

F/YR15/0482/F

Applicant: Mr Woolcott

**Agent : Miss K Clarke
Swann Edwards Architecture Ltd**

Plot 1 site of Rupen, Long Drive, Parson Drive, Cambridgeshire

Erection of a 2-storey 4-bed dwelling with integral garage involving demolition of existing mobile home and outbuildings

The application is before Committee due to the level of support received.

1 EXECUTIVE SUMMARY

This application seeks full planning permission for the erection of a 2-storey 4-bed dwelling with integral garage involving demolition of existing mobile home and outbuildings, at Plot 1 site of Rupen, Long Drive, Parson Drive.

The application is considered unacceptable for reasons of its failure to comply with the criteria set out in policy LP12 Part C of the Fenland Local Plan. This is due to the proposal resulting in the replacement of a temporary structure with a permanent building in a position which intensifies the built form within the area. This would be to the detriment of the character and qualities of this countryside location.

It is considered that the proposal is contrary to policies within the Development Plan and it is therefore recommended that planning permission is refused.

2 SITE DESCRIPTION

The application site is located beyond any established settlement, along the north western side of Long Drive. There is a mobile home (Leyland), which also functions as a kennelling enterprise, positioned to the rear of the site, within flood zone 3, and a detached bungalow (Rupen) to the front of the site which is in flood zone 1. There is mature landscaping on the boundaries, which screen most of the site from the highway.

3 PROPOSAL

The application seeks to remove the existing mobile home from the site and to replace it with a permanent dwelling on the site frontage. The new dwelling is chalet-style with 4 bedrooms positioned within the roof space. It has an 'L' shaped footprint which accommodates an integral double garage. The dwelling will have a maximum width of 13.2m, a maximum depth of 14.8m and a maximum height of 7.3m. Access to the site will remain as existing, to the north of the frontage. A gravelled parking and turning area will be positioned to the front of the dwelling.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR15/0027/F	Erection of a 2-storey 4-bed dwelling with integral garage and the formation of a new access involving demolition of existing dwelling and outbuilding Rupen Long Drove Parson Drove Cambridgeshire PE13 4JT	Granted	03/03/2015
F/YR14/3114/CO	Details reserved by Condition 2 of planning permission F/YR13/0923/F (Erection of a 2-storey 4-bed dwelling with integral garage involving demolition of existing bungalow and outbuilding) Rupen Long Drove Parson Drove Cambridgeshire PE13 4JT	Approved	20/10/2014
F/YR13/0925/F	Erection of a 2-storey 4-bed dwelling with integral double garage involving demolition of existing mobile home and outbuildings Caravan At Leyland Kennels Long Drove Parson Drove Wisbe	Withdrawn	02/06/2014
F/YR13/0923/F	Erection of a 2-storey 4-bed dwelling with integral garage involving demolition of existing bungalow and outbuilding Rupen Long Drove Parson Drove Cambridgeshire PE13 4JT	Granted	10/02/2014
F/YR09/0668/CER	Certificate of Lawful Use (Existing): Occupation of dwelling without compliance with condition 2 of planning permission WR/71/135/D relating to agricultural occupancy Rupen Long Drove Parson Drove Cambridgeshire PE13 4JT	Issue Cert Lawful Use	24/11/2009

5 CONSULTATIONS

Parish Council

Not received at time of report.

FDC Environmental Protection

No objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Given that the development involves the demolition of an existing dwelling the unsuspected land contamination condition is required.

North Level Internal Drainage Board

No comment to make with regard to this application

Environment Agency

The proposed development will only meet the requirements of the NPPF if the mitigation measures set out in the flood risk assessment are adhered to.

Local Residents/Interested Parties

Seven representations of support. Comments as follows:

- the replacement of the mobile home would be a fantastic contribution to the hamlet;
- no good reason for the Council to object;
- prefer to see a new house rather than a scruffy mobile;

- regulations now state that in flooding prevention there must be upper floor accommodation;
- mobile home sites like this are past their sell-by dates;
- the proposal will only be a structural difference without damaging the countryside;
- the proposal meets with most neighbours approval;
- if deemed as a mobile home site it could result in un-desirables moving in;
- it would enhance the character of the road;
- no harm resulting from the proposal;
- concerns with the plot turning into a caravan site;
- no alterations to vehicle movements;
- enhancement of living conditions;

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2: Planning law requires that applications 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 50: Housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

Paragraph 100: Directing development into areas of lower flood risk.

National Planning Policy Guidance (NPPG)

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Area Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments Across the District

7 KEY ISSUES

- **Principle of Development**
- **Flood risk**
- **Layout**
- **Residential amenities**
- **Health and wellbeing**
- **Economic Growth**

- **Other considerations**

8 BACKGROUND

Mobile home

The existing mobile home, Leyland, which is the subject of the current application does not benefit from full planning permission. However on the basis of the aerial photography held by the Council, it is clear that the same mobile home has been on site for over 10 years. With this in mind the mobile home is lawful development through the passage of time.

Rupen

Rupen is the existing bungalow positioned to the front of the site. In February 2014 planning permission was granted for the erection of a replacement dwelling to the immediate south of the site, involving the demolition of Rupen. It was submitted at the time that the dwelling to replace Rupen should be positioned clear of the footprint of the existing dwelling in order that Rupen could continue to be lived in during the course of construction. A condition was therefore appended to the decision requiring the demolition of Rupen within one month of the completion of the new dwelling. This condition ensures that only one dwelling results in this location.

It is submitted that the replacement dwelling, the subject of this application, will be positioned on the footprint of Rupen. However Rupen has yet to be demolished.

Kennels

The current occupant of the mobile home runs a low key greyhound training operation from the site, which does not benefit from planning permission. Investigations surrounding this operation are currently being undertaken by the Councils Planning Compliance and Council Tax teams. Should planning permission be granted on the site a condition could be imposed requiring the removal of both the caravan and its associated business use.

9 ASSESSMENT

Principle of Development

The site lies outside of any established settlement as outlined in policy LP3 of the Fenland Local Plan. The proposal is however submitted as a replacement dwelling where part C of policy LP12 applies. Part C requires all of the listed criteria to be met.

The mobile home which is to be replaced is currently being lived in and as such is not abandoned. It is virtually hidden from the public realm and as such it not considered an important feature in the landscape. The application therefore complies with points (a) and (b).

The dwelling is a mobile home. The application therefore fails to comply with part (c).

The design of the proposal (which will be discussed in greater detail later on in this report) is considered appropriate to its rural setting. As such the proposal complies with point (d).

The proposal will result in the replacement of a single-storey mobile home with a 4-bedroom detached 2-storey dwelling. As such it is considered that it is not of a similar size and scale to the original dwelling. The proposal therefore fails point (e).

The replacement dwelling is not on the footprint of the original dwelling. In fact it will be positioned on the site of a dwelling approximately 60m away. This dwelling, Rupen, was requested to be retained for a period of time whilst another development, F/YR15/0027/F, was being carried out. The proposal as submitted would therefore undermine the principles of the previous permission as it would now appear that Rupen can be demolished at any time given the way in which the site has been divided into separate planning units. Notwithstanding this, the development of the front of the site, rather than the rear, is of benefit in terms of flood risk.

The resulting permanent 2-storey 4-bed dwelling would be a significant departure from the modest mobile home which it seeks to replace. Despite the mobile home being on site for in excess of 10 years it is a temporary structure, not a permanent dwelling. The proposal would therefore result in an additional permanent building used for residential purposes within a countryside location. This would be contrary to sustainability principles and would be to the detriment of the qualities and characteristics of the countryside. The principle of the proposal is therefore contrary to policy LP12 Part C.

Flood risk

The existing mobile home lies in flood zone 3 and the location of the proposed replacement dwelling lies in flood zone 1. Whilst it is acknowledged that there is a benefit to be had from relocating a dwelling unit from a high flood zone to a low one, this does not overcome the fundamental issue with regards to the principle of the proposal being unacceptable.

Layout

The existing access will be used and sufficient space for parking is available to the front of the site. However the acceptability of the design and layout does not overcome the issues with the principle of the proposal. The dwelling which will be positioned next to the replacement dwelling approved under F/YR15/0027/F will, in combination with other buildings, lead to a continuous built up frontage along this part of Long Drove. This form of urbanisation would be detrimental to the qualities of the countryside which is characterised by open fields and landscaping, not intensified pockets of housing. The presence of a permanent structure in this location is such that the proposal would fail to make a positive contribution to the local distinctiveness and character of the area. The siting of the proposal, approximately 60m clear of the existing structure, would therefore have an adverse impact on the wider setting of the area, contrary to policy LP12 Part C (f) of the Fenland Local Plan 2014.

Residential amenities

The proposal provides more than a third of the plot as dedicated private amenity space and has adequate fencing and window alignment (subject to the inclusion of obscure glazing on the first floor south elevation) so as not to overlook the neighbouring plot. No concerns are raised in respect of overshadowing. The proposal therefore satisfies (e) and (h) of policy LP16.

Health and wellbeing

The proposal is located outside of any established settlement with no footpath links to local amenities. The closest settlement of Parson Drove is over 2km away from the site. In accordance with policy LP2, the proposal fails to promote health and wellbeing principles by reasons of the location of the site being completely dependent on the private motor vehicle.

Economic Growth

The proposal constitutes additional housing stock albeit within an unsustainable location. It therefore contributes to economic growth within the District.

Other Considerations

The comments received from neighbouring residents have been noted. The comments which have not already been addressed within the body of this report are addressed as follows:

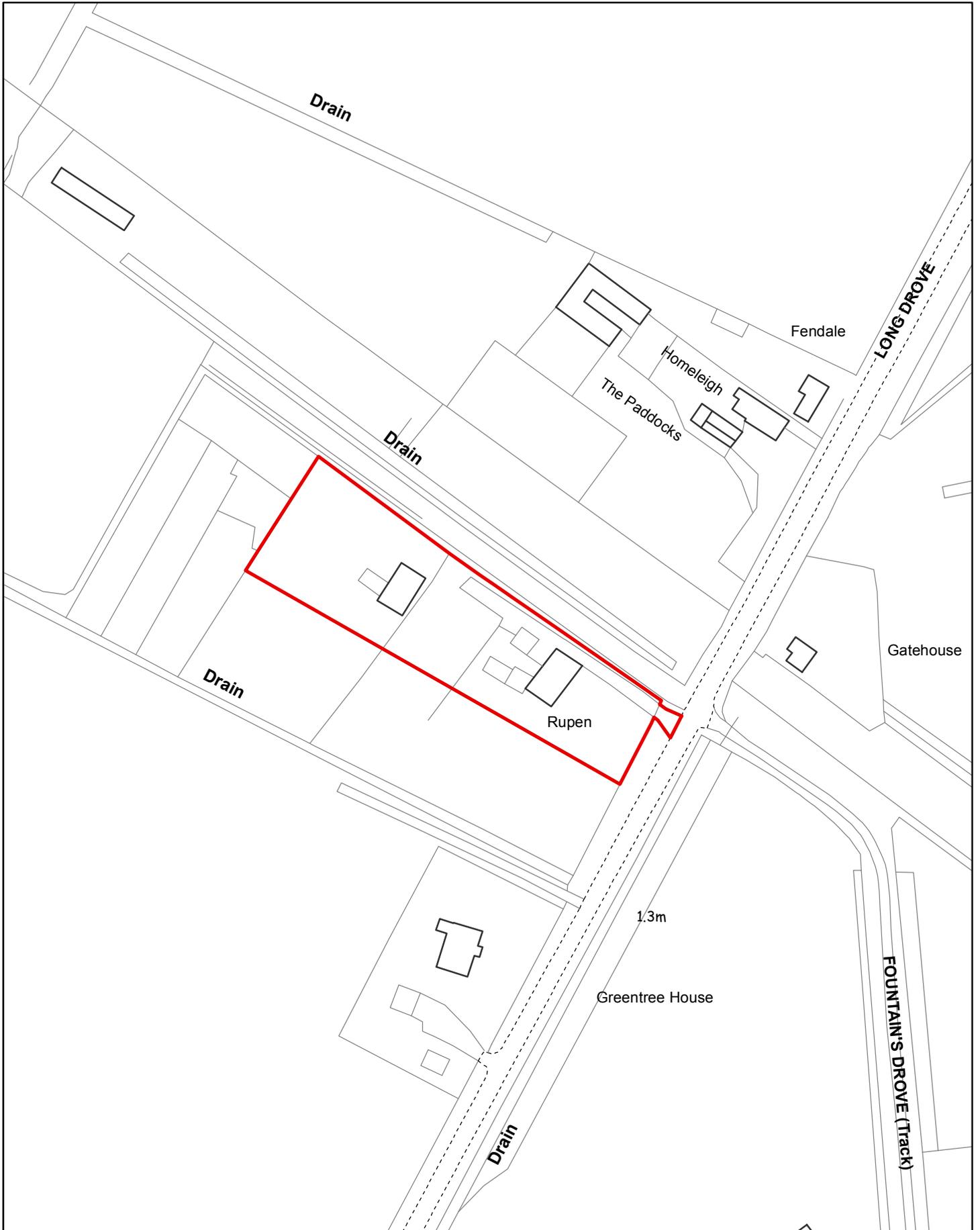
The Local Planning Authority has genuine reason to oppose this application on policy grounds which have been adopted by the Council. The reasons for this have been outlined within this report. Comments with regards to the 'sell by dates' of mobile homes are a matter of personal opinion as are those with regards to tenure. It is acknowledged that support has been received from neighbouring properties however this does not overcome the fundamental conflict with planning policies.

10 CONCLUSIONS

Whilst the scale and design of the proposal is acceptable, it remains that the proposal would be contrary to policy LP12 Part C of the Fenland Local Plan 2014. This is due to the original dwelling, which is due to be replaced, being a temporary mobile structure and that the proposal would intensify the collection of permanent buildings within this countryside location, to the detriment of the character and qualities of the countryside.

11 RECOMMENDATION **F/YR15/0482/F - Refuse**

- 1. Policy LP12 of the Fenland Local Plan allows for the replacement of dwellings located outside of the developed footprint of a settlement where, amongst other criteria, the original dwelling is not a temporary or mobile structure and the replacement dwelling is located on the footprint of the original dwelling. The proposal would result in the replacement of a mobile home with a permanent building and it would be positioned on a completely different footprint, to the front of the site. The development would therefore result in an additional permanent structure which will intensify the built form within the area. This would adversely impact on the wider setting of the area, to the detriment of the character and qualities of this countryside location, contrary to policy LP12 of the Fenland Local Plan 2014.**



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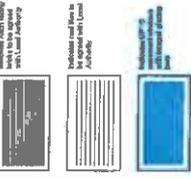
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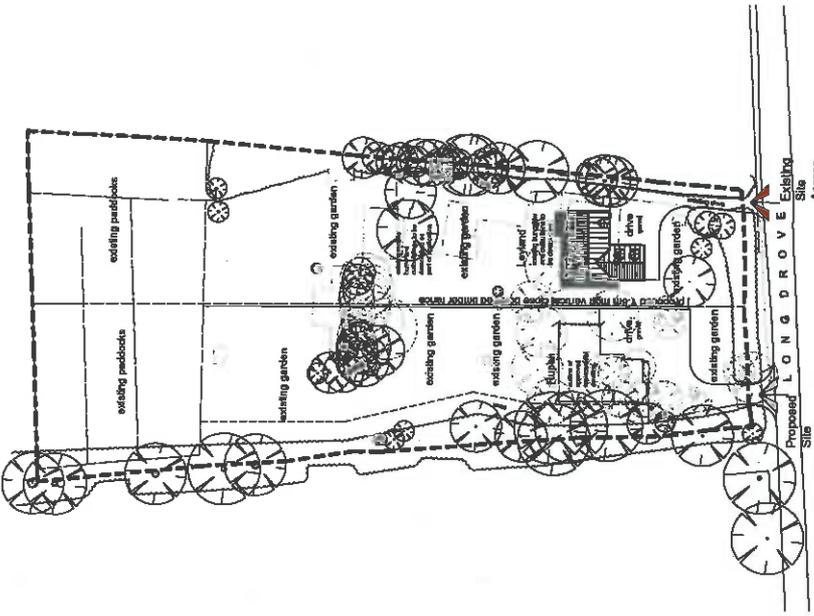
General Note:
 1. The site plan and elevations are shown in this set.
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ELEVATION KEY

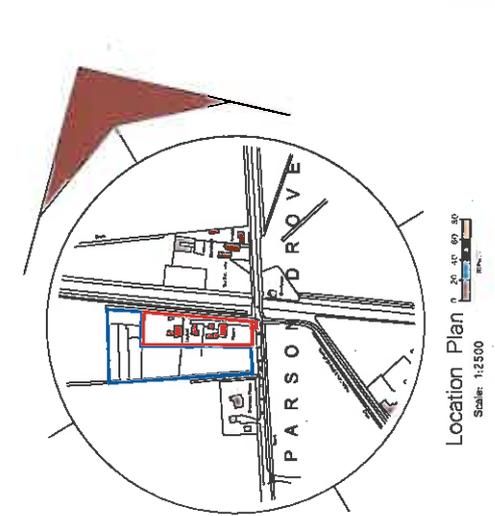


AREA SCHEDULE

Proposed Area with Landscaping
 Proposed Area
 Existing Area
 Total Area
 1000 sqm
 1000 sqm
 1000 sqm
 3000 sqm



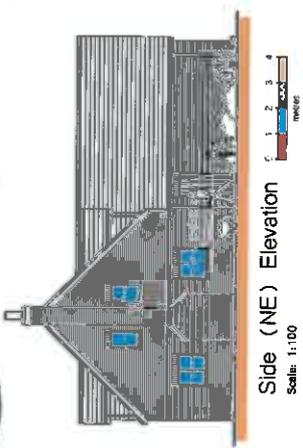
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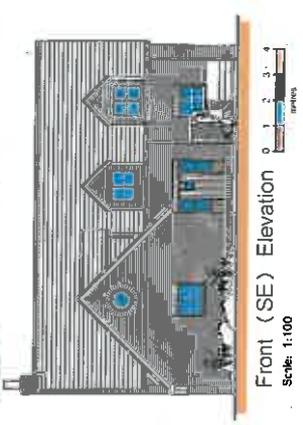
Location Plan
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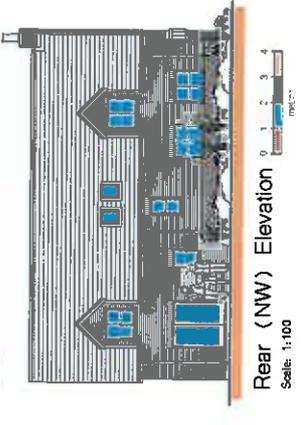
Side (SW) Elevation
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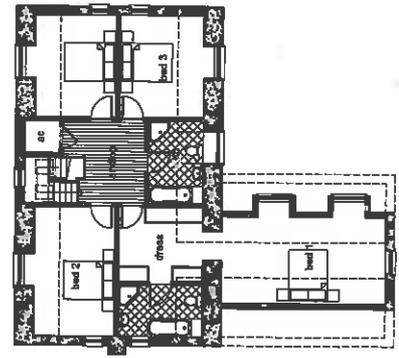
Side (NE) Elevation
 Scale: 1:100



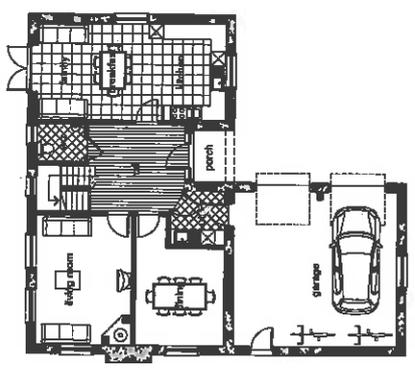
Front (SE) Elevation
 Scale: 1:100



Rear (NW) Elevation
 Scale: 1:100



First Floor Plan
 Scale: 1:100



Ground Floor Plan
 Scale: 1:100

Dec 2013	Updated following Planning Application
Aug 2014	Client Amendments
Mar 2015	Final Land Elevation

FOR APPROVAL



Prepared by	SR
Checked by	SR
Drawn by	SR
Project No.	SE-1886
Client No.	00