

Application Number: F/YR12/0670/F

Minor

Parish/Ward: Wisbech St Mary

Date Received: 03 September 2012

Expiry Date: 29 October 2012

Applicant: Mr & Mrs N King

Agent: Mr R Swann, Swann Edwards Architecture

Proposal: Erection of a 2-storey 5-bed dwelling with attached garage, and 2 x single-storey outbuildings for use as workshop/garage and storage

Location: Land east of Corner Barn, Mouth Lane, Guyhirn

Site Area/Density: 0.4960ha/2dph

Reason before Committee: This application is before the Planning Committee due to the level of support received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The site is located beyond the established settlement of Guyhirn in an area which is characterised as open countryside. Given the position of the site, away from the village hub, the proposal does not comply with the Development Strategy for the area nor does it contribute to the vitality or sustainability of the community or the locality in general. The scale and design of the proposal is excessive and is out of keeping with the character of the surroundings.

The application fails to adhere to sustainability principles and would represent an incongruous feature within the open countryside, contrary to policies contained within the Development Plan. It is, therefore, recommended that planning permission is refused.

2. HISTORY

Of relevance to this proposal is:

2.1 F/YR07/0253/F Erection of an agricultural storage building Granted 11/04/07

F/YR05/0626/F Erection of a single-storey side extension to existing dwelling Granted 04/08/05

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraphs 2 and 11: Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraphs 14: Presumption in favour of sustainable development

Core planning principles, paragraph 17: Always seek to secure high quality design and a good standard of amenity for all existing and future occupants.

Conserving and enhancing the natural environment, paragraph 109: The planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains where possible.

Paragraph 102: it must be demonstrated that the development will be safe for its lifetime taking into account of the vulnerability of its users without increasing flood risk elsewhere and where possible will reduce flood risk overall

3.2 **Draft Fenland Core Strategy:**

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside

CS2: Growth and housing

CS10: Rural Areas Development Policy

New development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Any proposal will need to satisfy policies CS1 and CS2 as well as specific criteria:

- Site is in or adjacent to the existing developed footprint of the village
- Would not result in coalescence with neighbouring villages;
- Not have an adverse impact on the character and appearance of surrounding countryside and farmland;
- Proposal is of a scale in keeping with the shape and form of the settlement
- The proposal will not adversely harm the settlements character and appearance
- Site retains and respects natural boundaries
- Not result in the loss of high grade agricultural land
- Not put people or property in danger from known risks and would not result in unacceptable nuisances to residents and businesses.

CS14: Delivering and Protecting High Quality Environments across the District.

3.4 **Fenland District Wide Local Plan:**

E8: Proposals for new development should:

respect the scale, style and character of the surrounding development;

allow for protection of site features;

provide adequate access.

H3: To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other plan policies.

H16: Outside the DAB new dwellings must be justified as required for agricultural, horticultural or forestry operations.

E1: To resist development likely to detract from the Fenland landscape.

4. **CONSULTATIONS**

- | | | |
|-----|---|--|
| 4.1 | <i>Parish/Town Council:</i> | Not received at time of report |
| 4.2 | <i>Environment Agency:</i> | No objection, request condition relating to foul water drainage. The LPA should be satisfied that paragraph 102 of the NPPF has been complied with |
| 4.3 | <i>FDC Environmental Protection:</i> | Unsuspected land contamination condition is required |
| 4.4 | <i>Neighbours:</i> | 6 letters of support received – the house would sit well on the large plot and enhance the road scene, the style of property would be extremely well suited in |

the area, the building will have a positive impact on the locality, the proposal would be built to a high standard, it would establish another substantial building to add ambience to the local area.

1 letter raising no objections to the proposal.

5. SITE DESCRIPTION

- 5.1 The site is located on the southern side of Mouth Lane, beyond the established settlement of Guyhirn. The current use of the site is as paddock land and is bound by post and rail fencing. There is some housing within the vicinity, however, the character of the site and immediate surroundings is undoubtedly countryside.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Principle and policy implications
 - Design and layout
 - Other matters.

(a) Principle and Policy Implications

The site is located outside of the village core, approximately 1.2km from the established settlement. The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is the general thrust of policies contained within the Local Plan and Core Strategy where 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.

The policies of the Local Plan require consideration as the application site lies beyond the village core where new development should be resisted (H3) unless justified. In terms of emerging policy the general good practice criteria set out in Policy CS10 of the Draft Core Strategy should be observed. This document is emerging policy, therefore, only limited weight can be attached to the policy at this time. However, it is important to note the direction of travel of the emerging Core Strategy and its conformity to the policies of the NPPF in terms of the approach to rural housing and the requirement for sustainable development, which is sensitive to the defining characteristics of the local area.

The site lies outside of the established settlement, and as such the proposal is contrary in principle to Policy H3 of the Local Plan and the thrust of the NPPF, which seeks to provide sustainable development. The hub of Guyhirn village is located along High Road and, although Guyhirn can accommodate growth by infilling of up to 3 dwellings (CS1), the position of the site along Mouth Lane fails to contribute to the village sustainability given its distance from and relationship to the village hub. The proposal, therefore, also fails on its inability to promote sustainable development due to the location of the site. Policy CS1 stipulates that development outside of established settlements may be supported where it can be demonstrated that they are essential to the effective

operation of local agriculture, horticulture, or forestry. Since no such justification has been provided, the proposal remains contrary to CS1.

(b) Design and Layout

The proposal is for a large detached mock Tudor dwelling. The dwelling will have 5 bedrooms, an attached double garage, a detached triple garage and a store.

The design and access statement sets out the design philosophy of the development by submitting that the proposal will 'provide one executive home on the site which will enhance the area'. It is unfortunate that the proposal is from a standard catalogue set of drawings and has not been designed for this particular plot or to reflect the characteristics of the site or the surrounding area.

The other dwellings within the vicinity are modest detached buildings and rural building conversions, which are simplistic in appearance typical of this countryside location. Concerns are, therefore, raised with regard to the scale of the proposal and excessive detailing which are uncharacteristic of the surrounding area. The proposal contains various wings and additions, however, the layout is such that they fail to follow, or respect, the shape of the land. The unfortunate positioning of the dwelling, and the previously mentioned layout issues, will result in the side and garage elevations of the property forming the main views of the dwelling as it is approached from either the east or west of Mouth Lane. This is of particular concern given the prominence of the site, on a corner, and that the side elevations are bulky and appear unrefined.

The proposal includes a driveway to the detached triple garage which is positioned towards the southern corner of the site. The garage is positioned approximately 100metres from the host dwelling spreading the built form and hardstanding even further into the open countryside. The isolation of the garage is such that it fails to relate to the host dwelling thereby adversely impacting upon the visual amenities and serenity of the countryside further.

It is considered that the scale, design and layout of the proposal fail to respect the character and best qualities of the area, to the detriment of the open character of the countryside. The proposal is, therefore, contrary to the aspirations of the development plan.

(c) Other Matters

Several letters of support have been received in respect of the proposal. Most of the comments relate to the positive impact the development will have on the character of the area. Whilst the comments have been noted, Officers remain of the opinion that the proposal is an unjustified development within the open countryside, that it fails to adhere to sustainability principles and that no design consideration has been had to the specific site characteristics or the qualities of the area.

Comments received from the Environment Agency stipulate that the Local Planning Authority should be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the

emergency services to access such buildings to rescue and evacuate such people. Since the bedrooms are solely located on the first floor of the property, it is considered that those who are less able would provide means of access to the first floor should they choose to live in this particular dwelling. As such it is considered that flood risk issues associated with the proposal have been addressed.

7. CONCLUSION

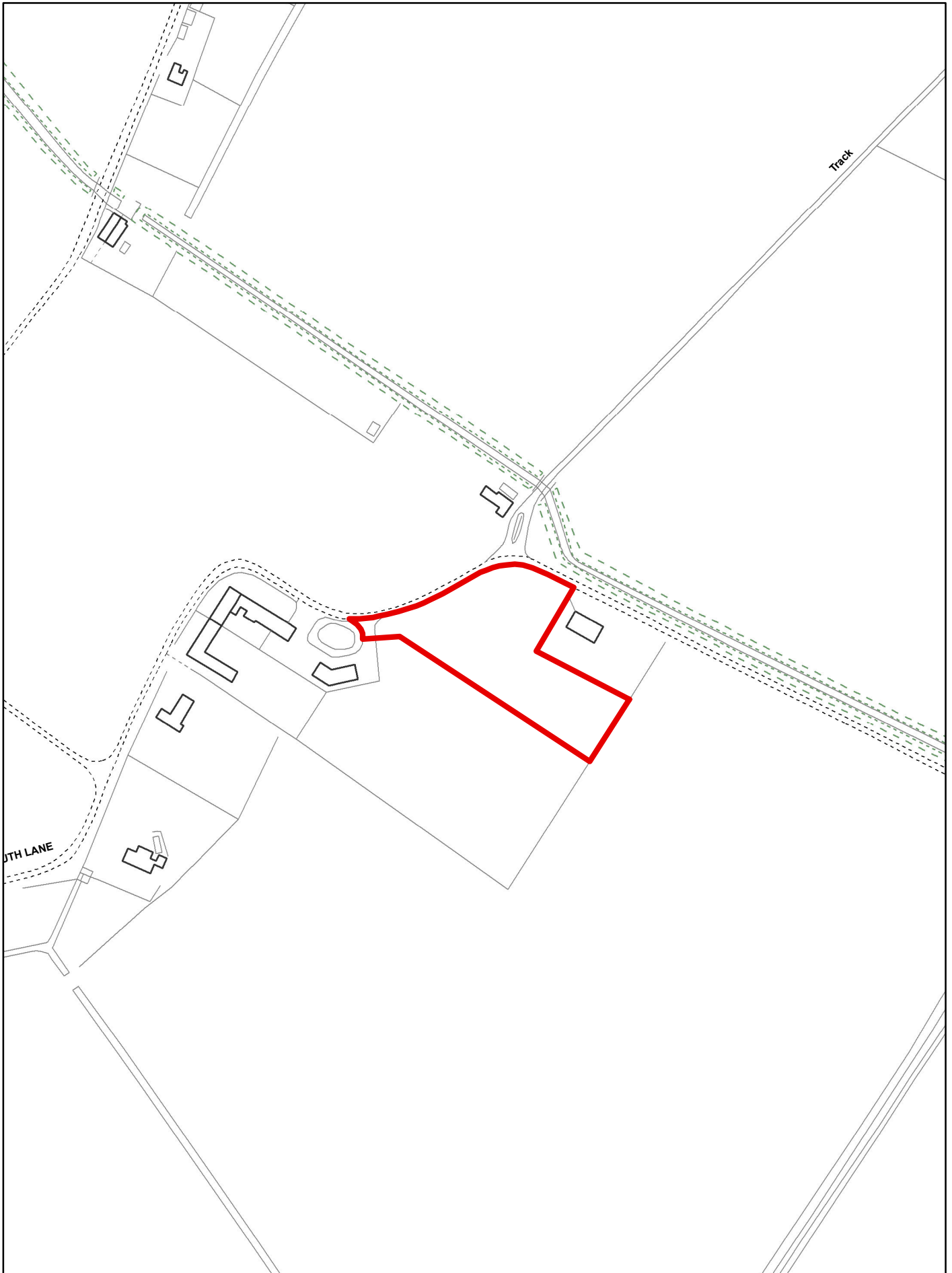
- 7.1 The site is located beyond the established settlement of Guyhirn in an area which is characterised as open countryside. The development does not adjoin the established built settlement, does not comply with the Development Strategy for the area or contribute to the sustainability or vitality of the community. The proposal, therefore, fails on sustainability grounds and is contrary to the National Planning Policy Framework. The proposal is of a standard catalogue design and no attempt has been made to design the buildings to fit in with the specific site characteristics or those of the surrounding area. The scale and design of the proposal is out of keeping with the rural setting and it is considered that the development would appear as an incongruous feature within the open countryside. The development is, therefore, contrary to E1 and E8 of the Fenland District Wide Local Plan and the principles contained within the National Planning Policy Framework.

It is considered that the proposal would result in a development which is not sustainable and would be harmful to the character and appearance of the surrounding area. It is, therefore, recommended that planning permission is refused.

8. RECOMMENDATION

Refuse

1. **The proposal is positioned outside of any core settlement and fails to represent sustainable development, contrary to H3 of the Fenland District Wide Local Plan and the general principles of the National Planning Policy Framework.**
2. **The proposal would represent unjustified development within the open countryside, contrary to CS1 of the Fenland Communities Development Plan, and Section 6 of the National Planning Policy Framework.**
3. **By virtue of the design, scale, layout and location of the development, within the countryside, the proposal would represent an incongruous feature which would detract from the open character of the landscape, thereby out of keeping with the character of the surroundings, contrary to E1 and E8 of the Fenland District Wide Local Plan and CS14 of the Fenland Communities Development Plan. As a result the proposal fails to respond to the local distinctiveness of the area, contrary to part 7 of the National Planning Policy Framework.**



Created on: 12/09/2012

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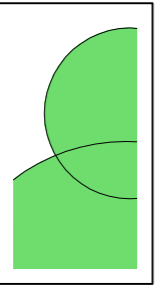
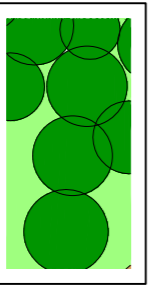
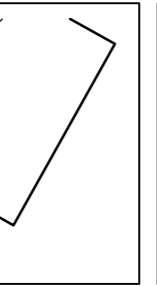
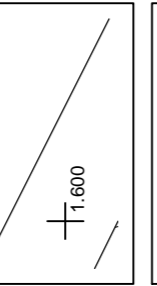
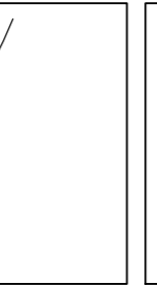
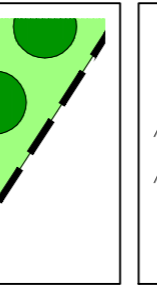
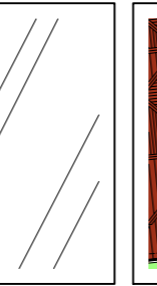
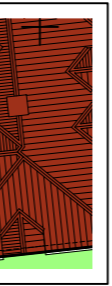
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Scale = 1:2,500



- General Notes**
- This drawing shall not be scaled, figured dimensions only to be used.
 - The contractor shall verify all dimensions and levels early on site.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineers drawings and specifications. Any discrepancies shall be brought to the designers attention.
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SITE PLAN KEY

	Indicates existing trees and hedges
	Indicates proposed trees and hedges
	Indicates neighboring properties (from ordinance survey location plan)
	Indicates site levels
	Indicates site access point
	Indicates site boundary
	Indicates proposed ponds and reed beds
	Indicates proposed new dwelling and garage

House - Schedule of Sizes

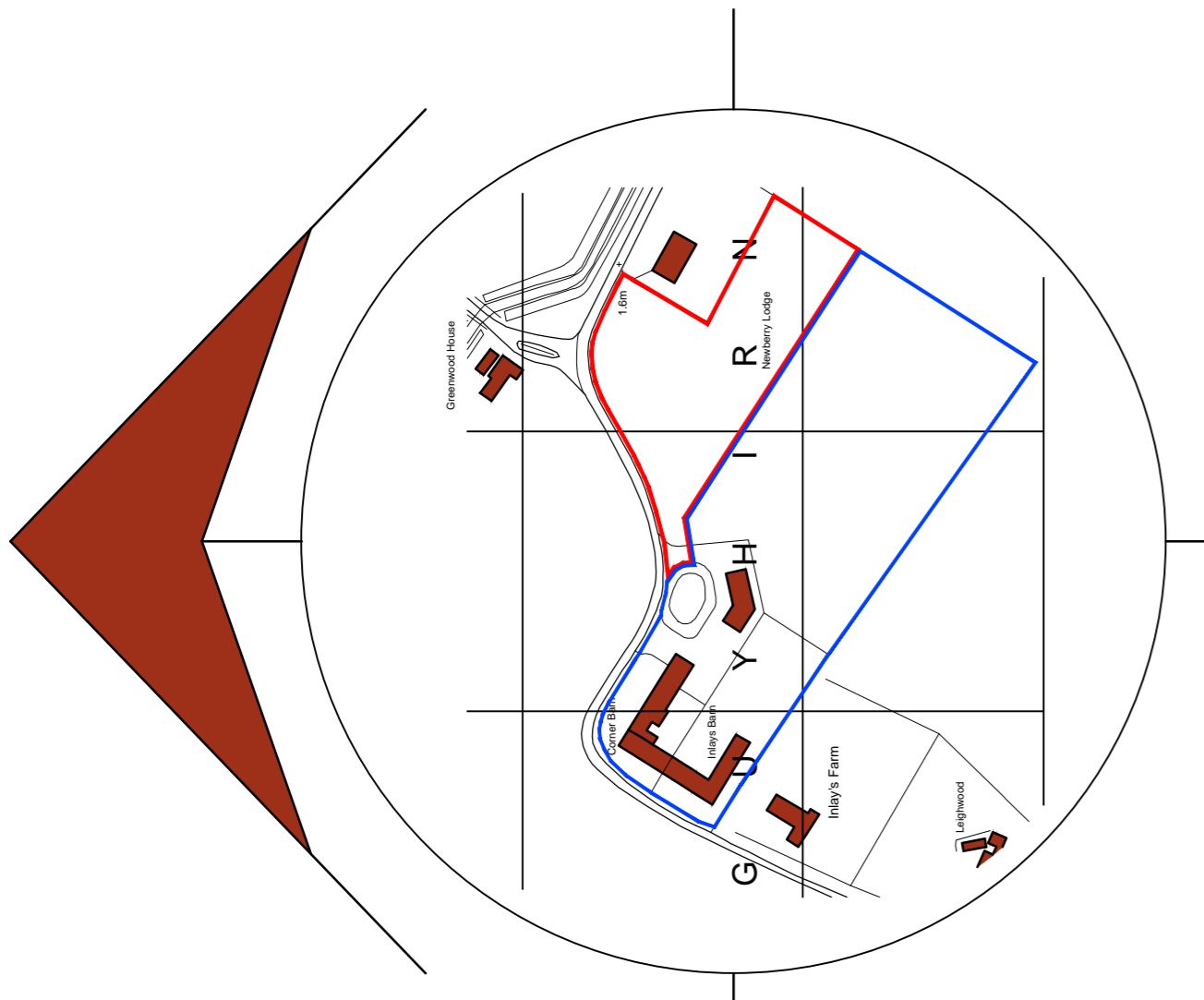
Internal Floor Areas	
Dwelling	
Ground Floor (exc garage & store)	171.47m ²
First Floor	159.09m ²
Total (exc garage & store)	330.56m ²
Maximum Dimensions (exc roof overhangs)	
Dwelling	
FEL to Top of Ridge	7.350m
FEL to Front Eaves	5.000m
Width (exc plinth)	25.914m
Depth (exc plinth)	15.984m
Site Dimensions	
Red Line Site Area	50768m ² (2.05 acres)
Blue Line Site Area	132665m ² (5.37 acres)

Revisions

A	Aug 2012	Garden Wall Labelled
		Decking Levels Added

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Job Title	Proposed Executive Dwelling
Date	March 2012
Scale	Various
Sheet Size	A1
Drawn By	RS
Revision	A
Job No.	SE-082
Draw No.	03
Drawing Title	Site and Location Plans
Scheme Drawing	
For:	Mr and Mrs N King



Location Plan
 Scale: 1:2500

Site Plan
 Scale: 1:250