

Application Number: F/YR12/0600/F
Minor
Parish/Ward: Wimblington Parish Council
Date Received: 6 August 2012
Expiry Date: 1 October 2012
Applicant: Mr & Mrs Dhillon
Agent: Brand Associates

Proposal: Erection of a single-storey 4-bed dwelling involving partial demolition of existing garage.

Location: Land West of 9 March Road, Wimblington.

Site Area/Density: 0.02 ha

Reason before Committee: This proposal is before the Planning Committee due to the application being a departure from the development plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The current application proposes to retain the existing dwelling at 9 March Road within a smaller curtilage and seeks full planning permission to erect a new single-storey dwelling on the part of the garden to the rear.

The site is located in part of the rear garden of 9 March Road adjoining the built-up limits to 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.

Planning permission was previously refused for a 4-bed two-storey dwelling on the same site in May 2012 (F/YR12/0033/F), on the grounds that the design did not reflect the prevailing character of the area and that a two-storey dwelling in this location may lead to overlooking of adjoining properties.

In locational terms, the proposal can be considered to be an appropriate small village extension to Wimblington, which is identified as a growth village where new development is acceptable if it contributes to the sustainability of the settlement and does not affect the wide open character of the countryside. It is thus considered to comply with Policies H3, CS1 and CS10.

Revisions to the scheme have been proposed in terms of its form and layout and the development is now considered to properly relate to the existing character and form of the village. Earlier concerns about potential overlooking and impact on the amenities of adjoining dwellings, the main issues which resulted in the previous planning refusal, have also been addressed.

The proposed layout is now considered to be acceptable in highway terms and has suitable parking provision for each dwelling.

Consequently the proposal is considered to be in accordance with Policies H3, TR3 and E8 of the Fenland District Wide Development Plan and Policies CS1, CS10, CS13 and CS14 of the draft Fenland Core Strategy (July 2012).

2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR12/0033/F Erection of 1 x two-storey 4-bed Refused 04.05.2012
dwelling.

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

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

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Take account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Decisions should take account that a safe and suitable access to the site can be achieved for all people.

3.2 East of England Plan 2008:

ENV7: Quality in the Built Environment

3.2 Draft Fenland Core Strategy:

CS1: Spatial Strategy & Settlement Hierarchy

CS2: Growth and Housing

CS10: Rural Areas Development Policy

CS13: Creation of a More Sustainable Transport Network in Fenland

CS14: Delivering High Quality Environments

3.3 Fenland District Wide Local Plan:

H3: Development Area Boundaries/Protection of Character and Amenity/Highway Safety

E8: Landscape and amenity protection

TR3: Car Parking

4. CONSULTATIONS

4.1 *Parish/Town Council*

No objections. March Rd is extremely badly lit at this point. It would be useful if application could include the provision of an additional street light.

4.2 *Cambs CC Highways*

Original Scheme – *Shared Access*.

Object on grounds that the visibility splays at the site access are inadequate to serve a shared access.

Revised Scheme – *Separate Accesses for each property*

Consider to be acceptable subject to suitable conditions.

- 4.3 **Middle Level Commissioners** Raise concerns about effectiveness of the disposal of foul and surface water, and that applicant has failed to provide adequate evidence that an appropriate water level/surface water management system can be provided given the size of site.
- 4.4 **Local Residents:** Comment - Don't object to new single storey dwelling on this land, but does object to some of the content and detail of the supporting information as being factually incorrect.

5. SITE DESCRIPTION

- 5.1 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.

Part of the site, containing the existing dwelling and the garage, lies within the 'built up limits' of Wimblington. The section of the garden where the new dwelling is proposed to be located, lies outside of the 'built up limits' 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 have been built on land to the rear of Nos. 5 and 7 March Road.

6. PLANNING ASSESSMENT

6.1 Background

The current application proposes to retain the existing dwelling at 9 March Road within a smaller curtilage and seeks full planning permission to erect a new single-storey dwelling on the part of the garden to the rear.

Planning permission was previously refused for a 4-bed two-storey dwelling on the same site in May 2012 (F/YR12/0033/F), on the grounds that the design did not reflect the prevailing character of the area and that a two-storey dwelling in this location may lead to overlooking of adjoining properties. It was thus considered to be contrary to Policies H3 and E8 of the adopted Fenland Local Plan.

The current scheme seeks to overcome the above reasons for refusal by amending the design so that the proposed dwelling is now single-storey only.

The main features of the proposal are as follows:

- The existing L-shaped garden is subdivided by providing a new fence to the rear of the existing garages to the site boundary.
- The house is positioned in the rear part of the garden, adjacent to the new southern boundary.

- The proposed house has an offset 'cross-shaped' floor plan, with an overall measurement of 20.0 x 19.5m. It measures 2.5m in height to the eaves on the main part of the building and 4.7m to the ridge. Hipped roofs are used at each end to reduce the massing of the dwelling. The house will be constructed in a range of materials to reflect this rural location – weatherboarding and brick walls and red pantiles for the roof.
- The existing driveway is used to serve the new dwelling. 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. The existing driveway and re-modelled garage will serve the proposed new dwelling.
- A separate access off March Road and a parking area (3 spaces) in the front garden is proposed for the retained property (No. 9).
- A new pond and native tree and hedge planting is proposed to be planted in the rear part of the site.

The application is considered to raise the following key issues;

- Principle and policy implications
- Character and density
- Amenity
- Access
- Drainage.

6.2 Principle and Policy Implications

The site is located outside the built-up limits of Wimblington. Under criteria contained in Policy H3 in the Fenland District Wide Local Plan (1993) the principle of development in such locations is normally unacceptable.

The emerging Fenland Core Strategy – Further Consultation Draft (July 2012), seeks to concentrate new housing development in the most sustainable locations principally in the main market towns, to a lesser extent in the growth villages and very limited amounts in either Limited Growth Villages or Small Villages.

The site is located in the countryside but adjacent to the 'built-up' limits of Wimblington. Wimblington is identified as a 'growth village' in Policy CS1, which allows some development either within the existing urban area or as small village extensions, due to the presence of a range of service and facilities in the locality.

Policy CS10 requires development proposals to satisfy a number of criteria, including: the site being in or adjacent to the existing development footprint of the village, would not have an adverse impact on the character or appearance of the surrounding countryside or farmland, is of a scale and in a location that is in keeping with the core shape and form of the settlement and would not extend linear features of the settlement or result in ribbon development and respects natural boundaries such as trees, hedgerows and ditches.

The site is located immediately to the north of a recently constructed 'backland' development of two bungalows located to the rear of No. 7 March Road. The rear (western) boundary of the application site lines up with that of the above site. In addition, the site is not particularly visible from the open countryside, as it is screened by a number of field hedges from views from nearby public footpaths and lanes within the wider countryside. The position of development on the site

would thus respect the core shape and character of the village and not extend linear features into the countryside.

Therefore, in locational terms the proposal can be considered to be an appropriate small village extension and thus complies with Policies H3, CS1 and CS10.

6.3 ***Layout and Design.***

As discussed above, the site layout and building design is considered to relate to the existing character and form of the village.

The building design and use of materials is considered to be an appropriate design response to the immediate locality and overcomes the earlier reason for refusal, where concerns were raised about two-storey development in this location.

6.4 ***Amenity***

The proposed dwelling is sited in the centre of the plot and reasonably spaced between it and adjoining dwellings to the north and east.

The proposed siting of the dwelling has been moved approximately 3m to the south and the amount of tree planting along the eastern boundary has been reduced, during the course of the consideration of this application.

The gable end of the proposed bungalow will be positioned 19.5m from the recently constructed bungalow at the rear of 7 March Road and 36.0m from the retained dwelling (9 March Road). In addition a wing of the building will be located 31m from the rear elevation of 9a March Road and 6m from the boundary. A 1.8m high close boarded fence will also be erected along this boundary.

The proposal is now considered to have overcome earlier concerns about potential overlooking and impact on the amenities of adjoining dwellings.

6.5 ***Access***

The plans have been amended during the course of processing the application, deleting the shared access arrangements due to concerns by the highway authority.

The existing driveway that serves the retained dwelling (9 March Road) is now proposed to be used to serve the new bungalow. It is also proposed to demolish the existing garage and replace it with a two-bay garage, to serve the proposed new bungalow.

A new separate access will be created off March Road and a parking area (containing 3 spaces) in the front garden is proposed for the retained dwelling (9 March Road).

The proposed layout is now considered to be acceptable in highway terms and parking provision and complies with Policy H3 of the Fenland District Wide Local Plan and Policy CS13 of the draft Fenland Core Strategy (July 2012).

6.6 **Drainage**

The site is located in Flood Zone 1.

A pond is proposed to be provided in the northern part of the site as part of a wildlife area and to assist in the sustainable urban drainage of the site.

The concerns of the Middle Level Commissioners are noted and a drainage condition will be included to ensure that the site can be satisfactorily be drained.

7. **CONCLUSION**

- 7.1 In locational terms, the proposal can be considered to be an appropriate small village extension to Wimblington, which is identified as a growth village where new development is acceptable if it contributes to the sustainability of the settlement and does not affect the wide open character of the countryside. It is thus considered to comply with Policies H3, CS1 and CS10.

The site layout and building design, including the use of appropriate materials in this rural location, is now considered to properly relate to the existing character and form of the village. The proposed bungalow design is also considered to have now overcome earlier concerns about potential overlooking and impact on the amenities of adjoining dwellings, the main issues which resulted in the previous planning refusal.

The proposed layout is now considered to be acceptable in highway terms and has suitable parking provision for each dwelling.

Consequently the proposal is considered to be in accordance with Policies H3, TR3 and E8 of the Fenland District Wide Development Plan and Policies CS1, CS10, CS13 and CS14 of the draft Fenland Core Strategy (July 2012).

8. **RECOMMENDATION**

Approve subject to the following 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 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.

- 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, including a new 1.8m high close boarded fence inboard of the existing hedge along the eastern site boundary
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) 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. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

5. 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 works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) 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.

6. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

- a) enter, turn and leave the site in forward gear;
- b) park clear of the public highway;
- c) load and unload;

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.

7. There shall be no direct vehicular access from the driveway serving the new bungalow shown within the red line site boundary, to the existing dwelling at No. 9 March Road and the existing access from No. 9 March road shall be closed to the satisfaction of the Local Planning Authority before the development is occupied.

Reason – In the interests of highway safety.

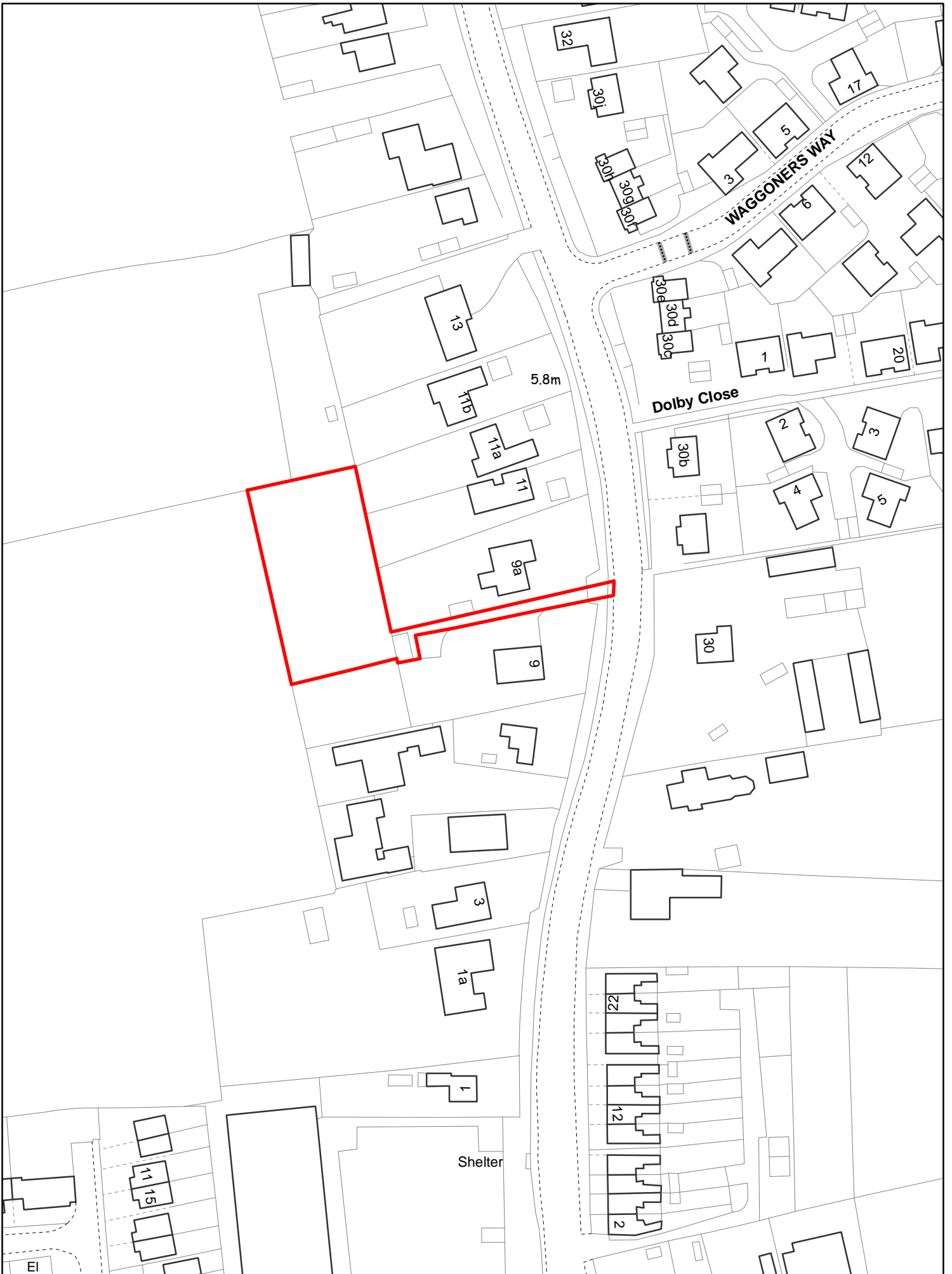
8. Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.

Reason - To ensure a satisfactory form of refuse collection.

9. 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);

Reasons - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set, and to prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.



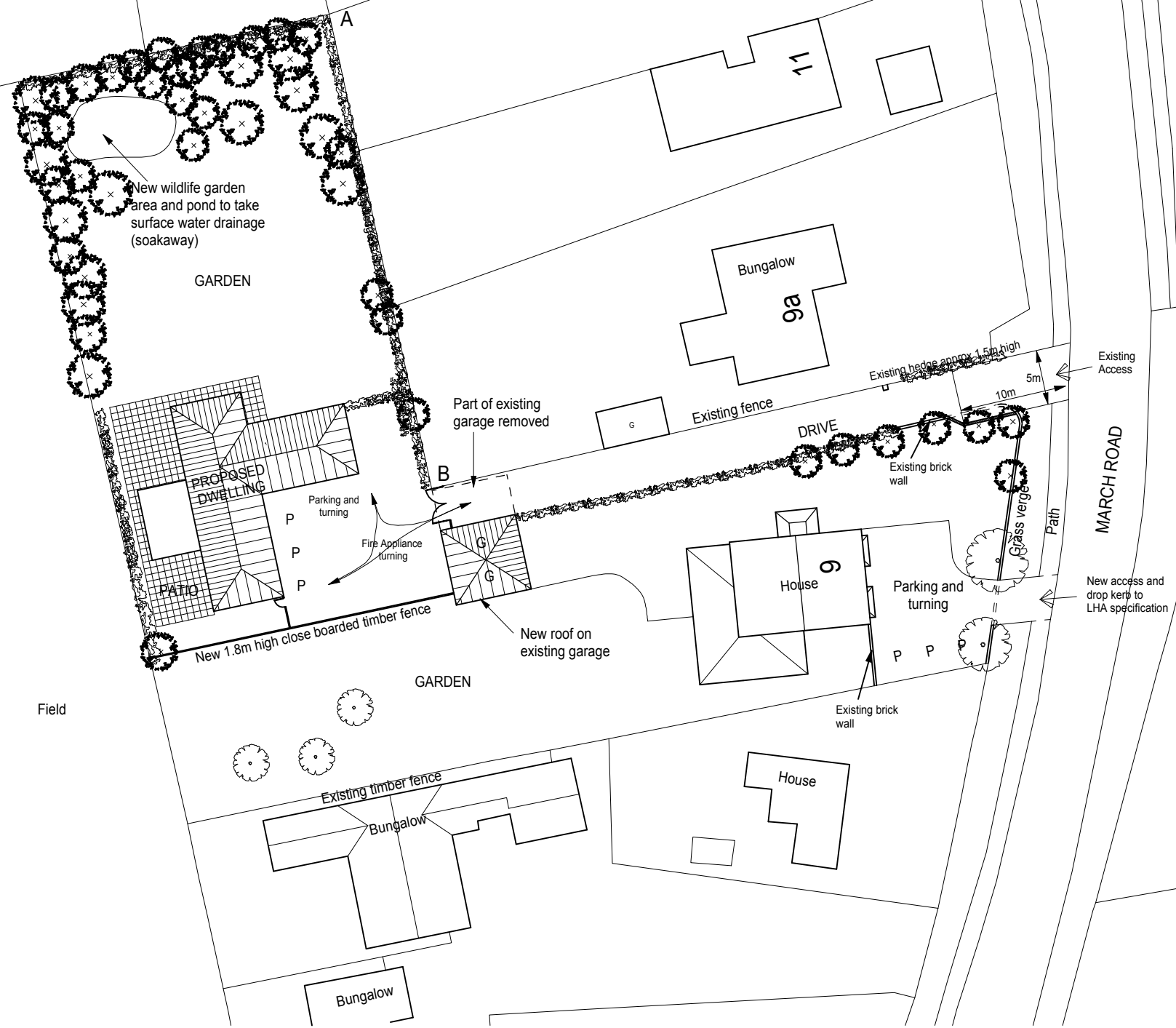
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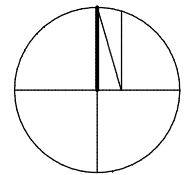




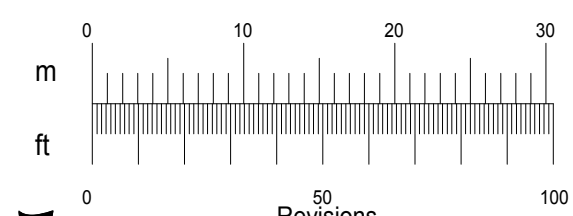
KEY:

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

A to B - 2m high close boarded timber fence on application site side of existing hedge



Scale 1:500 - A4



Revisions
Add new landscaping

ba
brand
associates
architects
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March PE15 8AB
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mail@brand-associates.net

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

MR & MRS G. DHILLON

**PROPOSED
SITE LAYOUT**

1:500 : HJC : MAR 11
DHI.10.2 : 1.4 : K

Field

GARDEN

GARDEN

Bungalow
9a

House
9

House

11

PROPOSED
DWELLING

Parking and turning

Fire Appliance turning

New wildlife garden area and pond to take surface water drainage (soakaway)

Part of existing garage removed

Existing fence

DRIVE

Existing hedge approx 1.5m high

Existing Access

Existing brick wall

Glass verge

Path

MARCH ROAD

New access and drop kerb to LHA specification

New roof on existing garage

Parking and turning

Existing brick wall

Existing timber fence

Bungalow

Bungalow

New 1.8m high close boarded timber fence

P

P

P

P

P

B

G

G

G

G

G

G

G

P

P

P

P

10m

5m

A