

F/YR12/0033/F

16 January 2012

Applicant : Mr & Mrs G Dhillon

Agent : Mr H Chapman, Brand Associates

Land West of 9 March Road, Wimblington.

Erection of a 2-storey 4-bed dwelling with detached garage and formation of a new vehicular access to 9 March Road involving the demolition of the existing garage

This proposal is before the Planning Committee due to the officer recommendation being contrary to the views of the Parish Council and given that it would be a departure from the development plan.

1. SITE DESCRIPTION

The site is located in part of the rear garden of 9 March Road in the village of Wimblington. The application property is located on the west side of March Road and contains a detached two-storey property fronting the road, with a driveway leading to a 3-bay garage to the rear. The application site is 'L-shaped', with part of the rear garden running to the rear of other properties in March Road – Nos. 9a, 11 and 11a. The total site area measures 0.34 hectares.

The current application proposes to retain the existing dwelling within a smaller curtilage and build a new dwelling on the part of the garden to the rear, utilising the existing access.

The proposed dwelling is two-storey in height and has been designed to reflect a modern interpretation of an agricultural building, with the main two-storey element and a combination of two-storey and single storey projections. It is proposed to use a combination of brick and timber boarding for the walls with red pantiles for the main roof and plain tiles on the projections. The overall height of the new dwelling measures 4.5m to the eaves and 6.8m to the ridge.

It is also proposed to demolish the existing garage and replace it with a two-bay garage with a pyramid roof, using horizontal weatherboarding for the walls and red pantiles for the roof. A separate access off March Road and a parking area (3 spaces) in the front garden is proposed for the retained property.

Part of the site containing the existing dwelling and the garage, lies within the DAB of Wimblington. The section of the garden where the new dwelling is proposed to be located, lies outside of the DAB within the countryside. This part of March Road contains a range of detached bungalows and two-storey dwellings along the road frontage. Immediately to the south of the site are two recently completed bungalows, which are set on land to the rear of No. 5 and 7 March Road.

2. HISTORY

Of relevance to this proposal is:

- F/11/0122/F - Single storey side and rear extensions and bay windows to front elevation – Granted 24/03/2011

3. CONSULTATIONS

Parish/Town Council:

Proposed development not supported as it is considered to be out of character and back infilling. The type of dwelling would be obstructive to adjoining properties. The Council may support a revised application should it consist of a bungalow and be more in keeping with the area.

Local Highway Authority (CCC)

No objection subject to conditions relating to new access serving 9 March Road and conditions relating to satisfactory parking and turning provision within the site of the new dwelling

Middle Level Commissioners

Applicant has not yet provided adequate evidence to prove that a viable scheme for appropriate water level/flood risk management to meet current design standards can be provided.

FDC Contaminated Land Officer

No objection, subject to condition

Local residents/interested parties:

6 letters of objection received raising the following concerns and comments:

- No need for another property in this road – 9 March Rd has been renovated and landscaped improving the appearance of area
- I think it will look very nice when built and landscaped – no objection to a single house being there
- Poor and inaccurate information in applicants Design & Access statement
- My bungalow is due south of site of dwelling – very little light to kitchen window is already blocked by existing close boarded fence.
- Applicant has already planted trees close to this boundary which will block out light when they grow. Proposed two-storey house will worsen situation
- Windows in south side of house and first floor balcony will overlook my property and lead to loss of privacy

- No objection if single storey
- No shortage of development opportunities in Wimblington – local people are aware of development interest in other sites in village
- Should include additional street lights as this part of March Road is poorly lit
- Proposal is outside of DAB which is reason alone to refuse it
- Design is out of keeping with other properties in area which are predominantly bungalows – no other dwellings with such a large amount of timber and glass.
- Loss of open views to existing properties
- Land was previously agricultural and only recently acquired as garden to 9 March Rd. Recent changes to PPS3 has reduced priority attached to such development.
- Highway safety – new access will create a further hazard
- Loss of privacy
- Design is out of character with nearby properties – no barns or cart hovels This field floods in winter
- No need for executive homes in village

4. POLICY FRAMEWORK

FDWLP Policy

- | | |
|----|---|
| H3 | - Proposal for housing development within Development Area Boundaries will normally be permitted provided it is sympathetic to the character and amenities of the location and does not give rise to serious amenity or highway problems. |
| H6 | - Wimblington is identified as a limited rural growth village reflecting the fact that it has a range of facilities and public transport access and is therefore appropriate to accommodate limited new development. |
| E8 | - Proposals for new development should: <ul style="list-style-type: none"> - allow for protection of site features; - be of a design compatible with its |

surroundings;
- have regard to amenities of adjoining properties;
- provide adequate access, parking etc.

- TR3 - Proposed developments will normally be required to provide adequate car parking in accordance with Council's approved parking standards.

East of England Plan

- ENV7 - Quality in the Built Environment

Emerging LDF Core Strategy (Draft Consultation) – July 2011

- CS1 - This policy considers the most appropriate locations for the location and scale of new development. Wimblington is identified as a growth village, where development either within the existing urban area or as in small village extensions will be appropriate, albeit of a considerably more limited scale than that appropriate in the market towns.

- CS14 - This policy seeks to deliver and protect high quality environments across the district, within all new development proposals. This policy includes criteria relating to; the protection of natural features on the site, the need for new development to make a positive contribution to the local distinctiveness and character of the area, is of a scale that is in keeping with the shape and form of the settlement pattern and does not adversely impact on the amenities of neighbouring properties.

National Planning Policy Framework (2012).

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of a 4-bed two-storey dwelling, with detached double garage and new access to 9 March Road, on land on the west side of March Road adjacent to the village of Wimblington. The site is located outside the Development Area Boundary (DAB) to the village. A number of residential properties lie on the west side of March Road.

The existing DAB runs along the rear boundary of the existing properties on the west side of March Road next to the application site. The site itself is located in open countryside and comprises a rectangular area of land that has been incorporated into 9 March Road.

The application is considered to raise the following key issues:

- Principle and Policy Implications
- Character and Appearance
- Impact on the Amenities of Adjoining Properties
- Access and Parking

Principle and Policy Implications

The site is located in the countryside immediately adjacent to the existing DAB (running along the eastern and southern site boundaries) and comprises an area of land measuring 0.2 ha, plus the site of the existing dwelling which lies within the DAB.

Policy H3 of the Local Plan indicates that housing development would not normally be permitted outside defined DABs. It is recognised that this site is immediately adjacent to the DAB, however, 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. Emerging local and national planning policy (set out in the emerging Core Strategy and the recently published NPPF) though, does indicate that some flexibility may be possible to allow new development in the countryside in sustainable locations, such as on the edge of market towns or growth villages. The NPPF does also recognise the intrinsic character and beauty of the countryside and the need to support thriving rural communities.

Therefore, the policy objections to new development in the countryside, will need to be balanced against other material planning considerations that pertain to the current proposal and the particular site characteristics. These are assessed and considered below.

Character and Appearance.

(a) Countryside.

Development of open 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 wide open character of the surrounding countryside and the established character and appearance of the settlement, are considered.

The site has a rural setting to the west and north, but adjoins residential properties to the east and south. The site and the immediately adjacent fields to the west have the appearance of paddock land, which are then screened from the wider countryside via large field hedges. Views of the site from the footpath within the open countryside leading from Blue Lane to March Road, are also screened by these hedgerows. Views of the site from other parts of Blue Lane are also limited by boundary hedgerows. Therefore, the field is considered to have some connectivity with the adjacent settlement, and is not a key part of the wider open fen landscape beyond. The loss of this field is, therefore, not considered to have

such a detrimental impact on the open rural character of the surrounding countryside to warrant refusing this proposal outright.

(b) Built Form of Village.

The proposed development site is also enclosed on three sides by existing dwelling boundaries and hedges, and the more open western boundary to the countryside is marked by a post and rail fence. If permitted, this western boundary would become a continuation of the existing DAB that runs to the rear of 5a and 5b March Road.

The built form of this part of Wimblington comprises mainly two-storey detached houses or bungalows sited on fairly reasonable sized plots. Although most housing on the west side of March Road follows a linear form, the two bungalows immediately to the south (5a and 5b March Road), are positioned to the rear of existing properties. The current proposal would, therefore, follow a fairly similar building positioning and form to those immediately to the south.

(c) Design.

Normally in 'backland' locations such as this site, bungalows offer the most appropriate design to provide a more subservient building form in relation to the properties along the main road frontage.

In this instance the architect has proposed a different approach given the relatively large size of the site and the distance of the proposal from adjoining residential dwellings. The starting point has been to design a contemporary dwelling but borrowing features from a more traditional agricultural building style. The building design incorporates the following features:

- The main part of the building has a fairly narrow building span compared to its overall length, which is a feature of many agricultural buildings
- The use of brick on the main building and dark weatherboarding to the subservient side extensions, which step down in size
- Pantile and plain tiled roofs.

A balcony has been proposed on top of the flat roof extension to allow westerly views over the open countryside. An obscure glazed privacy screen is proposed to prevent any views southwards towards No. 5a to the south.

The eaves height of the main dwelling has also been reduced from 5.5m to 4.5m in height to reduce its overall height and massing.

The building is sited fairly centrally in the plot, and has been placed to close a view along the access drive, with a projecting feature on the main building.

(d) Landscape.

New boundary tree and hedgerow planting is proposed around the site boundaries, with more tree planting concentrated in the northern part of the site.

A new wildlife pond is also proposed in this part of the site, which will also assist with some surface water drainage

Impact on the Amenities of Adjoining Properties.

As stated above, the overall size of the plot is fairly large, measuring around 28m x 69m. The building has been located fairly centrally within the site, leaving a

slightly larger garden area to the north.

Sufficient grounds are retained for the existing dwelling at 9 March Road, and the new garage will partly screen the two properties.

Nos. 9a and 11 March Road currently have fairly long rear gardens measuring around 30m in length to the application site boundary. The side elevation of the main part of the proposed building is 13m from this boundary. It is considered that this relationship is acceptable and will not cause any loss of privacy or overlooking problems.

No 5a March Road is a bungalow, whose side elevation is positioned 1m away from the southern site boundary. This boundary is currently enclosed by a 1.8m high close boarded fence. The nearest part of the new dwelling will be sited 15m from this boundary, and this part is single storey only. The nearest two-storey part measures 19.5m from this boundary. It is considered that this relationship is acceptable and will not cause any loss of privacy or overlooking problems.

Highways

The new dwelling is proposed to be accessed using the existing driveway and parking will be provided in a new double garage and three outside parking spaces, plus a turning area.

The existing dwelling (9 March Road) is proposed to be accessed via a new driveway directly off March Road. Three new parking spaces and a turning area will be provided in the front garden, which is of a reasonable size.

The highway authority considers the proposal to be acceptable in highway safety terms subject to appropriate conditions.

Conclusion

The principle of an additional dwelling on the application site would normally be contrary to policy, if a strict interpretation of Policy H3 is followed, where housing development is normally restricted outside of defined DABs. However, emerging local and national planning policy (set out in the draft Core Strategy and the recently published NPPF) suggests that some flexibility to this approach may be possible to allow some new development in the countryside, in more sustainable locations (including growth villages including Wimblington).

Therefore, policy objections against allowing new development in the countryside, will now need to be assessed and balanced against other material planning considerations relating to the particular proposal under consideration. These include matters such as the sustainability of the location, the particular site characteristics and the relationship to its surroundings.

The site directly adjoins the DAB of Wimblington and is located only a short distance from the village core containing a range of services and facilities, as well as access to public transport. The site is, therefore, considered to be located in a fairly sustainable location, compared to more rural parts of the district.

The land on which the application proposal is located is one of a series of paddocks sited to the west of the village. These paddocks are considered to relate closer to the village and the properties in March Road rather than the wider

open countryside, and are not particularly visible when viewed from the more open fen landscape to the west.

The application site is bounded on two sides by the existing DAB. If the proposal is allowed it will continue the existing DAB boundary at the rear of 5a March Road further northwards, thus continuing the natural limits of development around the village rather than projecting significantly into the open countryside.

It is considered that the proposal does not give rise to any significant impact on existing residential amenity or highway safety.

For the above reasons, it is considered that on balance, this proposal is acceptable and complies with adopted Local Plan Policies H3, H6, E8 and TR3, draft Core Strategy Policies CS1 and CS14 as well as the NPPF.

6. RECOMMENDATION

Grant subject to suitable conditions

- 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. Prior to the commencement of the development hereby approved, full details of the materials to be used for the external walls and roofs of the buildings hereby approved 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.

- 3. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**

- a) proposed finished levels**
- b) means of enclosure**
- c) hard surfacing, other hard landscape features and materials**
- d) existing trees, hedges or other soft features to be retained**
- e) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
- f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
- g) location of service runs**
- h) management and maintenance details**

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce

the visual and environmental impacts of the development hereby permitted.

- 4 Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The scheme shall be constructed and completed in accordance with the approved plans/specification at such time as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

- 5 Prior to the first occupation of the new dwelling, the new vehicular access to serve the existing house No. 9 March Road, where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason - In the interests of highway safety to ensure that satisfactory off-road parking is provided.

- 6 Prior to the first occupation of the new dwelling, sufficient space shall be provided within the site of the new dwelling and the cartilage of the existing dwelling at 9 March Road, to enable vehicles to park clear of the public highway, enter, turn and leave each site in forward gear. The areas shall be levelled, surfaced and drained and thereafter retained for the specific use.

Reason - In the interests of highway safety to ensure that satisfactory off-road parking is provided.

- 7 The new access 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 by the Local Planning Authority before the development hereby permitted is occupied.

Reason - In the interests of highway safety to ensure that satisfactory off-road parking is provided.

- 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, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

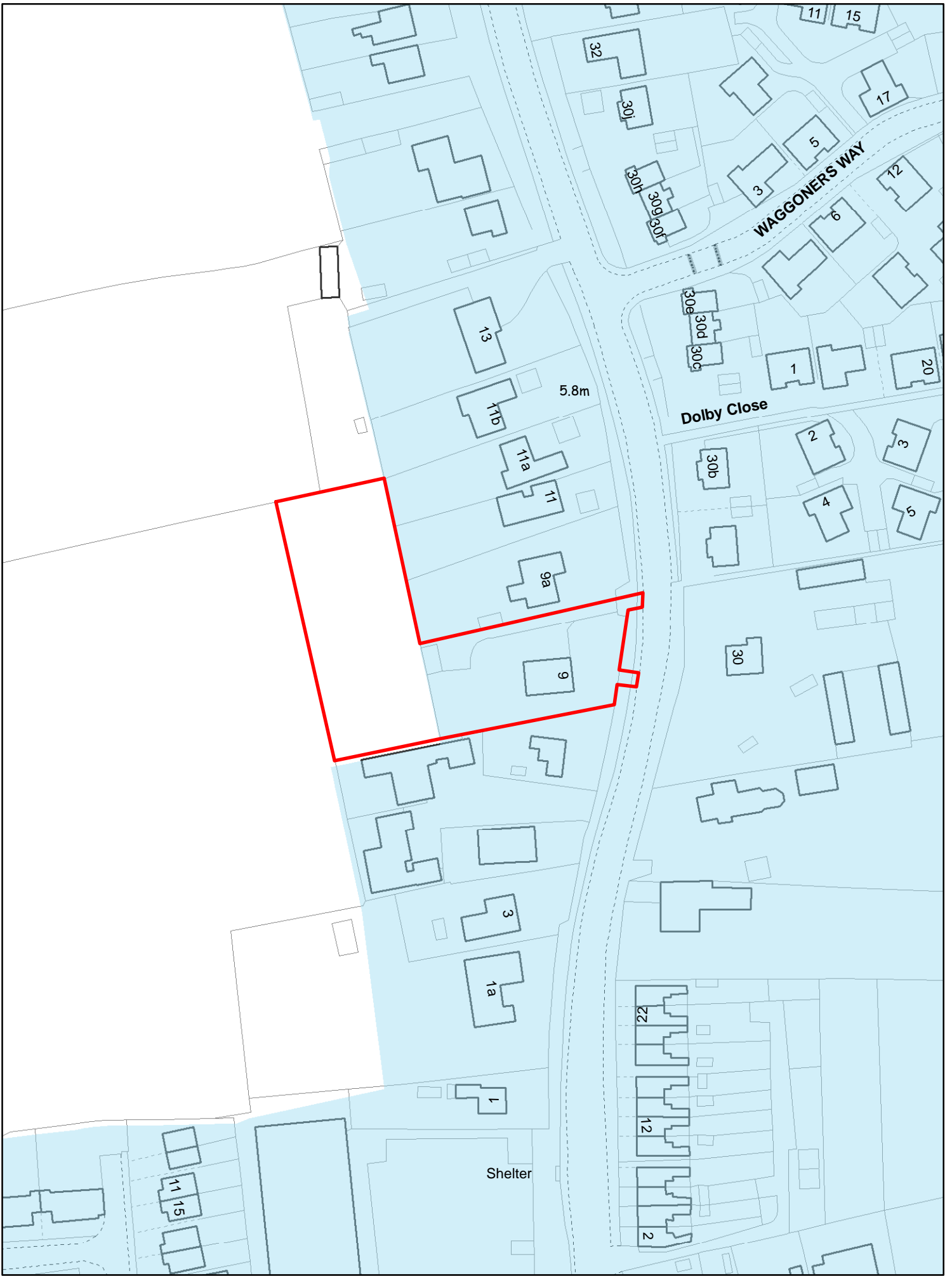
- 9 Before the development hereby permitted is occupied, the privacy screen to the first floor balcony as shown on the submitted plans, shall be installed, fitted with an obscure glaze to the satisfaction of the Local Planning Authority and retained in perpetuity thereafter.**

Reason – In the interest of amenity.

- 10 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
- iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
- iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**
- v) the erection of any walls, fences or other means of enclosure to the western boundary of the site (as detailed in Schedule 2, Part 2, Class A).**

Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development and to prevent any potential future overlooking of neighbouring properties, in the interest of the protection of residential amenity, and to ensure that the LPA retains control over means of enclosure, in the interests of the appearance of the development



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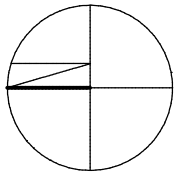
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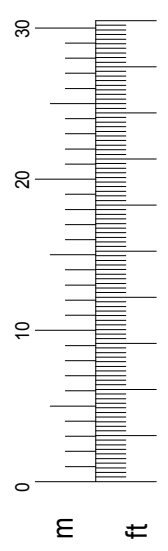


KEY:

- P = Parking
- G = Garage Parking
-  = Existing trees
-  = Proposed trees
-  = Proposed hedges



Scale 1:500 - A4



Revisions
Add new landscaping

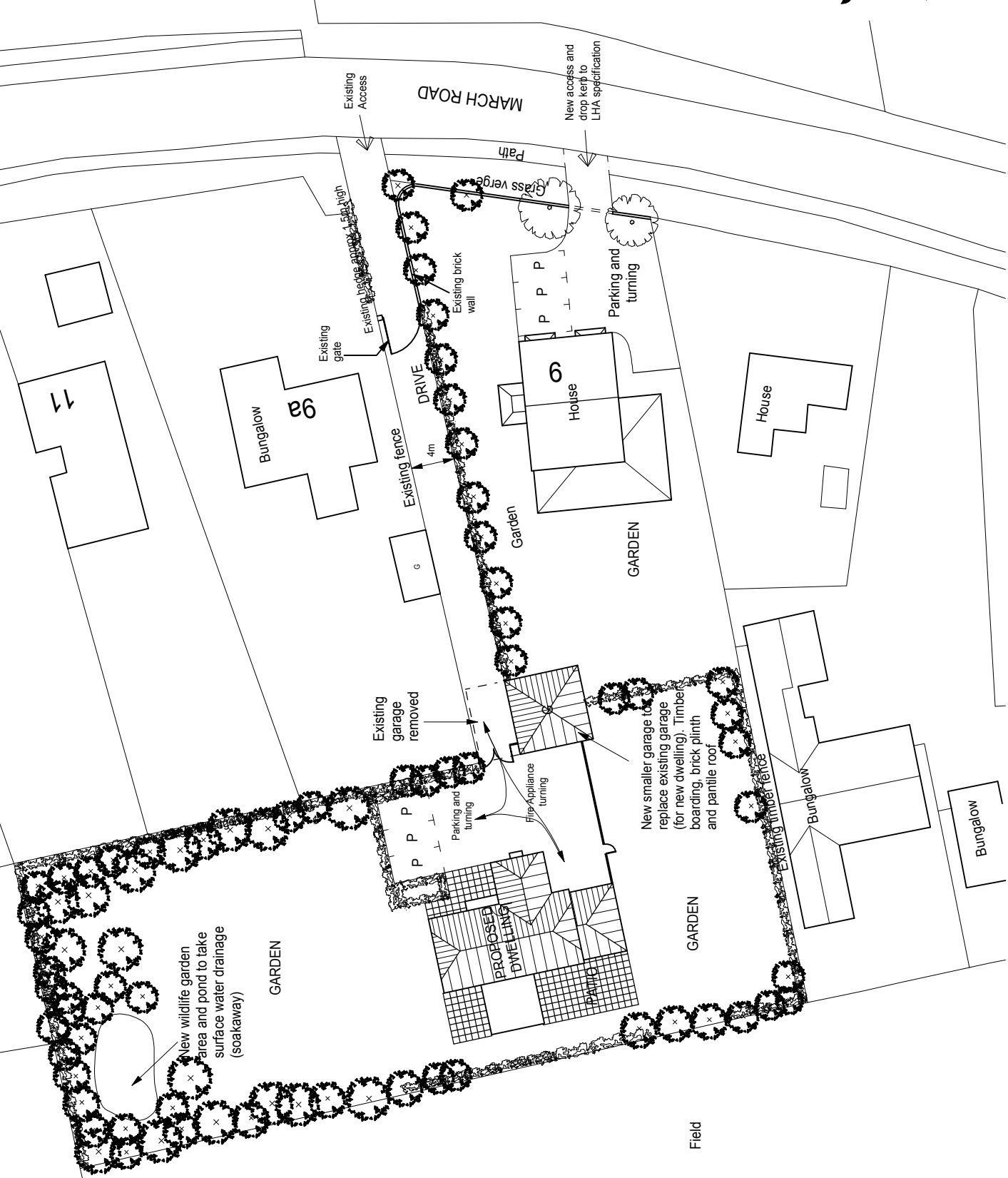
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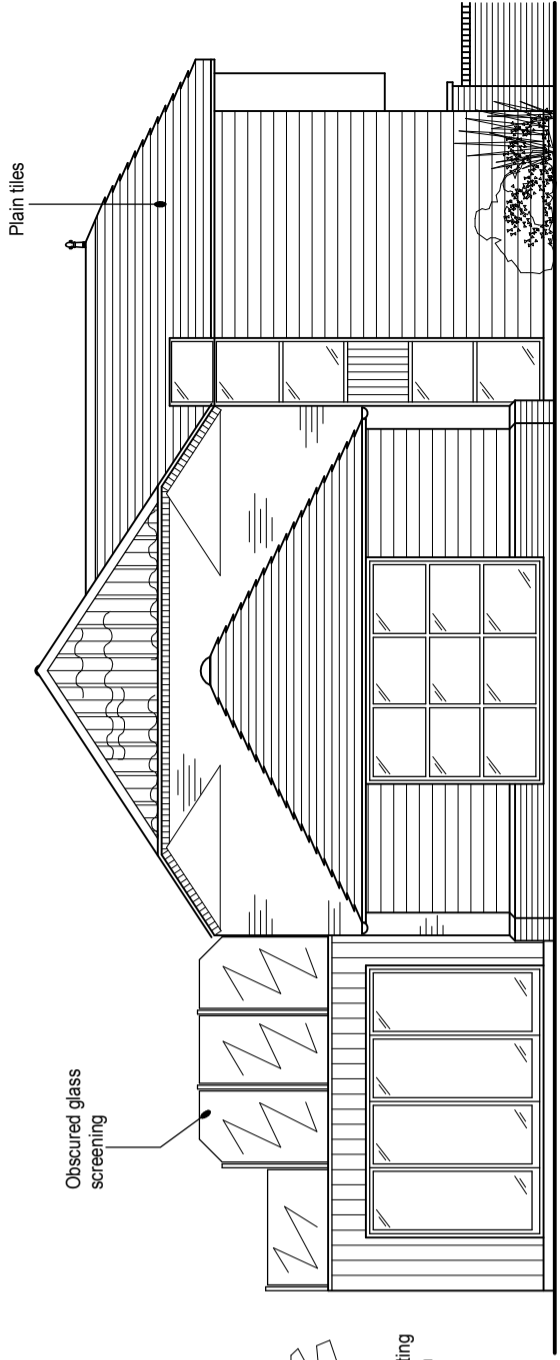
PROPOSED DWELLING
WEST OF 9 MARCH ROAD
WIMBLINGTON, PE15 0RN

MR & MRS G. DHILLON
PROPOSED
SITE LAYOUT

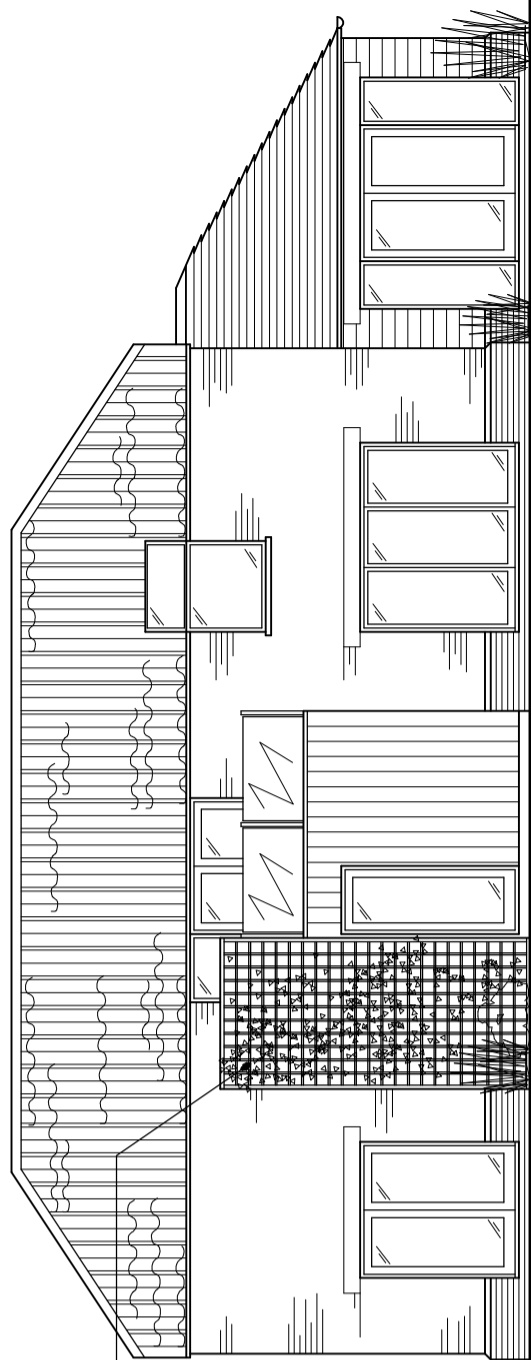
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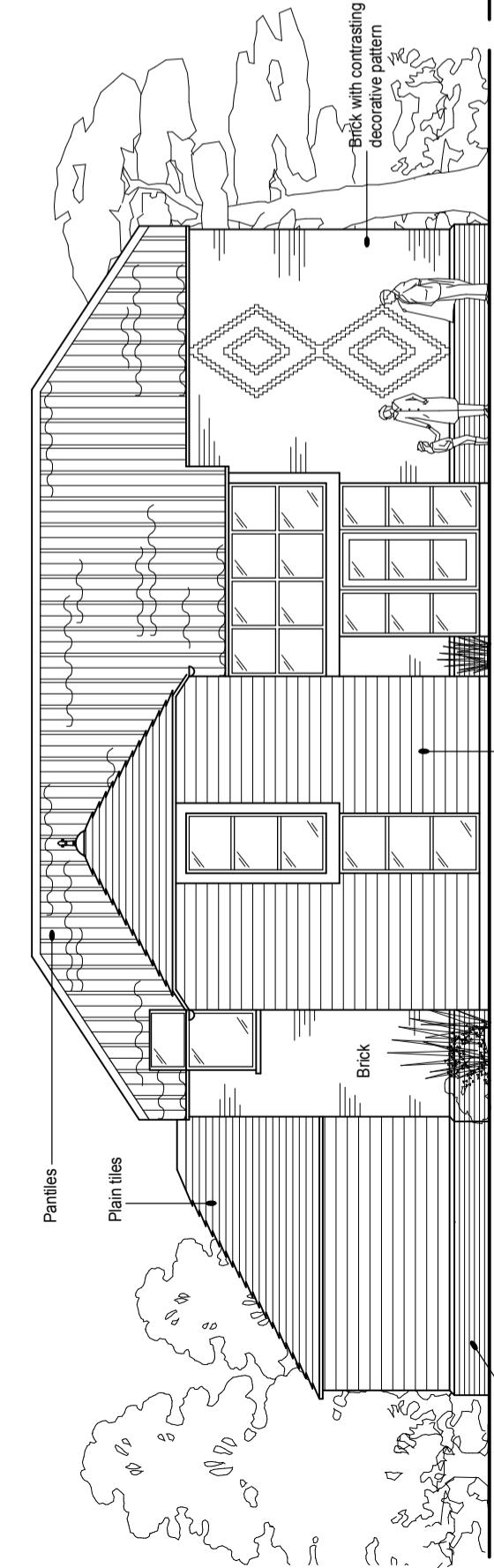




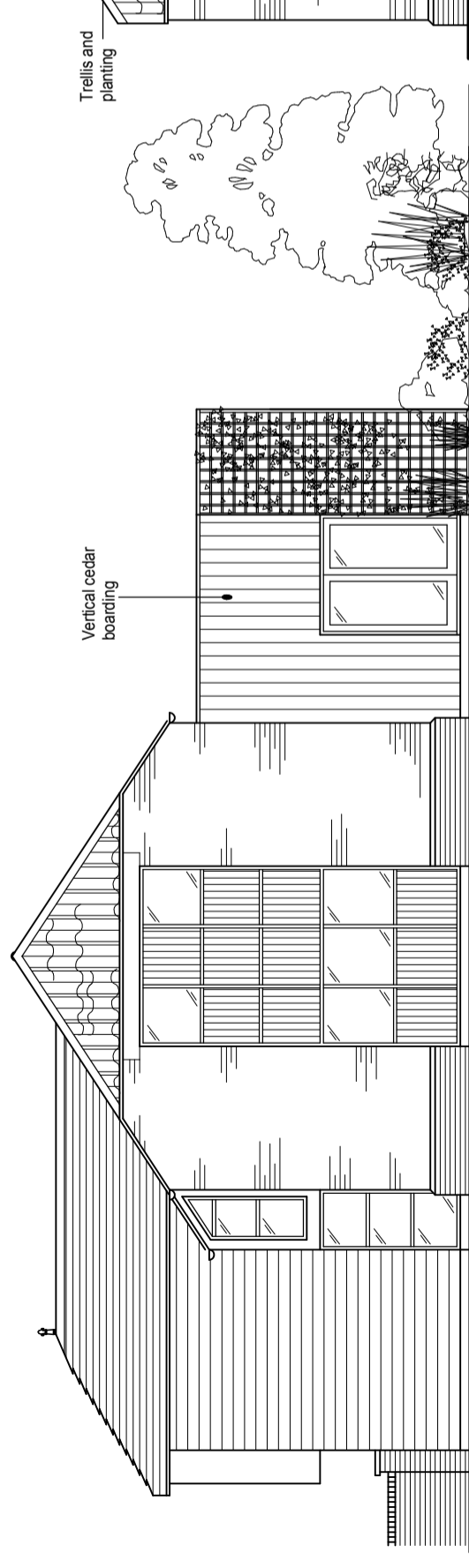
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

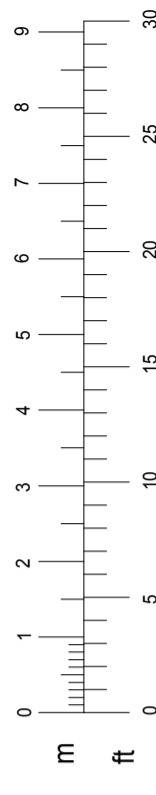


FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION

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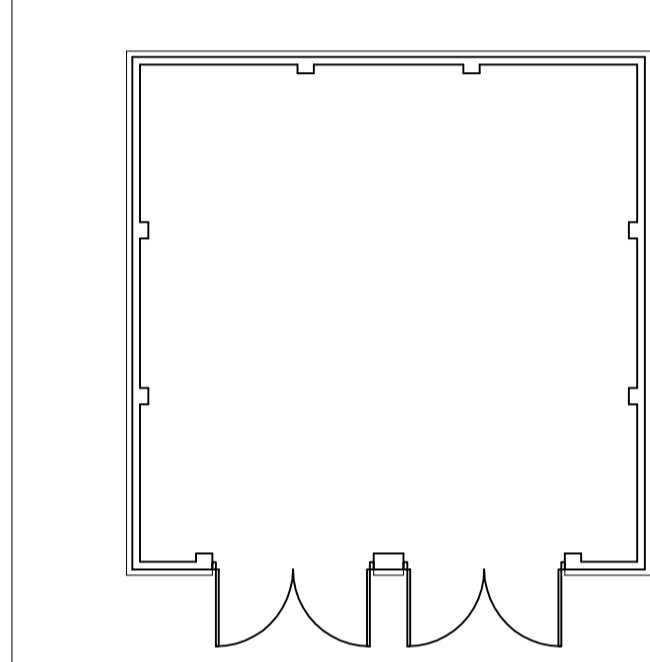
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PROPOSED DWELLING
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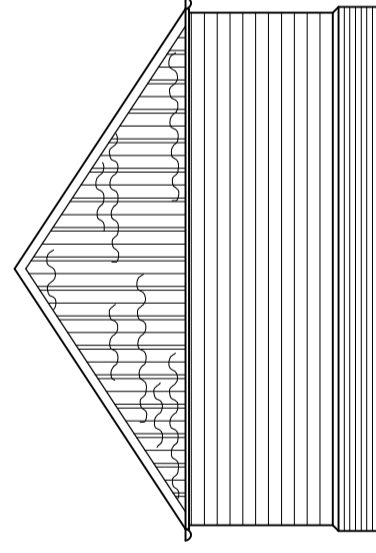
MR & MRS G. DHILLON

ELEVATIONS

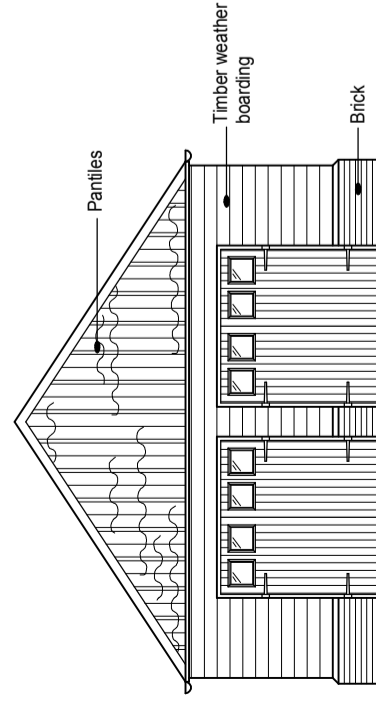
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PLAN



EAST, NORTH & SOUTH ELEVATIONS



FRONT (WEST) ELEVATION

GARAGE