

Application Number: F/YR12/0657/F

Minor

Parish/Ward: Tydd St Giles Parish Council

Date Received: 28 August 2012

Expiry Date: 23 October 2012

Applicant: Mr & Mrs D Moore

Agent: Mr Martin Williams, Anfoss (Builders) Ltd

Proposal: Erection of 4 x 3-bed 2-storey dwellings with attached single garages

Location: Land North of Windy Willows, Church Lane, Tydd St Giles

Site Area/Density: 0.33 ha

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

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission to erect 4 x 3-bed 2-storey dwellings with attached single garages on an enclosed field, and is located on the west side of Church Lane. The site lies to the north of an existing dwelling, within an isolated group of houses and bungalows in the open countryside, approximately 130 metres from Tydd St Giles village.

It is, therefore, not considered to be a sustainable location for residential development and accordingly is contrary to Policy H3 of the Fenland District Wide Local Plan and Policy CS10 of the emerging Core Strategy.

Notwithstanding the principle issues, the overall design and layout of the proposal is considered to introduce a very dense and suburban building style, into this countryside location, as well as introducing a very incongruous building form and layout into the locality. It is considered that this is strongly out of character with the immediate surroundings resulting in a development of poor design quality.

In addition, it would result in the introduction of another element of built form in what is generally a loose knit collection of buildings in the open countryside. It would thus begin to change the fairly open and fragmented nature of development in the immediate vicinity, causing serious harm to the character and appearance of the locality

Consequently the proposal is in conflict with Policies H3, H16 and E8 of the Fenland District Wide Local Plan and Policies CS1 & CS14 of the draft Fenland Core Strategy (July 2012).

2. HISTORY

No relevant planning history relating to this site:

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 9: pursuing sustainable development involves seeking positive improvements in the quality of, amongst other things, the built environment.

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.

Paragraph 64; permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area

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

H16: Agricultural Dwellings

E8: Landscape and amenity protection

TR3: Car Parking

4. CONSULTATIONS

4.1 Parish/Town Council

Awaited

4.2 FDC Scientific Officer

Please attach the contaminated land condition to this application

4.3 Cambs CC Highways

I question the accuracy of the layout plan that has been submitted in support of the application. The submitted plan appears to suggest that a hedge exists along the frontage of the site between the frontage ditch and the carriageway of Church Lane. If this were to be the case there would be a problem in retention of the hedge due to the necessity for vehicle to vehicle visibility splays to be provided each side of each access.

Perhaps the applicant / agent would care to check the location of the hedge. In addition, the application site area (except at the access locations) should exclude the public highway along the front of the site. The public highway extends to the front (road side) lip of the ditch.

If plans are amended to show above correctly, then the proposal is considered to be acceptable, subject to appropriate conditions

4.4 ***Environment Agency***

We have no objection to the proposed development but wish to make the following comments:

We have reviewed the submitted Flood Risk Assessment (FRA) with regard to tidal and designated main river flood risk sources and consider this to be acceptable for the proposed development. However, the Internal Drainage Board should be consulted with regard to flood risk associated with watercourses under their jurisdiction.

4.5 ***Middle Level Commissioners***

Awaited

4.6 ***Local Residents:***

4 letters of support raising the following points:

- as local resident would be more than happy for this to go ahead.
- support for above mentioned proposal
- the plans are very sympathetic to the village, environment and the surrounding area and in no way would have a detrimental effect on the area.
- the development would enhance the character and appearance of the area as well as contributing to the sustainability and vitality of the village of Tydd St Giles

4 letters of objection raising the following concerns:

- the road access at this point is extremely dangerous – the access from Church Lane is blind as existing hedges and trees block any line of sight
- section 15 of D&A statement states that no trees or hedges will be removed. This is incorrect as they will have to be removed to enable the two accesses to be provided

- scale of development – four chalet style houses is more in keeping with a city development than that of a small village
- development is on agricultural land outside of the village development area
- development of a rural area and the layout is not in keeping with the surrounding properties – will result in houses in the middle of a field which does not form part of the village.

5. SITE DESCRIPTION

- 5.1 The application site comprises an enclosed field, which is located on the west side of Church Lane. The site lies to the north of an existing dwelling (Windy Willows) within an isolated group of houses and bungalows in the open countryside, approximately 130 metres from the edge of Tydd St Giles village.

The field is currently vacant although it is likely to have been grazed previously. There is a wooden stable building immediately to the west within another field that is being grazed, which is also owned by the applicant. There is a 1.0m high post and rail fence along the southern and western site boundaries. The northern site boundary comprises a mixed thorn hedge. The front (eastern) boundary is marked by a conifer hedge. The site is fairly level.

There is an existing single-track access into the site off Church Lane, across a small ditch that runs alongside the carriageway.

The site lies within Flood Zone 3.

Church Lane is classified as a Class B highway (B1165).

6. PLANNING ASSESSMENT

6.1 Background

This application seeks full planning permission to erect 4 x 3-bed 2-storey dwellings with attached single garages on an enclosed field located on the west side of Church Lane. The site lies to the north of an existing dwelling, within an isolated group of houses and bungalows in the open countryside, approximately 130 metres from Tydd St Giles village.

The main features of the proposal are as follows:

- The site is accessed via two new accesses off Church Lane, which will result in two breaks in the hedgerow.
- The site layout has been designed with a service road running alongside the frontage hedge and the 4 dwellings sited at an angle of 45 degrees to the road resulting in each dwelling being set back behind its neighbour to the north. Each dwelling has a large rear garden – between 28 and 50m in depth.
- Each dwelling has been designed as a ‘chalet-style’ bungalow with rooms in the roof space. They are all of a similar design style with a ‘rectangular-shaped’ floor plan with a single-storey garage projection to the front.

- The first floor rooms in the roofspace are lit by rooflights in the front elevation and dormer windows at the rear. It measures 2.3m in height to the eaves on the main part of the building and 7.0m to the ridge.

The application is considered to raise the following key issues;

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

6.2 Principle and Policy Implications

The site is located outside the built-up limits of Tydd St Giles. Under criteria contained in Policy H3 in the Fenland District Wide Local Plan (1993) the principle of development in such locations is normally unacceptable. Policy H16 restricts development in the open countryside unless associated with agriculture, horticulture or forestry.

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. Policy CS1 continues the policy approach set out in Policy H3 and seeks to restrict development that falls outside of the above locations, unless it is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation etc.

The site is located around 130 metres from the nearest part of the built-up limits of Tydd St Giles, which is identified as a small village in Policy CS1. It is considered that notwithstanding the presence of other dwellings in the locality, the site has no real linkage or connection with the village - there is no public footway outside of the site and an open field and drain separates the site from the nearest part of the village. Therefore, the site has to be considered as being located in the open countryside.

Policy CS10 requires applicants for proposals that are located in areas away from the market towns and villages identified in Policy CS1, to provide supporting evidence to explain the existing functional need for the dwelling, (including details of the number of workers who will live in the dwelling, the length of time in operation and the viability of the enterprise, and the availability of other suitable accommodation in the area to house the worker(s).

No evidence has been provided by the applicant, which could allow a consideration of this proposal against the criteria contained in Policy CS10. The proposal, therefore, fails to comply with this policy and would result in the introduction of a new dwelling in an unsustainable location in the countryside.

The proposal is, therefore, considered to be unacceptable in terms of its location and thus contrary to Policies H3, H16, CS1, CS10 & CS14.

Character and Design.

As discussed above, the site lies within an isolated group of properties in the open countryside.

The overall design and layout of the proposal is considered to introduce a very dense and suburban building style, into this countryside location. Features including; the siting of the dwellings at 45 degrees to the road, their close proximity to one another (only 2m apart), and the fact that they are sited so that each dwelling is set back behind its neighbour to the north with prominent garage projections on the street frontage, all contribute to the introduction of a very incongruous building form and layout into the locality. It is considered that this building form and layout is strongly out of character with the immediate surroundings and would result in a development of poor design quality.

In addition, it would also result in the introduction of another element of built form in what is generally a loose knit collection of buildings in the open countryside. It would thus begin to change the fairly open and fragmented nature of development in the immediate vicinity, causing serious harm to the character and appearance of the locality.

The proposal is, therefore, considered to be harmful to the character and appearance of the locality and thus contrary to Policies H3, E8 & CS14.

Amenity

The proposed dwellings are sited some distance from nearby dwellings (including Windy Willows to the south). Whilst the relationship between each dwelling (caused by the set-back) is a little contrived, this is not serious enough to warrant a refusal on amenity grounds for the future occupiers of these dwellings.

Therefore, there are no amenity issues of concern identified in the proposal.

Access

The submitted site layout plan has been incorrectly drawn, as identified by the County Highway Officer – it shows the existing conifer hedge running between the highway and the ditch as opposed to the situation on the ground where the hedgerow is located behind the ditch leaving a larger verge alongside the highway.

The advice from the County Highway Officer is that amended plans should be sought, showing the correct relationship. Subject to this the proposal is considered to be acceptable on highway safety grounds subject to the imposition of suitable conditions relating to satisfactory forward visibility at the site access points, constructional details and turning within the site.

In this instance as there are serious concerns relating to both the principle of development of this site and its design and layout, amended plans have not been sought.

7. CONCLUSION

- 7.1 This site is not considered to be an appropriate location for residential development being in the open countryside and some distance from the nearest sustainable settlement (Tydd St Giles village).

The overall design and layout of the proposal is considered to introduce a very dense and suburban building style, into this countryside location. The proposal

will also contribute to the introduction of a very incongruous building form and layout into the locality, and it is considered that this is strongly out of character with the immediate surroundings resulting in a development of poor design quality.

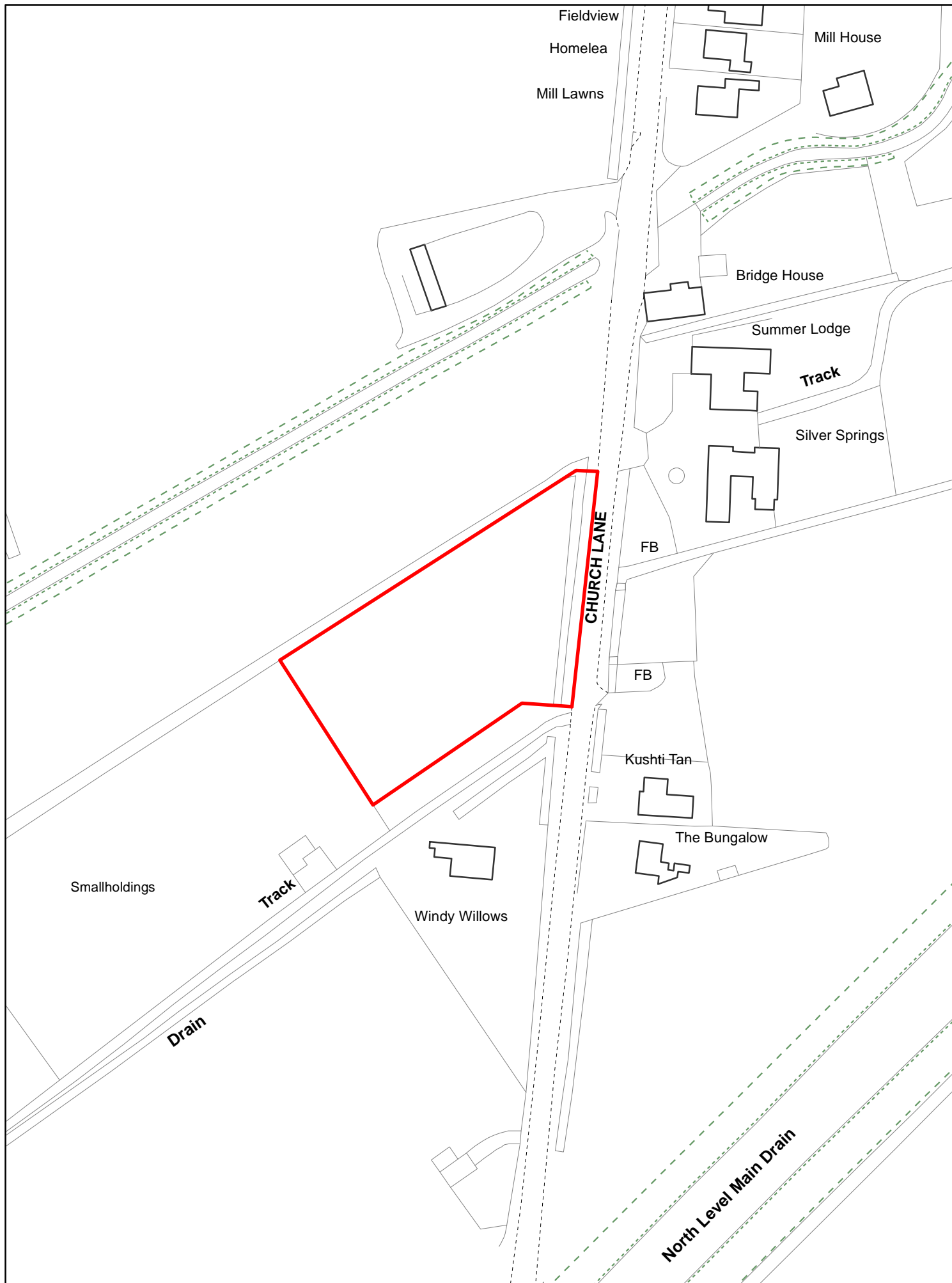
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Consequently the proposal is in conflict with Policies H3, H16 and E8 of the Fenland District Wide Development Plan and Policies CS1, CS10 & CS14 of the draft Fenland Core Strategy (July 2012).

8. RECOMMENDATION

Refuse for the following reasons:

- 1. The proposed development is located in an unsustainable location in the open countryside where residential development is not normally supported unless justified. Development in this location would also harm the distinctive character of the locality as a result of the introduction of another element of built form in what is generally a loose knit collection of buildings in the open countryside, and would thus begin to change the fairly open and fragmented nature of development in the immediate vicinity. The proposal is, therefore, considered to be contrary to Policies H3, H16 and E8 of the Fenland District Wide Local Plan and Policies CS1, CS10 and CS14 of the draft Fenland Core Strategy (July 2012).**
- 2. The design and layout of the proposal is considered to introduce a very dense and suburban building style, into this countryside location. The proposal will also contribute to the introduction of a very incongruous building form and layout into the locality, and it is considered that this is strongly out of character with the immediate surroundings resulting in a development of poor design quality. The proposal is, therefore, considered to be contrary to Policies H3, and E8 of the Fenland District Wide Local Plan and Policy CS14 of the draft Fenland Core Strategy (July 2012).**



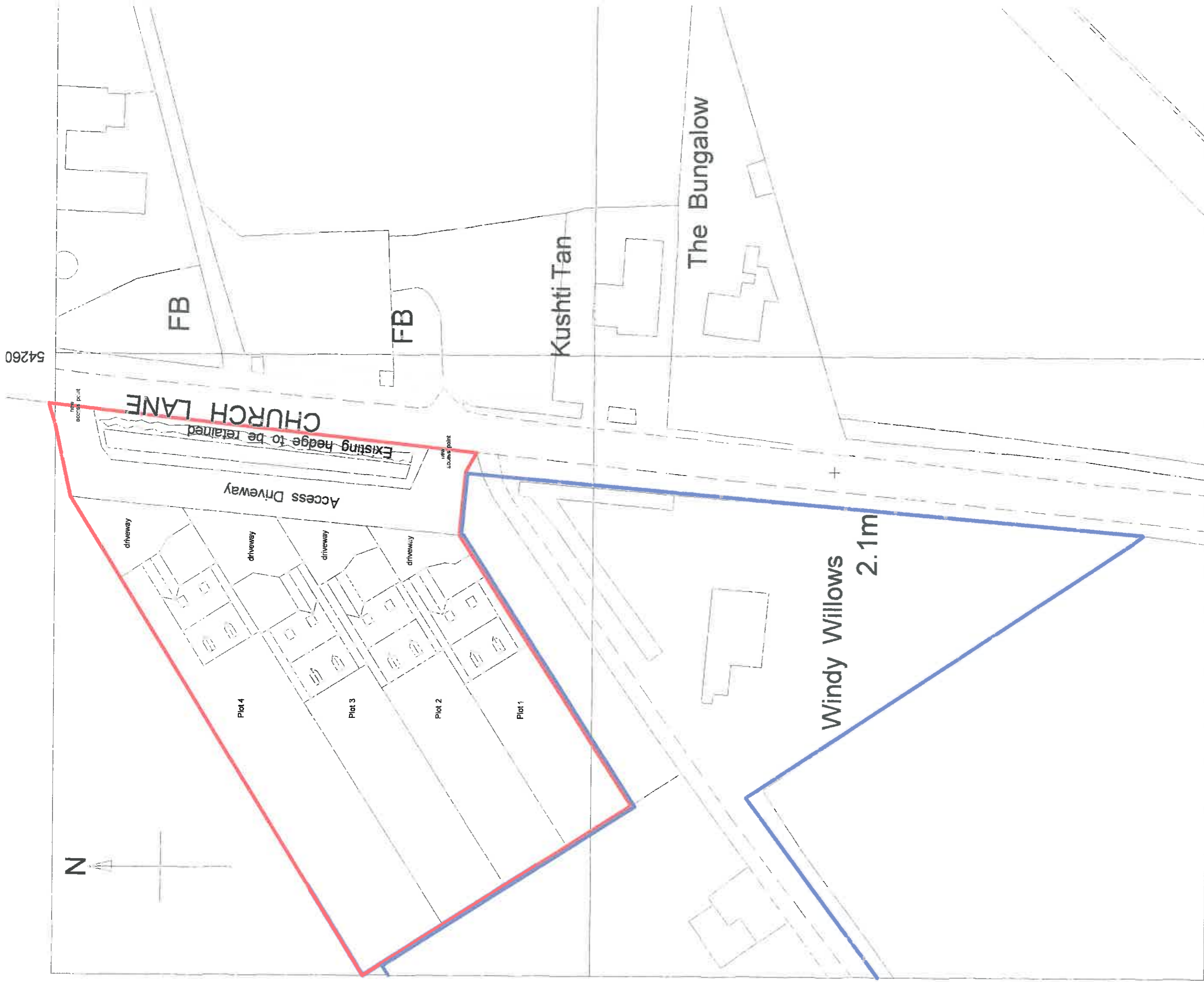
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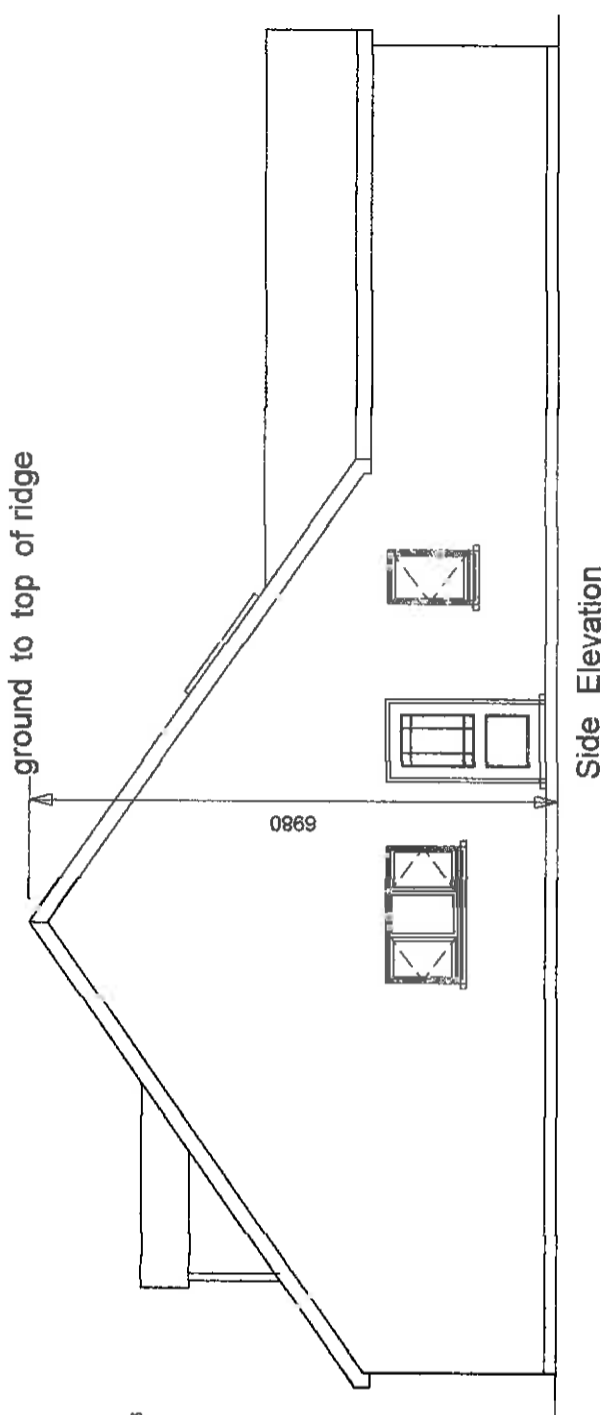




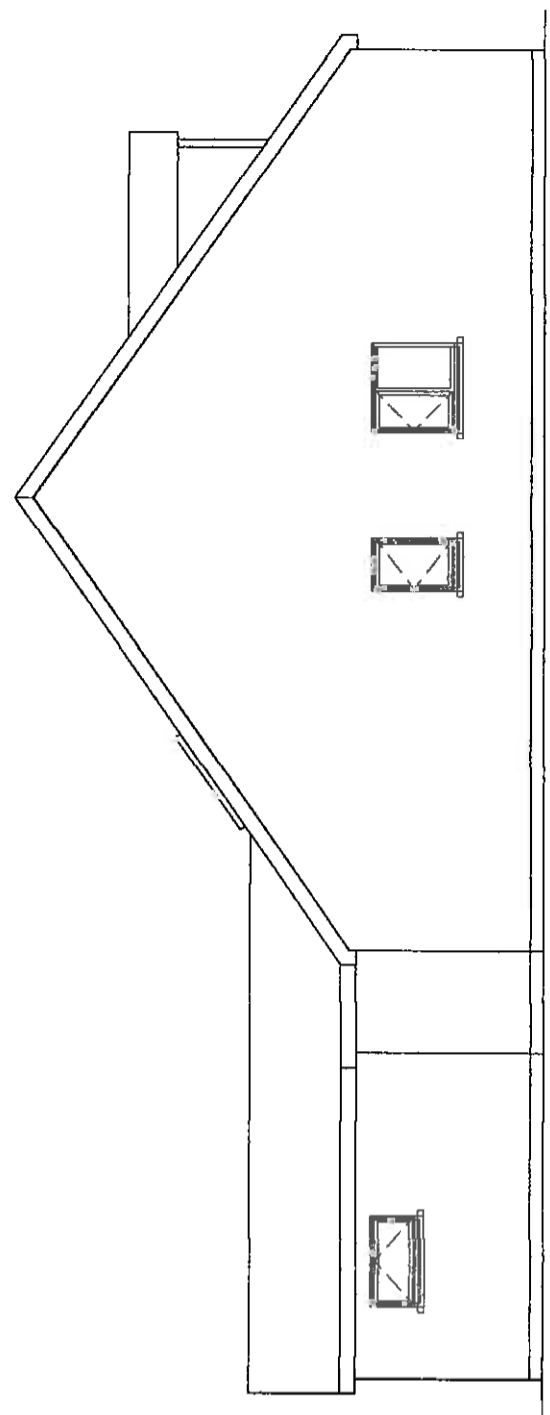
Site Plan Proposed chalets north of
 Windy Willows,
 Church Lane, Tydd St Giles,
 Wisbech PE13 5LG
Scale 1:500

Plans by AAB (Anfoss Ltd) Builders
 87 Leverington Common,
 Leverington,
 Wisbech, Cambs, PE13 5Bh

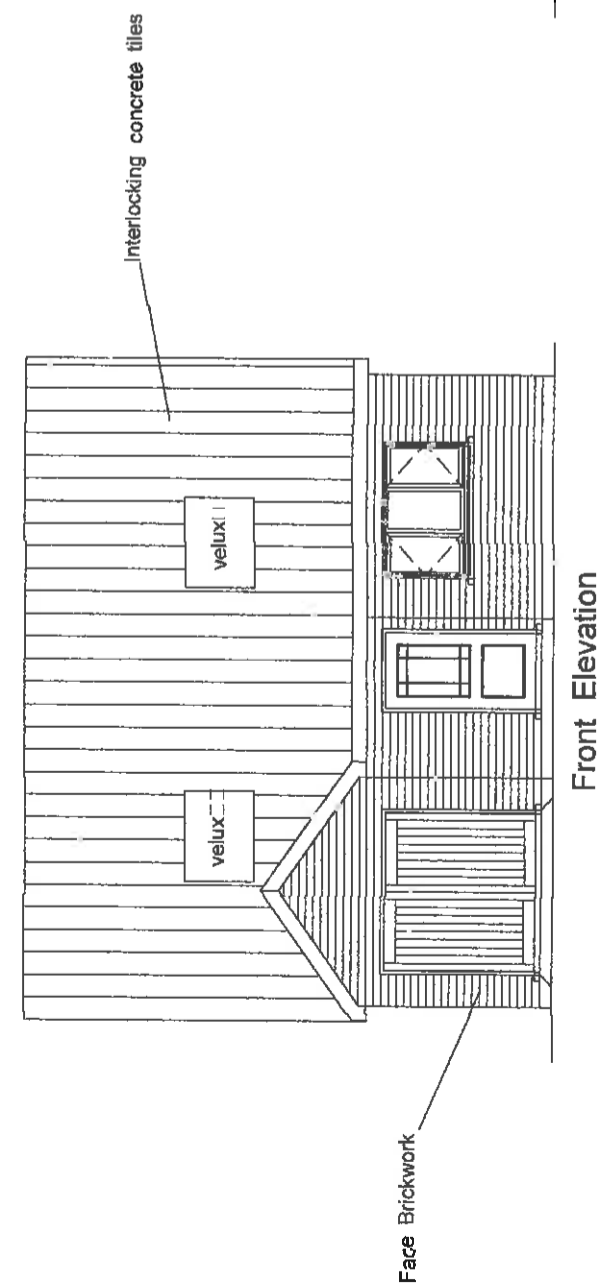
For
Mr & Mrs Moore
 Planning 1



Front Elevation



Side Elevation



Rear Elevation

<p>Plans by AAB Anfoss (Builders) Ltd. 87, Leverington Common, Leverington, Wisbech, PE13 5BH Tel 01945 466266 or 07836246446 email building55@live.co.uk</p>	<p>Proposed chalets north of Windy Willows, Church Lane, Tydd St Giles, Wisbech PE13 5LG For Mr & Mrs Moore</p>
<p>Scale 1:100</p>	<p>Do not scale from drawing</p>
<p>Planning 1</p>	