

Application Number: F/YR12/0730/O
Minor
Parish/Ward: Wisbech St Mary
Date Received: 25 September 2012
Expiry Date: 20 November 2012
Applicant: Mrs S Bunn
Agent: Mr N Lowe, Peter Humphrey Associates Ltd.

Proposal: Erection of 3 x 2-storey dwellings involving demolition of existing dwelling and garage.
Location: Westbury, Gull Road, Guyhirn

Site Area/Density: 0.24 hectares

Reason before Committee: The Parish Council recommendation is contrary to Officer recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission for 3 dwellings involving the demolition of the existing bungalow at Westbury, Gull Road in Guyhirn. The site is outside of the main settlement core, however, is sited within an existing area of residential development. The application is in outline with access and layout committed at this stage.

The key issues to consider are:

- Principle and Policy Implications
- Site Layout.

The proposal relates to an existing residential plot with a bungalow and associated garden land. 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

Of relevance to this proposal is:

2.1	F/YR10/0798/O	Erection of a dwelling	Granted	17 th December 2010
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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

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

4. **CONSULTATIONS**

- | | | |
|-----|--------------------------------------|--|
| 4.1 | <i>Parish/Town Council</i> | Support this development and recommend approval. |
| 4.2 | <i>CCC Highways</i> | Detail conditions relating to access visibility, gate positioning, parking and turning and access arrangements to be attached to any permission given. |
| 4.3 | <i>Environment Agency</i> | No objections and provide advisory comments to be forwarded to applicant. |
| 4.4 | <i>FDC Scientific Officer</i> | Have agreed a way forward which involves incorporating gas protection measures into the property. |
| 4.5 | <i>Local Residents:</i> | 4 letters of objection concerning (in summary): <ul style="list-style-type: none">- Concerns relating to overlooking of adjoining properties.- Loss of privacy and amenity.- In 2006 only bungalows were considered acceptable in this location.- Concerns over the density of the proposal.- The increase to 3 dwellings seems unjustified and out of character.- Two-storey dwellings are out of keeping with the character of the area.- Concerns over the number of vehicle movements that 3 houses will generate.- The proposal will be detrimental to the neighbours.- A car is essential for people living in Guyhirn as there are little amenities or alternative transport options. |

5. SITE DESCRIPTION

- 5.1 The site currently houses a single bungalow and garage with associated garden land. The existing bungalow is sited towards the North Western boundary of the site with the gardens to the rear and South of the property. The site lies outside of the main settlement core, however, it does sit within an area of residential development. The site also has the benefit of an extant outline planning permission for an additional dwelling sited to the South of the site, within the garden area of the existing site, under planning permission F/YR10/0798/O.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Policy and Principle
 - Site Layout.

Policy and Principle

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.

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 has the benefit of an existing residential use due to the existing bungalow and associated amenity space and the site sits within an area of existing dwellings. In addition the site has permission for 1 additional dwelling to the south of the existing bungalow.

Policy CS1 of the Fenland Communities Development Plan Emerging Core Strategy Draft Consultation lists Guyhirn as a small village. The Policy states that within small villages development will be of a very limited nature and will be limited to infilling of single or a group of no more than 3 dwellings (or 4 if it includes at least 3 affordable housing units). It is noted that the proposal is for 3 dwellings, however, this must be assessed in terms of the size and layout of the site as well as the criteria within CS1.

Although this site is outside of the defined settlement core it is acknowledged that the site has the benefit of a residential use due to the existing bungalow on site and the previous permission for 1 dwelling, is in an area already characterised by residential development and would not result in any harm to the countryside. As such it is considered that the principle of residential development is acceptable in this instance.

Site Layout

The proposal seeks outline consent to demolish the existing bungalow and garage on site and erect 3 two-storey dwellings. The dwellings are proposed to sit fronting Gull Road, each with their own access point and driveway. The submitted elevations are indicative only as this application is in outline, however, the siting and layout of the dwellings and their accesses are committed.

Although the principle of residential development on this site is acceptable it is considered that 3 dwellings would not reflect the character of the immediate area and adjoining dwellings. The nearby dwellings are sited on larger plots and the proposed 3 dwellings would, therefore, appear cramped in comparison with the nearby dwellings. It is considered that 2 dwellings would fit more comfortably on the site, but that 3 represent overdevelopment and would be out of keeping with the scale and form of the settlement pattern. It is acknowledged that the site is now in Flood Zones 2 and 3, which requires sleeping accommodation to be located away from the ground floor, thus meaning that the dwellings cannot be bungalows. The submitted layout plan shows the proposed developments in close proximity to the side boundaries of the site, which would result in a detrimental impact on the residential amenity of the adjoining properties through the potential for overlooking and an overbearing impact.

In addition to the concerns over the scale of the proposed development, proposals for residential development outside of the main settlement core need to be assessed against all of the criteria in Policies CS10 and CS14. These criteria include the design and character of the proposed dwellings needing to be in keeping with the surrounding area and needing to make a positive contribution to the local distinctiveness and character of the area. It is considered that these aspects of the proposal cannot be fully assessed with the elevations being indicative and, therefore, for proposals outside of the main settlement core, full applications are required rather than outline applications in order to be able to fully assess the scheme against the relevant policies.

Taking the above points into consideration, although the principle of residential development is considered to be acceptable in this location, the site cannot comfortably accommodate 3 dwellings and as such the application is recommended for refusal.

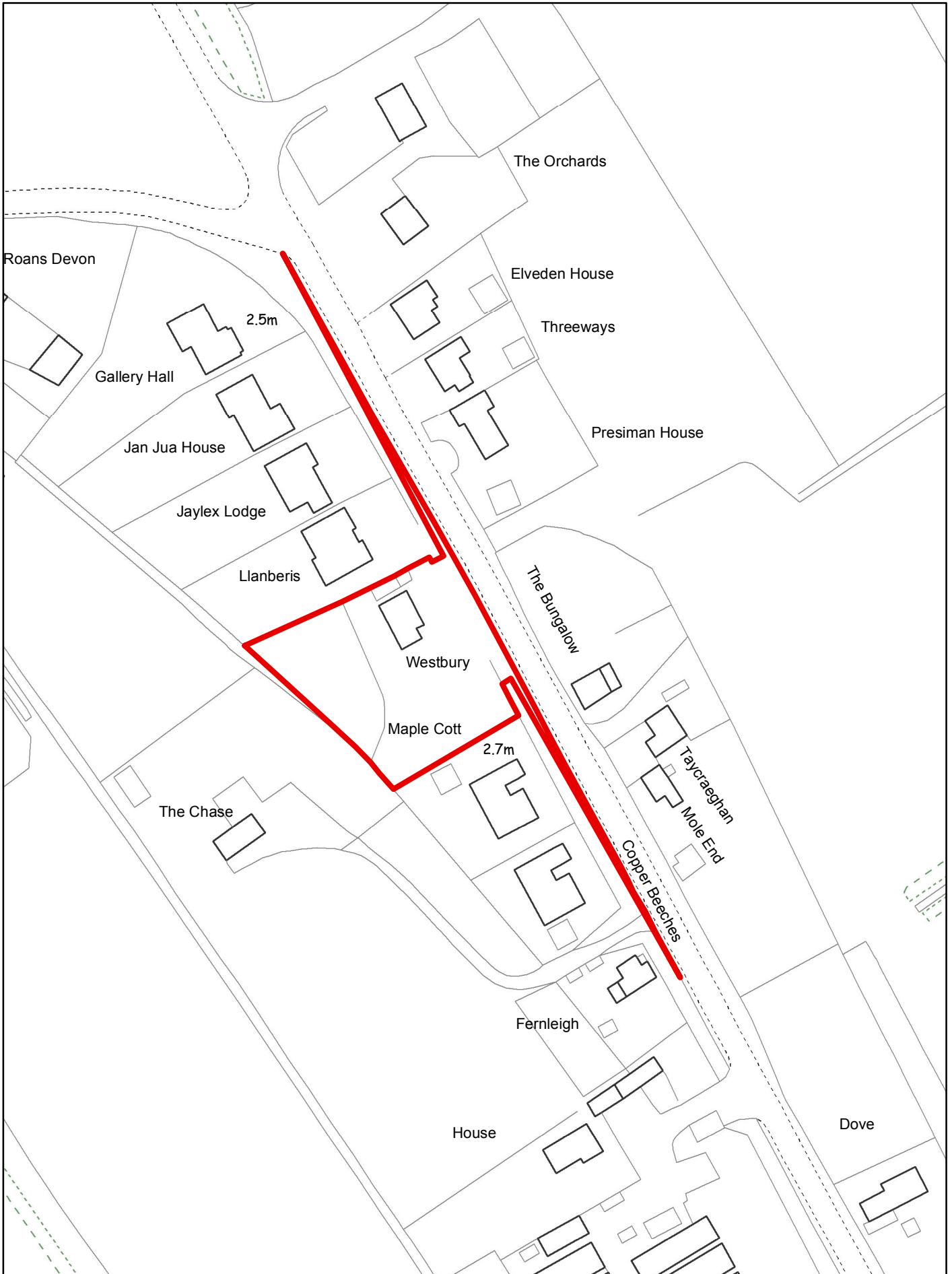
7. CONCLUSION

- 7.1 Although the proposal is acceptable in terms of the principle of residential development it is considered to be contrary to the relevant policies 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 the Development Area Boundary of Guyhirn, is out of keeping with the existing form, scale and character of the surrounding area, by virtue of the number of proposed dwellings on the site. The proposal will result in the overdevelopment of the site and will be detrimental to the residential amenity of adjoining dwellings due to the proximity of the dwellings to the site boundaries. As a result the proposal is contrary to the provisions of the National Planning Policy Framework Paragraphs 11 and 17, Policies CS10 and CS14 of the Draft Core Strategy and Policies E1, H3 and H16 of the Fenland District Wide Local Plan.**



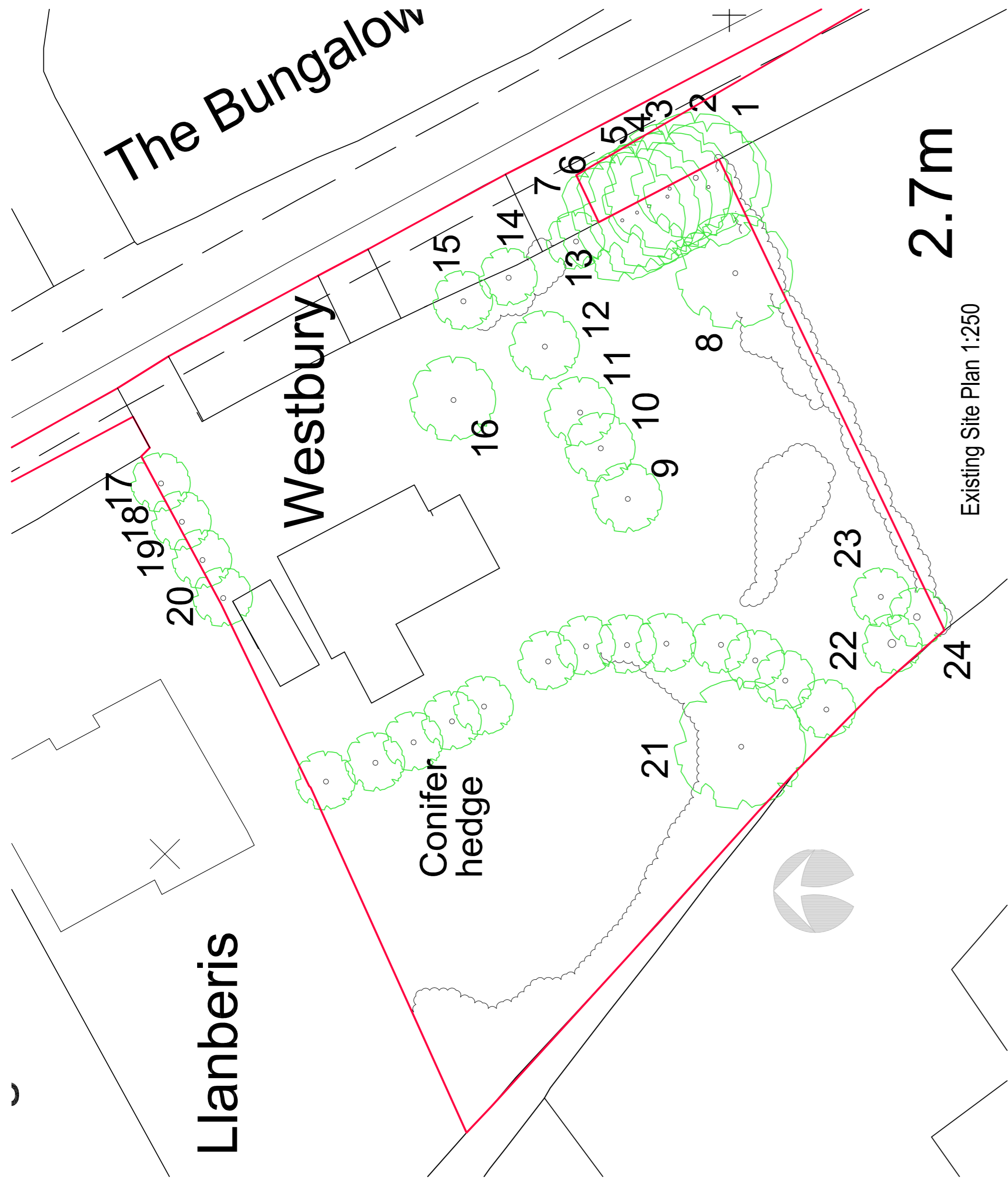
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F/YR12/0730/O

Scale = 1:1,250





TREE SCHEDULE - In accordance with BS 5837 'Trees in relation to construction'

Tree No.	Common tree name	Height (m)	Canopy diameter (m)	Trunk diameter (m)	Tree age	Condition	Recommendations
1	Silver Birch	7.000	8.500	0.350	Mature	Good	Retain
2	Silver Birch	7.000	8.500	0.350	Mature	Good	Retain
3	Silver Birch	7.000	8.500	0.300	Mature	Good	Retain
4	Silver Birch	7.000	8.500	0.350	Mature	Good	Retain
5	Silver Birch	7.000	8.500	0.300	Mature	Good	Retain
6	Silver Birch	7.000	8.500	0.350	Mature	Good	Retain
7	Silver Birch	7.000	8.500	0.350	Mature	Good	Retain
8	Silver Birch	3.500	8.500	0.350	Mature	Good	Retain
9	Fir	7.000	4.500	0.300	Mature	Good	Remove
10	Fir	7.000	4.500	0.300	Mature	Good	Remove
11	Fir	7.000	4.500	0.300	Mature	Good	Remove
12	Fir	7.000	4.500	0.300	Mature	Good	Remove
13	Fir	6.000	4.000	0.300	Mature	Good	Remove
14	Fir	6.000	4.000	0.300	Mature	Good	Retain
15	Fir	6.000	4.000	0.300	Mature	Good	Retain
16	Rowan	5.500	6.000	0.200	Mature	Good	Remove
17	Conifer	6.000	4.000	0.300	Mature	Poor	Remove
18	Conifer	6.000	4.000	0.300	Mature	Poor	Remove
19	Conifer	6.000	4.000	0.300	Mature	Poor	Remove
20	Conifer	6.000	4.000	0.300	Mature	Poor	Remove
21	Silver Birch	9.000	9.000	0.500	Mature	Good	Retain
22	Conifer	5.500	4.000	0.300	Mature	Good	Retain
23	Conifer	5.500	4.000	0.300	Mature	Good	Retain
24	Conifer	5.500	4.000	0.300	Mature	Good	Retain

Method statement for protection of trees on site during construction:

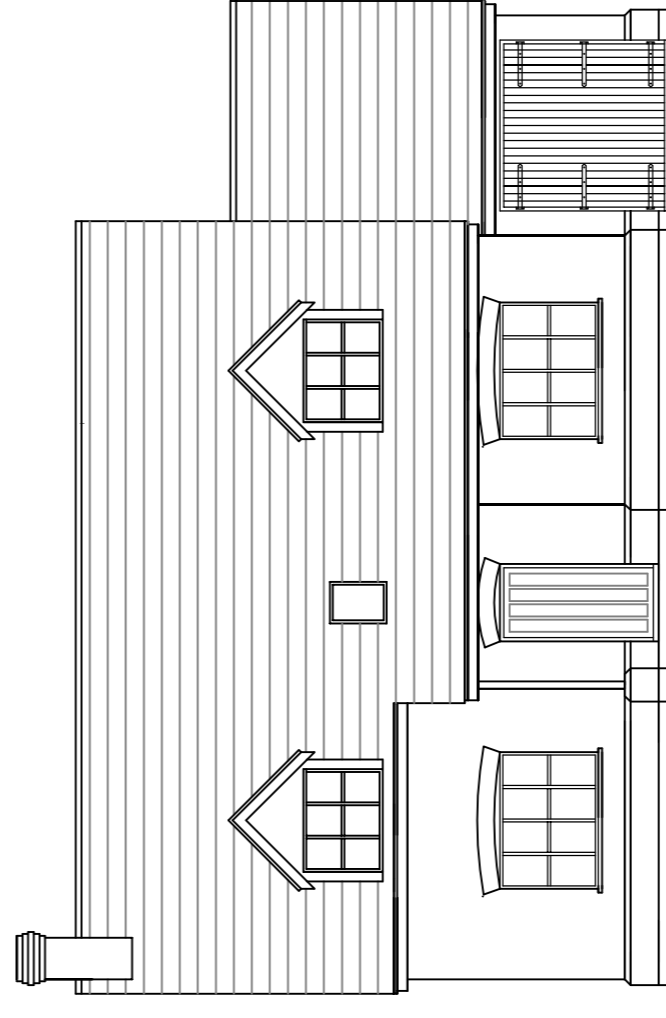
- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with BS 5837
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.



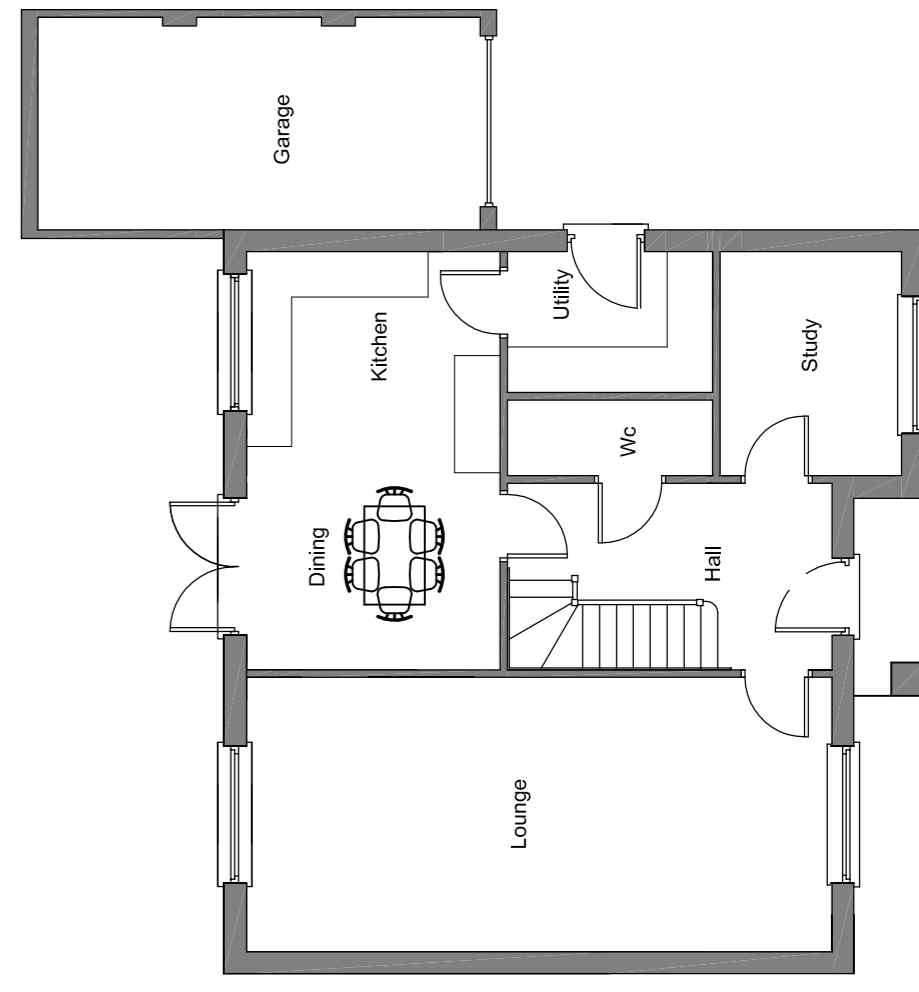
Proposed Site Plan 1:500

- SP SHRUB PLANTING TO INCLUDE
- ONICERA PILEATEA SPIRAEA GOLD FLAME
 - SCENEGIO GREYII ROSA RUGOSA
 - PRUNUS LAUROCERASUS SYRINGA VULGARIS
 - C3 POT SIZE
 - PLANTING SIZE 40-60cm
 - PLANTED AT 750mm cts
- GC. GROUND COVER PLANTS
- COTONEASTER HORIZONTALIS
 - HEDERA HELIX LAVANDULA SPICA
 - 6 PLANTS PER METRE SQ.

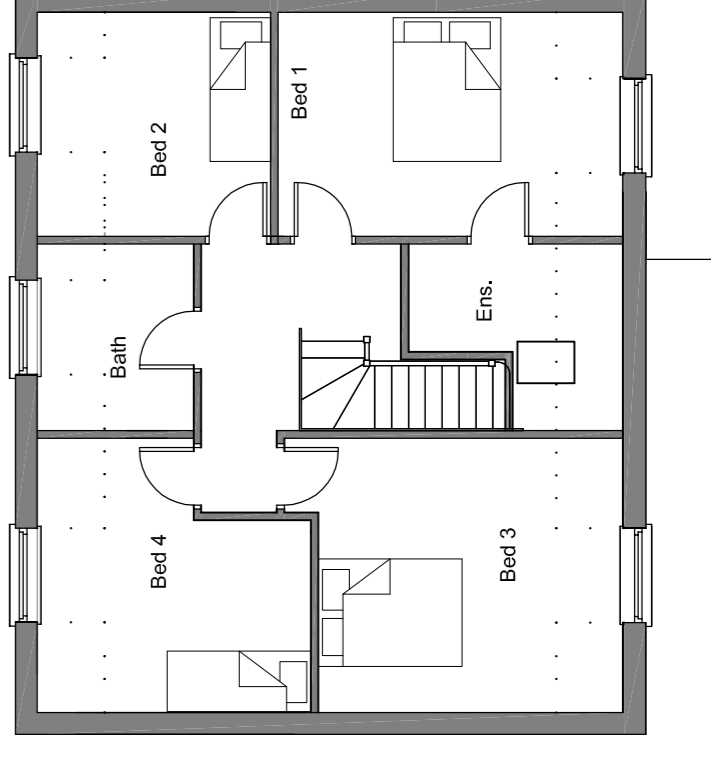
FRONT ELEVATION
SCALE 1:100



INDICATIVE DWELLING DESIGN



Ground Floor Plan
SCALE 1:100



First Floor Plan
SCALE 1:100

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED 3NO CHALET BUNGALOWS WITH ATTACHED GARAGES LAND ADJACENT TO GULL ROAD GUYHIRN CAMBS

CLIENT
MS S BUNN

DATE: Sept 2012 SCALE: As Shown JOB No: 4603-PL05

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