

Application Number: FYR12/0449/F

Minor

Parish/Ward: Tydd St Giles Parish Council/Roman Bank

Date Received: 11 June 2012

Expiry Date: 08 August 2012

Applicant: Mrs P Grant

Agent: Peter Humphrey Associates Ltd

Proposal: Erection of a 2-storey 4-bed dwelling with attached garage/cart shed involving the formation of a new access

Location: Land East of Avalon, Kirkgate, Tydd St Giles, Cambridgeshire

Site Area/Density: 0.31 ha

Reason before Committee: Wider community interest and potential impact upon a heritage asset.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 1 x 2-storey 4-bed dwelling, with attached garage/cart shed, on land east of 'Avalon', Kirkgate, Tydd St Giles.

The key issues to consider are;

- Impact on the setting of a Grade II Listed Building;
- Impact on Character of Area;
- Scale, Layout and Existing Built Form;
- Design and Appearance.

The proposal physically adjoins the existing settlement and it is considered that the proposal will not result in a significant impact upon the character and appearance of the area, the residential amenity of adjoining properties or impact on the setting of the adjacent heritage asset. It is therefore recommended that the application is approved with conditions.

2. PLANNING POLICIES

2.1 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.

2.2 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

2.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlement
E8: Landscape and Amenity Protection

3. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|---|-----------|
| 3.1 | F/YR12/0208/F | Erection of 2 x 2-storey 3-bed dwelling with attached garages involving the formation of new accesses | Withdrawn |
|-----|---------------|---|-----------|

4. CONSULTATIONS

- | | | |
|-----|---|---|
| 4.1 | <i>Parish/Town Council</i> | No comments received |
| 4.2 | <i>Local Highway Authority (CCC)</i> | Conditions relating to retaining space for parking, construction details for the watercourse crossing and drainage measures. |
| 4.3 | <i>Environment Agency:</i> | Consider Flood Risk assessment to be acceptable. |
| 4.4 | <i>FDC Conservation Officer</i> | Does not object to this proposal; recommends the introduction of a planting screen along the boundary, in the gap between the house and the adjacent listed building to reduce impact upon the setting of heritage asset (adjacent listed building). |
| 4.5 | <i>FDC Scientific Officer (Land Contamination)</i> | Unsuspected Land Contamination Condition |
| 4.6 | <i>CCC Archaeology</i> | Request a programme of archaeological investigation to be undertaken by and at the expense of developer to be secured by condition and no development should take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by applicant and approved in writing by the local authority. |

4.7 **Local Residents:**

3 letters of objection received (points in summary include):

- overshadowing;
- overlooking/loss of privacy;
- concern over land ownership/boundaries;
- scale and character;
- removal of trees and buffer zone;
- bungalow more in keeping;
- traffic concerns/ Kirkgate never meant to be a highway;
- too big and appearance would detract from settling and village's character
 - smaller scale, simpler, scheme with appropriate landscaping and screening would be acceptable.

5. **SITE DESCRIPTION**

- 5.1 The site is located on land east of 'Avalon', Kirkgate, Tydd St Giles. The site has an area of c. 0.31 hectares and currently comprises of small trees and undergrowth with tree lined boundaries with intervals particularly along the eastern boundary (it is also noted that upon visiting the site that the removal of trees and natural vegetation had commenced).

The site is rectangular in shape with a frontage approximately 40m wide and approximately 69m in depth. The western boundary of the site physically adjoins the existing built up settlement edge. To the west of the site, development is in a linear form and mostly comprised of detached single storey dwellings. To the north of Kirkgate there is a mix of detached and semi-detached single storey dwellings. Adjacent and to the east of the site is the curtilage of a Grade II Listed Manor House (Kirkgate House). This is one of two listed Manor Houses in close proximity to the site (the other being Tydd Manor to the north of the site). The front (north) boundary of the site fronts a Class C highway and there is a footpath along the front boundary.

6. **PLANNING ASSESSMENT**

- 6.1 The site is located on the edge of the existing settlement of Tydd St Giles. The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. Policy H3 of the Fenland District Wide Local Plan is relevant to this application as development beyond the existing settlement should be resisted unless justified. In this instance, it is recognised that this site physically adjoins the existing settlement and that development at this site would constitute a natural growth and extension to the village and provides a natural cut-off point for further development given the location of the Manor House and its curtilage to the east of the site.

In addition the emerging Fenland Communities Development Plan states that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. Furthermore, the emerging Fenland Communities Development Plan identifies Tydd St Giles as a small village in Fenland's settlement hierarchy, it outlines that 'In these settlements, development will be of a very limited nature,

and will be limited in scale to infilling of single or a group of no more than two or three dwellings'. In light of this emerging policy direction it is considered that weight may be given in support of the principle of development on this site. However, the proposal will also need to be considered against other material planning considerations including the impact of the proposed development on the character and appearance of the area (including the adjacent heritage asset).

National policy in Section 7 of the National Planning Policy Framework attaches great importance to the design of the built environment, a key aspect of sustainable development which is indivisible from good planning. Therefore, in light of national and local policies it is appropriate to assess the design of the proposed development and how it fits with the surrounding area.

(a) Character of the Area:

A key consideration in this application is the impact of the proposed development on the surrounding established character and appearance of the area along Kirkgate and other policy considerations in particular Policy E8 of the Fenland District Wide Local Plan, Policies CS10 and CS14 of the emerging Core Strategy and the NPPF. The site location marks the transition from the built village grain to a rural setting. The character surrounding the site and eastwards along Kirkgate is particularly rural and wooded in character, resulting from the large number of frontage trees on site and the dominance of trees and hedges in close proximity to the site. It is noted that some trees and natural vegetation have been removed from the site, however these features do not benefit from protection. The proposed development involves the creation of a new vehicular access point. There are some trees to be retained on site along the road frontage, which will be complimented with a native hedge and further tree planting. Taking the above into account, it is considered that the proposal will not result in a significant detrimental effect and will have a minimal impact upon the character and appearance of the existing predominantly rural part of the village and is in line with Policy E8 of the Fenland District Wide Local Plan.

(b) Scale, Layout and Existing Built Form:

The site is rectangular in shape with a frontage approximately 40m wide and approximately 69m in depth. The site boundary proposed will consist of a mix of close boarded fence, post and wire fencing and a section of native hedging to the front of the property.

Housing along Kirkgate to the west of the site comprises a mix of single storey low level detached dwellings which are generally small scale in terms of height and size. Initially concerns were raised regarding the scale and design of the proposed 2-storey dwelling which was significantly larger than the dwelling ('Avalon') in close proximity to the site, which sets the general context and thus that of which new development should respect. Furthermore, given the location in close proximity to the 'Manor House' it is considered that any proposal should be sympathetic to the setting of the adjacent heritage asset.

In light of concerns, the proposal has been amended and represents a more appropriate form of development that respects the character of the area and the setting of the Manor House.

The ridge height of the proposed dwelling was approximately 8.4 metres in height however this has been amended to approximately 6.6 metres in height. In addition, it is considered that the amended proposal fits better within the site context. Therefore, it is considered that the size, scale and appearance of the

amended plans are acceptable.

(c) Design and Impact upon Amenity:

The scheme is an improvement on the previously withdrawn application; in that it is now for 1 x 2-storey dwelling as opposed to 2 x 2-storey dwellings. Initially, concerns were raised over the proposed scale of the development and the impact on the character of the area and amenity of neighbouring properties. These concerns have been addressed in the form of amended plans.

Regarding concerns of overlooking of 'Avalon' to the west of the site it is considered that the amended design will not result in any issue of overlooking. The footprint of the amended proposal (at its nearest points) will be approximately 6 metres from the adjoining curtilage of the listed building and 6 metres from the boundary with 'Avalon' to the west. There is adequate provision of private amenity space, and the proposal will not result in a significant impact upon the amenity of surrounding properties. Therefore, it is considered that this proposal is acceptable in terms of design and will not result in any impact on the amenity of adjoining properties.

(d) Impact upon the setting of a Listed Building and its curtilage:

With regard to character and the impact of the proposal on the setting of the adjacent Grade II listed Manor House and its curtilage, concerns have been raised by the adjoining occupier regarding the proposal. In light of the previously withdrawn scheme, the Conservation Officer acknowledges that this scheme is an improvement, however there is a recommendation for planting between the proposed development and adjacent Grade II Listed Manor House (Kirkgate House) to minimise the impact of the proposed development on the setting of the Grade II Listed Building. If this application is considered to be acceptable notwithstanding any other material planning considerations a condition shall be required for further planting.

(e) Highways:

The proposal involves the creation of a new vehicular access onto Kirkgate, a Class C road. The proposed access is situated approximately 4 metres from the existing entrance to the adjacent Grade II Listed Manor House (Kirkgate House). The proposed access crosses an existing ditch and drain that is proposed to be piped. The large plot has adequate requirements for parking, turning and manoeuvring within the site. CCC Highways have no objections to the proposal subject to appropriate conditions.

(f) Archaeology:

CCC Archaeology consider that the site should be subject to a programme of archaeological investigation as the site lies within the medieval core of Tydd St. Giles and is considered to have high archaeological potential. Recommend appropriate standard conditions.

(g) Local Residents/Interested Parties:

The comments raised in objection to this proposal have been considered and all of the material planning considerations raised have been addressed above. Comments regarding ownership of land from the adjoining landowners have been raised with the applicant's agent and confirmation is awaited. However, for the purposes of assessing this application the certificate of ownership which has been provided by the applicant is considered to be reflect the ownership of the land.

7. CONCLUSION

- 7.1 The site physically adjoins the existing village settlement and is predominantly rural in nature.

It is considered that the revised plans submitted as part of this application for 1 x 2-storey dwelling with attached garage/open cart shed, and the formation of a new access respect the form and character of the area. The design and layout of the proposal is appropriate within its context and is compatible with the character and appearance of the surroundings.

In summary, it is considered that the proposal will not result in a significant impact upon the character and appearance of the area or impact on the setting of a heritage asset or the amenity of adjoining properties; it is therefore recommended that the application shall be granted with conditions.

8. RECOMMENDATION

Grant with 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 commencement of development full method statement details of tree protection and 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 tree protection and landscaping details to be submitted shall include:-

- a) existing trees, hedges or other soft features to be retained planting plans, including specifications of species, sizes, planting centres number and percentage mix
- b) details of planting scheme along the eastern boundary (between proposed development and adjacent listed building)
- c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- d) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- e) 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, to reduce the visual and environmental impacts of the development hereby permitted and reduce the impact of the proposal on the setting of the adjacent heritage asset.

3. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, and thereafter retained in perpetuity.

Reason - In the interests of highway safety and to ensure satisfactory access into the site.

4. Prior to the commencement of the development the vehicular crossing of the ditch/watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and approved by the LPA in consultation with the drainage authority.

Reason - In the interests of satisfactory development and highway safety.

5. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to park clear of the public highway, enter, turn and leave the site in forward gear. The spaces shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

6. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to the LPA.

Reason - In the interests of satisfactory development and highway safety.

7. No development or preliminary ground works of any kind shall take place on the site [within the area indicated on the attached plan] until the applicant, or their agents or successors in title, has secured the implementation of a programme and timetable of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.

Related informative: Archaeological Services are provided to Fenland District Council by Cambridgeshire County Council and early contact with the Archaeology Service is recommended to ensure that the scope of the required works is properly defined.

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.

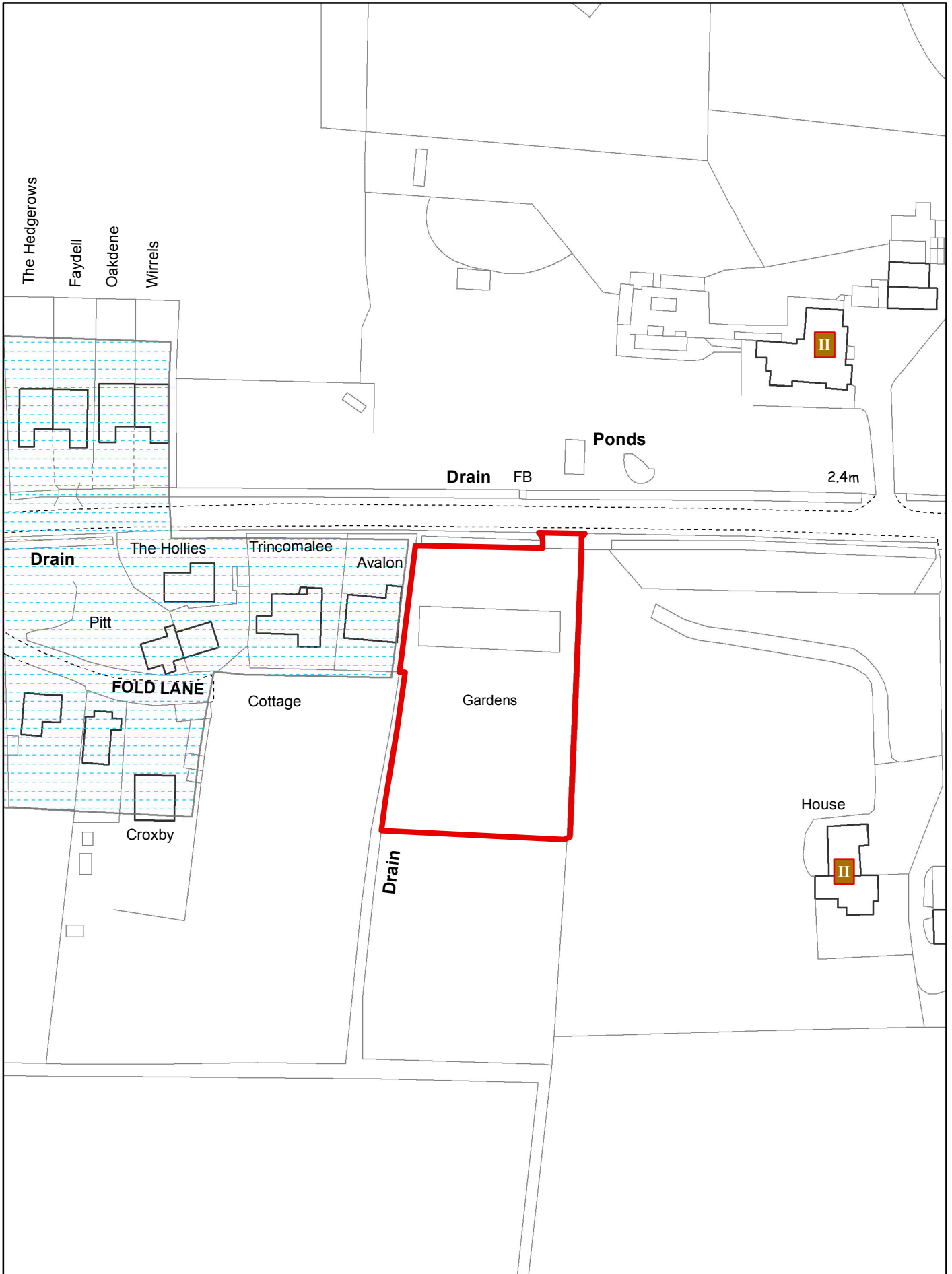
Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

9. Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof 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.

10. Approved Plans

* Environmental Agency Informative & CCC Highways Informative



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Scale = 1:1,250

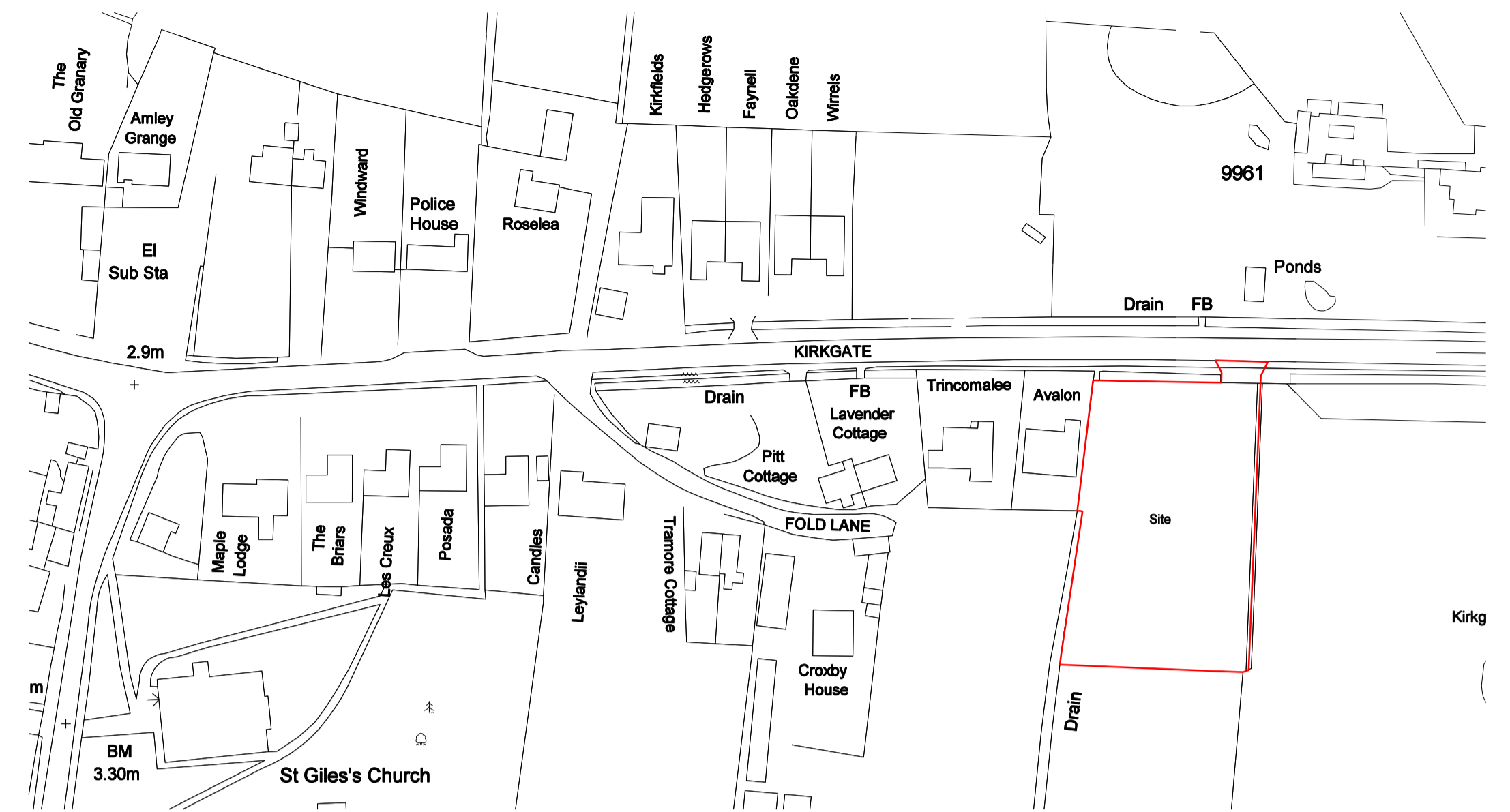


KIRKGATE

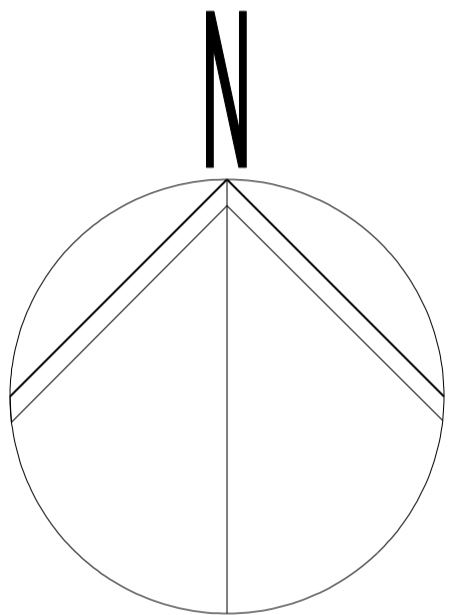


Site Plan 1:200

Development Details	
Detached Four Bed Barn Style Homes + Single Garage and double cart shed + parking spaces	
Floor area (Gross) House 255m ² excluding Garage of 66m ²	
Total Site Area = 0.32 hectares	
Material Schedule	
Walls	Face Brickwork Stock Brickwork in gauged mortar Contrasting Brick Sill and Lintol Details
Roof	Redland Norfolk Pantile
Windows	PVCu Double Glazed Casement
	Colour Brick ; Buff / Brown Stock Soft Red Brick Colour Breckland Brown Colour: White
Key to Symbols	
	Existing Trees Retained
	New Tree Planting (with reference)
	Shrub / Hedge Planting (with Reference)
Planting Schedule	
Trees	
t1	Pyrus calleryana 'Chanticleer' (Ornamental Pear)
t2	Fraxinus Excelsior (Common Ash)
t3	Sorbus aucuparia (Mountain Ash)
t4	Prunus Avium (Wild Cherry)
t5	Betula Pendula (Silver Birch)
Shrubs /Hedgerow Planting	
s1	Native Hedge planting from Blackthorn, Hornbeam, Hazel, Common Dogwood
s2	50% each Viburnum Tinus / Eleaghus Ebringii
s3	Cotinus Coggugria Royal Purple



Location Plan 1:1250



REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

Proposed New House

SITE

Land East of 'Avalon'
Kirkgate, Tydd St Giles
Cambridgeshire

DRAWING

Development Site Plan

CLIENT

Mrs P Grant

DATE

Dec 2011 SCALE 1:200 @ A1
1:400 @ A3 JOB No: 4777/(P) 21

REV.

DETAILS

House Type Revised to 1.5 storey

DATE

July 2012

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Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

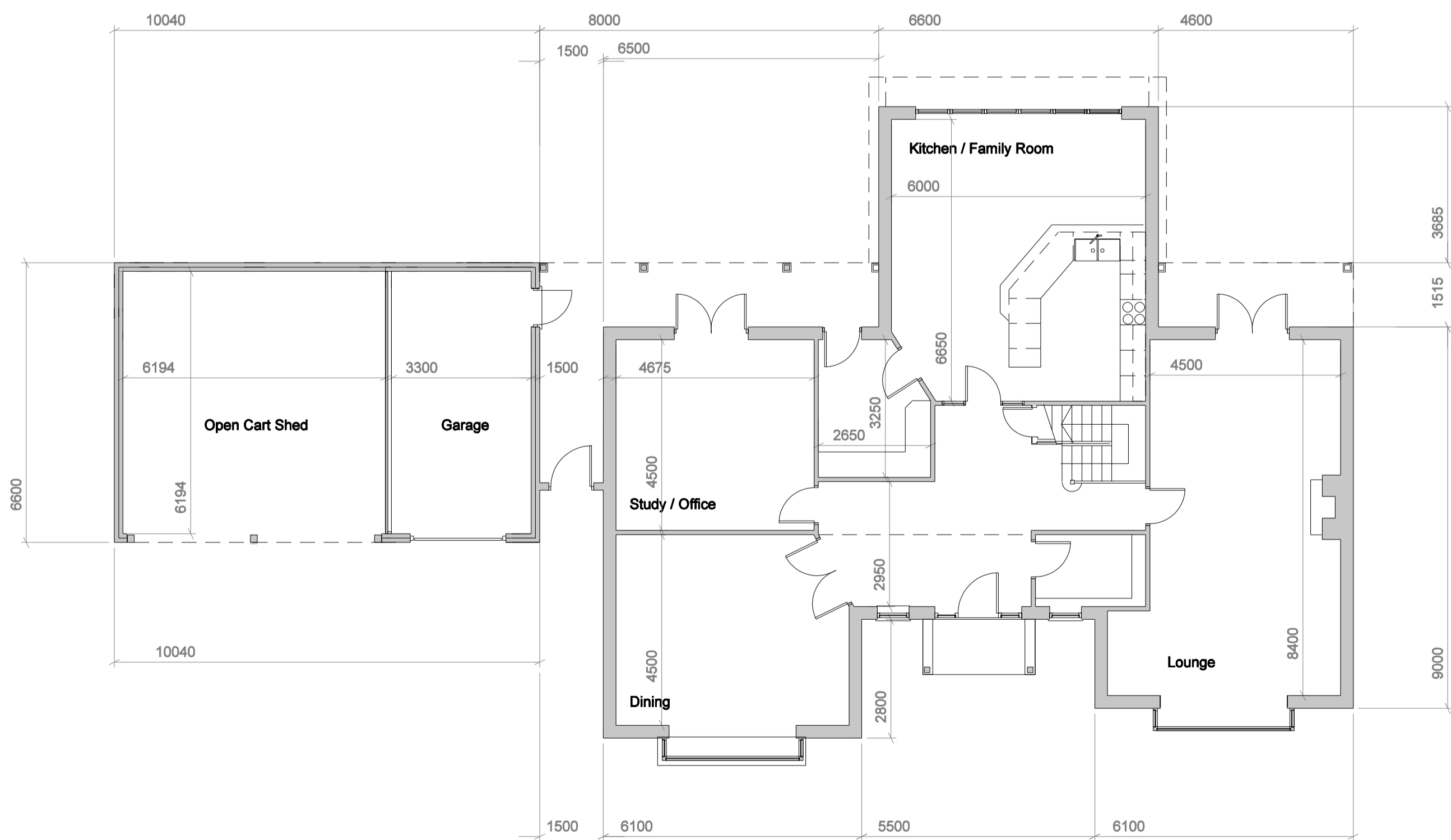
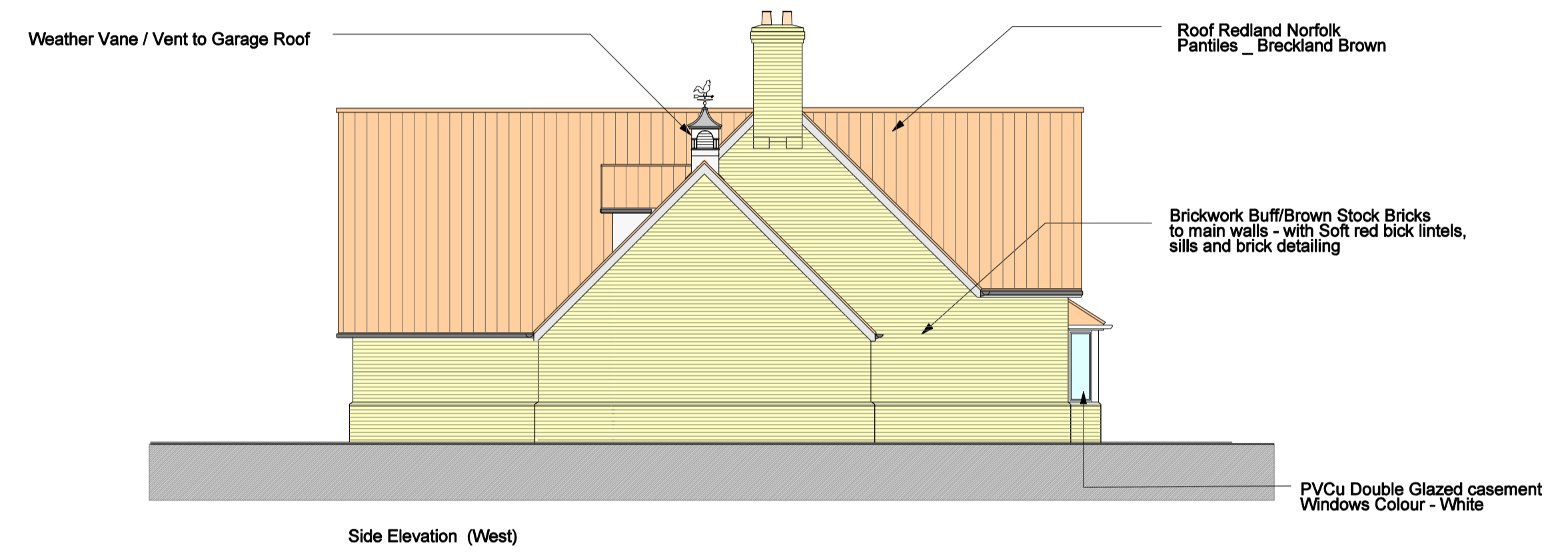
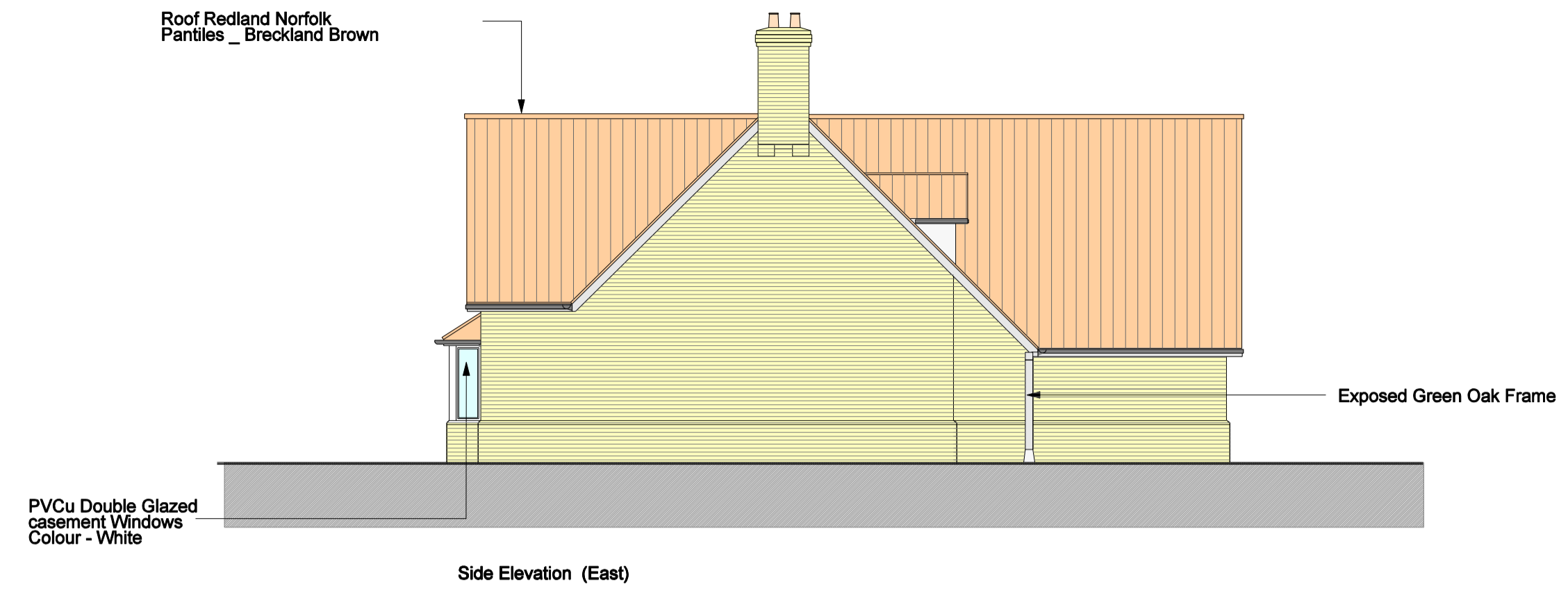
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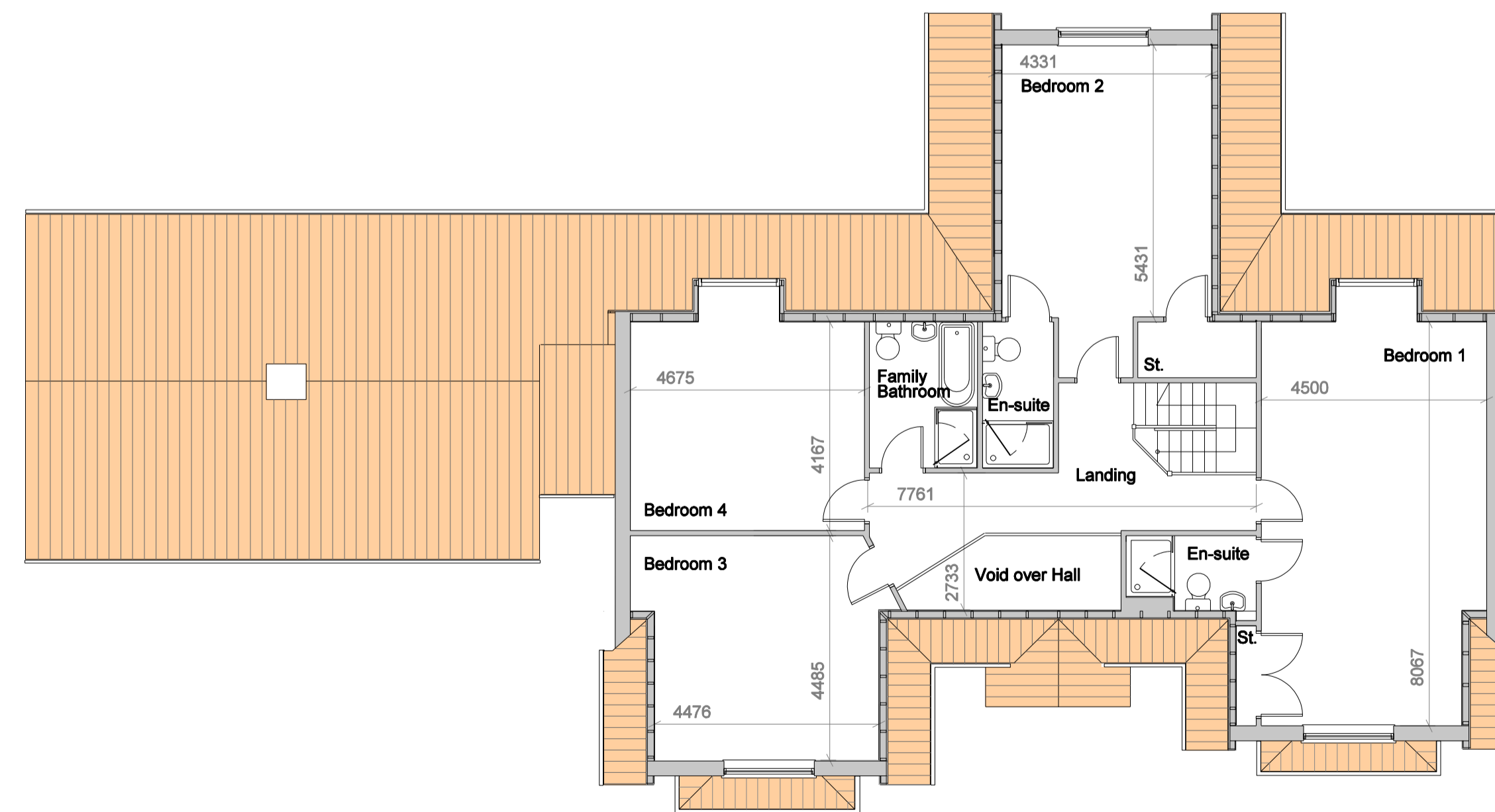
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31 OLD MARKET WISBECH CAMBS PE13 1NB



First Floor Plan



First Floor Plan

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT: Proposed New House

SITE: Land to the East of 'Avalon' Kirkgate, Tydd St Giles Cambridgeshire

DRAWING: Plans and Elevations

CLIENT: Mrs P Grant

DATE: May 2012 SCALE: 1:100 @ A1, 1:200 @ A3 JOB No: 4777/(P) 23

REV.	DETAILS	DATE

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