

Application Number: F/YR13/0011/F
Minor
Parish/Ward: Peckover Wisbech
Date Received: 7 January 2013
Expiry Date: 4 March 2013
Applicant: Mr & Mrs Wakefield
Agent: Mr R Larby, Design & Planning

Proposal: Erection of a 2-storey 4-bed dwelling
Location: Land South West of 241 North Brink, Wisbech.

Site Area/Density: 0.069 hectares.

Reason before Committee: The application has been called in by Councillor Patrick in order to give the applicants opportunity to explain their case.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a 2-storey detached 4-bed dwelling at Land South West of 241, North Brink in Wisbech. The proposed dwelling is to access onto North Brink. 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 settlement of Wisbech, and its impact upon the character and appearance of the area. The site lies well beyond any built up settlement. Confidential personal information has been submitted in support of the dwelling, however, it is not a material planning consideration and is, therefore, not sufficient to justify 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/YR05/0509/F	Residential development (0.08ha)	Refused 24 June 2005 and Dismissed on Appeal 4 September 2006.
	F/YR05/1149/O	Residential development (0.08ha)	Refused 11 January 2005.

F/YR04/3169/F Erection of a 5-bed detached house with detached double garage involving demolition of existing dwelling. Granted 5 October 2004.

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

E2 – Important Landscape Features/Views

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Town Council***

Recommend approval as members have no objections as long as the flood risk is approved by the EA.

4.2 ***CCC Highways***

An appropriate parking and turning layout needs to be indicated on the plan. All vehicles should enter and exit the site in forward gear. A new vehicular access is required over the public highway which should be constructed in line with the CCC specification. The access shall be constructed with adequate drainage measures to prevent any surface water run-off onto the public highway.

4.3 ***Environment Agency***

Objects to the application as the FRA is unsatisfactory in terms of safe refuge, flood depth and breach calculations.

Following this further information has been submitted and a further response is awaited from the EA.

- 4.4 ***FDC Scientific Officer*** No objections.
- 4.5 ***North Level IDB*** No response received at the time of writing this report.
- 4.6 ***Local Residents:*** None received.

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an existing area of garden land. The site measures approximately 0.07 hectares in size and sits adjacent to 250 North Brink, which is a two-storey semi detached dwelling. The site provides a view through to open agricultural land to the East and the raised river bank is directly opposite the site. The site is accessed off North Brink. The site is outside of the main settlement area of Wisbech 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 settlement of Wisbech and is characterised mainly by open, agricultural land with some sporadic residential developments in the area, 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 associated parking 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 garden which sits in a relatively isolated plot amongst a small group of dwellings forming sporadic development. 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. Confidential personal information has been submitted to support the proposal, however, the information provided is not a material planning consideration and, therefore, it is considered that this is not a sufficient justification for an isolated dwelling within the open countryside and is contrary to Policy.

Historically, this site has had two refusals which are detailed in Section 2 of this report. Application F/YR05/0509/O was dismissed on appeal and within the Inspector's decision report it says '*The character of the local landscape is open and agricultural, with scattered, isolated houses either singly or in small groups. The consolidation of the existing development with the addition of two more dwellings on the appeal site would have an urbanising effect on the local area. The proposal would close the gap between the existing buildings and produce a continuous built frontage which would be harmful to the open rural character and incompatible with the immediate landscape*'. Although the Inspector refers to a potential 2 dwellings in this report it is considered that the proposed development of 1 relatively large dwelling would result in the same issues and represent a harm to the open countryside and the loss of what is currently an important part of the settlements character by virtue of the longer distance view it currently affords. As such it is not considered to comply with Policy E2 of the Fenland District Wide Local Plan.

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 settlement of Wisbech, 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 settlement of Wisbech, 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, E2, H3 and H16 of the Fenland District Wide Local Plan and Policies CS12 and CS16 of the Draft Core Strategy July 2012.**

UPDATE

Members will recall that this application was heard at the 6 March 2013 committee and the following update was provided prior to the committee meeting:

The Environment Agency have withdrawn their objection subject to conditions being attached to any permission given relating to development in accordance with the submitted FRA and the submission of a foul water drainage scheme.

The application was deferred from March's committee to allow the applicant to submit further information in relation to justifying the need for a dwelling in this location. A letter from the applicant's GP has been submitted in support of the application which outlines medical reasons for a dwelling. The submitted information comprises this letter only and as such the proposal has been assessed on this basis.

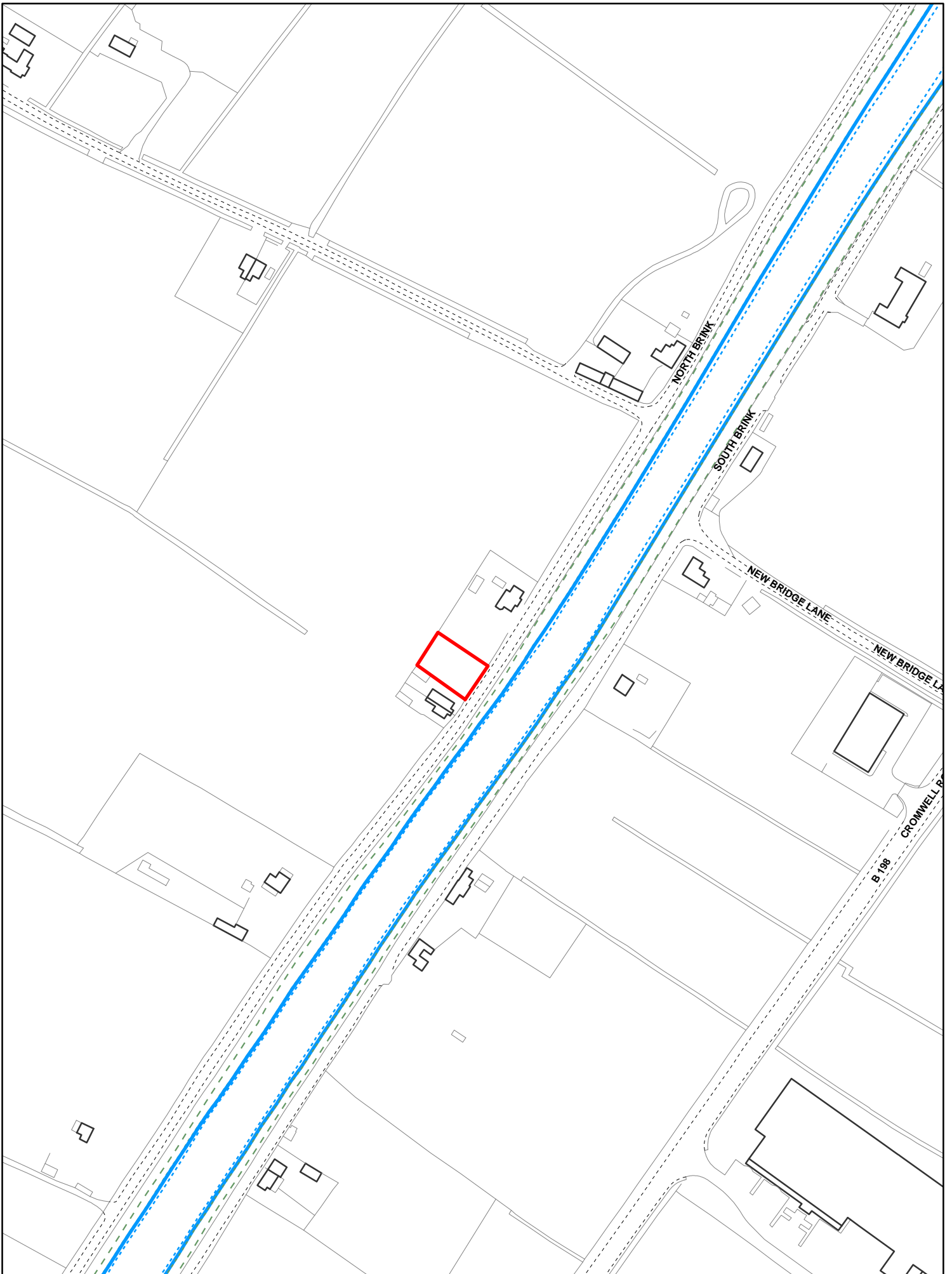
It is considered that the points raised in support of the proposal have not overcome the concerns raised in the main body of this report. The nature of the information submitted indicates that the relative needs to be close to family for a level of immediate care and as such this need would lend itself more to an annexe within the existing curtilage of the current dwelling, rather than a separate, large 2-storey 4-bed dwelling for a single occupant. The level of care and medical justification provided does not justify a new, separate dwelling of this scale.

The personal circumstances put forward are not so convincing as to warrant departure from Policy. Officers consider that there are opportunities for more modest annex accommodation on site and would encourage further dialogue in this regard. As such the proposal remains contrary to the Policies listed in the original report above and the recommendation remains as refusal.

RECOMMENDATION

Refuse

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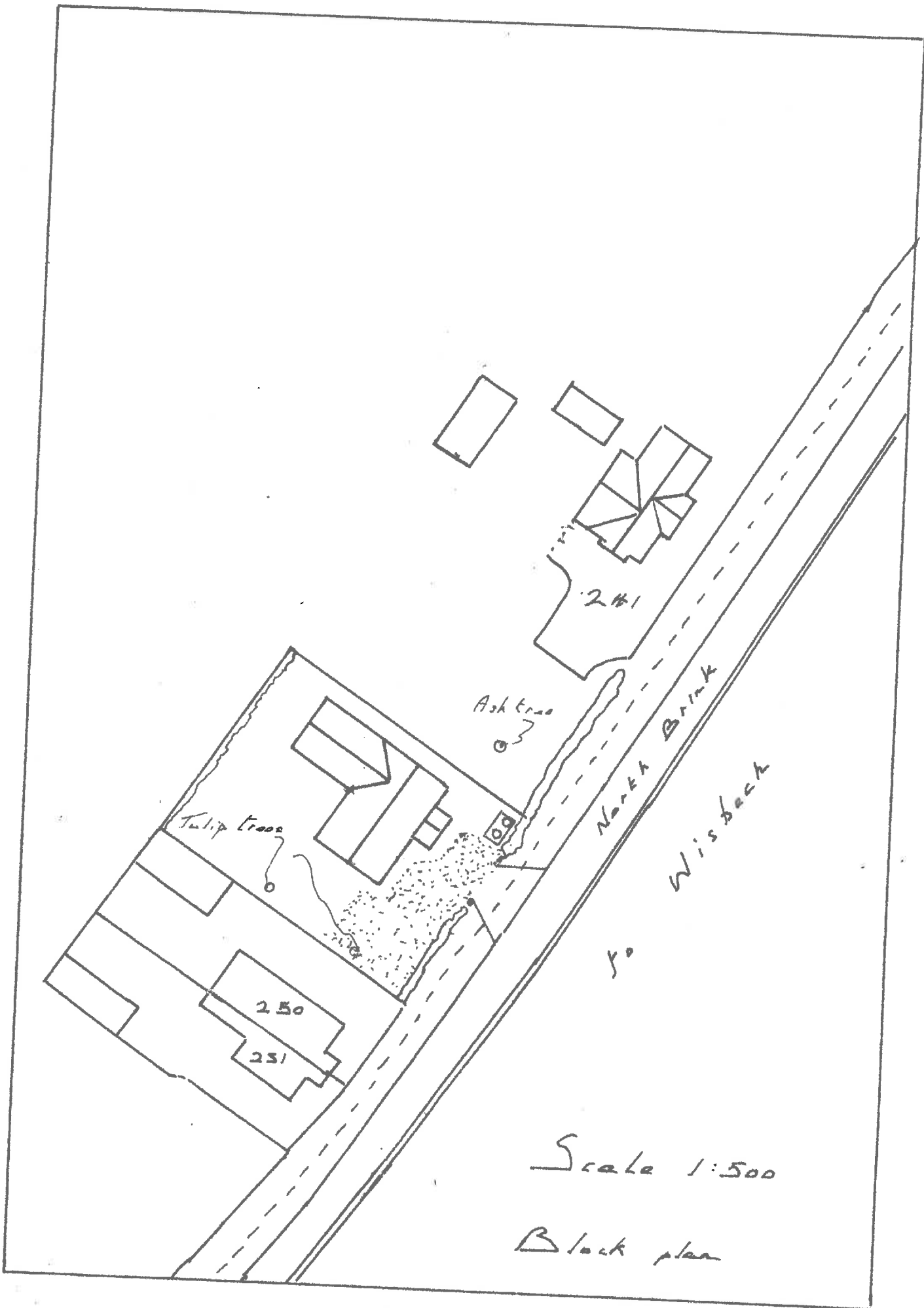
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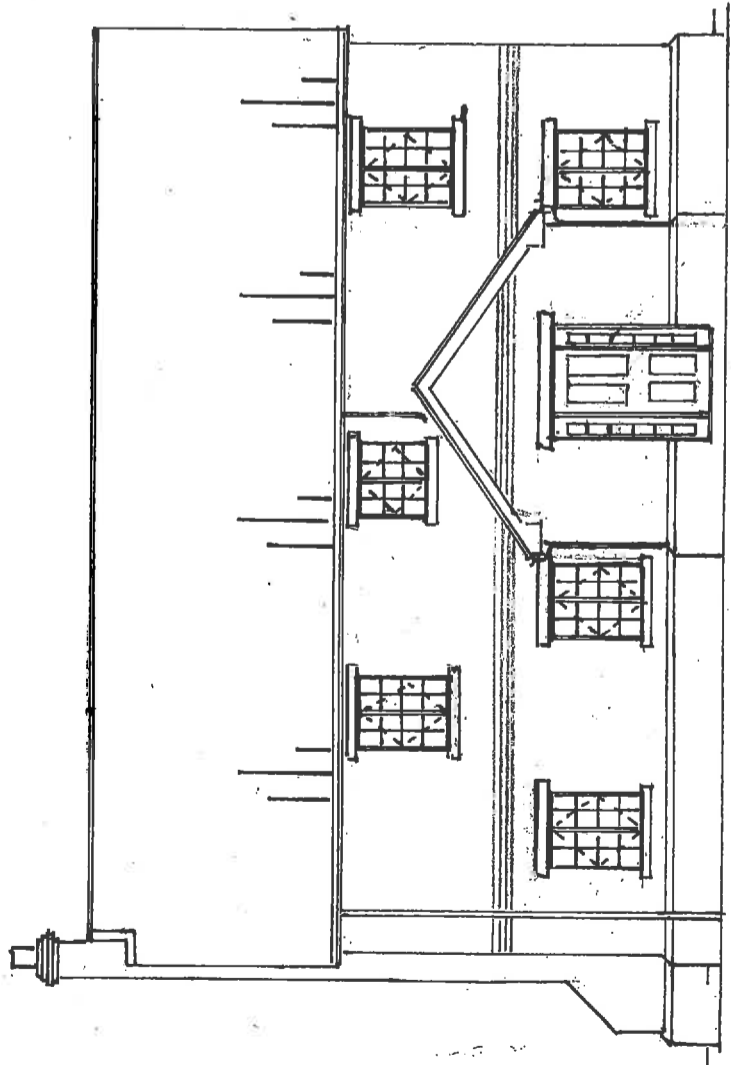
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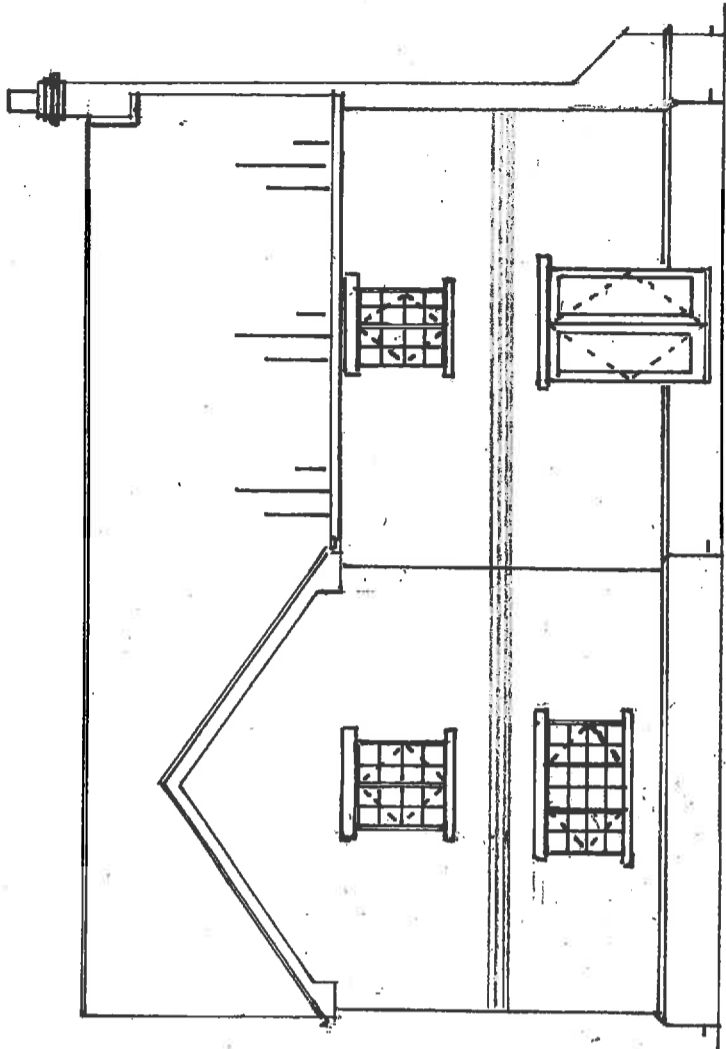






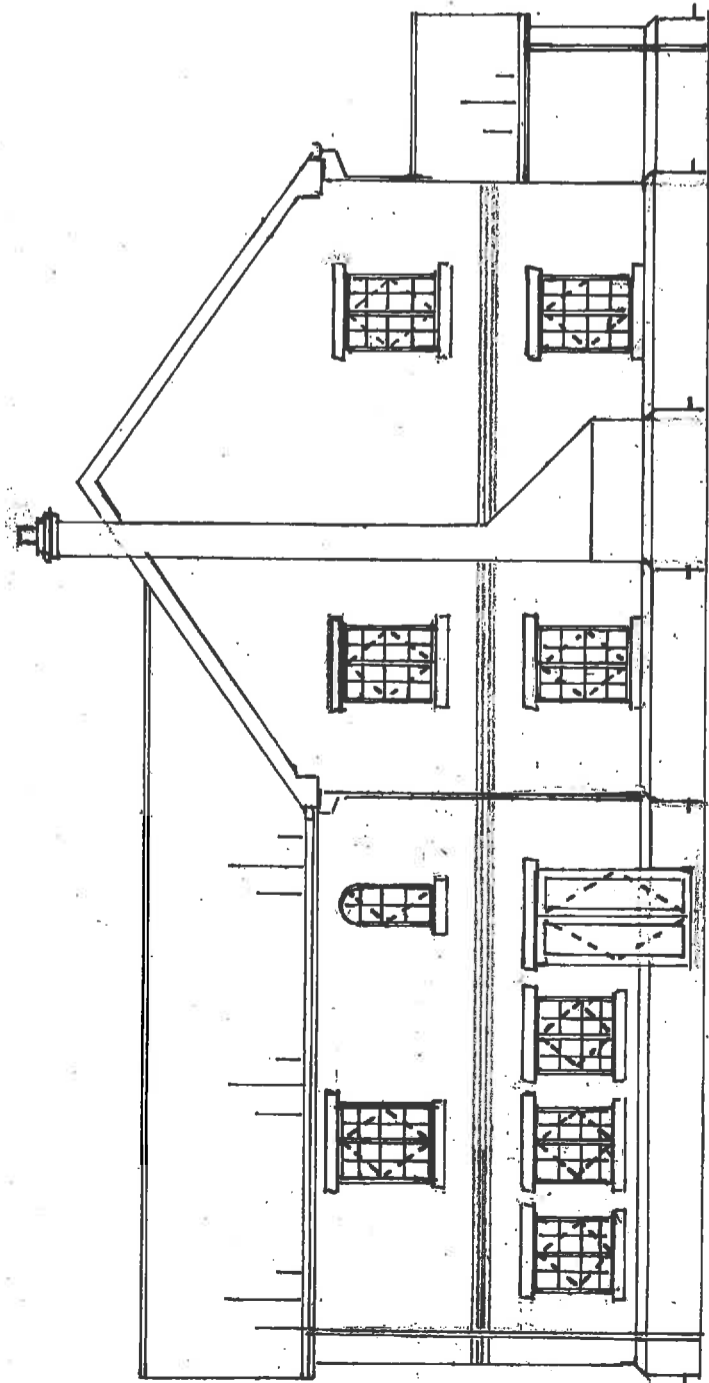
Front

East



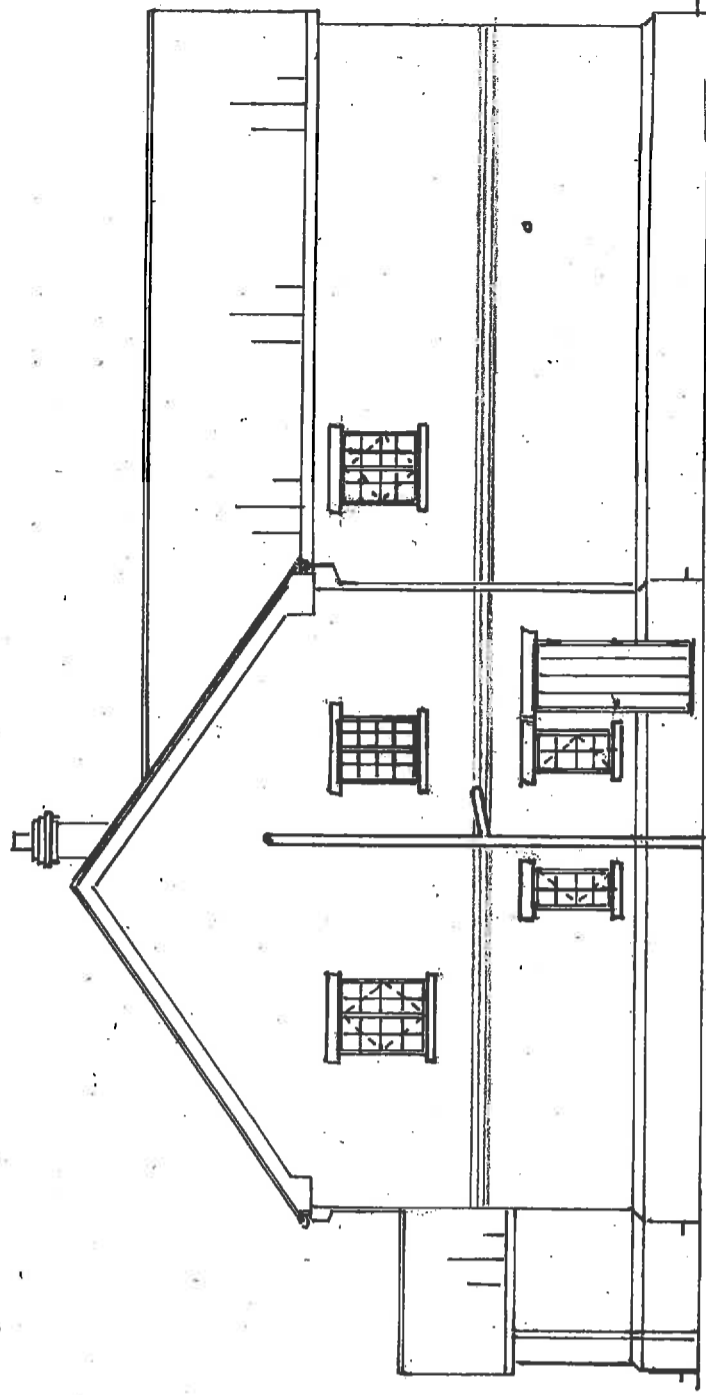
Rear

West



Side

South



Side

North

Proposed house adjacent to
241 North Bink Wisbeck
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Drawn by R. Harby