

Application Number: F/YR13/0274/F

Minor

Parish/Ward: Parson Drove/Wisbech St Mary

Date Received: 24 April 2013

Expiry Date: 19 June 2013

Applicant: Mr R Humphrey

Agent: Mr D Upton, Peter Humphrey Associates Ltd.

Proposal: Erection of 2 x 2-storey 3-bed dwellings.

Location: Land North of Lakeside Manor and East of Sycamore Farm, Seadyke Bank, Murrow.

Site Area: 0.16 hectares.

Reason before Committee: The application has been called in by Councillor Booth to consider whether this type of development is suitable in this location when considering the existing local development plan versus the emerging Core Strategy.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for 2 dwellings at land North of Lakeside Manor and East of Sycamore Farm, Seadyke Bank in Murrow. The dwellings are proposed to be a pair of semi-detached dwellings fronting on to Seadyke Bank. The site is outside of the main settlement core of Murrow and does not adjoin the main settlement boundary. This part of Seadyke Bank is characterised by sporadic development.

The key issues to consider are:

- Principle and Policy Implications
- Design and Layout

The proposal relates to the introduction of a pair of 2-storey dwellings, with associated garden land and access into an existing field. 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/YR13/0148/F | Erection of 2 x 2-storey 3-bed dwellings. | Withdrawn 16 April 2013. |
| 2.2 | F/YR02/0305/O | Residential Development (0.145ha) | Refused 5 July 2002. |

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: Core Planning Principles – seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 55: To promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. LPAs should avoid new homes in the countryside unless there are special circumstances.

Paragraph 56. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 63: In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 118: When determining planning applications, LPAs should aim to conserve and enhance biodiversity.

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 – 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 ***Parish/Town Council***

Object to the application as the site is too far outside of the existing DAB and from the village centre. There is no development directly adjoining the site and if approved this would set a precedent. Development on this site would result in an adverse impact on the open countryside.

4.2 ***CCC Highways***

Initial comments strongly recommended that an amended plan is submitted showing the correct and essential parking and turning requirements. Seadyke Bank is subject to only a 50mph speed restriction in this location.

The Design and Access Statement states that the site is within walking distance of public amenities however there is no footpath so there is no safe way for pedestrians to access these facilities.

Following these comments 2 amended plans were submitted and the highways comments are as follows:

I am satisfied that the highway verge is sufficiently wide and the carriageway of Seadyke Bank sufficiently straight to accommodate the splays. The parking and turning layout is now acceptable from a highway point of view. Please ensure that a condition is appended

4.3 ***North Level IDB***

No objection in principle. Formal consent will be required to relax the Board's byelaws to 6 metres from the brink of the Board's watercourse.

4.4 ***FDC Scientific Officer/Environmental Protection***

No objection as it is unlikely to have a detrimental effect on the local air quality or the noise climate. The site is not on the EP Team records as being potentially contaminated.

4.5 ***Middle Level Commissioners***

No comments in relation to the proposal.

4.6 ***Local Residents:***

None received.

5. **SITE DESCRIPTION**

5.1 The site currently comprises an open field which allows for a long distance view across the landscape. The field fronts onto Seadyke Bank and is currently grassed. To the North are open fields, to the East is a further field with a pair of semi-detached dwellings beyond, Lakeside Manor sits to the South, set back within a large site with related business, and a dwelling, Sycamore Farm sits to the West. The immediate area is rural in character with sporadic, established residential development.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Principle and Policy Implications
- Design and Layout

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.

Paragraph 55 of the NPPF states that LPAs should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - Reflect the highest standards in architecture;
 - Significantly enhance its immediate setting; and
 - Be sensitive to the defining characteristics of the local area.

This proposal is considered to be contrary to the provisions of the NPPF, Policy H3 of the Fenland District Wide Local Plan and Policy CS12 of the Emerging Core Strategy (Feb 2013) in that it is not related to the essential need for a worker and is not considered to be an innovative or outstanding design. Policy CS3 of the Core Strategy identifies Murrow as a Small Village where development will normally be limited in scale to residential infilling. It is considered that this proposal does not represent a form of infilling due to the lack of existing continuous built frontage. The site is not adjoining the main settlement core and whilst there are other dwellings in the area these are considered to be of a sporadic nature with no continuous built up frontage. As such the proposal is considered to be unacceptable in this location in principle.

Design and Layout

The proposal is for 2 x 2-storey 3-bed dwellings sited towards the front of the site. The dwellings form a pair of semi detached dwellings and each have associated parking and residential amenity space. Each dwelling has its own access off Seadyke Bank and the Local Highways Authority are satisfied that the necessary visibility splays can be achieved. Whilst the vehicle visibility can be achieved, in terms of pedestrian access the proposal is considered unacceptable. There is no footpath either side of Seadyke Bank for some distance, resulting in poor pedestrian access to facilities and as such the site is not considered to be sustainable. The design of the dwellings shows very wide frontages, which are relatively bland and unattractive. The design is not considered to improve the character and appearance of the surrounding area and is not considered innovative or outstanding, which the NPPF require for unjustified dwelling in the open countryside. As such the proposal is considered to be unacceptable in terms of design when assessed against the provisions of the NPPF and Policy CS12 of the Core Strategy (February 2013).

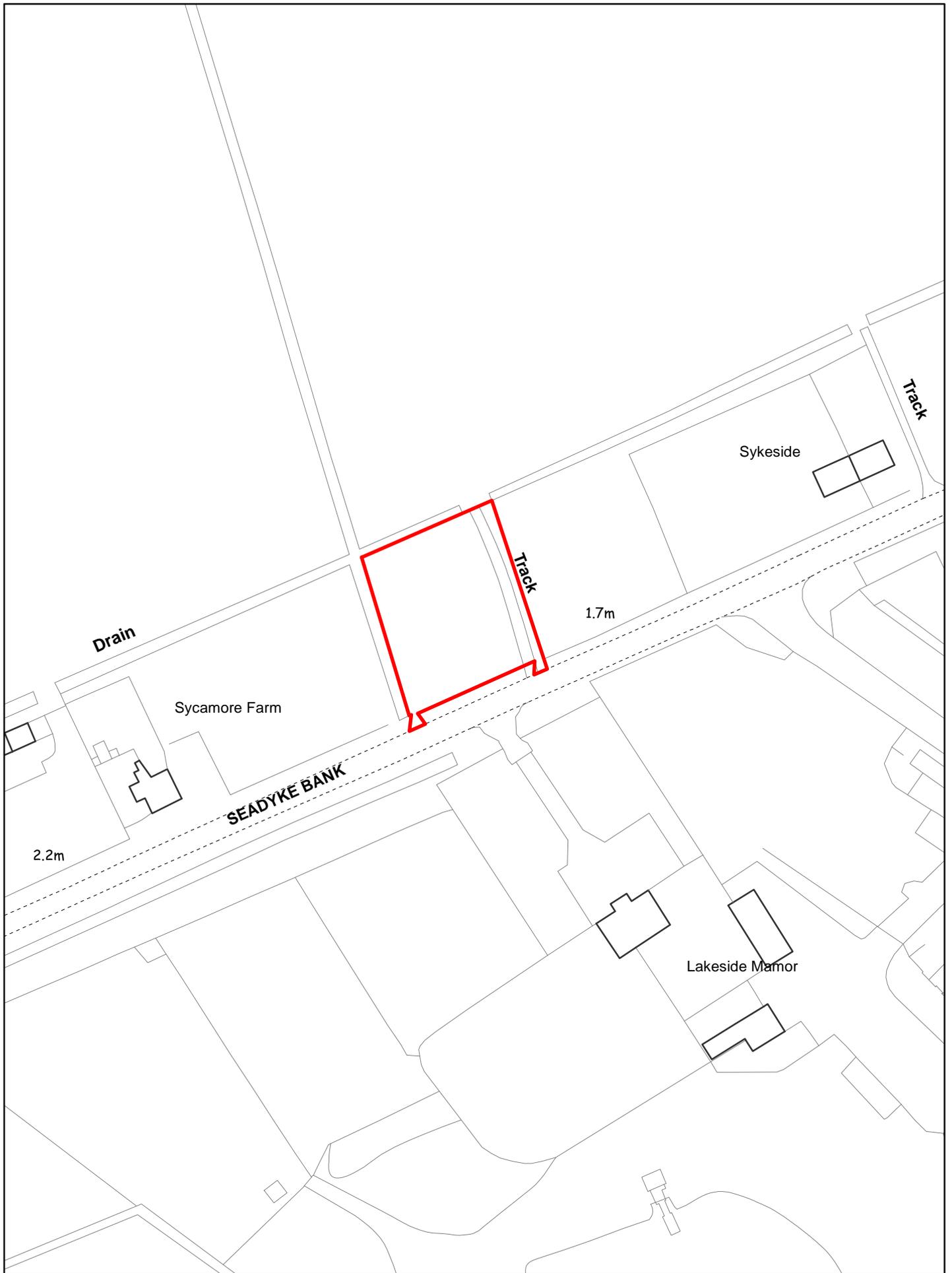
7. CONCLUSION

- 7.1 The proposal is considered to be contrary to the relevant policies in terms of the overall principle of development, as well as the design of the proposal which is not considered to enhance the area or represent outstanding design. 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 Murrow, will be situated within open countryside which forms the rural character of this part of the village and has not been justified as essential for a worker to live close to a rural enterprise. 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 Fenland Local Plan Core Strategy – Proposed Submission February 2013.**
- 2. The proposal, by virtue of the design and layout, would fail to enhance the character and appearance of this rural location and is neither innovative nor outstanding. The application is therefore contrary to Policy E8 of the Fenland District Wide Local Plan, Policies CS12 and CS16 of the Fenland Local Plan Core Strategy – Proposed Submission February 2013 and Paragraph 55 of the National Planning Policy Framework.**
- 3. The site is considered to be in an unsustainable location by virtue of the distance to the nearest facilities and the lack of footpaths in the area, resulting in poor pedestrian access to and from the site. This would lead to a reliance on the private car and as such is contrary to the provisions of Policies CS1, CS3, CS12 and CS16 of the Fenland Local Plan – Proposed Submission February 2013 and Paragraphs 14 and 55 of the National Planning Policy Framework.**

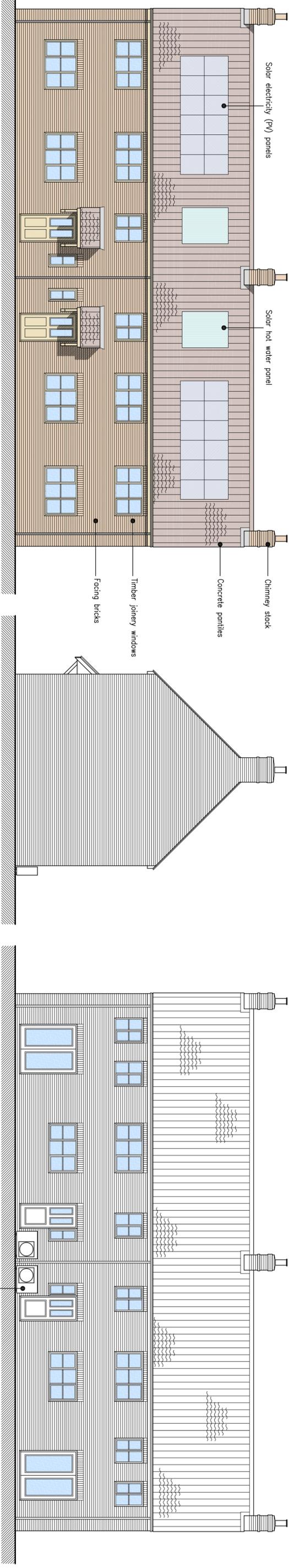


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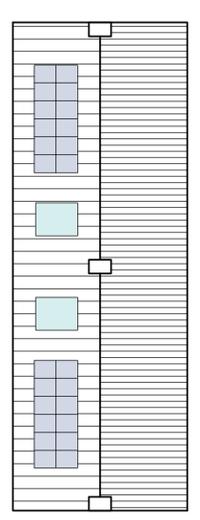
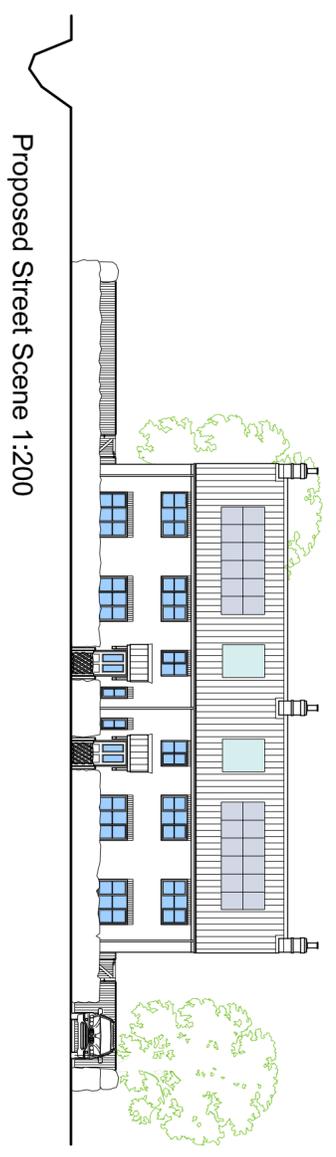
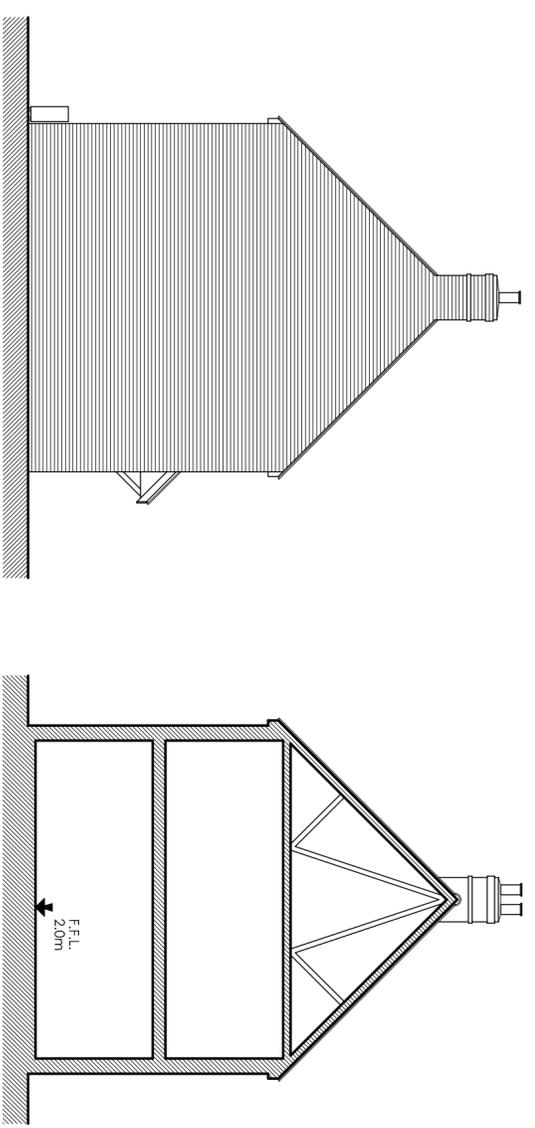
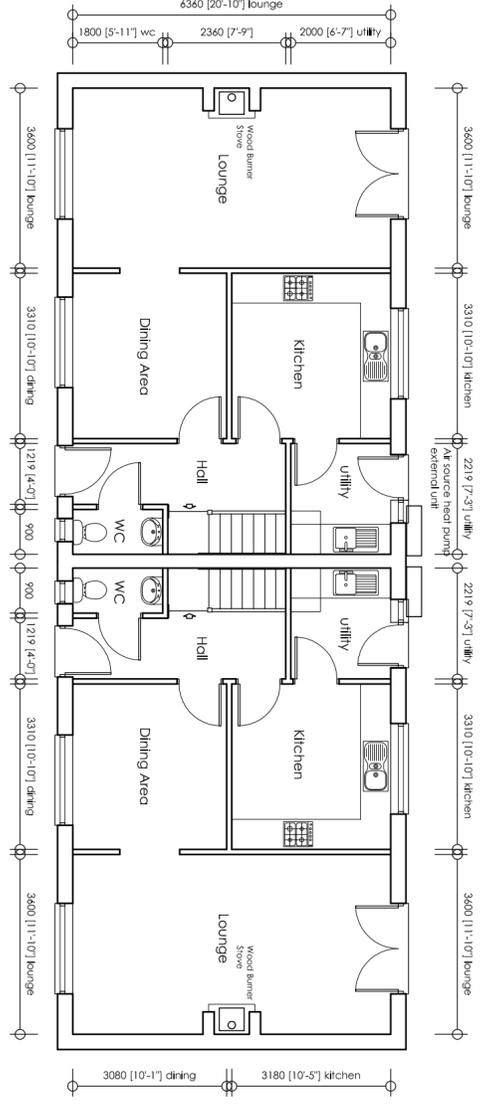
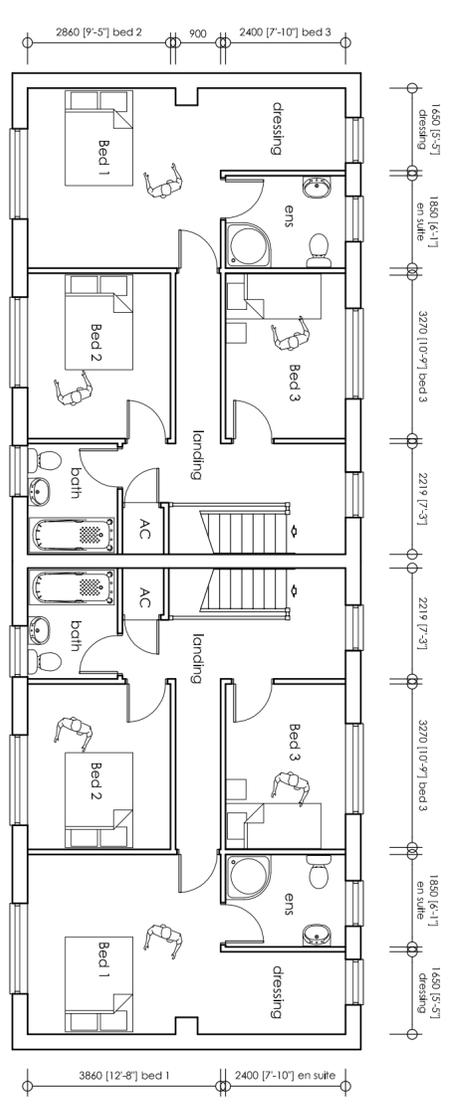
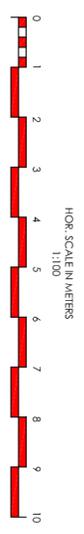




Proposed Front Elevations 1:100

Proposed Side Elevations 1:100

Proposed Rear Elevations 1:100



Traditional timber gate
860mm high x 1m
wide,
supplied by Jockson
Fencing or similar
timber gate.

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

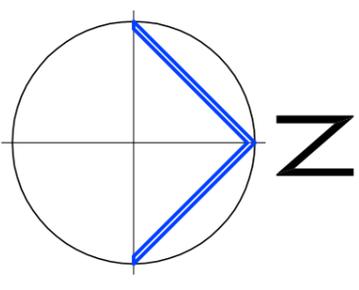
PROJECT
Proposed Pair of Semi-detached Dwelling
Land West of Daschside Cottage
Seadyke Bank
Murrow

CLIENT
Mr. R. Humphrey
Plans and Elevations

DATE February 2013 SCALE AS SHOWN JOB No. 4906-P02A

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REVISION C REVISED TO SUIT HIGHWAYS COMMENTS, 16.06.2013
 REVISION B REVISED TO SUIT HIGHWAYS COMMENTS, 12.06.2013
 REVISION A REVISED TO SUIT HIGHWAYS COMMENTS, 22 APRIL 2013
 HIGHWAYS COMMENTS, 22 APRIL 2013

Peter Humphrey Associates
 ARCHITECTURAL DESIGN AND BUILDING

PROJECT
 Proposed Pair of Semi-detached Dwelling
 Land West of Daschside Cottage
 Seadyke Bank
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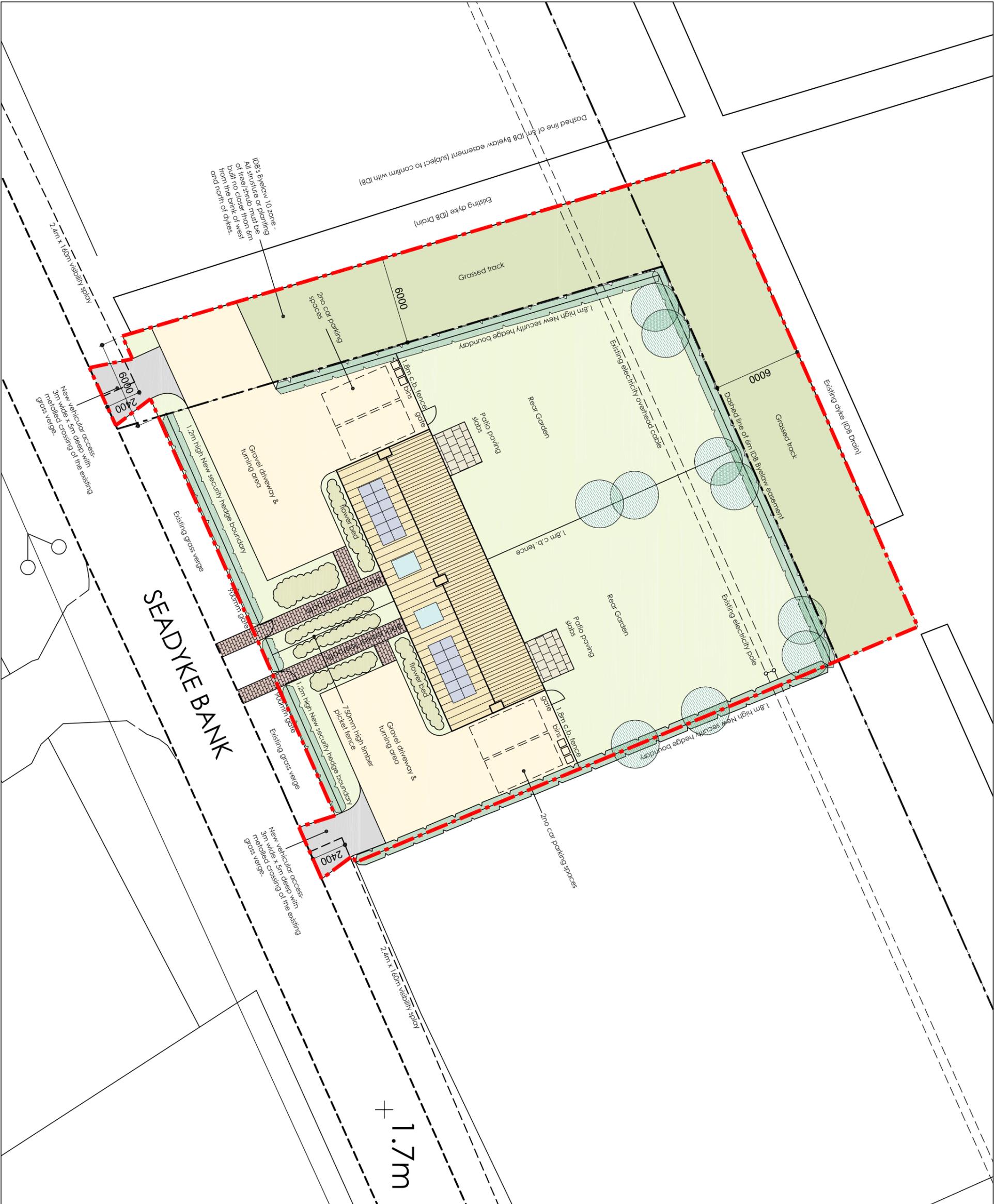
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Proposed Site Plan

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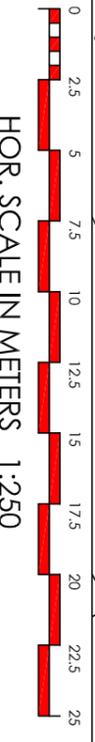
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Proposed Site Plan 1:250 @ A3



HOR. SCALE IN METERS 1:250