

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This proposal is before the Planning Committee due to the joint applicant being  
an FDC staff member

This application is a Conservation Area Consent

1. **SITE DESCRIPTION**

The application site is part of the garden area of Nos. 11 and 9 Benwick Road, Doddington with the outbuildings and boundary wall located solely in the garden of No.11 Benwick Road. No.11 Benwick Road lies within the newly adopted Doddington Conservation Area 2011 and is identified within the character appraisal as follows *“the gardens associated with No.11 Benwick Road, a High Status farmhouse with late 18<sup>th</sup> century origins are particularly notable”*.

The historic wall along the frontage of the site is highlighted as being a worthy feature within the area.

2. **HISTORY**

Of relevance to this proposal is:

- |               |   |  |
|---------------|---|--|
| F/YR11/0937/F | - | Erection of 5 x 2-storey 4-bed dwellings with detached garages – pending consideration             |
| F/YR02/1435/F | - | Change of use and alterations to outbuildings to form 1 x 2-bed dwelling – granted 31 January 2003 |
| F/97/0555/F   | - | Change of use and alterations to outbuilding to form 1 x 2-bed dwelling – granted 23 February 1998 |

3. **CONSULTATIONS**

***Parish/Town Council:***

This application is strongly objected to by the Council.

The boundary wall which surround the property is a special feature of Benwick Road and to demolish this would contravene the CA guidelines in para 8.101 as follows:  
*“The gardens associated with No.11....are particularly notable....the special interest of No.11 is also enhanced by the survival of the*

*original stable block to the side of the dwelling and the survival of other garden boundary walls and lesser outbuildings within the grounds.”*

The Parish Council is aware of the area being inhabited with bats which it is understood must be preserved.

The proposal for a new access onto Benwick Road is on a very dangerous bend.

**Conservation Officer (FDC):**

The boundary wall fronting 11 Benwick Road is highlighted in the 2011 Doddington Conservation Area character appraisal as being a prominent historic feature. The wall is over 70 metres long with only two small breaks in it for pedestrian access and vehicle access and retains its visual and historic interest in the street scene.

The wall is therefore a heritage asset and PPS5 states *“There should be a presumption in favour of the conservation of designated heritage assets.... Once lost, heritage assets cannot be replaced”*.

Objects to the partial demolition of the proposed 9 metre length of boundary wall.

The buildings proposed for partial demolition appear to be 19<sup>th</sup> century and mid/late 20<sup>th</sup> century and have little heritage merit.

**Local Highway Authority (CCC):**

Length of wall to be demolished should be sufficient to respect the access and visibility splay requirement of the development proposed.

**Middle Level Commissioners:**

No comment on application.

**Local residents/interested parties:**

2 letters of objection re:  
- This area of Doddington has only recently been brought into the Conservation Area and it seems ridiculous to allow a major facet of the area to be destroyed.  
- in the CA appraisal No.11 is mentioned as ‘notable’ and of special interest are the boundary wall and outbuildings (note 8.100).  
- mature trees are mentioned  
- if wall is allowed to be defaced then it will further alter the character of the area and will

show total disregard for the principles of conservation.

- the house and grounds have great history and interest to the village of Doddington

#### 4. POLICY FRAMEWORK

FDWLP Policy

E11 - To resist the demolition of buildings in Conservation Areas

E12 - Proposals will be favoured for developments in Conservation Areas which protect and enhance the character of the area, provided certain criteria are met.

East of England Plan

ENV6 - The Historic Environment

Planning Policy Statements

PPS5 - Planning for the Historic Environment

#### 5. ASSESSMENT

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

This application seeks Conservation Area Consent for the demolition of outbuildings and partial demolition of the brick boundary wall to form a new access into the site for housing development.

The application is considered to raise the following key issues;

- Site history
- Policy implications
- Conservation Issues

##### ***Site History***

The site is presently the subject of a pending application to redevelop the gardens of Nos. 9 and 11 Benwick Road with 5 No. detached houses.

##### ***Policy Implications***

The main policy issues relate to the effect the proposal will have on the Doddington Conservation Area and heritage assets. The proposal, therefore, falls to be considered in line with Planning Policy Statement 5 (PPS5) and Local Plan Policies E11 and E12.

##### ***Conservation Issues***

The main issue to consider is the effect the proposed demolition of the outbuildings and part of the wall will have on the Doddington Conservation Area.

The wall is a significant feature in the street scene along Benwick Road with an approximate length of 70 metres only punctuated in two places for access

purposes into No.11 Benwick Road. The wall is identified within the Doddington Conservation Area Appraisal 2011 as worthy of retention and its alteration would not preserve the character of the Conservation Area.

The demolition and partial demolition of some of the outbuildings, which are mostly 19<sup>th</sup> or mid/late 20<sup>th</sup> century are considered to be of little heritage value although their group setting adds to the overall value of the site, is considered to be mainly acceptable. However, their removal is only required to facilitate development of the land and if development does not take place then the outbuildings are likely to remain on the land.

The wall is considered to be a heritage asset and following guidance contained within PPS5 the proposal to remove 9 metres of this wall is not acceptable. PPS5 goes on to state that *“there should be a presumption in favour of the conservation of designated heritage assets... once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset..”*

### **Conclusion**

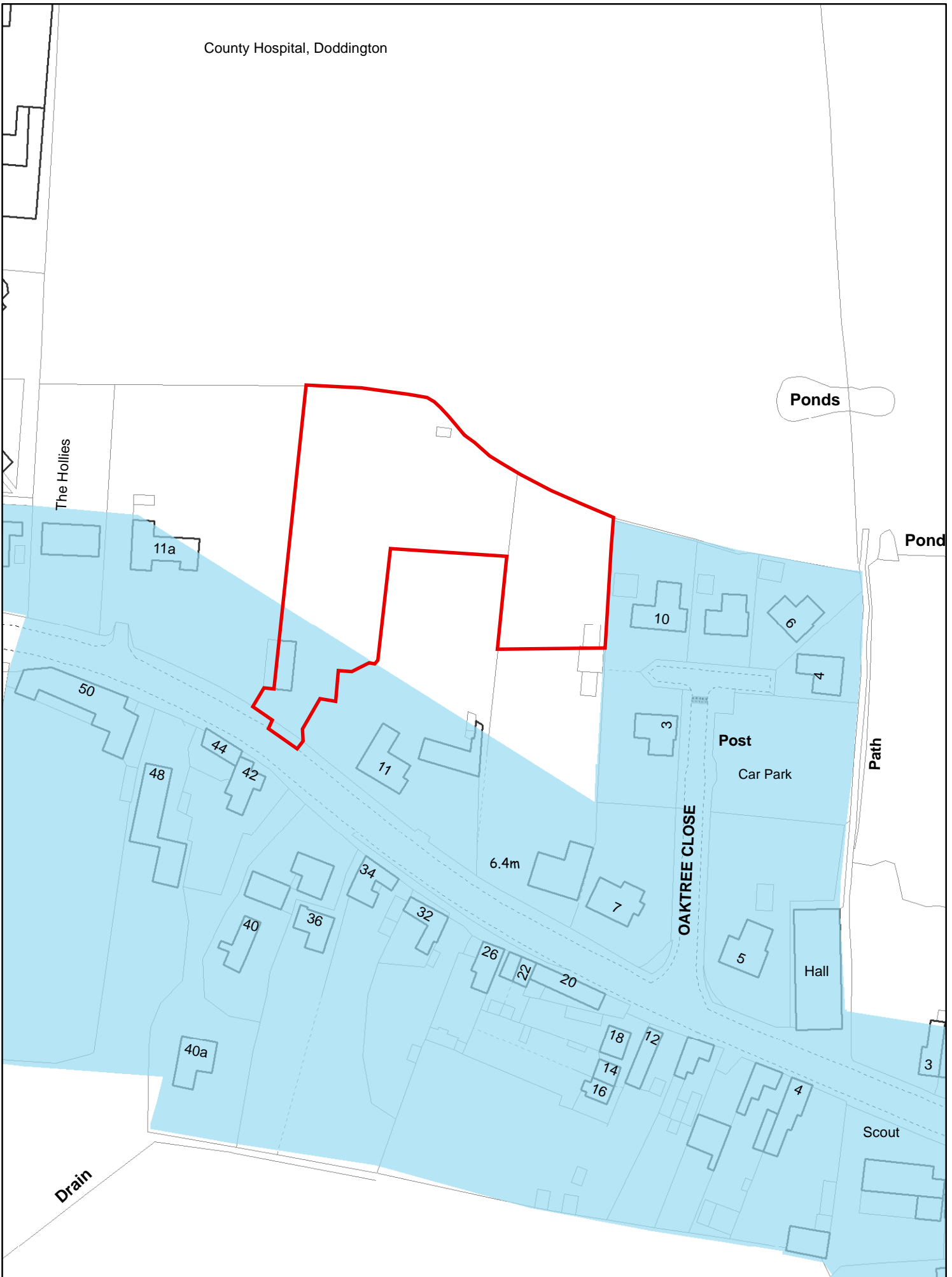
It is considered that the proposed demolition of part of the historic wall cannot be supported due to its importance in the street scene and in particular the Doddington Conservation Area. The alterations will not preserve or enhance the areas historic interest and is, therefore, contrary to Policy E12 of the Fenland District Wide Local Plan 1993 and PPS5.

## **6. RECOMMENDATION**

### **REFUSE**

- 1. The proposed partial demolition of the historic boundary wall along the frontage of No.11 Benwick Road is unacceptable in that the alterations will be to the detriment of, and neither preserve or enhance the character of the Doddington Conservation Area, contrary to Policy E12 of the Fenland District Wide Local Plan 1993 and Planning Policy Statement 5: Planning and the Historic Environment.**

County Hospital, Doddington



Created on: 23/01/2012

F/YR12/0039/CA

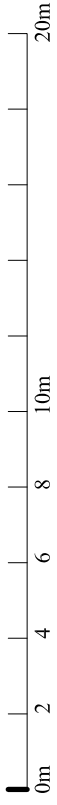
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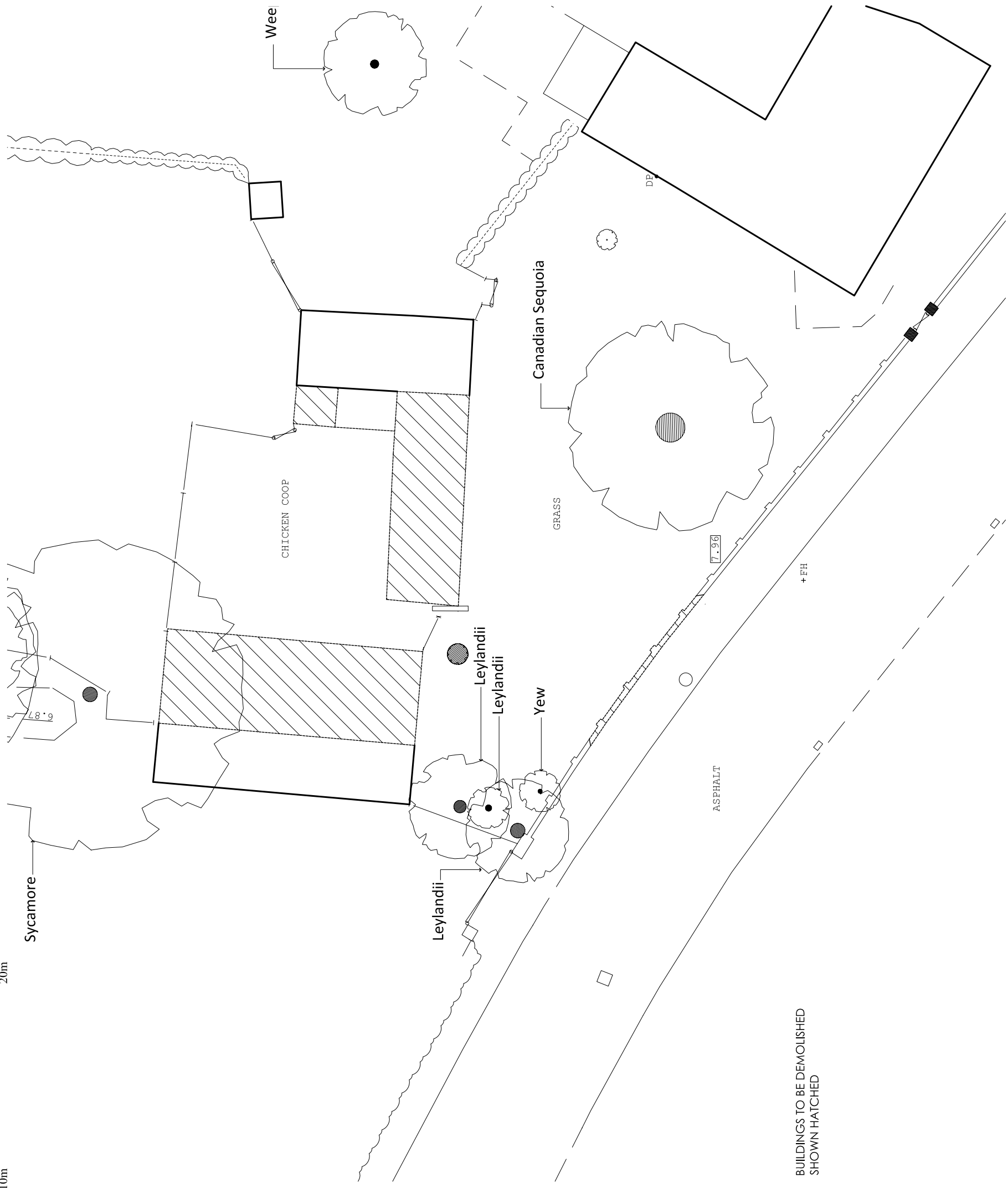




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LAND NORTH OF 9 AND 11 BENWICK ROAD,  
 DODDINGTON, CAMBRIDGESHIRE  
 Project MR & MRS HILL AND MR AND MRS SHORTLAND

BUILDINGS TO BE DEMOLISHED  
 AREA OF WALL TO BE DEMOLISHED

Rev	Scale	Date	Drawn	Checked
	1:200 @ A3	JAN. 2012	LB	
Drawing Number				Revision
CH11/LBA/228/EX200				