

Application Number: F/YR12/0986/F
Minor Dwellings
Parish/Ward: Doddington Parish Council
Date Received: 20 December 2012
Expiry Date: 14 February 2013
Applicant: Nor-Cambs Homes and Developments Ltd
Agent: Keith Hurst Design

Proposal: Erection of 3 x 2-storey 4-bed dwellings with integral double garages and formation of 2 accesses involving the demolition of existing agricultural storage building

Location: Land west of 60A Benwick Road, Doddington

Site Area/Density: 0.45 ha/7 per ha

Reason before Committee: Officer recommendation is contrary to the views of the Parish Council

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is a resubmission of a previous approval on the site for 3 dwellings. The changes involve amendments to the design of the dwellings resulting in larger footprints and the inclusion of dormer windows to facilitate first floor accommodation. The overall height of the dwellings remains at 6.7 m to the ridge however the height over the garages has been increased to accommodate bedrooms.

The site is located outside the existing settlement limits of Doddington and does not strictly comply with policy considerations, however weight has been given to the previous Committee decision to approve 3 bungalows on the land in March 2012, a consent which can still be implemented.

The amendments do not significantly change the character or appearance of the land and it is considered therefore that the changes to the proposal are acceptable.

2. HISTORY

Of relevance to this proposal is:

- | | | |
|-------------------|--|---------------------------|
| 2.1 F/YR11/0926/F | Erection of 3 x single-storey 3-bed dwellings with associated garages involving the demolition of existing agricultural storage building | Granted 9 March 2012 |
| F/YR11/0707/F | Erection of 3 x single-storey 3-bed dwellings with associated garages involving the demolition of existing agricultural storage building | Withdrawn 21 October 2011 |

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.

3.2 Emerging Fenland Local Plan Core Strategy February 2013:

CS12 Rural Areas Development Policy

CS16 Delivering and Protecting High Quality Environments across the District

3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection

4. CONSULTATIONS

4.1 *Parish/Town Council:*

The Parish Council raise an objection on the grounds that this new application is for the construction of 2-storey dwellings rather than the previously approved bungalows. The Council considers that this variation will have a detrimental effect on the street scene and trusts that the District Council takes this into account when they review the application.

4.2 *County Highways (CCC):*

- 2.4 m x 120 m vehicle visibility splays required for all accesses;
- Width of each access to be 5 m wide for 10 m back into the site
- Gates must set back 10 m into the site
- New vehicular accesses to be constructed in accordance with CCC specification.

4.3 *Scientific Officer (FDC):*

Requests contaminated land condition be attached to any consent on the land

4.4 *Middle Level Commissioners:*

Makes advisory comments relating to the disposal of surface water and requests further information relating to its disposal. Accordingly a condition is to be imposed relating to surface water disposal.

- 4.5 **Environment Agency:** No objection provided conditions relating to the disposal of foul water are imposed on any consent.
- 4.6 **Local Residents:**
- 1 letter of objection re:
 - outside DAB of Doddington
 - not modest infill
 - alter the character of the road
 - new design not in keeping and dwellings much larger
 - dwellings too close to the existing dwelling
 - no access to the agricultural field to rear.

5. SITE DESCRIPTION

- 5.1 The site is part of an agricultural field measuring 1.7 ha and the development site is a rectangular area of this agricultural field with a site area of approximately 0.44 hectares. The field presently contains a small brick agricultural building which is to be demolished as part of this proposal, the rest of the site is featureless although there is a row of trees on the rear boundary of the agricultural field. The site is located beyond the settlement limits of Doddington and is approximately 500 metres from the existing Development Area Boundary.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:

- Site History
- Policy considerations
- Design
- Other matters

Site History

Members may recall that the site has recently been granted full planning permission for the erection of 3 bungalows with associated garages and accesses. The site is part of an existing agricultural field and the previous consent retained the field access to the rear however the new proposal included the field access as part of the overall plot coverage. Amended plans have been received which now shows the retention of the field access.

Policy Considerations

The site is outside the settlement limits of Doddington but is contained within an area bounded by existing dwellings. Whilst the proposal is not supported by existing policy the existing consent on the land is a material consideration.

Design

The previous consent related to single-storey dwellings each with an overall ridge height of 6.7 metres. The side projections housing the garages ranged in height from 4.8 metre to 5.5 metre to the ridge.

The amended proposal now seeks permission for 2-storey dwellings keeping the overall ridge height at 6.7 metre but introducing living accommodation in the roof space and the use of dormer windows to the front. The side projections have been increased in height to 6.3 metres to gain further bedroom accommodation.

The footprints of the dwellings have also been increased in size resulting in less space between the dwellings.

The changes in design will result in larger scale dwellings which are less spaced out within the plots however the character of the site has not changed significantly and whilst it is desirable to have better spacing between the dwellings, it is considered that this could not form the basis of a refusal given that the dwellings adjoining the site are similarly spaced.

The plots are generous in size and there is still adequate parking and amenity space available for future occupiers. The overall height of the dwellings remains the same as the previous consent on the land and the design changes do not significantly change the character of the proposal.

Other matters

Access is off the existing B class road and visibility splays are required in each direction of 2.4 m x 43 m and will be conditioned accordingly. Turning is available within the plots to ensure that vehicles can exit the site in forward gear. The Local Highway Authority has requested appropriate conditions to ensure the land is developed in an acceptable manner that meets their requirements

The site lies within Flood Zone 1 and therefore a Flood Risk Assessment is not required however the Middle Level Commissioners has raised concern regarding the lack of supporting information to prove that appropriate water level/flood risk management that meets current design standards exist. They also raise awareness that the Doddington waste water treatment works is approaching capacity and that there is a risk of raw sewage flooding due to the lack of such capacity. These issues have been directly conveyed to the applicant's agent.

There is a shallow ditch along the front of the site which does not appear to be a drainage ditch but will require an element of levelling.

With regards to refuse collection, each dwelling will have its own bin storage facility and bins will be collected from the highway edge.

The concerns of the neighbours have been addressed and the original field access has been retained and the plots moved back to the original position which gives a greater distance between plot 3 and the existing dwelling at No. 62 Doddington Road.

7. CONCLUSION

- 7.1 Whilst there is an obvious conflict with Policy in approving this application, Officers have given appropriate consideration to the existing approval on the site which can still be implemented.

The design changes do not significantly change the character of the previous consent and a refusal could not be sustained in this respect.

8. RECOMMENDATION

Grant:

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Prior to the commencement of any works or storage of materials on the site, the oak tree on the western boundary shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

- 3. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

Reason - In the interest of visual amenity.

- 4. Prior to the first occupation of the development the vehicular accesses where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, and thereafter retained in perpetuity.**

Reason - In the interests of highway safety and to ensure satisfactory access into the site.

- 5. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

6. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

1. enter, turn and leave the site in forward gear;
2. park clear of the public highway;

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

7. Prior to first occupation of the development hereby approved, visibility splays shall be provided on both sides of the vehicular accesses and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres x 120 metres in each direction measured along respectively the back of the footway.

Reason - In the interests of highway safety.

8. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

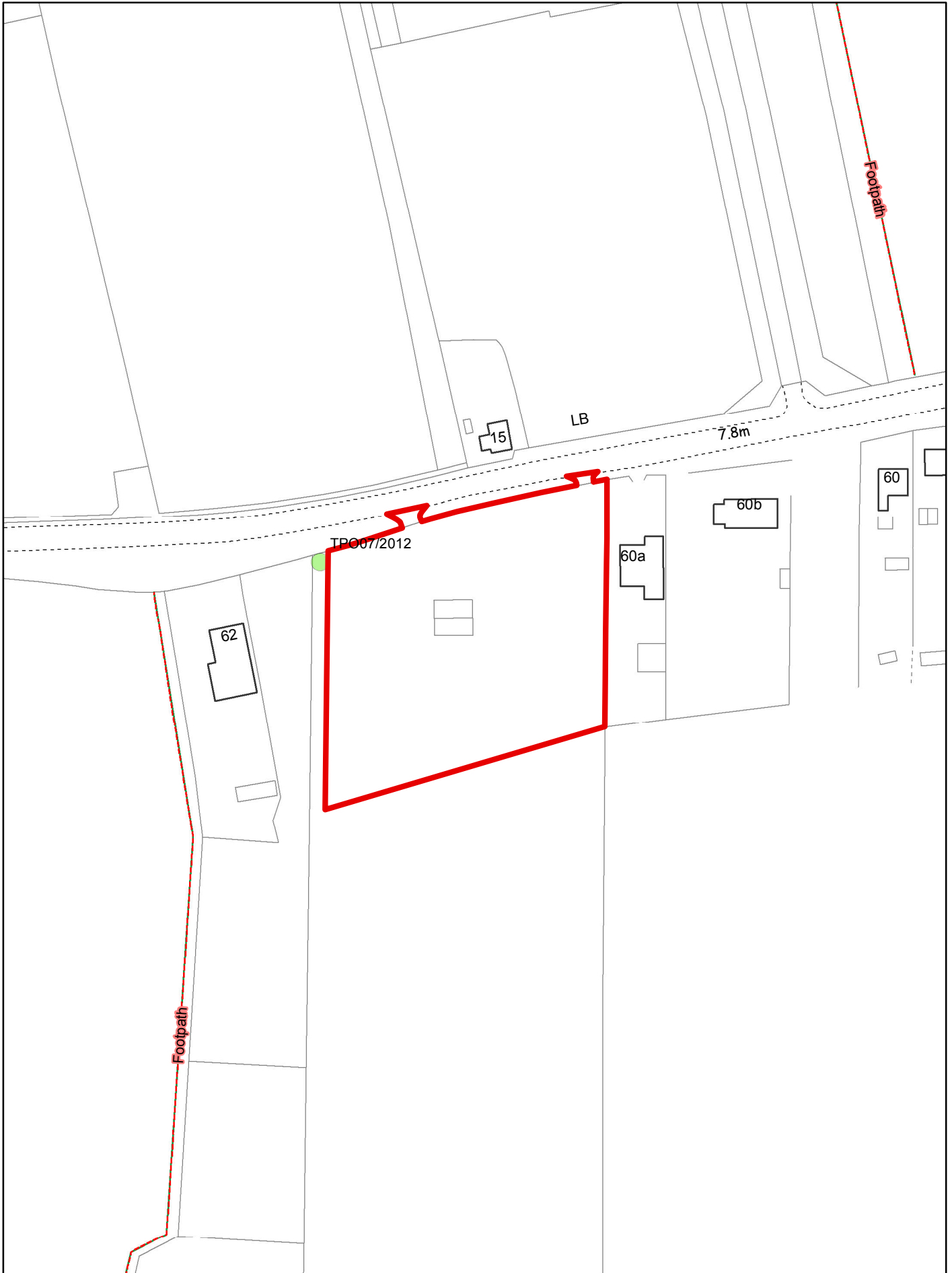
d) The provision of two full copies of a completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring proposals shall be submitted to and approved in writing by the Local Planning Authority. This should also include any contingency arrangements.

Reason - To control pollution of land or water in the interests of the environment and public safety.

- 9. Prior to the first occupation of the development hereby approved any gate or gates to the vehicular accesses shall be set back 5 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 10. Approved plans**



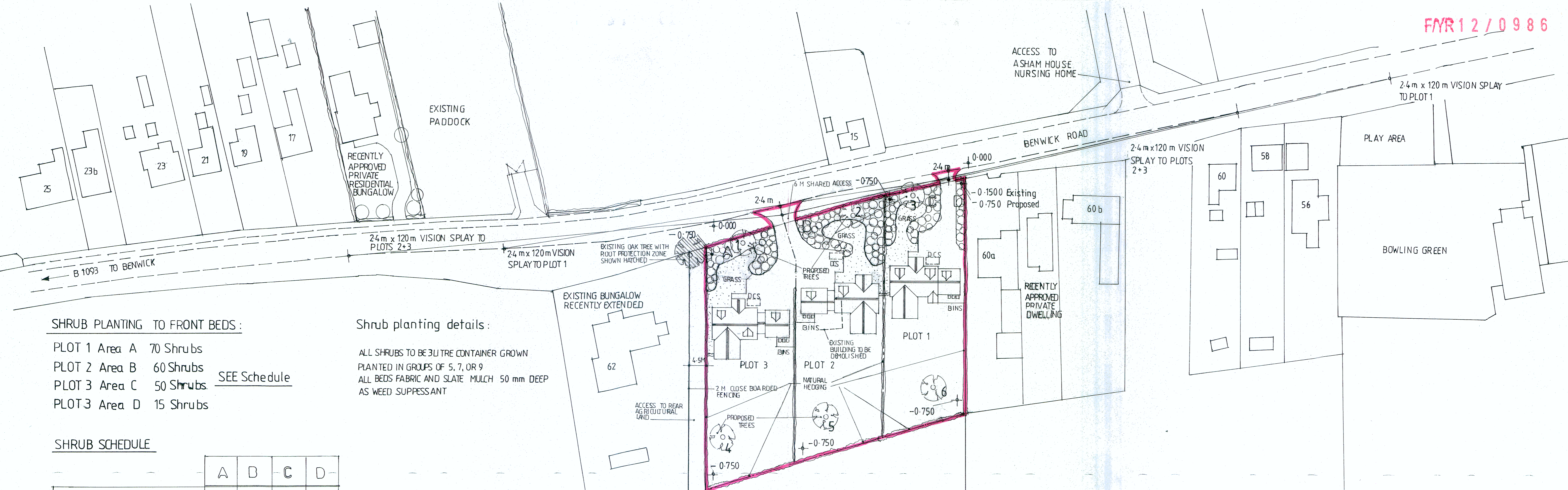
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Scale = 1:1,250





SHRUB PLANTING TO FRONT BEDS :

- PLOT 1 Area A 70 Shrubs
- PLOT 2 Area B 60 Shrubs
- PLOT 3 Area C 50 Shrubs SEE Schedule
- PLOT 3 Area D 15 Shrubs

Shrub planting details :

ALL SHRUBS TO BE 3LITRE CONTAINER GROWN
 PLANTED IN GROUPS OF 5, 7, OR 9
 ALL BEDS FABRIC AND SLATE MULCH 50 mm DEEP
 AS WEED SUPPRESSANT

SHRUB SCHEDULE

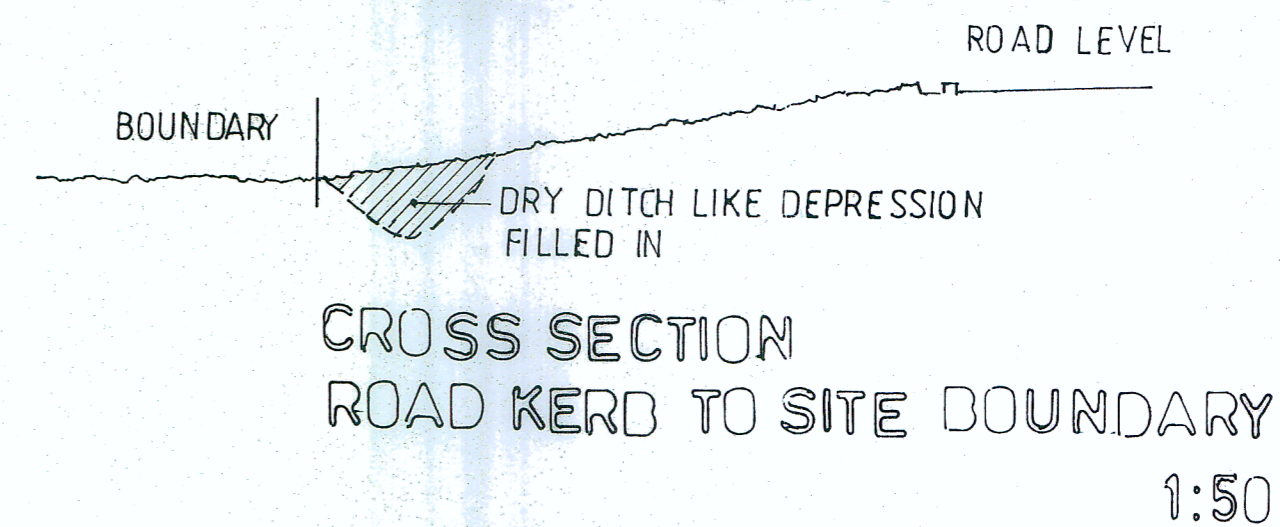
	A	B	C	D
VIBURNUM EVE PRICE	7			
LAVENDER HIDCOTE	9	6	7	15
CHOISYIA SUNDANCE	7		7	
HEBE PINGULIFOLIA PAGGII	7		5	
HIPERIJUM HIDCOTE	5		7	
FUSCHIA MEGALANCIA AUREA	5	5	7	
FUSCHIA MEGALANCIA TRICOLOR	7	5	5	
VIBURNUM DAVIDII	9	7	7	
VIBURNUM BODNANTENSIS DAWN	7	5		
EUONYMUS EMERALD AND GOLD	7	9	5	
SENECIO GREYII		7		
GARCOCOCA CONFUSA		7		
EUONYMUS EMERALD GAITY		9		

HEDGING DETAILS :

HEDGING NATIVE MIX OF TRANSPLANTS [60-90 cm] BARE ROOT
 PLANTED 3 PER METRE RUN 388 M = 1164 No PLANTS
 50 % CRATAEGUS MONOGYNA — HAWTHORN
 25 % PRUNUS SPINOSA — BLACKTHORN
 25 % CARPINUS BETULUS — HORNBAM
 450 mm Wide landscape fabric and bark mulch 50-75 mm deep

TREES DETAILS :

- 1 SORBUS ARIA " LUTESCENS "
- 2 PRUNUS SUBHIRTELLA AUTUMNALIS
- 3 SORBUS " CHINESE LACE "
- 4 ACER PLATANOIDES " CRIMSON KING "
- 5 ROBINA PSEUDOACACIA " FRIZIA "
- 6 SORBUS ARIA " LUTESCENS "



PROPOSED RESIDENTIAL DEVELOPMENT
 at LAND BETWEEN Nos. 60a + 62
 DENWICK ROAD,
 DODDINGTON,
 for NOR-CAMDS HOMES + DEVELOPMENTS L&D.

567/04/R/D SITE BLOCK PLAN — 1:500
 JANUARY 2013

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