

Application Number: F/YR12/0504/F

Minor

Parish/Ward: March Town Council/March West

Date Received: 05 July 2012

Expiry Date: 30 August 2012

Applicant: Mrs H Lombardo

Proposal: Erection of a 2-storey 3 bed dwelling with detached double garage in association with existing business

Location: Land West of Prospect Bungalow, Burrowmoor Road, March

Site Area/Density: 0.07 ha

Reason before Committee: Applicant employed by Fenland District Council

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 2 storey chalet style dwelling with a detached double garage on land west of Prospect Bungalow, Burrowmoor Road, March. The dwelling is proposed to be used in association with the existing 24 hour breakdown business in the vicinity of the site.

The site is a grassed paddock and lies to the west of Prospect Bungalow, which in turn lies to the west of the site occupied by the business. Prospect Bungalow is occupied by members of the applicant's family.

The key issues to consider relate to the principle of development particularly in relation to need and justification for a dwelling in this location, beyond the established settlement of March, and its impact upon the character and appearance of the area.

As the site lies well beyond the built settlement of March and no detailed supporting information has been submitted to justify the need for an additional dwelling in association with the 24 hour breakdown business, the recommendation is to refuse the application.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 2.1 | F/YR11/0813/F | Erection of a 3 bed single storey dwelling with detached double garage in association with existing business | Withdrawn – 2 nd December 2011 |
|-----|---------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------|

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 55: Avoid isolated homes in the countryside unless there are special circumstances.

3.2 East of England Plan 2008:

ENV7: Quality in the Built Environment.

3.3 Draft Fenland Core Strategy:

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS2: Growth and Housing.

CS10: Sustainability and no harm to the wide open character of the countryside.

CS14: High Quality Environments

3.4 Fenland District Wide Local Plan:

H3: Development should be within existing settlement

H16: Dwellings required for the efficient management of local agriculture/horticulture

E1: Protection of the unique open character of the Fenland Landscape

E8: Landscape and Amenity Protection

4. CONSULTATIONS

4.1 Parish/Town Council

Recommend Approval

4.2 Local Highway Authority (CCC)

No objection subject to conditions relating to closing the existing access, the positioning of gates, drainage measures and providing parking and turning space within the site.

4.3 Environment Agency:

No objection subject to conditions relating to submitted Flood Risk Assessment.

4.4 Middle Level Commissioners

Awaited

4.5 FDC Scientific Officer (Land Contamination)

No objections or observations.

4.6 Anglian Water

Awaited

4.7 FDC Environment and Leisure (Waste/Refuse)

No objections as unlikely that refuse vehicle will need to access the property. Waste and recycling should be presented at curtilage of property where it meets the public highway.

4.8 National Grid (Gas)

Awaited

4.9 **Local Residents:** No comments received

5. **SITE DESCRIPTION**

5.1 The site lies to the west of Prospect Bungalow and the A141. It is on the northern side of Burrowmoor Road and is part of a grassed meadow. It is a roughly square site with a frontage of approx. 25 metres and a depth of approx. 30 metres. Open countryside lies to the west of the site and there are three properties (including Prospect Bungalow) between the site and the A141.

Burrowmoor Road is a class C highway and the site lies in Flood Zone 3. A high pressure gas pipeline runs through the south west corner of the site.

6. **PLANNING ASSESSMENT**

6.1 The site lies well outside the built up settlement of March on an area of land, which was originally allocated as a “pay as you play” golf course in the Fenland District Wide Local Plan; however, this has not been developed. The surrounding land is predominantly agricultural with a small cluster of development towards the A141, consisting of 3 dwellings and a commercial premises.

6.2 Discussions took place between the agent and officers concerning the principle of development when a previous (similar) application was submitted in late 2011. It was considered that the site lies in the open countryside where Policy H3 of the Fenland District Wide Local Plan (FDWLP) seeks to restrict housing development unless there is a genuine need for a new dwelling which is required for the efficient management of local agriculture, horticulture or forestry (Policy H16 - FDWLP). This remains the case and is reaffirmed in the emerging Core Strategy Policies CS1 and CS10. Part E of Policy CS10 requires the applicant to provide robust supporting evidence as part of any application. The National Planning Policy Framework (NPPF) also promotes sustainable development and seeks to avoid isolated new homes in the countryside unless there are special circumstances.

6.3 The application seeks planning permission for a dwelling in association with the existing breakdown and repair garage, which is located to the east of Prospect Bungalow. As such the proposal cannot meet the criteria of the current policies in the Local Plan or Core Strategy, which requires development in a countryside location to be essential for the agricultural, horticultural, forestry, outdoor recreation, transport or utility services. Furthermore, there is little by way of explanation provided with the current application to suggest there is a need for an additional dwelling in association with the business. It is stated that the applicant lives four miles from the site and there is a requirement to live on the site to allow the breakdown vehicle to be taken to the scene of a breakdown at short notice and also to increase security awareness on the site. There are currently two employees working in the business and it has been established for 35 years.

6.4 Prospect Bungalow, which obtained planning permission in 1962, is in the ownership of the applicant’s family and appears to have a clear physical connection with the breakdown business. As a result it would appear to be available to provide the necessary security and surveillance presence the

applicant requires for the business. This is not contained within the information submitted with the application, which ignores the fact that there is already a dwelling which is closer to the business than the application site and is occupied by a family member associated with the business. The agent has confirmed that Prospect Bungalow is occupied by a family member who is past retirement age.

- 6.5 The land to the west of Prospect Bungalow is currently open and exposed with no natural screening or defined boundaries. The proposal would have a significant impact on the openness around the existing property, extending linear development into the open countryside. This would impact detrimentally on the character and appearance of the open countryside in this location and cannot be seen as a situation where the rounding off of a sustainable settlement is supported by the emerging policies of the Core Strategy.
- 6.6 The NPPF requires development to be sustainable and to avoid isolated homes in the countryside. The special circumstances required to override these principles relate to the essential need for a rural worker to live permanently at or near their place of work in the countryside or for the design of the dwelling to be truly outstanding or innovative in order to enhance its immediate setting.

The current proposal meets neither of these criteria for the following reasons:

- the type of business the dwelling is required to support (24 hour breakdown and repairs) is not considered an exclusively rural enterprise;
 - there is already a dwelling closer to the business site, which serves the purposes the applicant refers to as justification for the proposal, and
 - the design of the dwelling is neither outstanding nor innovative.
- 6.7 Consultees have not raised any particular objections to the proposal and it has the support of the Town Council, however, these responses do not outweigh the strong policy and principle reasons which indicate that the proposal cannot be supported.

7. CONCLUSION

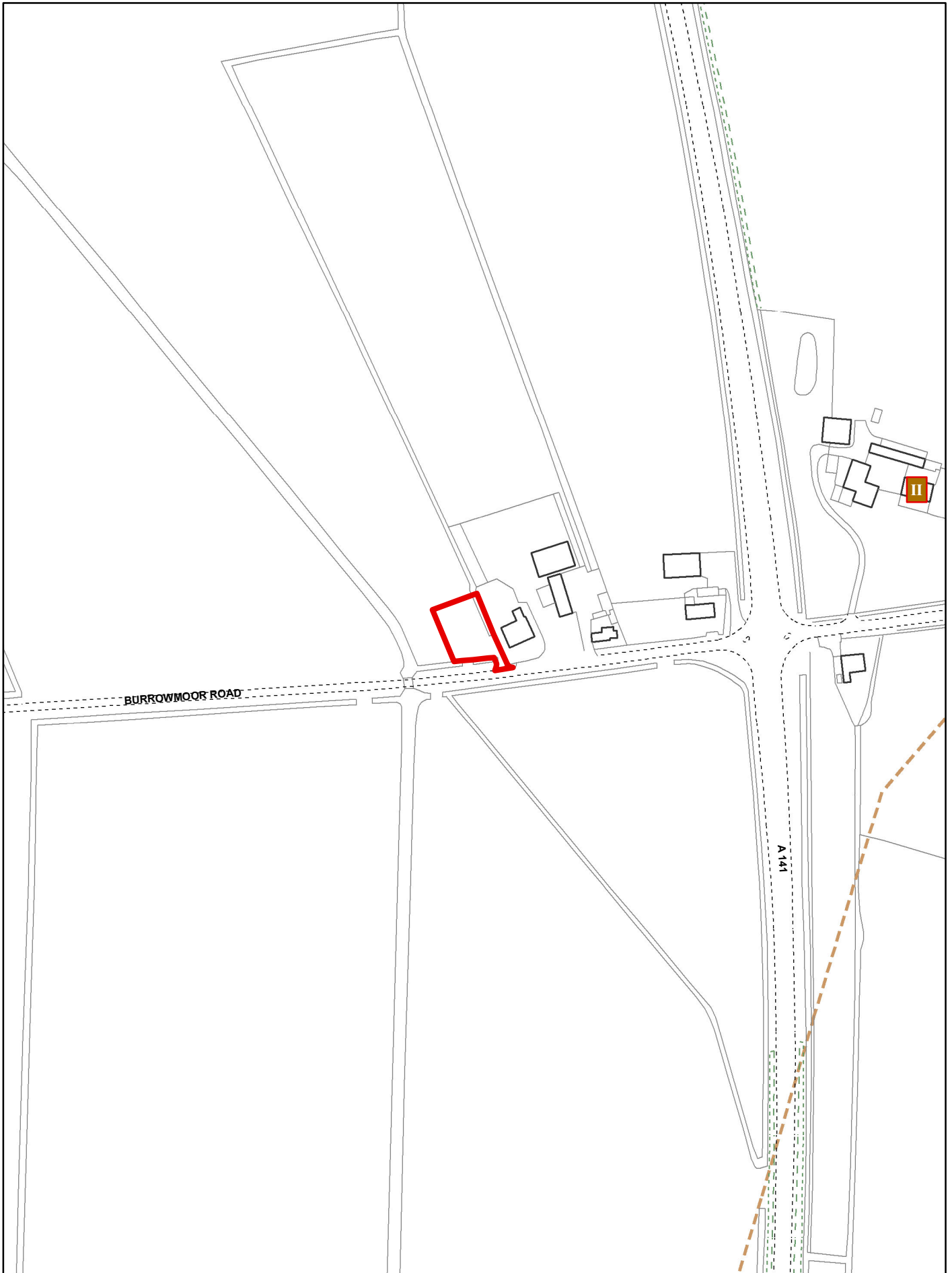
- 7.1 The site is located beyond the established settlement of March, within the open countryside, and the proposal seeks permission for a new dwelling in association with a 24 hour vehicle breakdown service. There is no detailed supporting information with the application to justify the provision of an additional dwelling and adopted and emerging policy only supports such dwellings when related to essential, rurally based enterprises or dwellings of an exceptional quality.

As the proposal complies with neither of these exceptions it is considered inconsistent with the principles of the NPPF, Policies H3 and H16 of the adopted FDWLP and Policies CS1 and CS10 of emerging Core Strategy.

8. RECOMMENDATION

Refuse, for the following reason –

- 1 The proposal is contrary to Policies H3 and H16 of the Fenland District Wide Local Plan, Policies CS1 and CS10 of the emerging Core Strategy and the principles of the National Planning Policy Framework in that no justification has been provided for the introduction of an additional dwelling in an isolated, unsustainable location beyond the established settlement of March, which is unrelated to activities for which a rural location is essential.**



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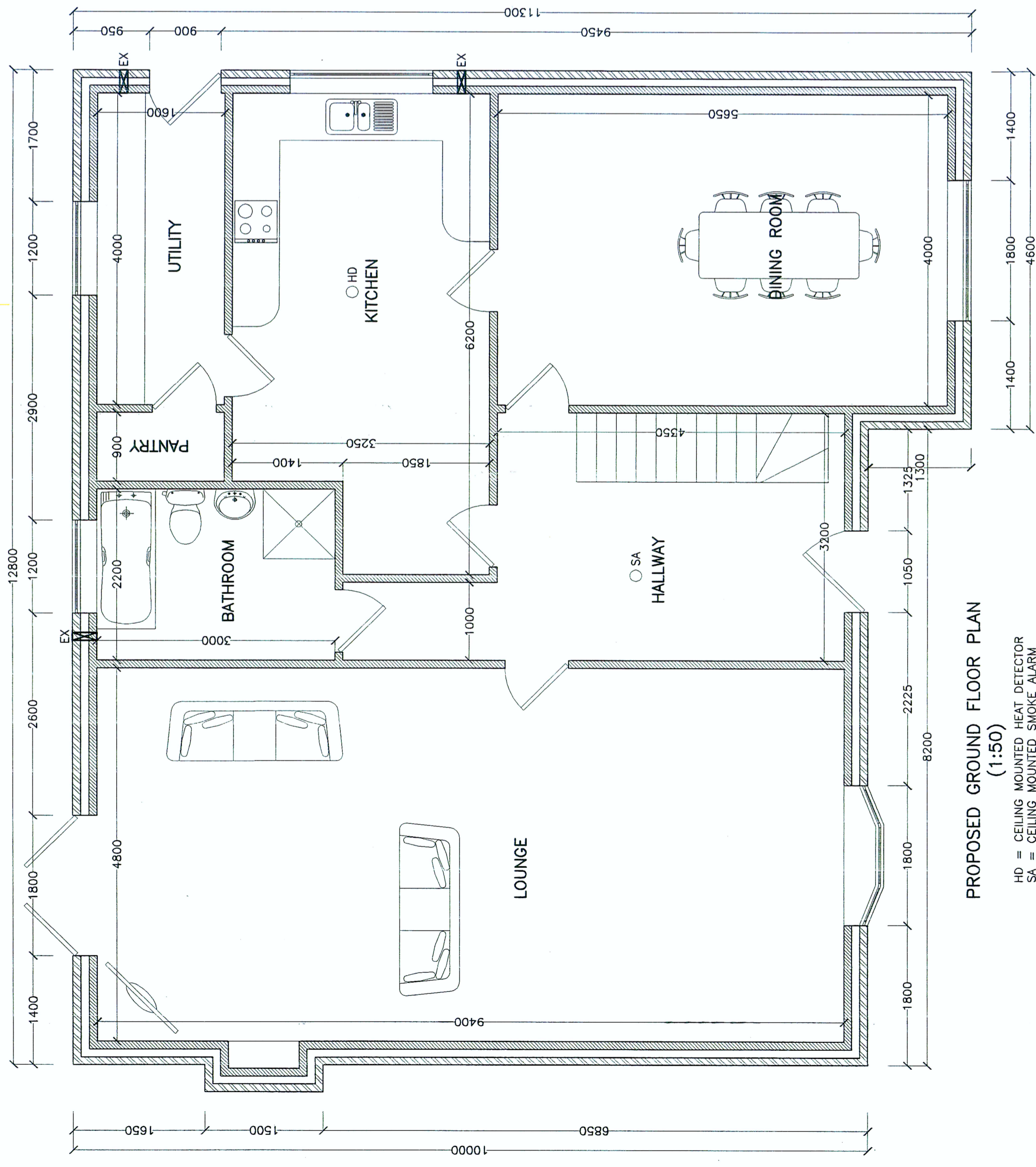
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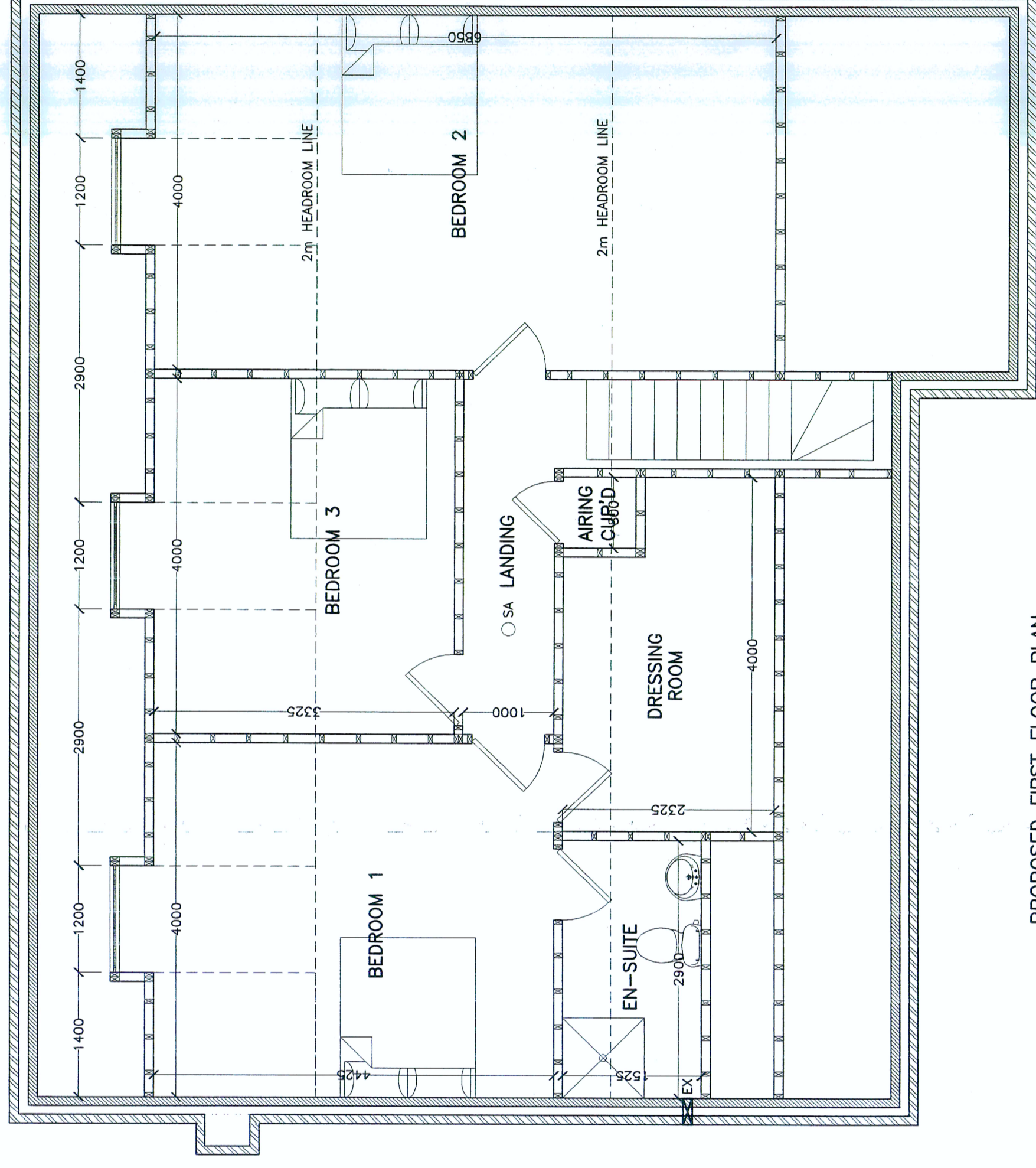


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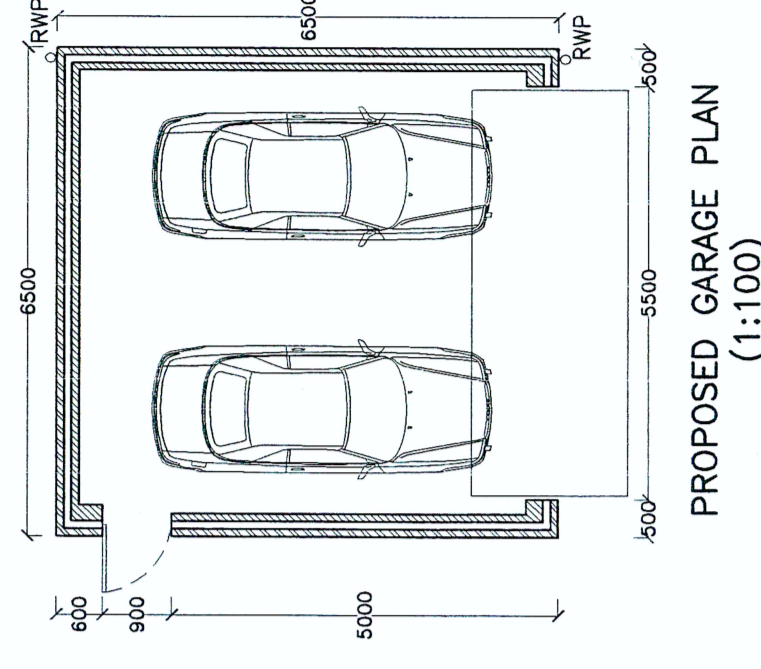
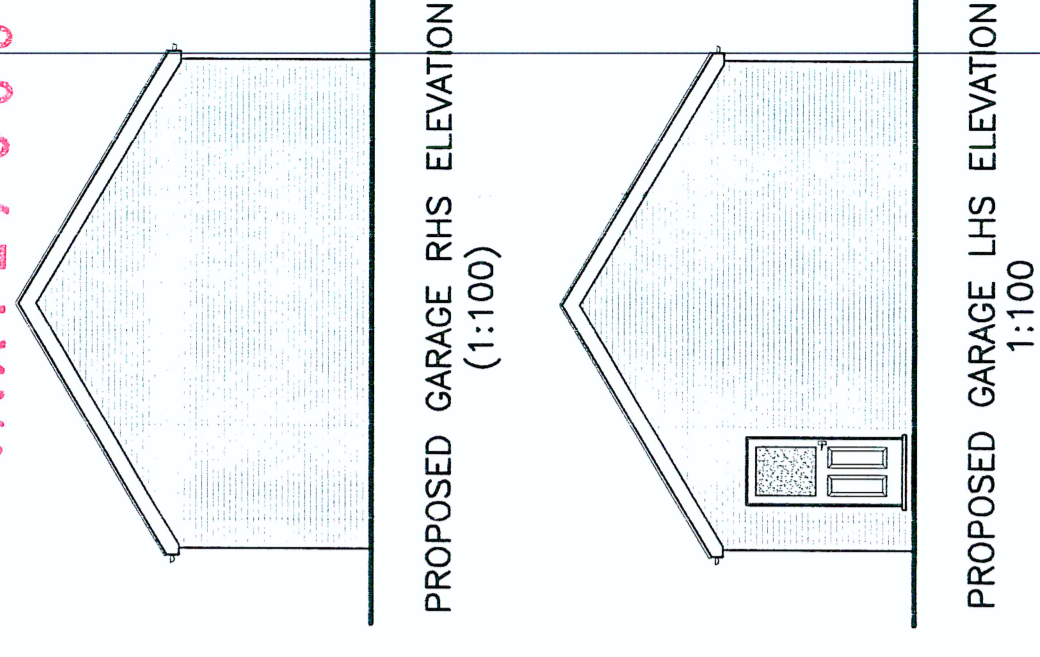
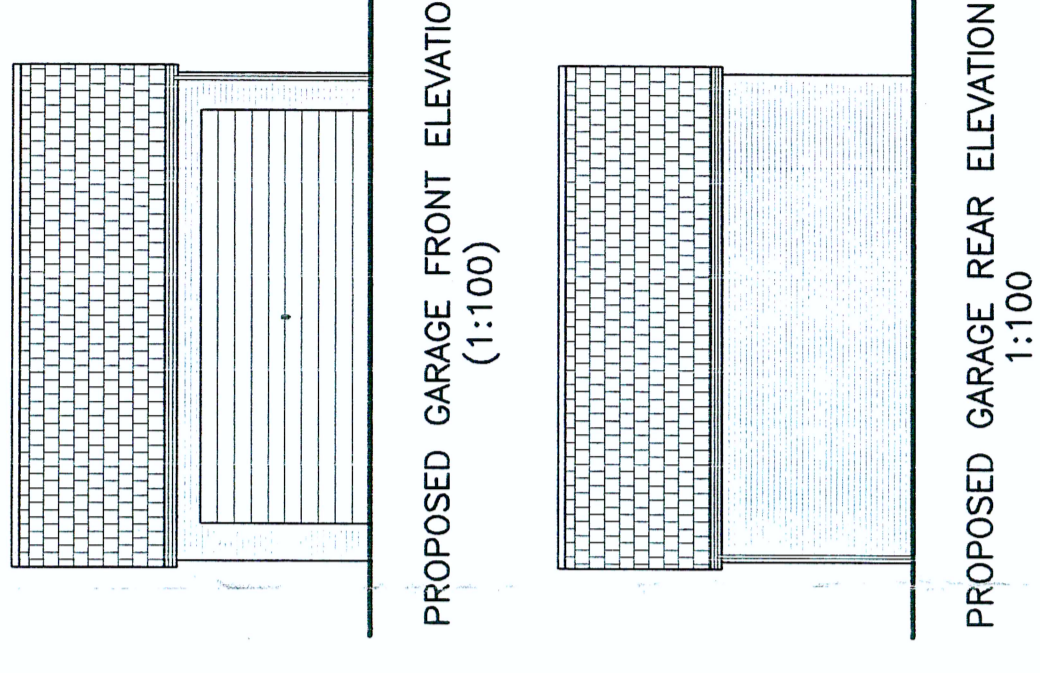
PROPOSED GROUND FLOOR PLAN (1:50)

HD = CEILING MOUNTED HEAT DETECTOR
 SA = CEILING MOUNTED SMOKE ALARM
 EX = EXTRACTOR FAN



PROPOSED FIRST FLOOR PLAN (1:50)

HD = CEILING MOUNTED HEAT DETECTOR
 SA = CEILING MOUNTED SMOKE ALARM
 EX = EXTRACTOR FAN



PROPOSED GARAGE PLAN (1:100)

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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works for the purposes required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

NO.	CLIENTS COMMENTS	DATE
1	CLIENTS COMMENTS	MAY 12
2	CLIENTS COMMENTS	FEB 12
3	CLIENTS COMMENTS	OCT 11
A	REVISIONS	DATE

MORTON & HALL
 CONSULTING STRUCTURAL ENGINEERS

1 Garden Avenue,
 1000
 Cambridge,
 PE1 5 8AJ
 Tel: 01354 655454
 Fax: 01354 655455
 Email: works@mortonandhall.co.uk
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Category Winner 2009
Building Design Awards
 Building Excellence in
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PROJECT: Mr & Mrs Lombardo

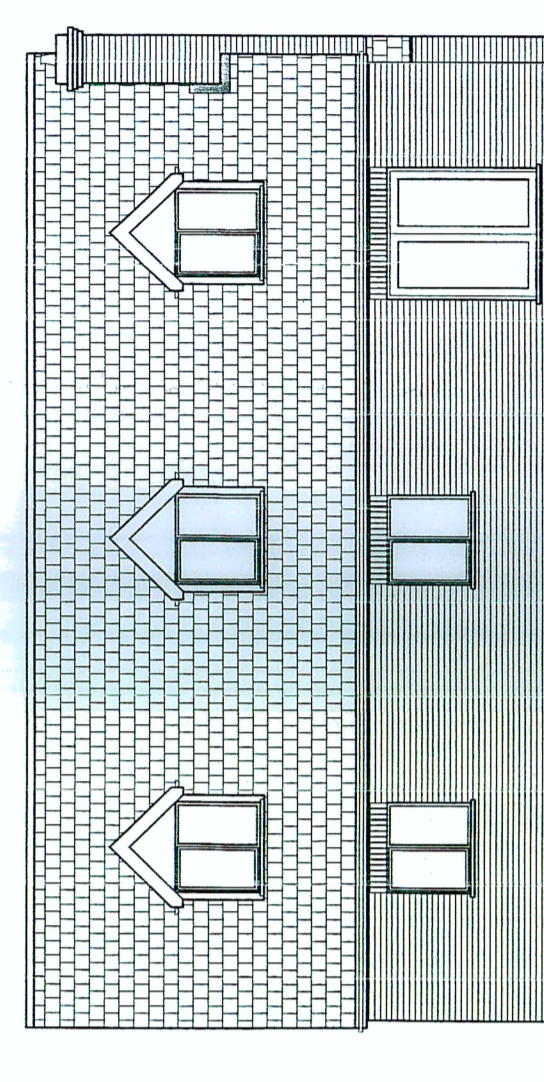
PROPOSED Dwelling at,
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 Burrowmoor Road,
 March, Cambs.

DATE OF ISSUE: - 5 JUL 2012

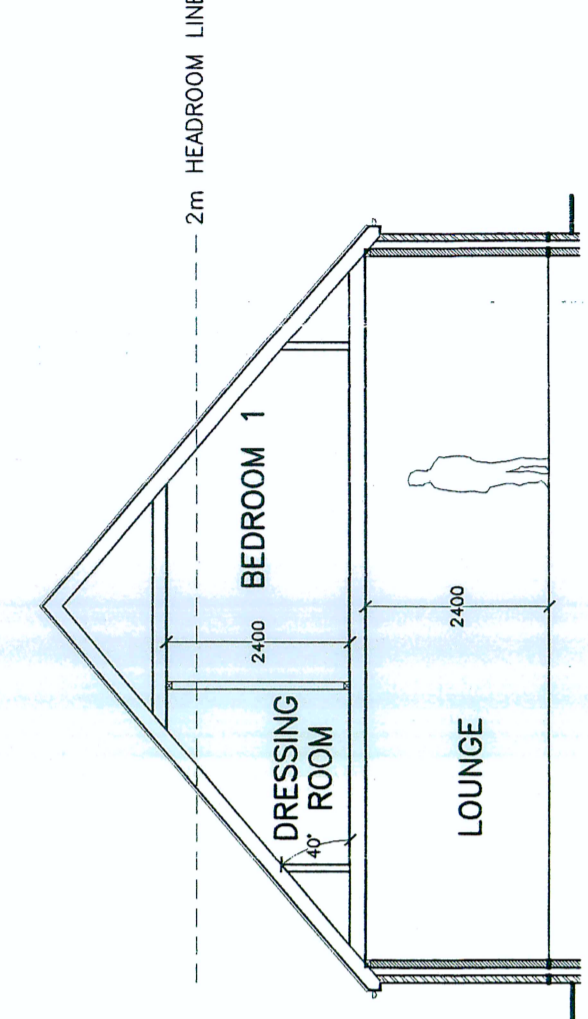
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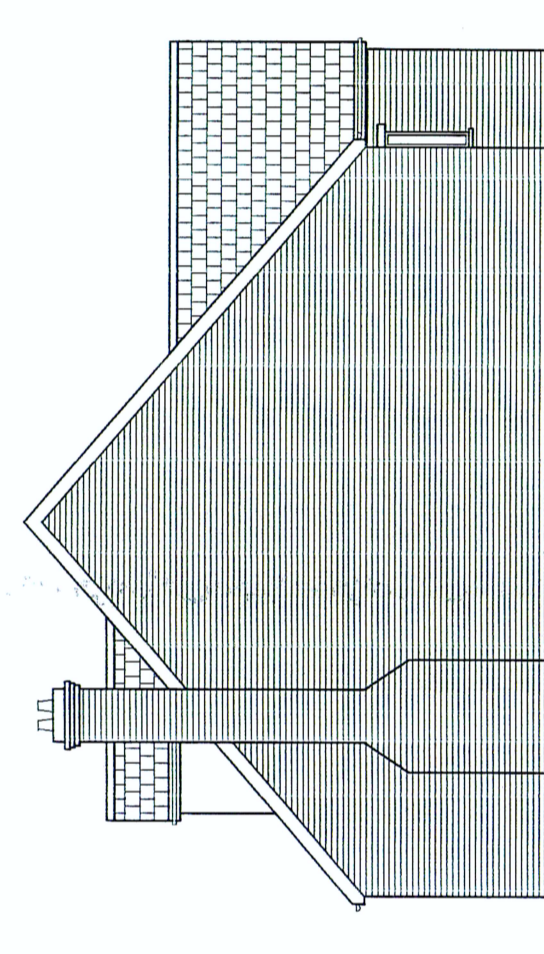
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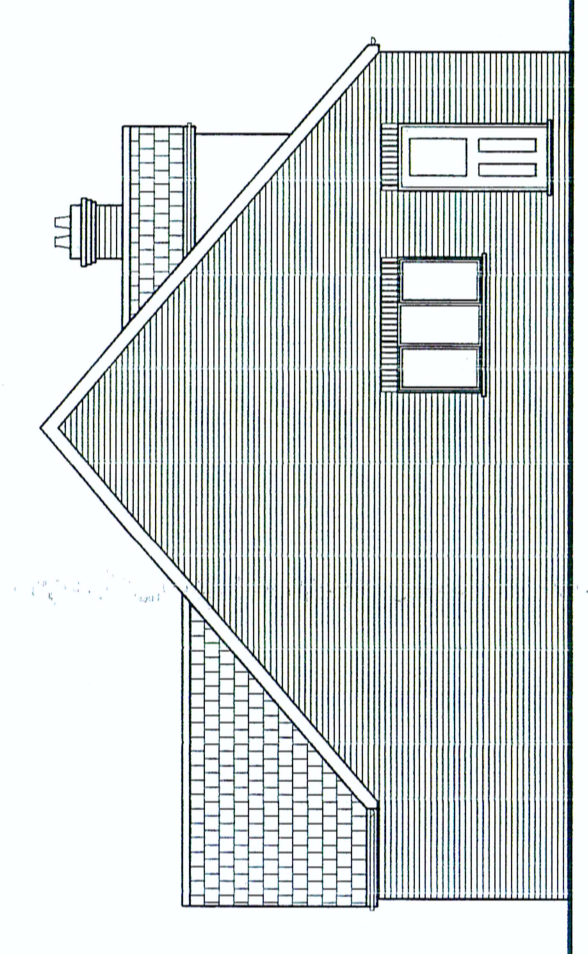
PROPOSED REAR ELEVATION (1:100)



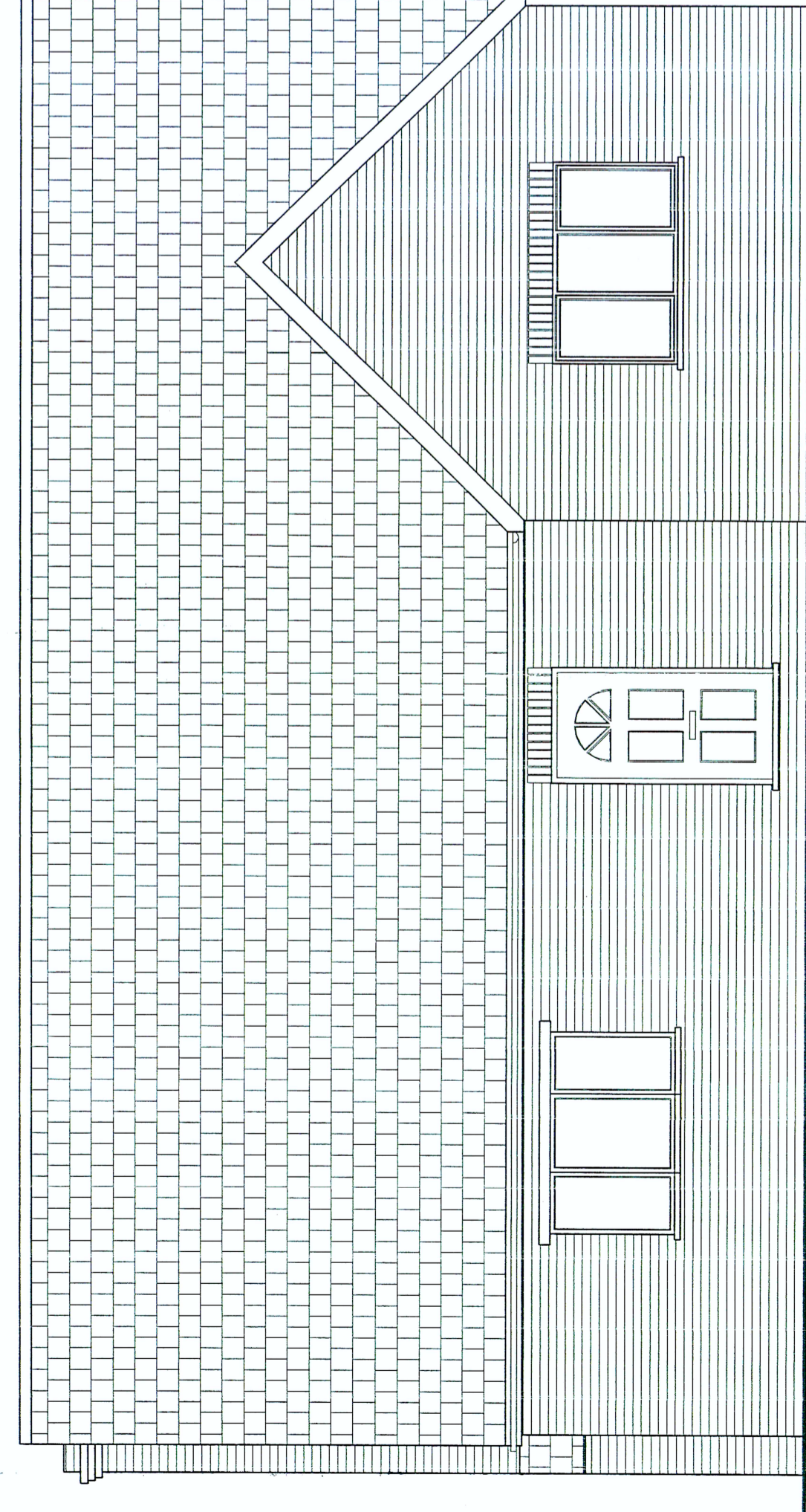
PROPOSED SECTION (1:100)



PROPOSED LHS ELEVATION (1:100)



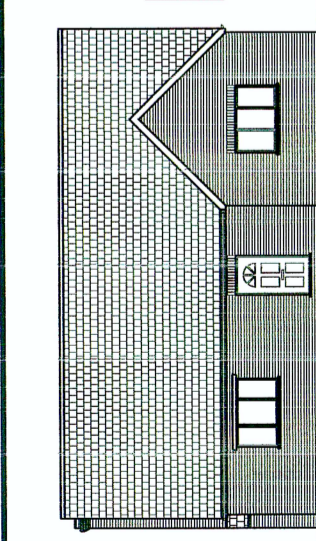
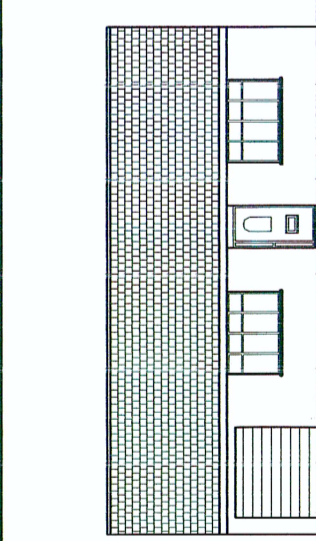
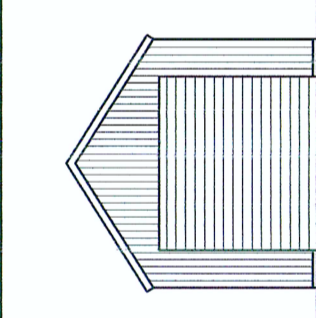
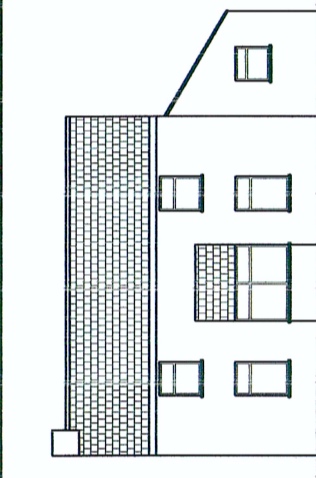
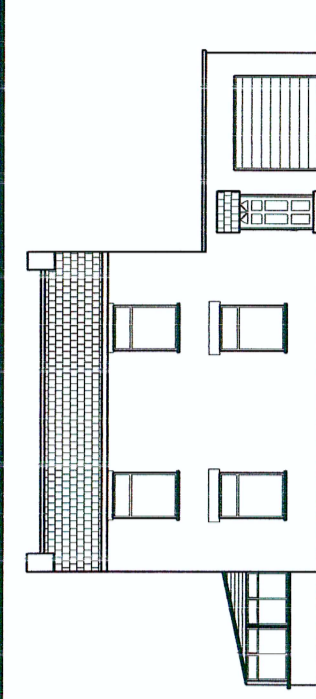
PROPOSED RHS ELEVATION (1:100)



PROPOSED FRONT ELEVATION (1:50)

NOT FOR CONSTRUCTION

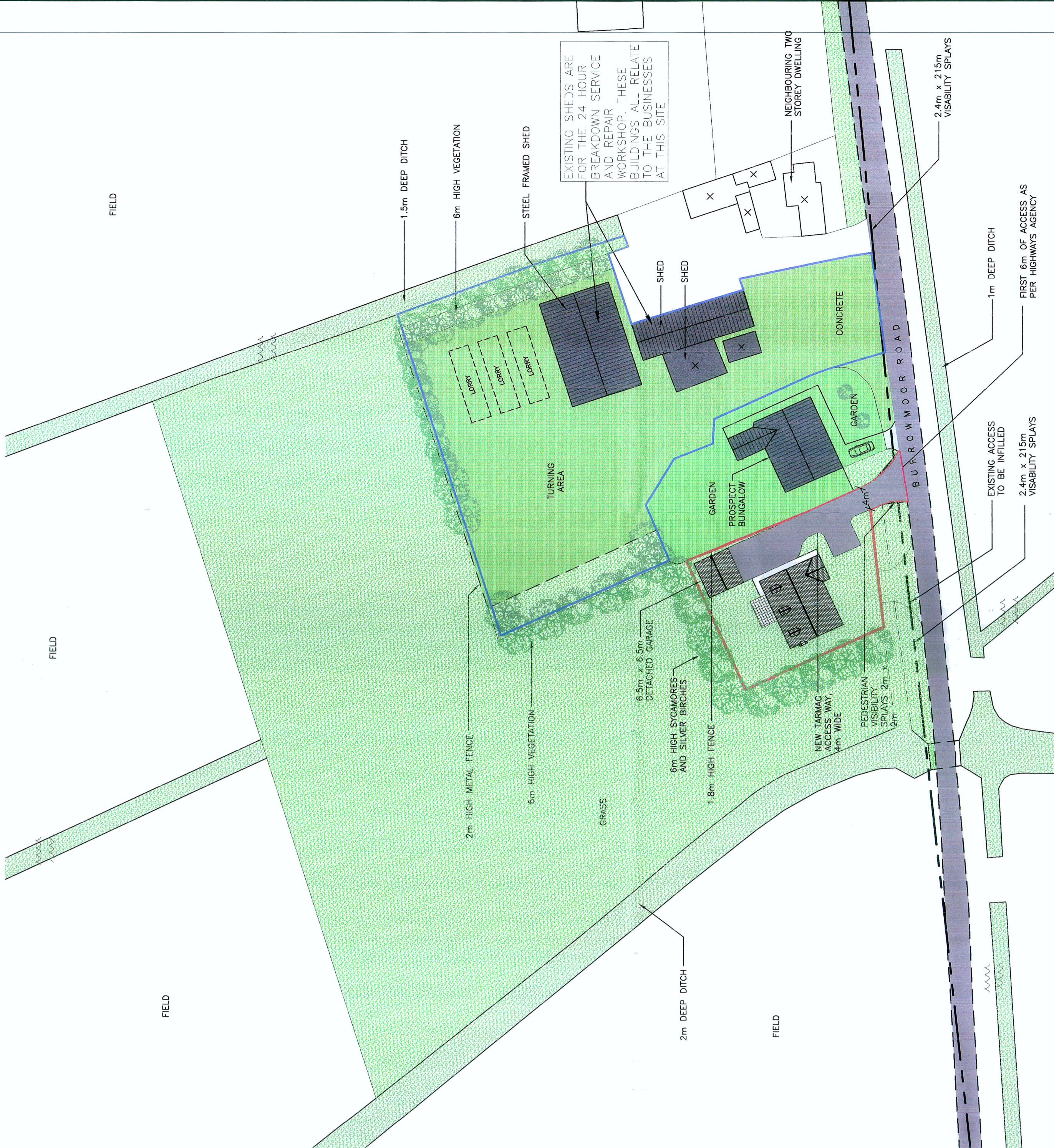
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PROPOSED STREET VIEW
(1:200)



EXISTING SITE PLAN
(1:500)



PROPOSED SITE PLAN
(1:500)

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MORTON & HALL CONSULTING LIMITED
CONSULTING STRUCTURAL ENGINEERS
1 Gordon Avenue,
March, Cambridgeshire,
PE13 8AU
Tel: 01354 655454
Fax: 01354 660487
Email: info@mortonandhall.co.uk
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Mr & Mrs Lombardo

CLIENTS COMMENTS	MAY 12
DRAWING UPDATED	FEB 12
DRAWING UPDATED	DEC 11
DRAWING UPDATED	OCT 11
DRAWING UPDATED	OCT 11
REVISIONS	DATE
PROJECT	
Proposed Dwelling at, Prospect Bungalow, Burrowmoor Road, March, Cambs.	
SITE	
Existing & Proposed Site Plans (SCHEME 2)	
SCALE	1:500
DATE	Aug' 2011
PROJECT NUMBER	H2736/02E
ISSUE NUMBER	- 5 JUL 2012

SCHEME 2