

Application Number: F/YR12/0538/F

Minor

Parish/Ward: Doddington Parish Council/Doddington

Date Received: 18 July 2012

Expiry Date: 12 September 2012

Applicant: Mr R Lister

Proposal: Erection of a single storey 4-bed dwelling with integral double garage

Location: Land West of 6 Primrose Hill, Doddington

Site Area/Density: 0.249 ha

Reason before Committee: Departure from Fenland District Wide Local Plan and Member interest

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning consent for the erection of a dwelling on land to the west of 6 Primrose Hill, Doddington. The site is currently part of a meadow and is associated with No. 8 Primrose Hill.

The key issues to consider relate to the principle of development particularly in relation to policy considerations, design, biodiversity and the impact on the character and appearance of the surrounding area.

As the development would represent the infilling of a small gap towards the edge of the established settlement in a broadly sustainable location and effectively round off development approval is recommended.

2. HISTORY

2.1 No planning history relating to this site.

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 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

3.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

4. CONSULTATIONS

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|-----|---|----------------------------------|
| 4.1 | <i>Parish/Town Council</i> | Awaited |
| 4.2 | <i>Local Highway Authority (CCC)</i> | Awaited |
| 4.3 | <i>FDC Arboricultural Officer</i> | Awaited |
| 4.4 | <i>FDC Scientific Officer (Land Contamination)</i> | No objections or observations |
| 4.5 | <i>Middle Level Commissioners</i> | Awaited |
| 4.6 | <i>Local Residents:</i> | None received at time of writing |

5. SITE DESCRIPTION

- 5.1 The site lies to the south of Primrose Hill, Doddington on the edge of the established settlement. It is currently part of a meadow which is used for the production of hay. The remainder of the meadow, to the east, is in separate ownership, however, there is no physical boundary to indicate the individual ownerships.
- 5.2 There is a wide verge to the front of the site and an established, native hedge runs along the entire frontage and rear boundary. The hedges are unmaintained at present and have become tall and quite unruly. A narrow footpath exists on the opposite side of Primrose Hill, which becomes wider and more established within a short distance to the east of the site.
- 5.3 The area is characterized by a mix of housing styles of varying ages, including both two-storey houses and bungalows. The site lies within flood zones 2 and 3 and Primrose Hill is a C class highway.

6. PLANNING ASSESSMENT

- 6.1 The site is located on the edge of the village and comprises of an area of land of 0.249 ha. National planning policy and emerging local policy in the form of the National Planning Policy Framework (NPPF) and Policies CS1 and CS10 of the draft Core Strategy indicate that flexibility is possible to allow some new housing development in rural locations provided the location is sustainable. Sustainable locations are generally found on the edge of established settlements, which are well served with public transport systems and community facilities.

- 6.2 Doddington is identified as a growth village in Policy CS1 of the emerging Core Strategy. In these settlements development and new service provision is encouraged within the existing village or as a small village extension. Linear development has extended along the northern side of Primrose Hill opposite the site and, therefore, provided a cohesiveness which links the buildings to the south of the highway with the main settlement. As a result the proposal can be seen to be broadly in accordance with new and emerging policy.
- 6.3 The principle of development in this location must also be balanced with other material considerations such as design, access, the impact of the proposal on the locality and biodiversity issues.
- 6.4 The NPPF recognises the intrinsic character of the countryside and attaches great importance to the design of the built environment. The proposed dwelling is of single storey construction and is designed to be unobtrusive and blend with the existing bungalow to the west of the site. As the established hedges will be retained and maintained along the front and rear boundaries of the site and there are dwellings to the east and west of the site it is likely that the impact of a new dwelling in this location would be negligible when viewed from Primrose Hill. The choice of materials is a good quality buff brick and brown pantiles, which will complement those of the nearest properties
- 6.5 The formation of a new vehicular access through the frontage hedge will be a noticeable aspect of the development, however, the verge is wide and visibility is good in both directions so the access point is acceptable and not considered to be detrimental in terms of highway safety or visually intrusive. It would be preferable from the point of view of sustainability and safe pedestrian movement to and from the site to have a footpath along the site frontage; however, concern is reduced due to the good visibility and the presence of a footpath on the opposite side of the road, which provides a link to the village centre.
- 6.6 Ideally it would be preferable to have a comprehensive scheme for development of the entire paddock, however, given the characteristics of the site, further development in the immediate vicinity is not prejudiced.
- 6.7 The applicant has submitted a habitat survey, which concludes that there are no ecological constraints apart from the risk of disturbing nesting birds when the access is created. This could be controlled by a planning condition.
- 6.8 An arboricultural report has been submitted, which includes methodology for the work required to remove the hedgerow to form the access and ensure the remainder is protected. The submitted plans show that the existing frontage hedge will be retained and managed at a height of 3 metres and the Field Maple in the verge has been identified as a tree of high quality, which should be retained for its landscape value.
- 6.9 At the time of writing, there have been no adverse responses from consultees, however, a number of consultation responses are awaited and these will be reported by way of an update at the committee meeting.

7. CONCLUSION

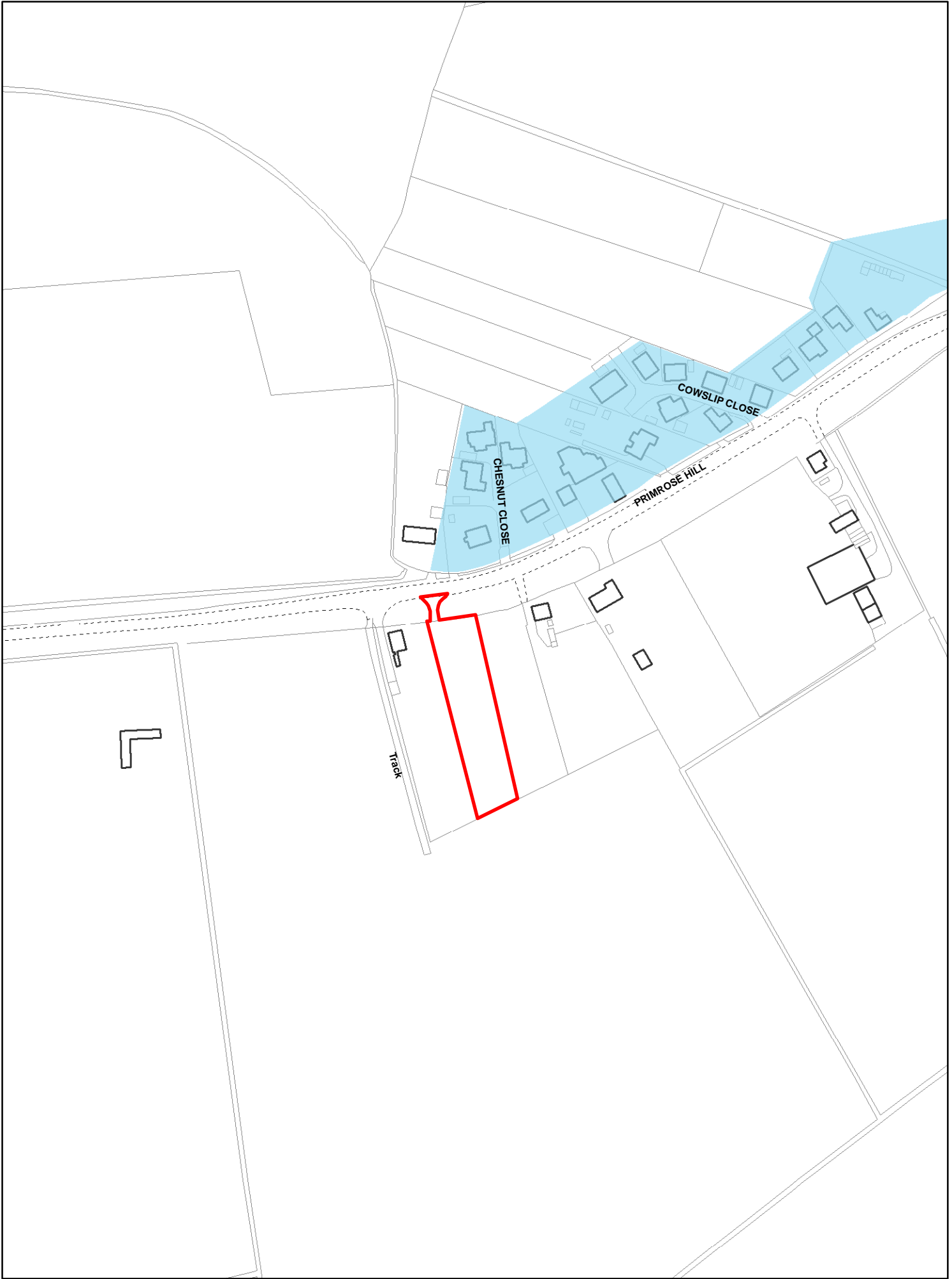
- 7.1 The site is essentially framed on either side by residential development and the established village extends opposite the site. The proposal will in effect result in the infilling of a small gap within the limits of the established settlement of Doddington on the southern side of Primrose Hill. The lack of a footpath on this side of the road is of concern, however, officers are mindful of the provision on the opposite side of the highway. The design of the dwelling is considered to have no adverse impact on the countryside and respects the natural boundaries that exist on site.

On balance, it is considered that the proposal complies with emerging development plan policy and forms an appropriate infill development that properly relates to the wider established settlement.

8. RECOMMENDATION

Approve subject to the receipt of no new objections during the remainder of the consultation process which expires on 28 August 2012.

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2 Adequate temporary facilities (details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of any development on site) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**
- 3 Prior to the commencement of development hereby approved, the parking and turning area detailed on the approved plan shall be provided before the development is first occupied. Thereafter, this area shall be permanently retained for the parking and turning of vehicles of residents / occupiers of the approved scheme, and shall not be used for any other purpose.**
- 4 All vegetation clearance at the site should only be taken place outside the bird breeding season of between March to August inclusive.**
- 5 Approved Plans**



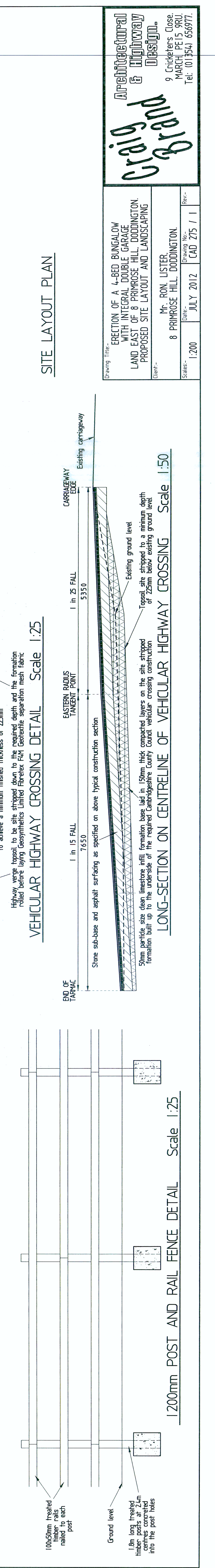
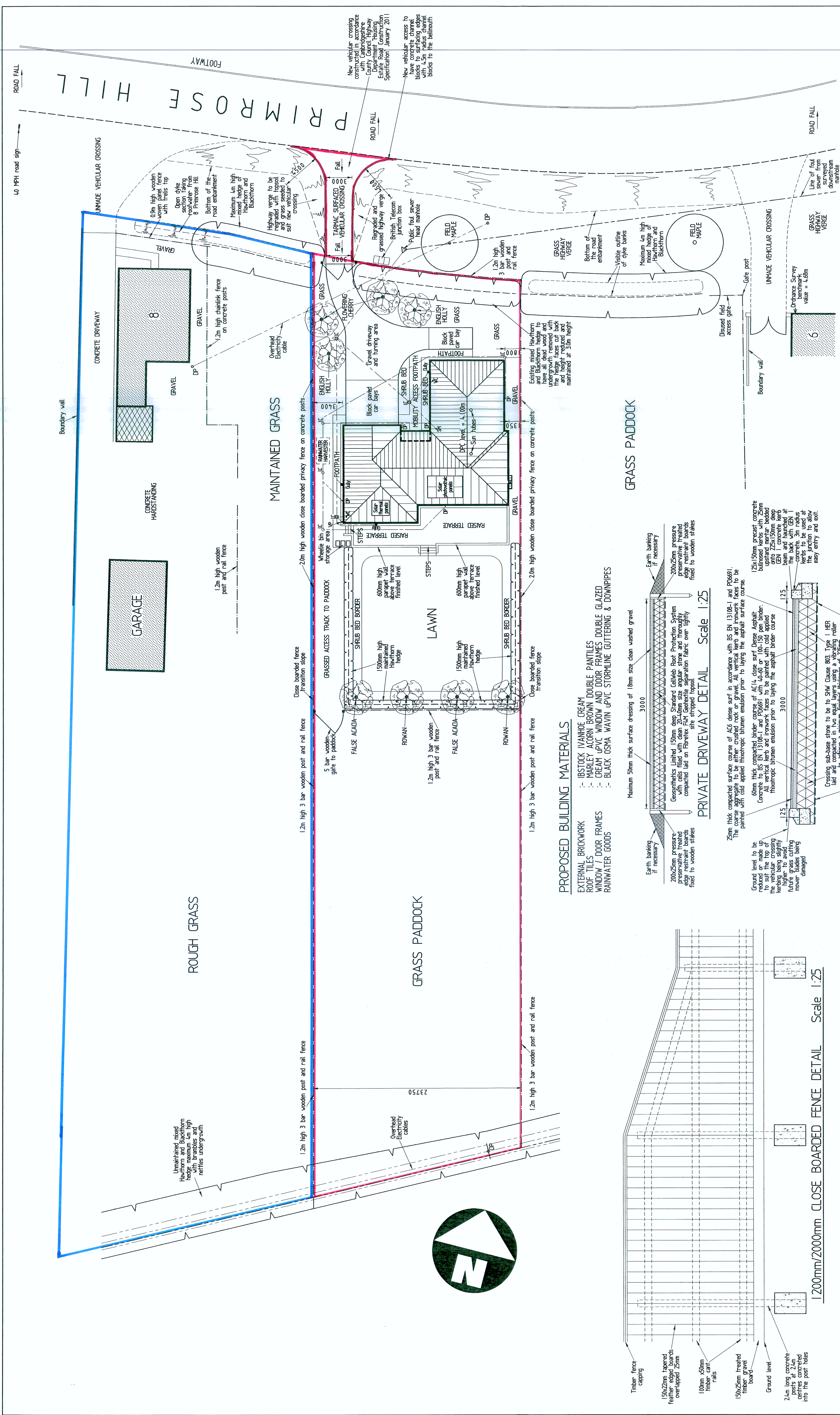
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Scale = 1:2,500





- PROPOSED BUILDING MATERIALS**
- IB STOCK IVANHOE CREAM EXTERNAL BRICKWORK
 - MARLEY ACONR BROWN DOUBLE PANTTILES ROOF TILES
 - CREAM UPVC WINDOW AND DOOR FRAMES
 - BLACK OSMA WAXVIN UPVC STORMLINE GUTTERING & DOWNPIPES

Craig Brand
Architectural Highway Design

ERECTOR OF A 4-BED BUNGALOW WITH INTEGRAL DOUBLE GARAGE LAND EAST OF 8 PRIMROSE HILL, DODDINGTON PROPOSED SITE LAYOUT AND LANDSCAPING

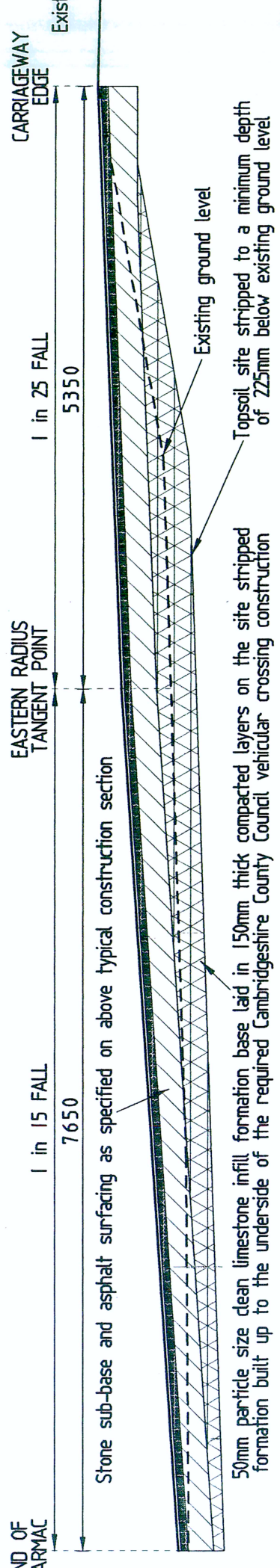
Client: Mr. RON LISTER
8 PRIMROSE HILL, DODDINGTON

Scale: 1:200
Date: JULY 2012
Drawing No: CAD 275 / 1

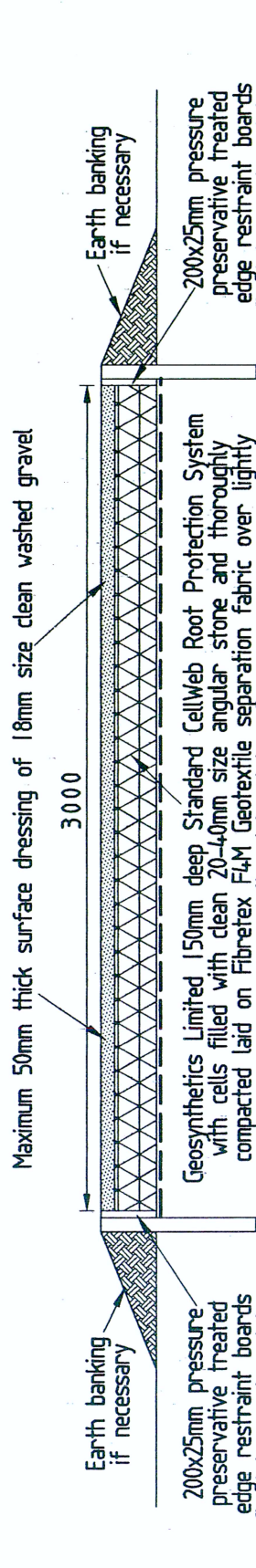
9 Cricketers Close, MARKH, PE15 9RU, Tel: (0) 1554 656977

SITE LAYOUT PLAN

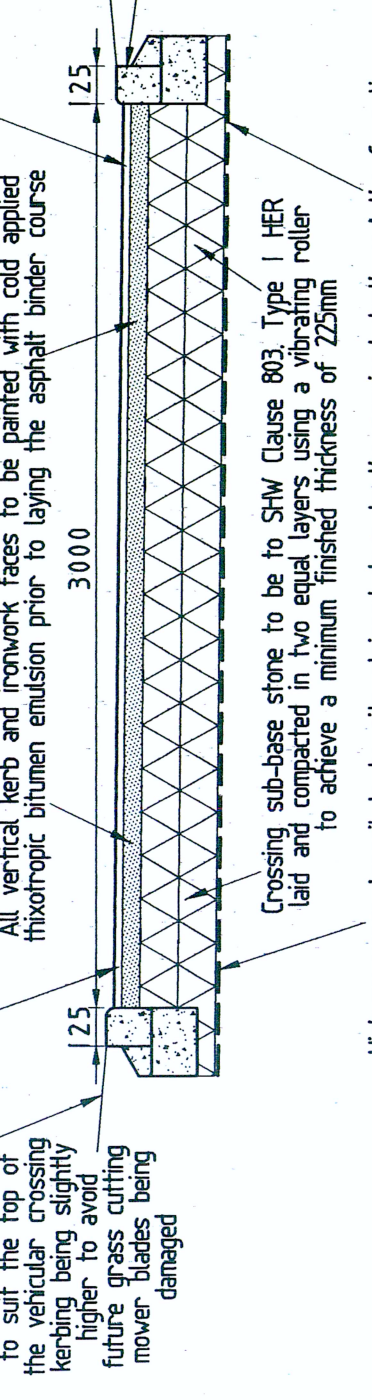
LONG-SECTION ON CENTRELINE OF VEHICULAR HIGHWAY CROSSING Scale 1:50



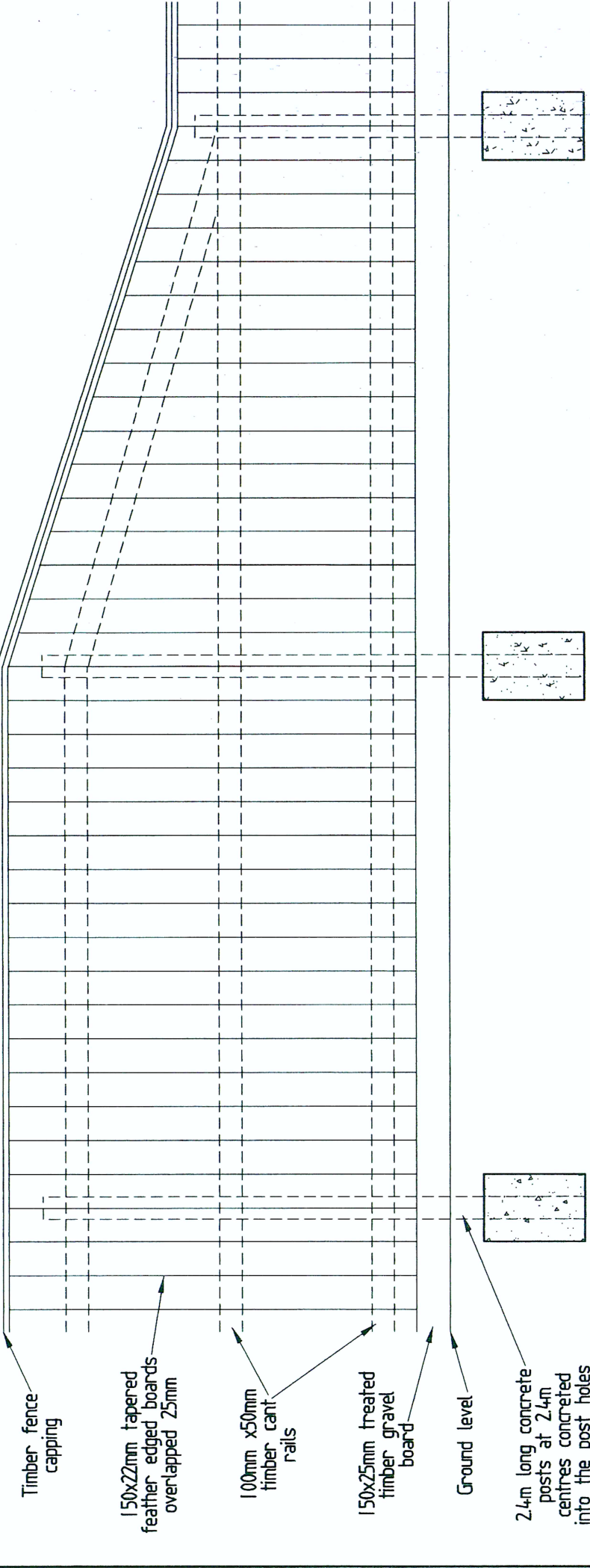
PRIVATE DRIVEWAY DETAIL Scale 1:25



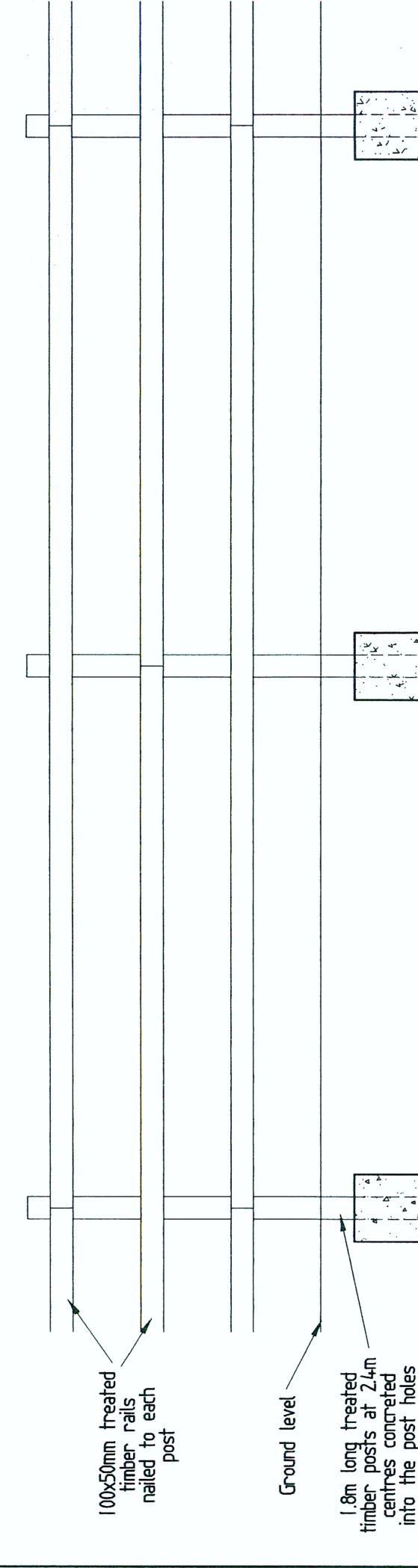
VEHICULAR HIGHWAY CROSSING DETAIL Scale 1:25

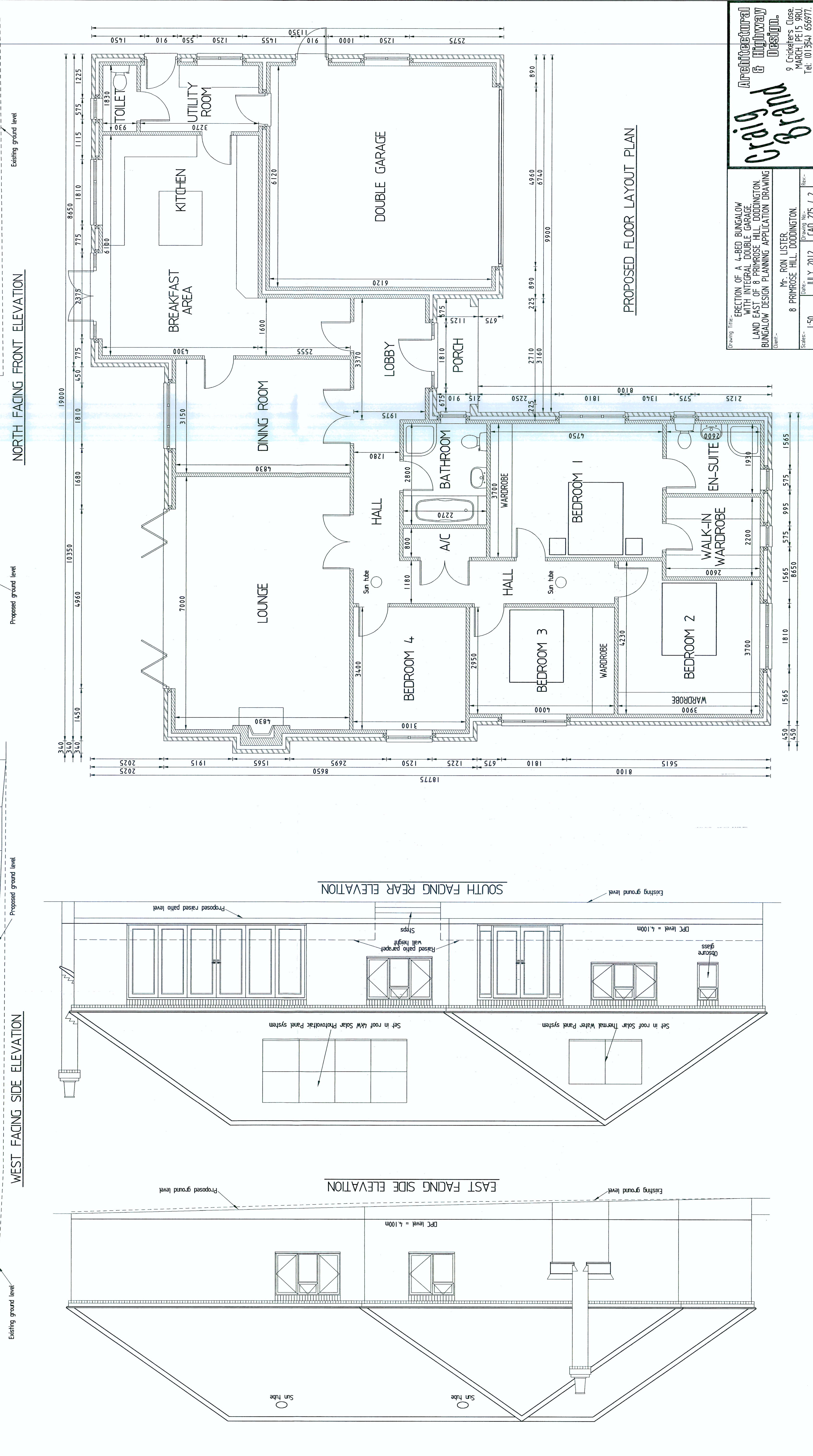
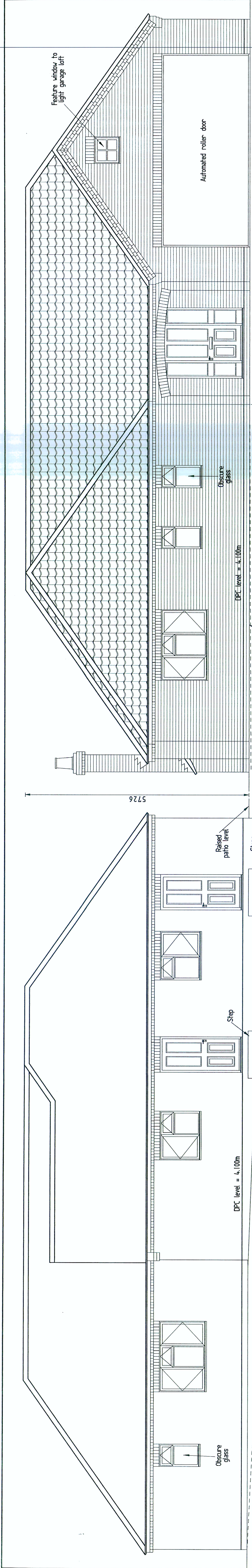


1200mm/2000mm CLOSE BOARDED FENCE DETAIL Scale 1:25



1200mm POST AND RAIL FENCE DETAIL Scale 1:25





PROPOSED FLOOR LAYOUT PLAN

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Client: Mr. RON LISTER
 8 PRIMROSE HILL, DODDINGTON.
 Date: JULY 2012
 Drawing No: CAO 275 / 2
 Scale: 1:50

Project: ERECTION OF A 4-BED BUNGALOW WITH INTEGRAL DOUBLE GARAGE, LAND EAST OF 8 PRIMROSE HILL, DODDINGTON.
 BUNGALOW DESIGN PLANNING APPLICATION DRAWING