

Application Number: F/YR13/0063/F
Minor
Parish/Ward: Peckover Wisbech
Date Received: 30 January 2013
Expiry Date: 27 March 2013
Applicant: Mr M R Large, L M Farms
Agent: Mr D Broker, David Broker Design Services.

Proposal: Erection of 2-storey 4-bed dwelling with attached double garage.
Location: Land South West of Dunroamin, Lords Lane, Wisbech.

Site Area/Density: 0.24 hectares.

Reason before Committee: The application has been called in by Councillor Humphrey in order that Members can consider the merits of the high quality design which will contribute to the village setting.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a 2-storey detached 4-bed dwelling with an attached double garage at Land South West of Dunroamin, Lords Lane in Wisbech. The proposed dwelling is to access onto Lords Lane. 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.

The principle of this development has been considered, particularly in relation to the need and justification for a dwelling in this location, beyond the established settlements of Wisbech and Wisbech St Mary, and its impact upon the character and appearance of the area. The site lies well beyond any built up settlement and no detailed supporting information has been submitted to justify the need for a dwelling in this location.

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/YR05/1300/AG1 Erection of farm machinery store and workshop Further details not required – 15 December 2005.

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.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

3.2 **Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS16: Delivering and Protecting High Quality Environments across the District.

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

H16 – Housing in the open countryside

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

4. **CONSULTATIONS**

- | | | |
|-----|--------------------------------------|--|
| 4.1 | <i>Town Council</i> | Response not yet received. |
| 4.2 | <i>North Level IDB</i> | No objections in principle however Land Drainage Consent will be required prior to the construction of the new access. |
| 4.3 | <i>Environment Agency</i> | Response not yet received. |
| 4.4 | <i>FDC Scientific Officer</i> | No observations or objections to the proposal. |
| 4.5 | <i>Local Residents:</i> | None received. |

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an existing area of agricultural land. The site measures approximately 0.24 hectares in size and forms part of a larger field which does not appear to have any discernable boundary treatments. The development site is mid-way within this existing field. The site is accessed off Lords Lane and there are existing dwellings directly to the North of the site and at a distance to the South East. The site is outside of the main settlement area of Wisbech and Wisbech St Mary and is characterised by sporadic, isolated development. The site is within Flood Zone 3.

6. **PLANNING ASSESSMENT**

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

The application site lies well outside of the built up settlements of Wisbech and Wisbech St Mary. There are sporadic residential and commercial developments on either side of Lords Lane, however, there are no areas that

could be regarded as continuous built up frontages. The application seeks full planning permission for a 2-storey 4-bed dwelling with an attached double garage and associated parking and turning area and amenity space.

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 CS12 of the Core Strategy – February 2013 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 field which sits in a relatively isolated plot. It is acknowledged that there are some residential properties in the surrounding area, however, it is considered that this development does not comply with Policy CS12 as it is not adjacent to the existing developed footprint and is considered to have an adverse impact on the character of the locality. In addition it is considered that the site is not in a sustainable location.

No special circumstances have been put forward to indicate that this development is essential in terms of the effective management of a local rural enterprise, as required by adopted and emerging policies. The Design and Access statement advises that the applicant farms 240 acres of land in the immediate vicinity, including Barton Road and Cross Lane. This is the nearest available site for a dwelling and in addition there has been an expired consent for a new agricultural storage building which is planned to be reapplied for. It is considered that this is not a sufficient justification for an isolated dwelling within the open countryside and is contrary to Policy.

It is acknowledged that there has been a recent approval on a nearby site (Triple Acre – F/YR12/0495/F), however, due to the sporadic nature of development along Lords Lane and the lack of justification for the proposed dwelling it is likely that if the proposal is supported, this will further encourage the submission of further applications for residential development in this locality. As there are a number of sites with similar characteristics to this site it could result in a level of sprawl within an unsustainable location beyond the established settlements. The NPPF seeks to avoid isolated homes in the countryside and requires development to be sustainable. Any dwelling that does not meet these criteria should be justified as essential for a rural worker to live permanently at or near their place of work, or the design of the dwelling should be considered outstanding or innovative. The application is not considered to meet these requirements as the justification submitted is not sufficient to identify an essential need for a dwelling in this location.

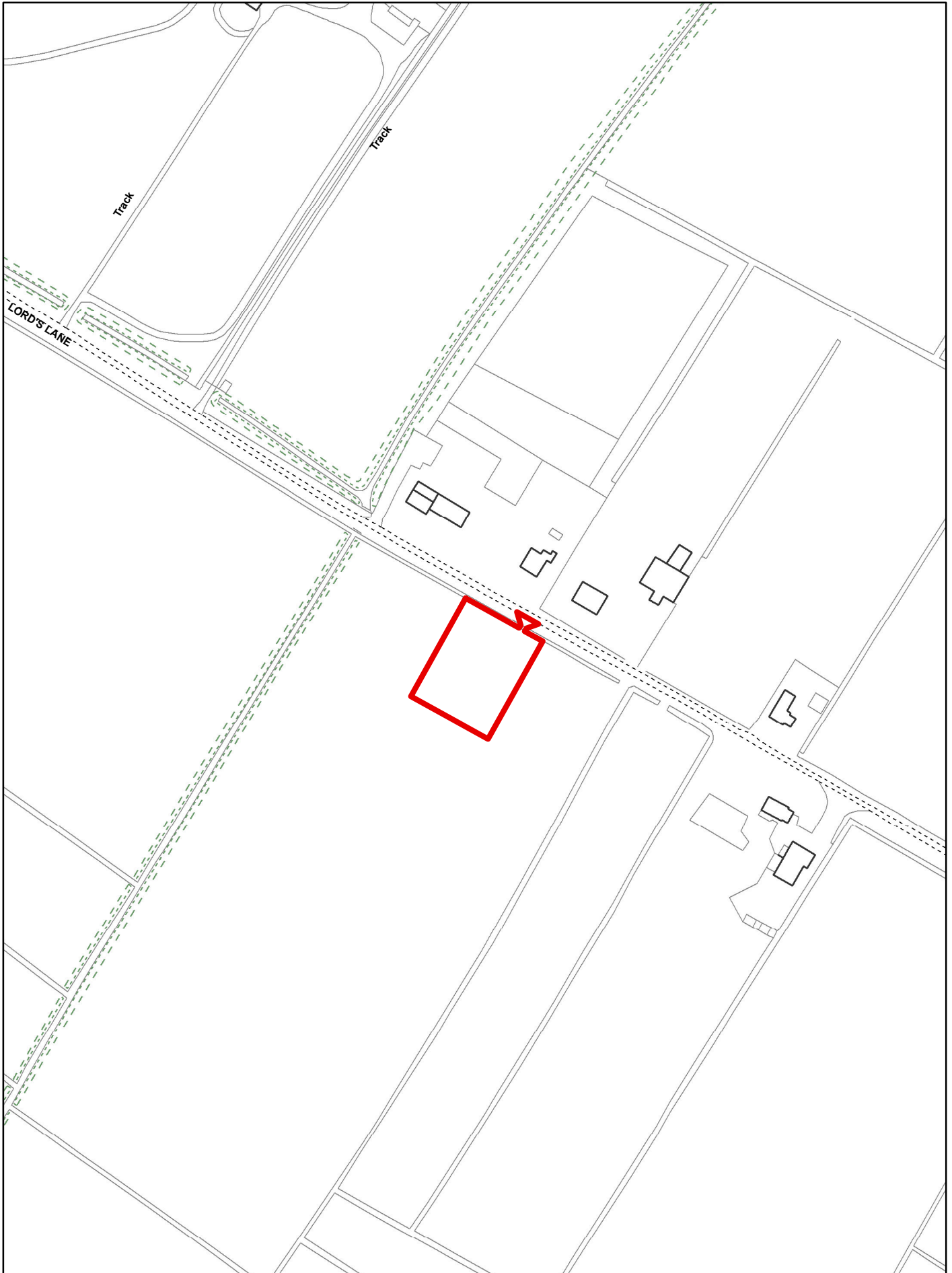
7. **CONCLUSION**

- 7.1 The proposal is considered to be contrary to the relevant policies in terms of the overall principle of development, due to its location beyond the built up settlements of Wisbech and Wisbech St Mary, within the open countryside and lack of sufficient justification. 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 main settlements of Wisbech and Wisbech St Mary, will be situated within open countryside which forms the rural character of this area, and has not been supported by sufficient justification for the introduction of an dwelling within an isolated and unsustainable location. As a result the proposal is contrary to the provisions of the National Planning Policy Framework Paragraph 55, Policies E1, H3 and H16 of the Fenland District Wide Local Plan and Policies CS12 and CS16 of the Draft Core Strategy July 2012.**



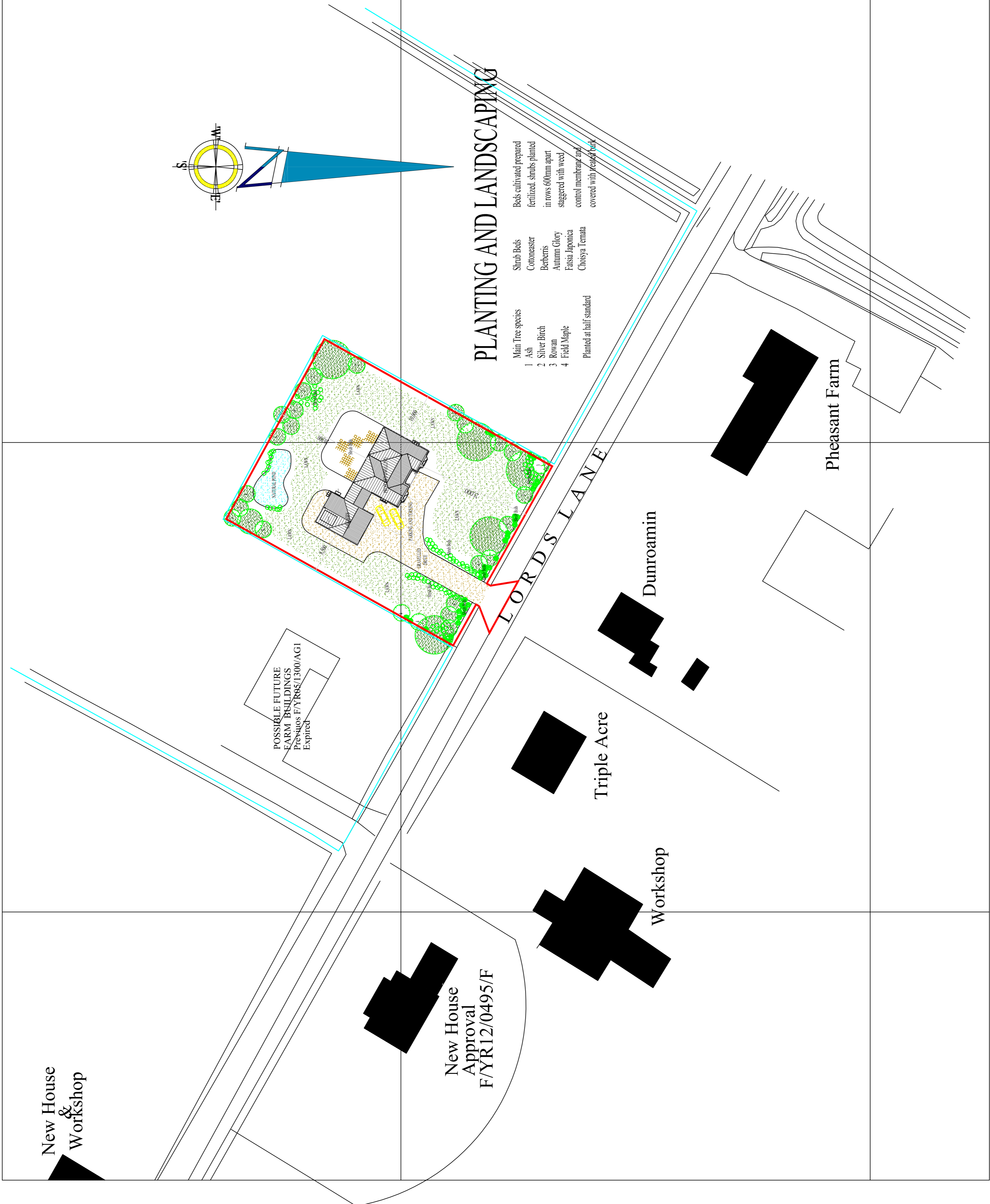
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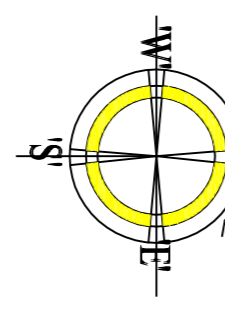
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PLANTING AND LANDSCAPING

- Main Tree species**
- 1 Ash
 - 2 Silver Birch
 - 3 Rowan
 - 4 Field Maple
- Planted at half standard
- Shrub Beds**
- Comanster
 - Berberis
 - Autumn Glory
 - Festa Japonica
 - Chrysa Ternata
- Beds cultivated prepared**
 fertilized, shrubs planted
 in rows 600mm apart
 saggered with weed
 control membrane and
 covered with peat/straw



LABC
 Peterborough City Council

Building
 Design Awards

Winner, Heritage award 2010
 For Conservation or Renovation
 2010
 Highly commended
 For Conservation or Renovation
 2011
 Highly commended
 Commercial category building
 Construction Awards Finalist 2010

Winner, New Small Scale 2011
 Housing development
 2011
 Highly commended

DBDS
 DAVID BROKER DESIGN SERVICES
 ARCHITECTURAL TECHNICIANS
 DANBROOK WISSINGTON ROAD
 CONCEPT 2000
 WISBECH CAMBS PE13 8RW
 DESIGN AND DEVELOPMENT
 Tel: 01845 471000
 Fax: 01845 471000
 ESTABLISHED 1975
 Email: david.broker@dbds.net

Client: L M FARMS

Drawing No: 1664 PLANNING-BLOCK PLAN

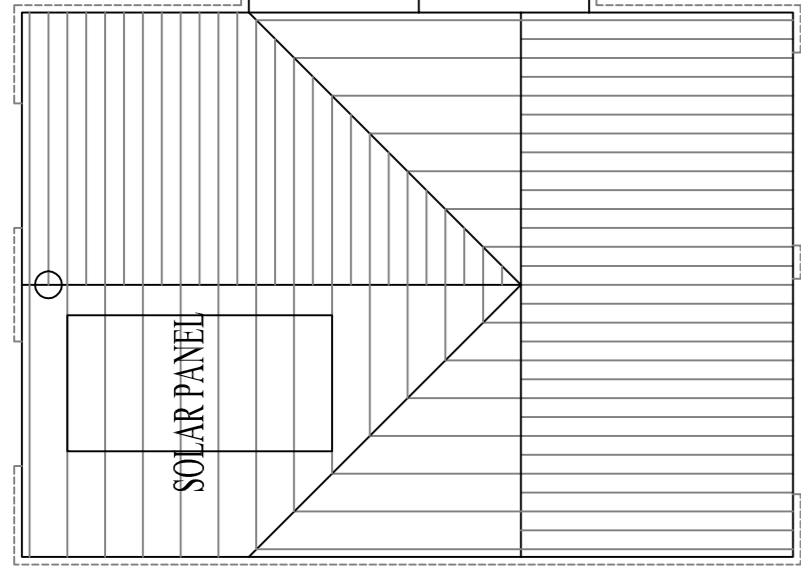
Project: PROPOSED 4-BED DWELLING WITH ATTACHED DOUBLE GARAGE

Site: LAND OPPOSITE DUNROAMIN
 WISBECH LANE
 WISBECH

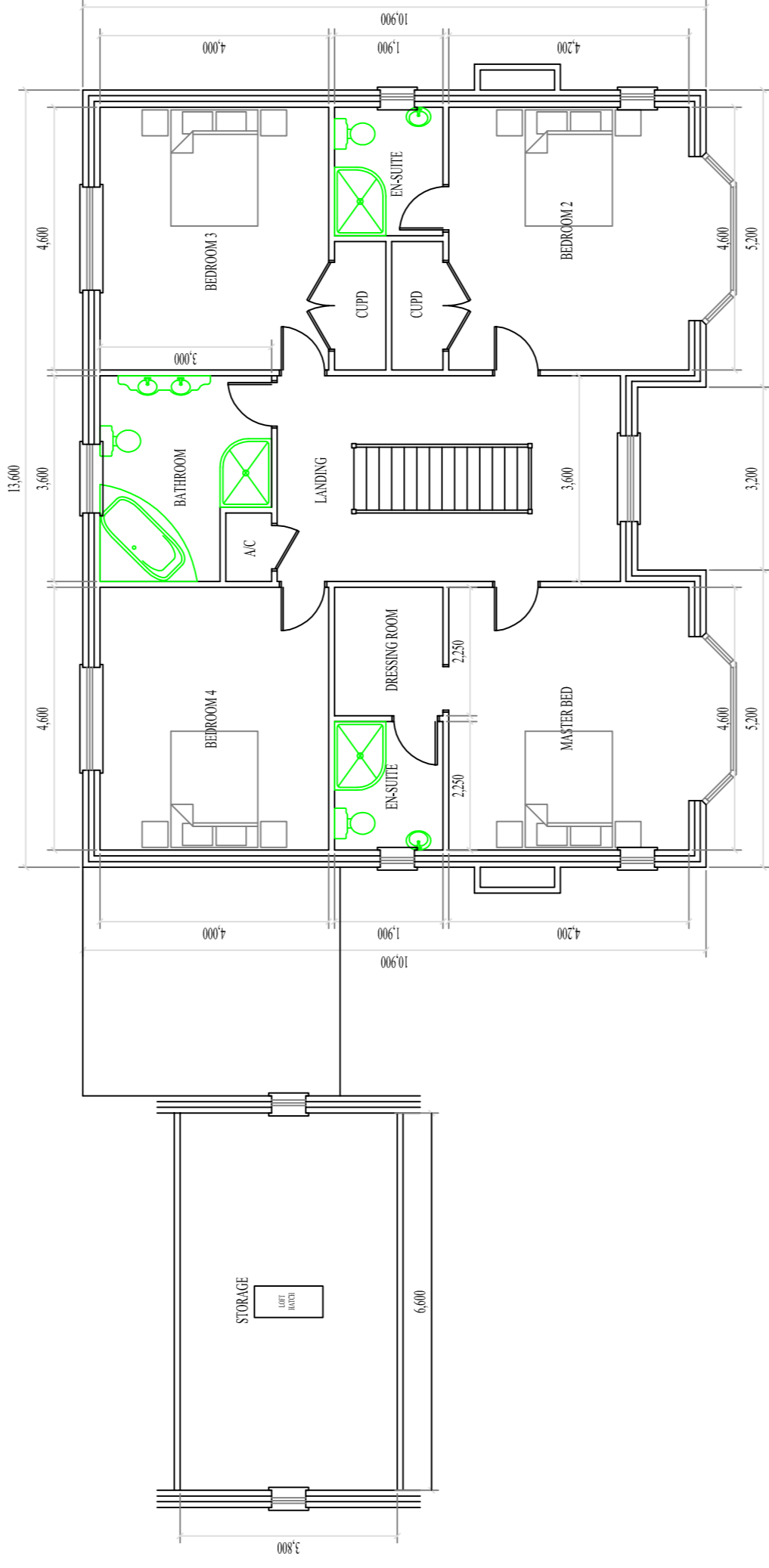
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Scale: 1:500 @ A1 Date: JAN 13 Revision No: -

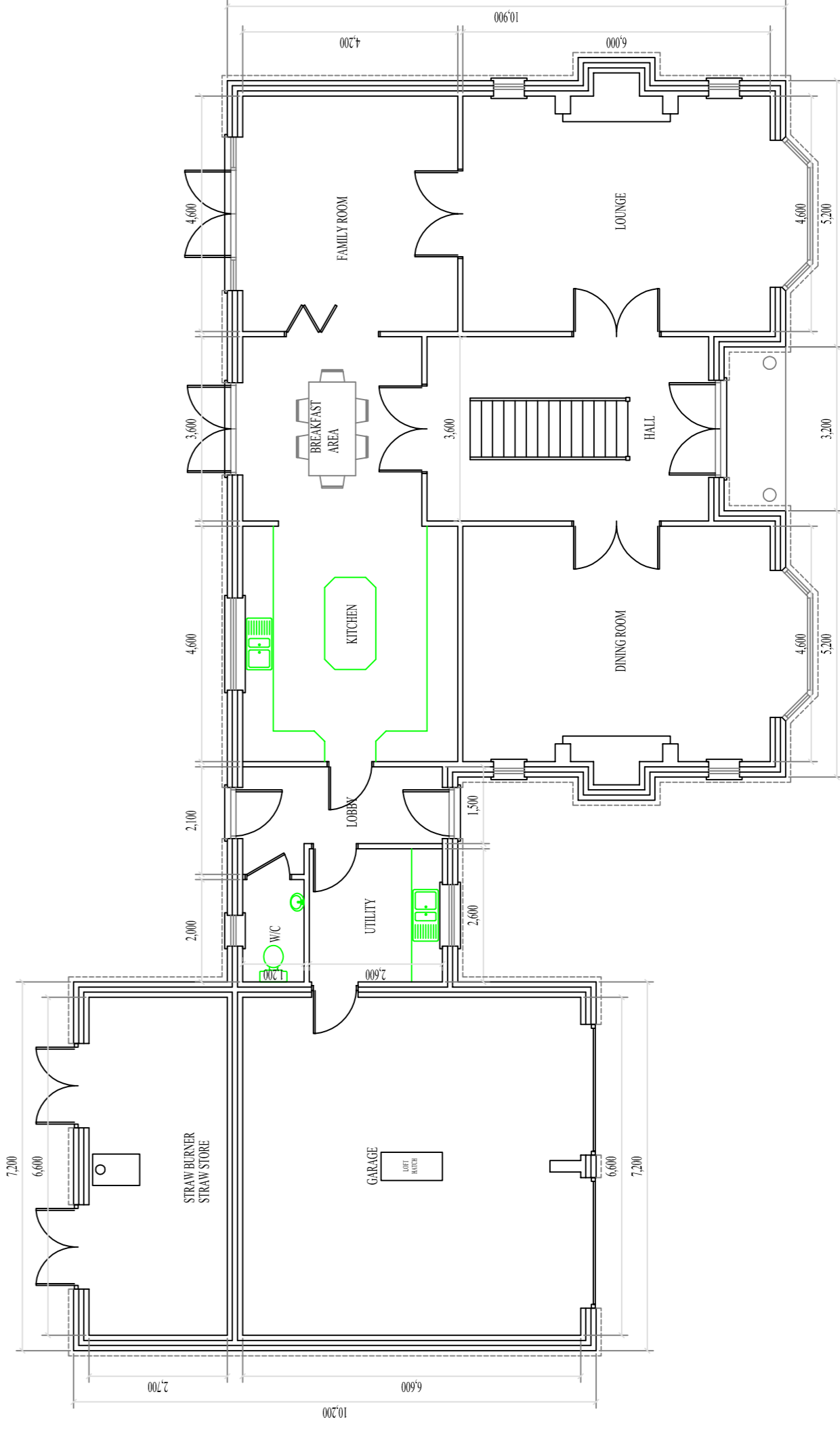
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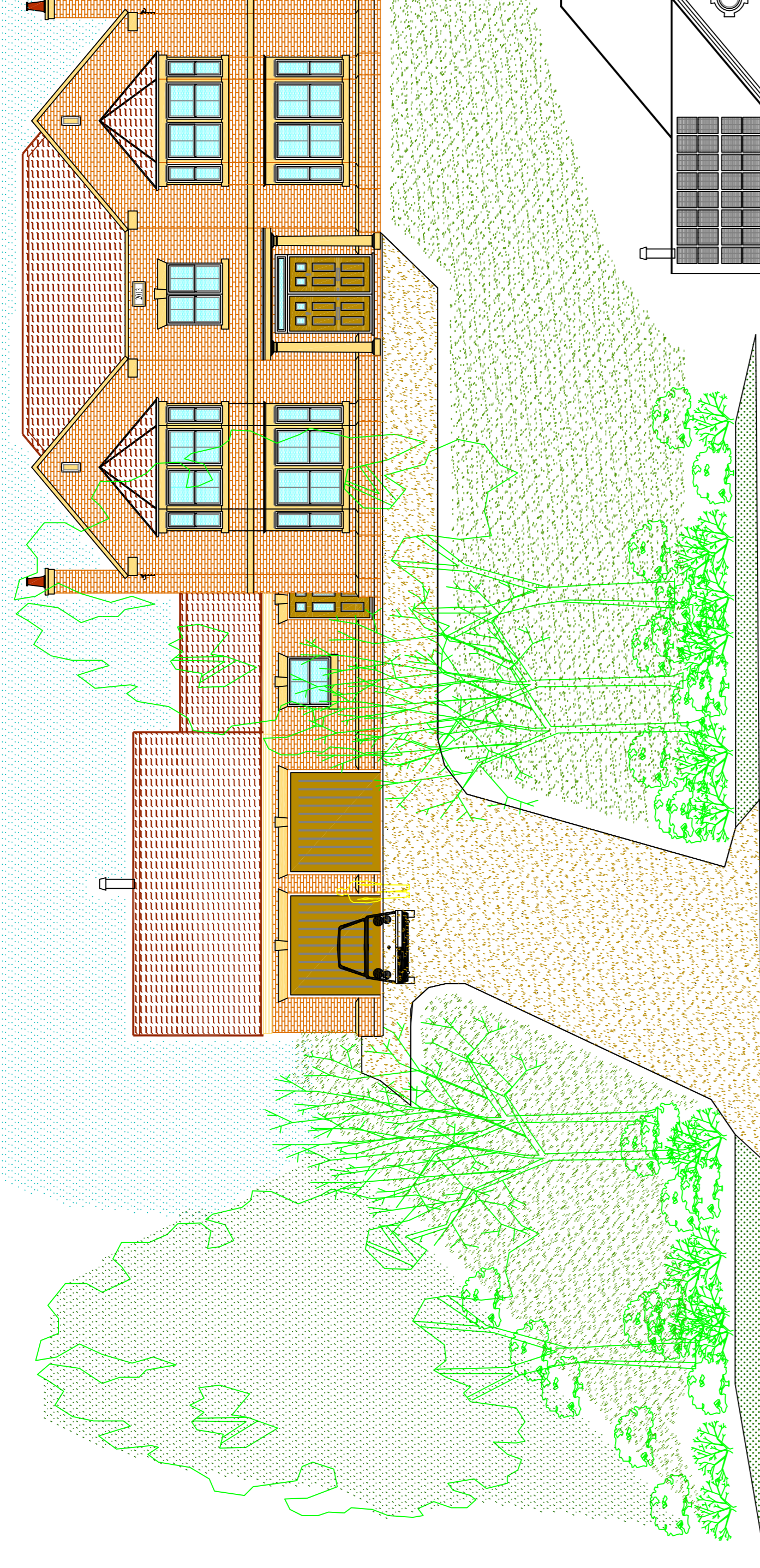
PROPOSED ROOF PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

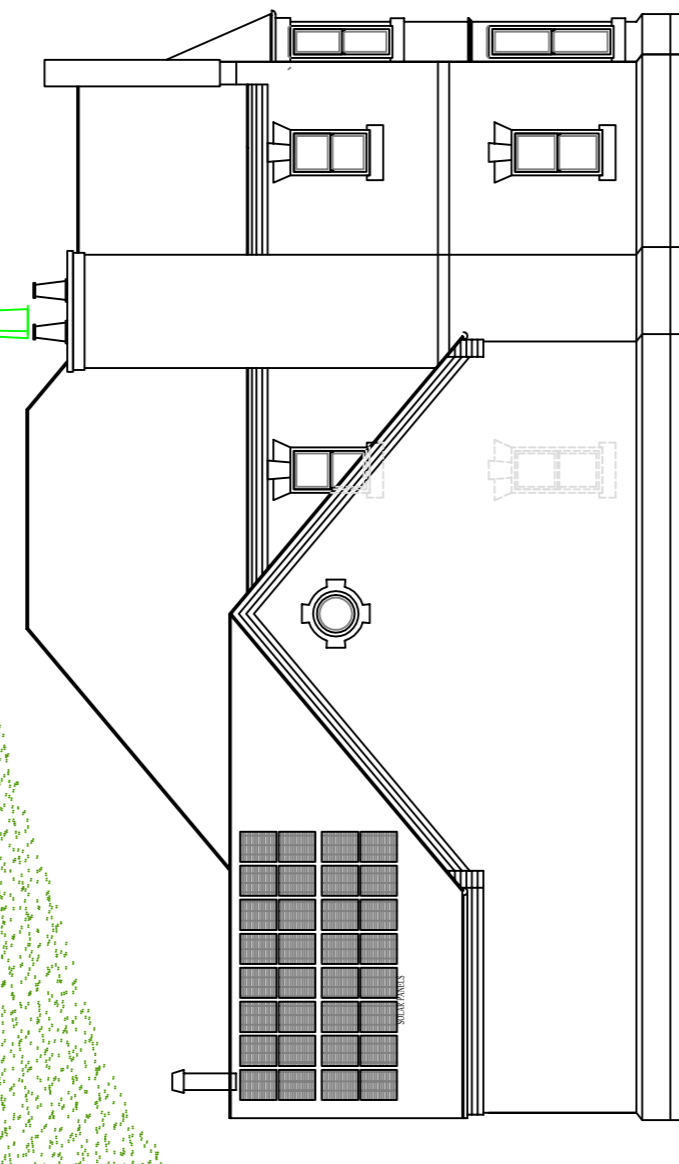


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

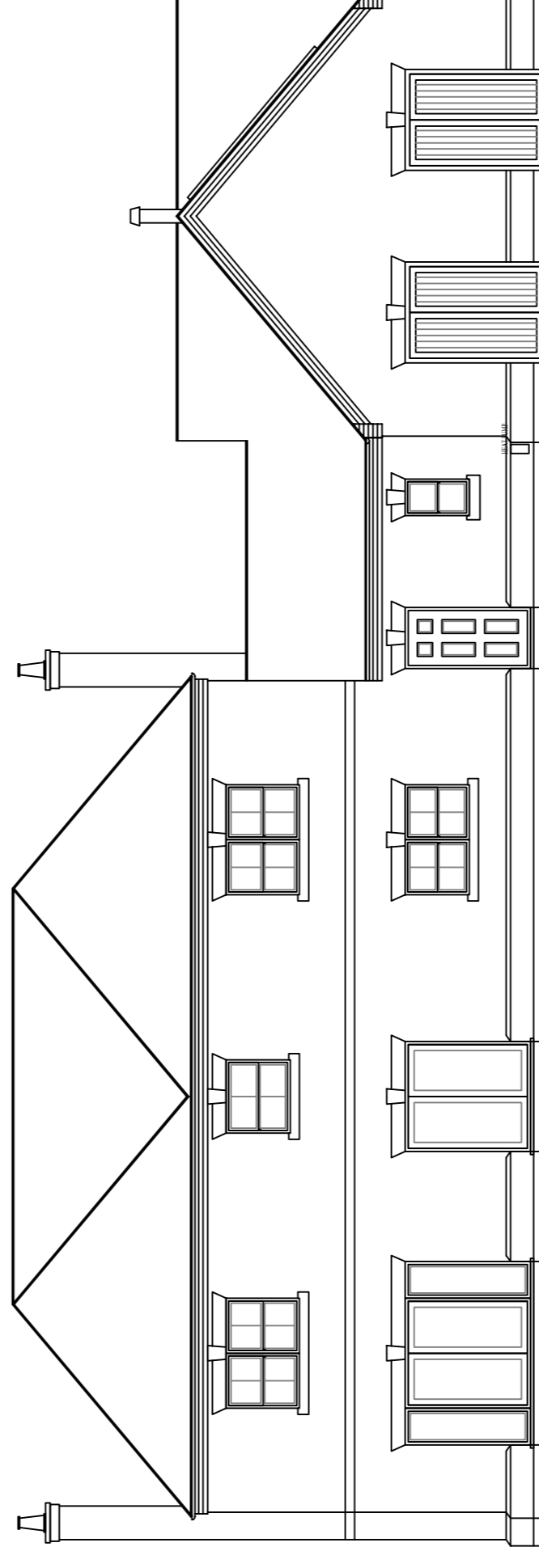


PROPOSED FRONT ELEVATION
SCALE 1:100

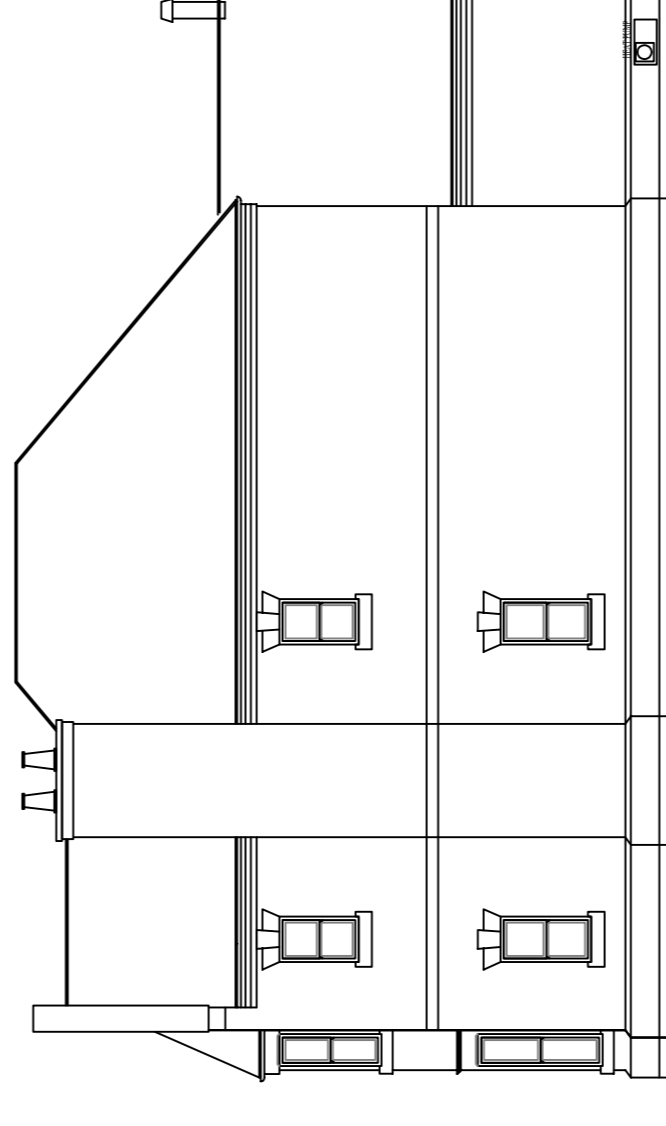
FACING BRICKS T.B,S AUDLEY ANTIQUE FACINGS
RECONSTITUTED STONE SILLS AND LINTELS
REDLAND DUO PLAIN TERRACOTTA TILES



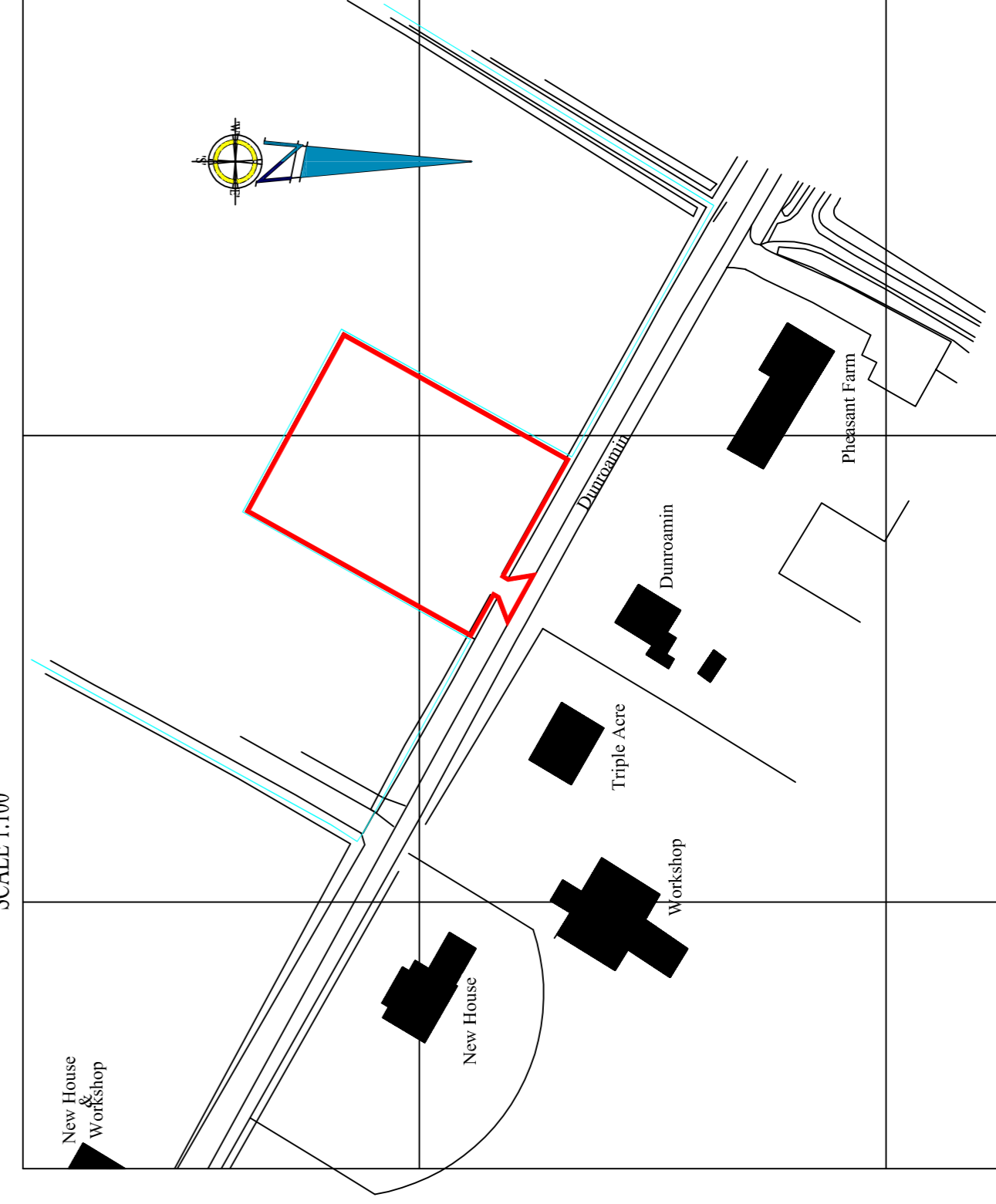
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



LOCATION PLAN 1:1250

LABC
Peterborough City Council

Building Design Awards
Heritage award 2010
For Conservation or Renovation
Heritage award 2010
For Conservation or Renovation
Heritage award New Build
Heritage award 2009
Design and Construction award
2010

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CONCEPT 2000
DESIGN AND DEVELOPMENT
ESTABLISHED 1975

Client: L M FARMS
Drawing No: 1664 PLANNING, FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN
Project: PROPOSED 4-BED DWELLING WITH ATTACHED DOUBLE GARAGE
Site: LAND OPPOSITE DUNROAMIN WISBECH LANE WISBECH

Rev	Purpose	By	Date

Minner, New Small Scale 2011
Housing Development
Highly commended
2011
For Conservation or Renovation
Highly commended
2011
Highly commended
Commercial category building
Construction Awards Finalist 2010

Minner, Heritage award 2010
For Conservation or Renovation
Highly commended
2010
For Conservation or Renovation
Highly commended
2009
Heritage award New Build
Heritage award 2009
Design and Construction award
2010

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