

Application Number: F/YR14/0011/O
Minor dwelling
Parish/Ward: Manea Parish Council/Manea
Date Received: 7 January 2014
Expiry Date: 4 March 2014
Applicant: Mrs J Goude

Proposal: Erection of a single-storey dwelling

Location: Land east of Orchard Lodge, Old Dairy Yard, Westfield Road, Manea

Site Area: 0.12 ha

Reason before Committee: Called in by Cllr Archer as he believes this is a sustainable site and will bring into use what is now a derelict, overgrown and unusable parcel of land and meets the aims of the NPPF.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is an outline application for a single storey dwelling with access and layout committed. The site is located just outside the built form of the village with access along a public footpath. Outline consent was refused in January 2014 under delegated powers due to insufficient justification for the dwelling in this location, inadequate access and lack of a biodiversity report.

Consideration has been given to the proximity of the site to surrounding dwellings and in particular to the new development to the east of the site however this site is served off a different access to the main development which renders the site adjacent to the built form and not directly part of it.

The access is inadequate in width to serve further dwellings and the Local Highway Authority has raised objections by reason of its restricted width/lack of passing places and restricted visibility and geometry at its junction with Westfield Road.

The site has laid dormant for many years and the site is overgrown and therefore it is desirable for the applicant to carry out a biodiversity survey to determine the presence or otherwise of any protected species. To date, a survey has not been provided.

The development of this parcel of land will result in an increase in vehicle movements along a public footpath which is restrictive in width with no safe passing places. Access onto Westfield Road is also restricted by virtue of inadequate visibility splays.

The application is therefore recommended for refusal.

2. HISTORY

F/YR12/0902/O	Erection of a single-storey dwelling	Refused 14 January 2014 - Delegated
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3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Section 6: Delivering a wide choice of high quality homes

3.2 **Fenland Local Plan Core Strategy (September 2013):**

CS1: A presumption in favour of sustainable development

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS12: Rural Areas Development Policy

CS14: Responding to climate change and managing the risk of flooding in Fenland

CS16: Delivering and Protecting High Quality Environments across the District

3.3 **Fenland District Wide Local Plan:**

E8: Residential amenity

H3: Development within Development Area Boundaries

4. **CONSULTATIONS**

4.1 ***Manea Parish Council:***

Object on the basis that the access road is inadequate to serve further development.

4.2 ***Environmental Health:***

No objection but recommends unsuspected contamination condition given neighbouring land use.

4.3 ***Highways (CCC):***

The private track serving this site and various other plots within Old Dairy Yard, particularly its junction with the B1093 Westfield Road, is not suitable to accommodate the traffic generated by the existing development.

Ideally the track should be a minimum of 5.0m wide for a minimum distance of 10 m measured from the channel line of Westfield Road and comprise vehicle to vehicle visibility splays of 2.4m x 43m together with pedestrian visibility splays of 1.5m x 1.5m.

The site has apparently lay dormant for a considerable number of years so it does not have an extant use, the traffic generation of which could be considered against the modest traffic generation relating to one dwelling.

The approach road is considered to be inadequate to serve the development proposed, by reason of its restricted width/lack of passing places and restricted visibility and geometry at its junction with Westfield Road.

4.4 ***FDC Tree Officer:*** Comments awaited.

4.5 ***Local Residents:*** No comments received to date.

5. **SITE DESCRIPTION**

5.1 The application site is located within an area of a cluster of buildings/dwellings which are served off a narrow public right of way. The site is overgrown with bramble and natural vegetation and a perimeter boundary consisting of a hawthorn hedge. There is a replacement dwelling and an agricultural dwelling in close proximity to the site and a local hairdressing business is also located nearby.

6. **PLANNING ASSESSMENT**

The key issues for consideration to this application include:

- Principle of development and policy considerations
- History of the site and surrounding area
- Form and character of the area
- Access
- Planning proposal
- Other considerations.

Principle of development and policy considerations

The site is located just outside the existing core settlement and accordingly local policies H3 of the Fenland District Wide Local Plan 1993 and Policy CS12 of the emerging Fenland Local Plan Core Strategy together with the National Planning Policy Framework are considerations in this respect.

Policy H3 of the Local Plan outlines that development should be within the existing settlement limits whilst Policy CS12 of the emerging Fenland Local Plan Core Strategy outlines that new development in villages will be supported where the site is in or adjacent to the existing developed footprint of the village. Within Policy CS12 the developed footprint of the village is defined as the continuous built form of the settlement and excludes individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built up area of the settlement.

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.

History of the site and surrounding area

The site is overgrown and appears to have been a former orchard with a storage building in the north-east corner. It is stated within the application that the applicant purchased the site in 1975 and use the building for storage of building materials and storage of plant and vehicles used in the construction industry. Since 1979 the site has had no use and has become overgrown.

An application for the erection of a dwelling on this site was refused in 2003 and subsequently dismissed on appeal for 3 reasons, namely, contrary to Policy SP12/1 of the County Structure plan as an unacceptable use in the open countryside; contrary to Policy H3 of the FDWLP as it would result in housing outside the DAB and lastly that if approved it would be difficult to resist similar proposals, the cumulative effect of which would be to progressively detract from the open and rural character of the area.

There are a number of other dwellings in the area whose history includes a replacement dwelling and an agricultural dwelling and a dwelling subject to a certificate of lawful use. Other land in the area has been the subject of refusals and two sites have been dismissed on appeal.

Supporting information provided with this current application highlights that since the 2003 refusal that have been a number of approvals on the site to the north including a certificate of lawful use for a 4-bed dwelling. This point is acknowledged however it is noted that the policy considerations and the circumstances and conditions underlying previous applications in the vicinity of this site are different from this application and there are no special circumstances to support this application.

Form and character of the area

The area is characterised by sporadic development set along a public right of way which is a narrow tarmacked road. To the east of the site is a recently approved development of 38 affordable homes with access off Williams Way which brings this site into close proximity with a number of houses. The difference is that this site is separated from the main development area by the presence of a public footpath and its character is taken from this access road and not from the built form of Manea village.

The Old Dairy Yard is still characterised by sporadic development with open fields and gardens and has a very rural nature afforded to it. The development of this site will further erode the rural feel of this area and will start to urbanise this part of Manea.

Access

Access is committed as part of this application and comprises an existing tarmacked track which is a public footpath listed as Manea 155 No.2. The Local Highway Authority considers that the existing access is inadequate for the existing dwellings and recommends refusal based on the width of the access road and lack of visibility onto Westfield Road.

Planning Proposal

The proposal is for a single-storey dwelling as detailed on the indicative layout and includes for a double garage. Due to the proposed single storey nature of the dwelling there should not be any overlooking or overshadowing to neighbouring properties.

Adequate private amenity space can be provided within the site limits. It is possible to condition that the front hedging should remain to retain the rural nature of this site.

It is considered that a single-storey dwelling can comfortably be accommodated on the site without detriment to neighbouring properties and provide adequate parking and amenity space.

Other considerations

The site is overgrown with bramble and natural vegetation with a perimeter hawthorn hedge. The Council's Arboricultural Officer has indicated that there are no trees within the site which merit protecting and the value of the site is mainly for foraging by wildlife.

No biodiversity survey has been provided with this application and it is considered that such a survey should be undertaken due to the length of the time this site has been vacant i.e. since at least 1979 and the overgrown nature of this site. To date a biodiversity survey has not been submitted.

CONCLUSION

The LPA has given consideration to the planning history of this site and also the emerging Core Strategy. Policy CS12 clearly states that the site should be in or adjacent to the existing developed footprint of the village which is defined as the continuous built form of the settlement and excludes groups of dispersed or intermittent building that are detached from the continuous built-up area of the settlement.

It is acknowledged that the site is close to existing/proposed development but the access renders this site very much more rural in nature. The Local Highway Authority comments that the approach road is considered to be inadequate to serve the development proposed, by reason of its restricted width/lack of passing places and restricted visibility and geometry at its junction with Westfield Road.

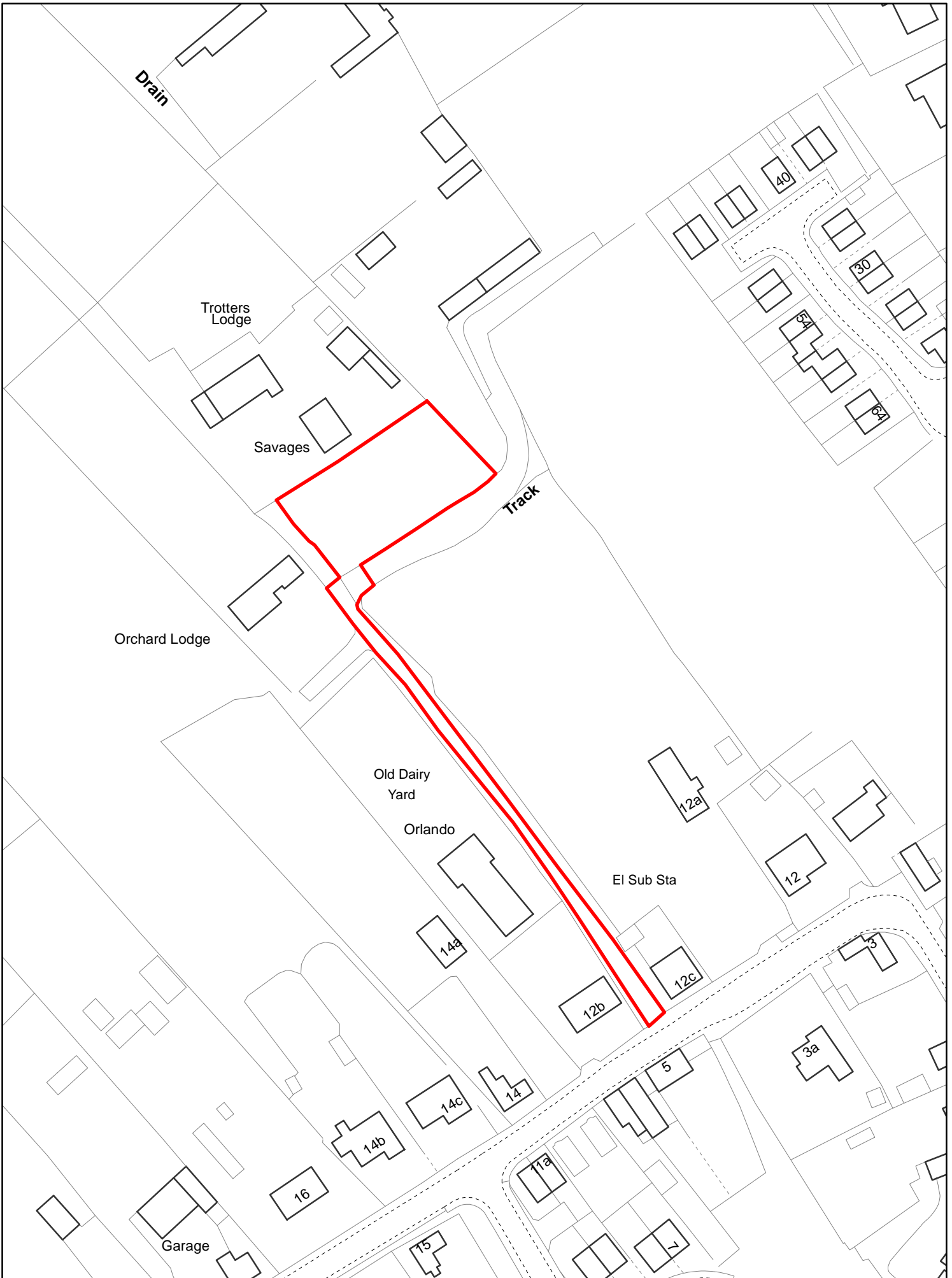
A biodiversity report has not been submitted with this application and therefore it is not possible to determine whether the development would have an adverse impact on any protected species.

It is considered that the application does not comply with Local and National Policy and is recommended for refusal.

7. RECOMMENDATION

REFUSE

- 1. The proposed development is situated where residential development would not normally be supported and the development will alter the predominantly rural form and character of the area. The proposal is therefore considered to be contrary to Policies H3 and E8 of the Fenland District Wide Local Plan 1993 and Policies CS12 and CS16 of the Fenland Local Plan Core Strategy September 2013.**
- 2. The approach road is considered to be inadequate to serve the development proposed by reason of its restricted width/lack of passing places and restricted visibility and geometry at its junction with Westfield Road. The proposal is therefore contrary to Policy E8 of the Fenland District Wide Local Plan 1993 and Policy CS12 of the Fenland Local Plan Core Strategy September 2013.**
- 3. The proposal, through the lack of a biodiversity report, has failed to demonstrate that it would protect and enhance any biodiversity on or surrounding the site. The proposal is therefore considered to be contrary to Policy CS12 of the Fenland Local Plan Core Strategy September 2013.**

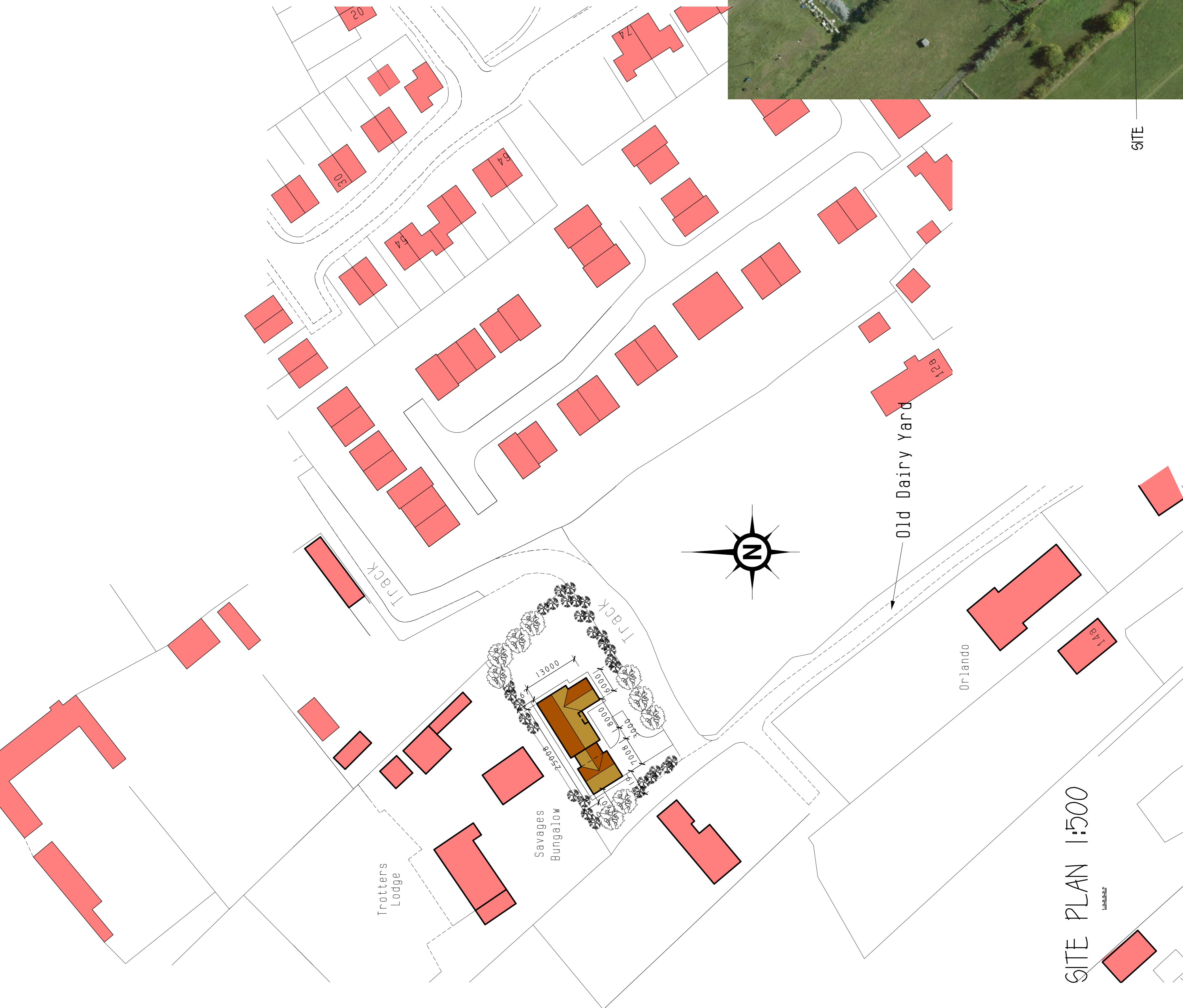


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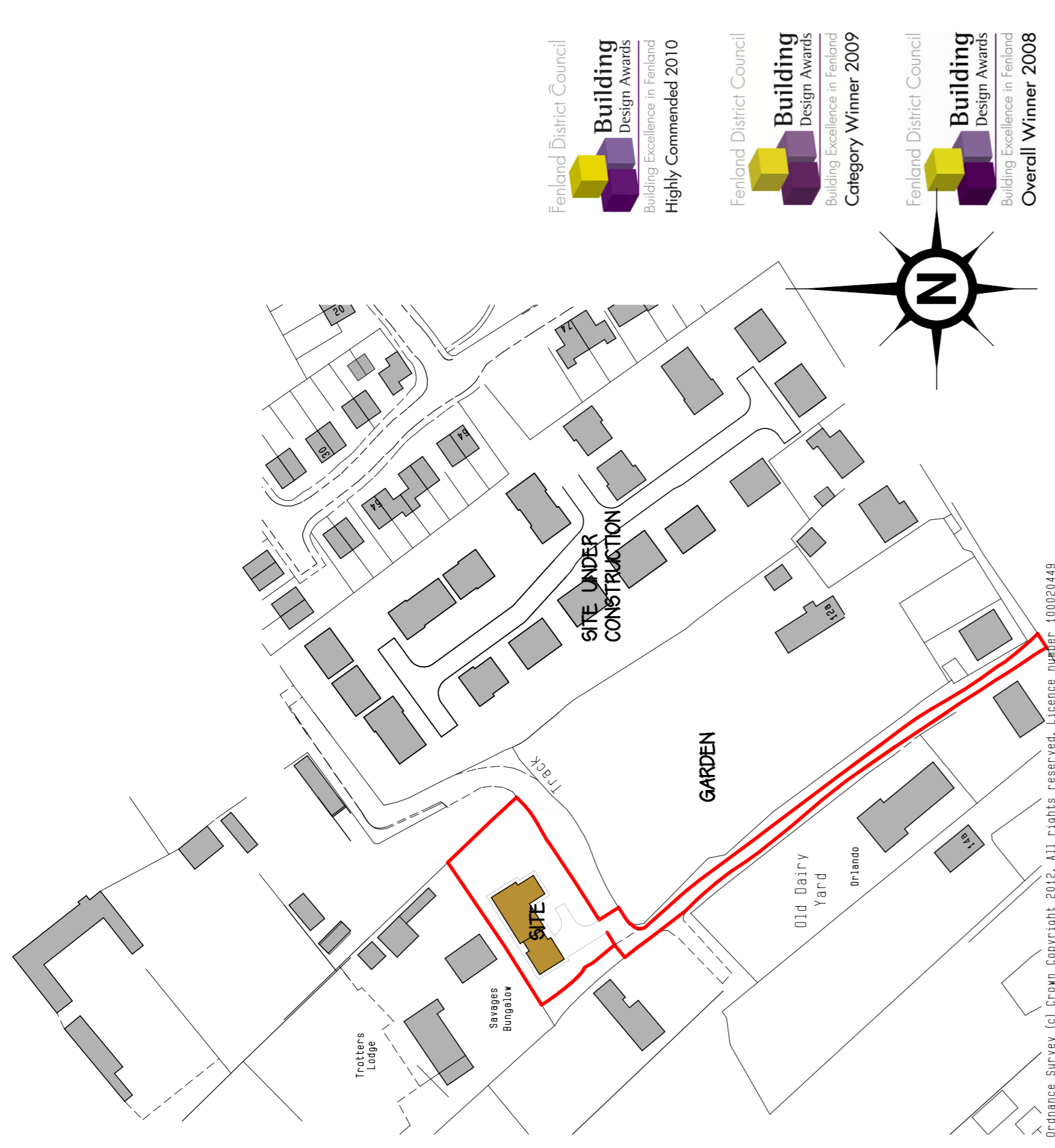
F/YR14/0011/O
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SITE PLAN 1:500

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LOCATION

SITE AREA 1247M²

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Rev/E	X	X	X
Rev/D	X	X	X
Rev/C	X	X	X
Rev/B	6.1.1.4	RED LINE EXTENDED	
Rev/A	20.11.13	Info added	

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Project
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SOUTH-EAST OF
"SAVAGES BUNGALOW"
OLD DAIRY YARD
WESTFIELD ROAD
MANEA

Client
MRS J GOUDE

Title
SITE AND LOCATION PLAN

Ref
G3090-9

Rev A
 Sheet A1
 Scale: 1:1250, 500
 DATE: DEC 2013



SITE