

Application Number: FYR13/0159/F
Minor Dwellings
Parish/Ward: Doddington Parish Council
Date Received: 7 March 2013
Expiry Date: 2 May 2013
Applicant: Mr P Neilson-Bom

Proposal: Erection of a 2-storey 3-bed dwelling involving (retrospective) demolition of existing detached garage and part of 1 Eastmoor Lane
Location: Land south west of 1 Eastmoor Lane, Doddington

Site Area: 0.04 ha

Reason before Committee: The proposal is before the Planning Committee due to a request from Cllr Connor who considers that the proposal will enhance the area and provide good quality housing in a sustainable location in accordance with the Core Strategy.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 2-storey 3-bed dwelling.

The key issues relate to:

- History of the Site
- Policy considerations
- Design and Layout
- Access and parking

The site has been the subject of 2 previous refusals in 2011 for very similar proposals. The plot has been sub-divided in such a way that the resultant area of land available for development will lead to a form of development that will be prominent in the street scene and the 2-storey nature will have a detrimental affect on the setting of the bungalows to the east of the site.

The development will appear cramped and contrived and will not benefit from a good setting within the street scene and cannot be considered good design or place making due to the impact the dwelling will have on the setting of No. 1 Eastmoor Lane which will be lost in the street scene due it being set back approximately 16 metres from the road frontage.

There is a main Anglian Water sewer main located to the front of the site and Anglian Water will require a minimum easement of 3 metres either side of the sewer unless the applicant applies for a build over agreement. Without this agreement the proposal, as submitted, cannot be carried out and should the dwelling need moving back into the site then the impact of a 2-storey dwelling on No. 14a Church Street will be significant and could not be supported.

In conclusion it is considered that the resubmitted proposal does not overcome the previous reasons for refusal and raises the same issues relating to the impact the proposal will have on the surrounding area and the incompatible nature of the development proposed.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--|---------------------------|
| 2.1 | F/YR11/0623/F | Erection of a 2-storey 4-bed dwelling involving demolition of existing detached garage and part of 1 Eastmoor Lane | Refused 28 September 2011 |
| 2.1 | F/YR11/0196/O | Erection of a dwelling involving demolition of existing detached garage and part of 1 Eastmoor Lane | Refused 20 April 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.

Paragraph 32: Safe and suitable access to the site can be achieved for all people

Section 6: Delivering a wide choice of high quality homes.

Section 7: Requiring good design.

3.2 Draft Fenland Core Strategy:

CS1: A 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: Development should be within existing settlements

E8: Landscape and Amenity Protection

4. CONSULTATIONS

- 4.1 **Parish/Town Council:** Application supported.

- 4.2 **Anglian Water:** Anglian Water will require a minimum easement of 3 metres either side of the sewer. Should the applicant wish to build within this they will need to liaise with the Development Services Team in relation to a 'build over' agreement.
- 4.3 **Scientific Officer (FDC):** Requests an unsuspected contamination condition.
- 4.4 **Middle Level Commissioners:** Makes advisory comments relating to design considerations for surface water disposal and drainage.
- 4.5 **Local Residents:** 1 letter of objection re:
- 2 previous refusals on the site and this application is not materially different;
- 2-storey dwelling would lie between 2 bungalows;
- proposed dwelling is out of scale with the land available;
- the site has been fenced off and left in a mess;
- the AW main across the front of the site will result in the dwelling having to move back closer to the adjoining bungalow;
- trees on site are used by nesting birds.

5. **SITE DESCRIPTION**

- 5.1 The site is garden land associated with No.1 Eastmoor Lane and previously provided an area for a detached garage and part of the original bungalow. The site was originally landscaped however following the demolition of the garage and part of the bungalow, the site is presently untidy with piles of rubble across the site.

6. **SITE HISTORY**

The site has been the subject of 2 previous delegated refusals in 2011 each of which concluded that due to the type of development proposed, i.e. 2-storey, and the irregular shaped plot that development will appear cramped and contrived in the street scene.

7. **PLANNING ASSESSMENT**

The key considerations are:

- Policy considerations
- Design and Layout
- Access and parking
- Other considerations

Policy Considerations

Policy E8 of the Fenland District Wide Local Plan 1993 states that new development should normally be of a design compatible with their surroundings in terms of townscape/landscape character, scale, architectural detail and have regard to the amenities of adjoining properties.

Policy CS3 of the emerging Core Strategy identifies Doddington as a growth village where development and new service provision either within the existing urban area or as small village extensions may be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.

Policy CS12 states that new development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside and sets out a range of criteria that development must comply with.

Policy CS16 states that high quality environments should be delivered and protected throughout the district. This policy also states that development should make a positive contribution to the local distinctiveness and character of the area and should enhance its setting and should not adversely impact, either in design or scale terms, on the street scene and settlement pattern of the surrounding area. Development should not adversely impact on the amenity of neighbouring uses such as noise, lighting, loss of privacy and loss of light.

Design and Layout

The dwelling proposed is 2-storey in nature with a maximum ridge height of 7.1 metres and provides 3 bedrooms one of which is accommodated in the single storey rear extension. Dormer windows are located on the front elevation and roof lights are utilised on the rear roof slope. The dwelling is located towards the front of the site within one metre of an Anglian Water main sewer.

Access and Parking

An amended access point will be required positioned closer to the eastern boundary and will serve 2 parking spaces and a turning area. The parking spaces are approximately 4.8 m long and 2.5 m wide and should ideally be increased to a minimum of 5 m long and 2.7 m wide to allow the spaces to be useful in terms of residential use due to the restriction of the dwelling on one side and the boundary on the other.

Other considerations

The sub-division of this plot is unfortunate in that it results in a triangular area of land totally at odds to the prevailing form of development in the area. The applicants has already undertaken alterations to the existing bungalow and provided an alternative garage in an effort to achieve a building plot to the side.

However due to the limited width available and the constraints of the adjoining properties, the proposed development will have a poor relationship with No.1 Eastmoor Lane. It is not possible to locate the dwelling further into the site due to the presence of a bungalow at No.14a Church Lane and the impact a 2-storey dwelling would have on that property would be significant.

The shape of the land available for development results in the need for siting the dwelling forward on the site which would be prominent in the street scene when entering Eastmoor Lane.

8. CONCLUSION

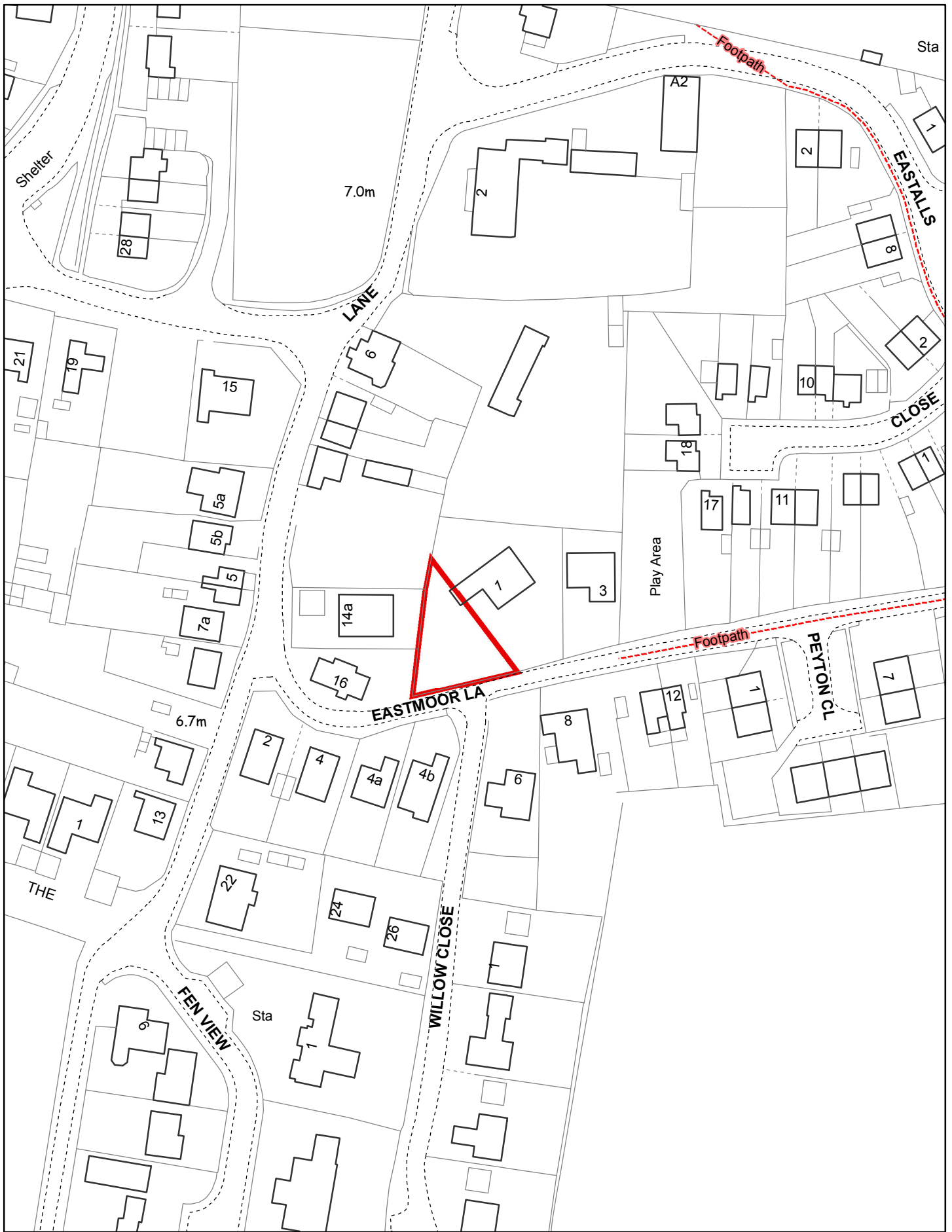
- 8.1 The main issues in this proposal are the effect on the character and appearance of the area and impact on existing residential amenity. The site remains the same as the previously refused applications.

The proposed development represents a cramped and contrived form of development which would not have the benefit of an appropriate setting to the detriment of the street scene. It will also have a particularly poor relationship with No.1 Eastmoor Lane and its size and scale is out of character with the host dwelling. Accordingly the application is recommended for refusal as being contrary to Policy E8 of the Local Plan and Policy CS16 of the emerging Core Strategy.

9. RECOMMENDATION

Refuse

1. **The proposed development by reason of its contrived and restricted site would result in a prominent, incongruous and cramped form of development which would be harmful to the character and appearance of the area. As such the proposal is contrary to Policy E8 of the Fenland District Wide Local Plan 1993 and Policy CS16 of the emerging Fenland Local Plan Core Strategy Proposed Submission February 2013 which seeks to ensure that new development is of a design compatible with its surroundings and the character of the area.**



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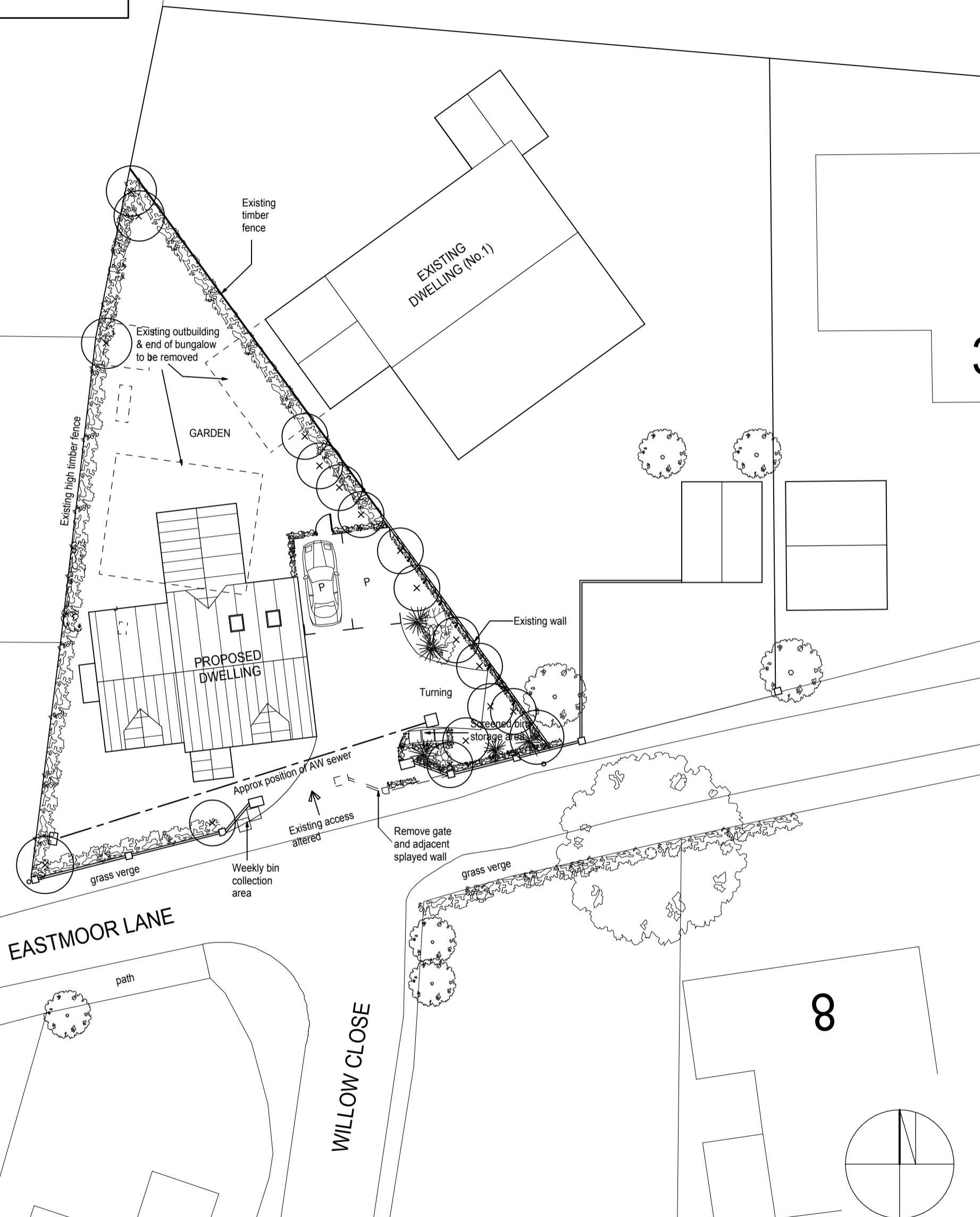
= Proposed new trees



= Trees to be removed



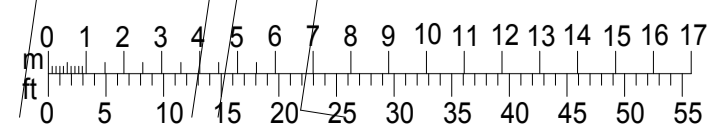
= Existing trees



EASTMOOR LANE

WILLOW CLOSE

Scale 1:200 - A3



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1 EASTMOOR LANE
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MARCH

BEAVER HOMES

**PROPOSED
SITE PLAN**

1:200 : HJC :

BEA.11 : 1.2 : K

REVISIONS

3

8

9

Bungalow

House

House

Weekly bin collection area

Remove gate and adjacent splayed wall

Turning

Screened bin storage area

Existing wall

PROPOSED DWELLING

EXISTING DWELLING (No.1)

Existing timber fence

Existing high timber fence

Existing outbuilding & end of bungalow to be removed

GARDEN

P

P

Approx position of AW sewer

Existing access altered

grass verge

grass verge

path