

Application Number: F/YR12/0887/F

Minor

Parish/Ward: Wisbech St Mary/Parson Drove

Date Received: 13 November 2012

Expiry Date: 8 January 2013

Applicant: Mr & Mrs T Fowler

Agent: Mr R Swann, Swann Edwards Architecture

Proposal: Erection of a 2-storey 4-bed dwelling with detached double garage involving demolition of existing greenhouse and shelter.

Location: Land South West of Bramble Corner, Plash Drove, Tholomas Drove.

Site Area/Density: 0.094 hectares

Reason before Committee: The application has been called in by Councillor Scrimshaw to allow members to assess the application alongside the relevant Policies of the NPPF and Core Strategy and to evaluate if the proposal is congruous with the existing street scene.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a single 2-storey 4-bed dwelling at land South West of Bramble Corner, Plash Drove in Tholomas Drove. The site is outside of the defined settlement area and does not adjoin the main settlement boundary.

The key issues to consider are:

- Principle and Policy Implications
- Layout and Design.

The proposal relates to an existing area of garden land, which currently serves as a garden/vegetable garden for the existing dwelling, Bramble Corner. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to Policy. Therefore, the application is recommended for refusal.

2. HISTORY

2.1 No relevant history.

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.

3.2 East of England Plan

Policy ENV7 – Quality in the Built Environment

3.3 **Draft Fenland Core Strategy:**

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS2: Growth and Housing.

CS10: Rural Areas Development Policy

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

3.4 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

H16 – Dwellings in the Open Countryside.

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Parish/Town Council*** No response received at the time of writing this report.

4.2 ***CCC Highways*** Disappointing that the site boundary shown on the layout plan has not been similarly reflected on the site plan. Requires conditions relating to gate positioning, parking and turning, and access construction. The layout as proposed does not satisfactorily provide sufficient space to enable a vehicle to enter and turn. This issue needs addressing through the submission of an amended plan.

4.3 ***Environment Agency*** No response received at the time of writing this report.

4.4 ***FDC Scientific Officer*** No response received at the time of writing this report.

4.5 ***Local Residents:*** None received.

5. **SITE DESCRIPTION**

5.1 The site currently comprises a grassed area and vegetable garden measuring approximately 0.4 hectares in size, which serves the existing dwelling, Bramble Cottage. The site is bounded by open agricultural land to the South and South-West and there are dwellings opposite to the North and West. A row of dwellings runs to the East also. The site is outside of the main settlement area of Tholomas Drove.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Policy and Principle
- Layout and Design.

The application site is outside of any settlement core, but is in an area characterised by some residential development. The proposal has been considered in line with the Development Plan Policies and National Guidance detailed in the Policy Section of this report.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan and Emerging Core Strategy where it is determined 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.

Within the Draft Core Strategy Policy CS1 does not define Tholomas Drove as a village within any of the categories, namely Market Towns, Growth Villages, Limited Growth Villages and Small Villages. As such the Policy states that development elsewhere (i.e. in an area not falling into one of the above categories), will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. Tholomas Drove is not considered to be a sustainable settlement, and has limited services, and whilst it is acknowledged that there are some residential dwellings in the immediate area the lack of sustainable links to the nearest facilities, lack of footpath, and the lack of designation of Tholomas Drove within Policy CS1 results in the principle of residential development being considered unacceptable in this instance.

Policies H3 and H16 of the Fenland District Wide Local Plan 1993 also highlight the need to restrict residential development outside of the main settlement core and state that dwellings in this location should be required for the efficient management of local agriculture, horticulture or forestry. The proposal does not comply with these Policies.

Policy CS10 of the Fenland Communities Development Plan Emerging Core Strategy Draft Consultation is relevant in this instance and lists the general good practice criteria. The criteria listed in this policy details that the site should be in or adjacent to the existing developed footprint of the village, would not result in coalescence with neighbouring villages, would not have an adverse impact on the character and appearance of the surrounding countryside, should be in keeping with the shape and form of the settlement, respects natural boundaries, would not result in the loss of high grade agricultural land and would not result in risks or unacceptable nuisances to residents and businesses. This site is an existing area of garden, which sits adjacent to a dwelling to the North East. It is acknowledged that there are some residential properties in the surrounding area, including some plots with planning permission, however, it is considered that this development does not comply with Policy CS10 as it is not considered that the site is not in a sustainable location.

Layout and Design

The proposal involves the erection of 1 two-storey 4-bed dwelling with detached garage. Access to the site will be from Plash Drove, leading to the garage. Comments received from the CCC Highways Team have been summarised at the beginning of this report and have been forwarded to the Agent to address the issues identified. In comparison with the neighbouring

dwelling it is considered that this proposal does not allow for adequate amenity space and the dwelling appears large within the plot. The National Planning Policy Framework advises that homes in the open countryside should be of a truly outstanding or innovative design which would raise the standards of design in rural areas and be sensitive to the defining characteristics of the local area. It is considered that the form and layout of this site is contrary to the provisions of the NPPF, Policies E8, CS10 and CS14.

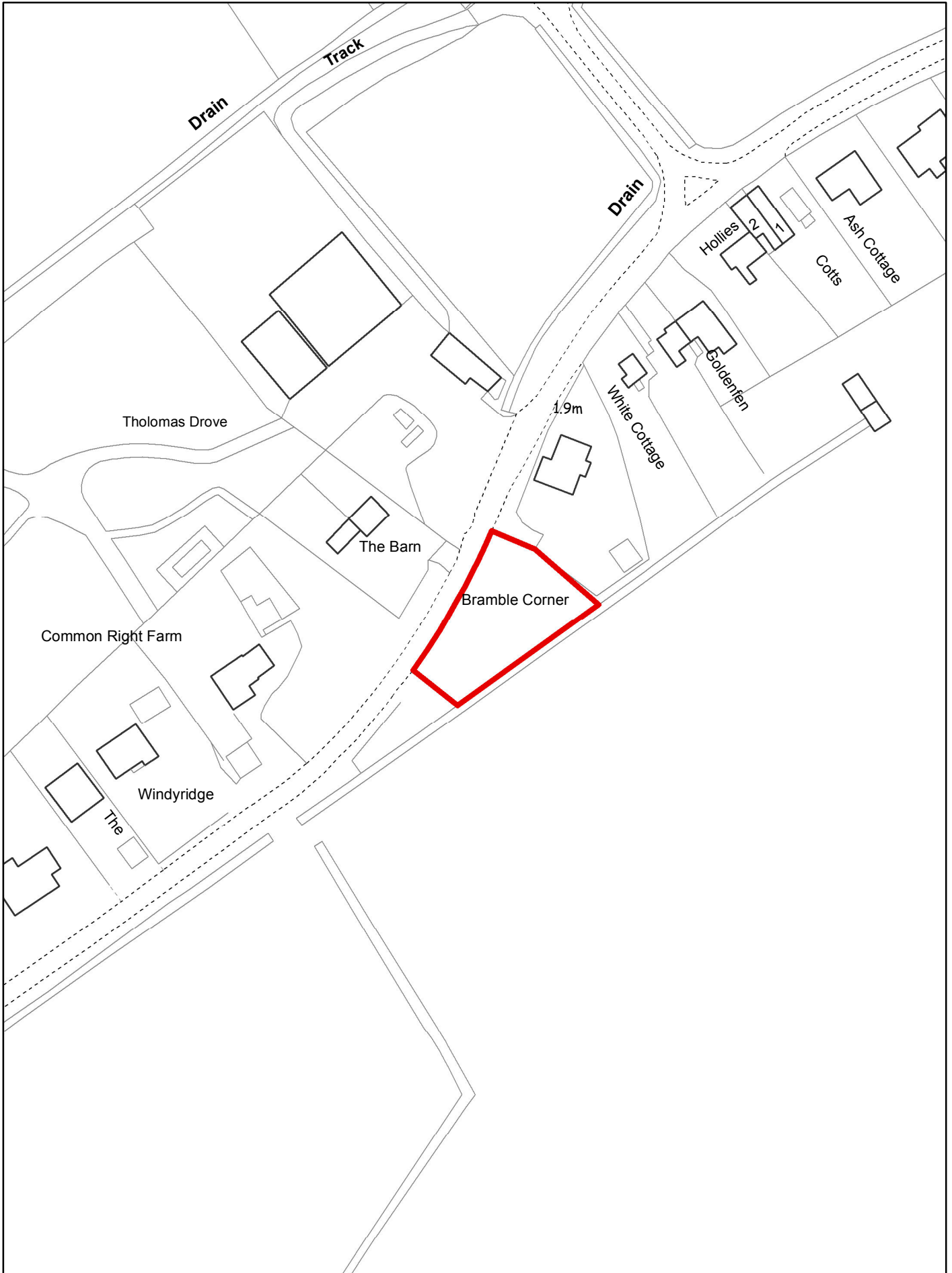
7. **CONCLUSION**

- 7.1 The proposal is considered to be contrary to the relevant policies in terms of the overall principle of development, as well as in terms of the scale and layout of the proposal, which is not considered to reflect the character of the area. As such the proposal is recommended for refusal for the reasons listed below.

8. **RECOMMENDATION**

Refuse.

1. **The proposed development, which is located outside of any Development Area Boundary, will be situated within open countryside which forms the rural character of this part of the village and it is considered that the scale and form of development will be visually intrusive and will fail to assimilate into the rural landscape. As a result the proposal is contrary to the provisions of the National Planning Policy Framework, Paragraph 55, and Policies E1, H3 and H16 of the Fenland District Wide Local Plan. Furthermore it is considered that the special circumstances required in Paragraph 55 of the National Planning Policy Framework have been not adequately demonstrated to justify the approval.**
2. **The scheme fails to demonstrate the ability to achieve the required parking and turning arrangements, to the detriment of highway safety. The application is, therefore, contrary to Policies E8 and TR3 of the Fenland District Wide Local Plan.**
3. **By virtue of the lack of footpath, the proposal fails to ensure that suitable facilities for pedestrians have been provided within the scheme. As a result there is potential for conflict between motor vehicles and pedestrian visitors to the site, thereby making the development unsafe. The proposal is, therefore, contrary to Policy TR6 of the Fenland District Wide Local Plan**



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Scale = 1:1,250



General Notes

- This drawing shall not be scaled, figured dimensions only to be used.
- The contractor shall verify all dimensions on site prior to the commencement of any work.
- 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 are to be brought to the designers attention.

Schedule of Sizes	
Internal Floor Areas	
Dwelling	116.7m ²
Ground Floor (exc garage)	130.9m ²
First Floor (exc garage)	210.5m ²
Total (exc garage)	28.8m ³
Maximum Dimensions (exc roof overhangs)	
Dwelling	7.135m
FFL to Top of Highest Ridge	3.780m
FFL to Highest Eaves	15.955m
Width	9.440m
Depth	5.350m
Garage	2.600m
FFL to Top of Highest Ridge	2.600m
FFL to Highest Eaves	6.065m
Width	6.065m
Depth	9.48m ²
Site Area	948m ²

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A R C H I T E C T U R E

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Scale	Various	Date	October 2012
Sheet Size	A1	Job No.	SE-111
Drawn By	RS	Drawn For	Proposed Executive Home
Revision	03	Client	Bramble Corner, Plash Drive, Wisbech, St Mary, Wisbech, Cambs for Mr & Mrs T Fowler
Drawing Title		Planning & Location Plans	
Site & Location Plans		Street Elevation	

