

F/YR15/1110/O

**Applicant: Mr & Mrs B James**

**Agent : Andrew S Campbell  
Associates Ltd**

**Land West Of, 85 Wimblington Road, March, Cambridgeshire**

**Erection of 3 dwellings involving demolition of existing buildings**

**Reason for Committee: This application is before committee as the views of the Town Council are at variance with the Officer recommendation.**

## **1 EXECUTIVE SUMMARY**

This application seeks outline planning permission with all matters reserved for the erection of 3 dwellings in the rear garden of 85 Wimblington Road, March.

The proposed scheme is considered unacceptable for reasons relating to the impact on the character and appearance of the area, impact on residential amenity and inadequate, user friendly facilities for the storage and collection of waste.

The proposal would introduce an in depth development into an area characterised by a built up ribbon development along Wimblington Road. The overall impact of this backland development would be detrimental to the character and appearance of the area which would be contrary to Local Plan Policy LP16 (d).

Furthermore, the proposed development would be detrimental to the outlook and living conditions of present and future occupiers of Nos 81, 83, 101 and 103 Wimblington Road as a result of the potential for overlooking into their rear gardens as indicated on the illustrative layout. The outlook from the rear of No 85 would also be affected as Plot 3 would be approximately 8m from the rear elevation. This would be contrary to Local Plan Policy LP16 (e).

The proposed three dwellings are shown to be laid out in a linear format behind the existing dwelling on the illustrative plan. As a result, the travel distance from the centre of each plot to the waste collection point on Wimblington Road would be 67m, 48m and 34m respectively. This is greater than that set out in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

Accordingly the principle of residential development in this location would be unacceptable and contrary to Policy LP16 of the Local Plan. The application is therefore recommended for refusal.

## **2 SITE DESCRIPTION**

The site is located along the western side of Wimblington Road March and consists of a detached bungalow fronting onto Wimblington Road and the rear garden which is approximately 52m long from the rear elevation of the bungalow. The surrounding area is characterised by frontage development on both sides of the road with open fields beyond the western boundary. The Fenland Local Plan 2014 shows this land to the west as a Broad Location for Growth. South of the site is an access road which leads to the rear of a row of terraced cottages, the allotments and a substation. The site is located within Flood Zones 1.

## **3 PROPOSAL**

This application seeks outline planning permission for the erection of 3 x dwellings within the rear garden of the bungalow. No details have been committed at this stage, however an indicative layout shows a linear form of development off an private access road which is shown to continue through to a parcel of agricultural land to the rear of the site from Wimblington Road which the applicant also owns.

Indicative dimensions of the dwellings are 10m x 6m with a rear garden length of approximate 5.5m. The applicant proposes chalet style bungalows although no details of scale have been committed. Each dwelling is proposed to have a single garage.

A small area of garden will be enclosed and retained for use by the occupiers of No 85.

## **4 SITE PLANNING HISTORY**

F/0421/79/F Use of existing building for 15 breeding sows. Refused 19/07/1979  
85 Wimblington Road March.

F/0346/74/F Residential caravan estate - 2.304 acres. Refused 24/10/1974  
Land adjoining 85 Wimblington Road March.

## **5 CONSULTATIONS**

### **March Town Council**

Recommend approval

### **FDC Scientific Officer**

No Objections but a condition should be added in the event of unsuspected contamination being discovered.

### **CCC Minerals Team**

No objections. Whilst the land concerned is close to a Safeguarding Area for sand and gravel designated by the adopted Cambridgeshire and Peterborough Mineral and Waste Core Strategy and Proposals Map C, the mineral in this location is unlikely to be an economic resource or workable given the proximity to existing residential development.

### **CCC Highways**

In principle no highways objections subject to full details being approved before development commences of the access, layout of the site, visibility, and parking and turning areas.

If the access road is ever intended to serve more than 5 dwellings then it would need to be built to an adoptable standard and therefore the 4m wide access road would not be suitable.

### **CCC Archaeology Team**

Do not object to the application but the site is within an area of high archaeological potential. Therefore no development should commence until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

### **Local Residents/Interested Parties**

None received

## **6 POLICY FRAMEWORK**

### **National Planning Policy Framework (NPPF)**

### **National Planning Policy Guidance (NPPG)**

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

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 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

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.

Paragraph 128: Archaeological interests in a site.

### **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

LP16 – Delivering and Protecting High Quality Environments across the District

### **Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)**

## **7 KEY ISSUES**

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**

## **8 ASSESSMENT**

### **Principle of Development**

Policy LP3 defines March as a Primary Market Town where the majority of the district's new housing should take place. Although the bungalow to the front of the site is part of a linear ribbon frontage, the settlement in this location becomes more

rural and notwithstanding the terraced housing to the south, development is more dispersed along this part of Wimblington Road.

The front of the site is at the edge of the built framework of March and long rear gardens are a characteristic of the linear frontage development. However, it is considered that the rear gardens on both sides of Wimblington Road fall outside of the built framework of March. Therefore the principle of residential development here in the form of 3 x new detached dwellings cannot be supported.

### **Character and Appearance**

Policy LP16 requires new development to deliver and protect high quality environments. The area is characterised by a continuous built up ribbon development and examples of development in depth are few and principally relate to outbuildings/garages within the curtilage of the dwellings occupying a frontage position along the road. There are no examples of residential development in depth that run along the back of properties as proposed in this application. Thus the proposal would not be in keeping with the core shape and form of the settlement

The development would result in a material change in the character and appearance of the site from its current character as residential curtilage in the form of long rear gardens, backing onto agricultural land.

The overall impact on the character and appearance of the area would be adverse contrary to Policy LP16 (d).

It is acknowledged that the agricultural land to the east of the A141 is designated as a Broad Location for Growth in the Fenland Local Plan 2014 (beyond the western boundary of the site). Policy LP7 requires a broad concept plan to be prepared to support any proposals for the development of this land. Notwithstanding the offices approved at Committee on February 3<sup>rd</sup> 2016 and the preliminary concept plan prepared to support that application, there appears to be little interest from other landowners in progressing a broad concept plan for the area at this point in time.

The agent has mentioned other backland development along Wimblington Road but no evidence has been found of such development.

### **Residential Amenity**

Policy LP16 seeks to ensure development does not have an adverse impact on the amenity of neighbouring users from, for example, overlooking. Whilst no objections have been received from the occupiers of neighbouring properties, the new dwellings are indicated to be at right angles to, and approximately 6m from the northern boundary of No 83. In addition a small area of garden, depth 8m, is shown to be enclosed and retained for use by the occupiers of No 85.

In this instance it is considered that the proposed development would be detrimental to the outlook and living conditions of present and future occupiers of Nos 81, 83, and 85 Wimblington Road as a result of the potential for overlooking into their rear gardens from the proposed dwellings. The outlook from the rear of No 85 would also be affected as Plot 3 is indicated as being approximately 8m from the rear elevation. There is also potential for overlooking from the front of the proposed dwellings into the rear gardens on No 101 and 103 Wimblington Road. The overall impact on the immediate neighbours would be detrimental and would be contrary to Local Plan Policy LP16 (e).

The illustrative layout for the proposed three dwellings shows them to be laid out in a linear format behind the existing dwelling. As a result, the travel distance from the centre of each plot to the waste collection point on Wimblington Road would be 67m, 48m and 34m respectively. This is greater than that set out in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

## **9 CONCLUSIONS**

The proposed scheme is considered unacceptable for three reasons.

Firstly the proposal would introduce an in depth development into an area characterised by a ribbon development along Wimblington Road. The overall impact on the character and appearance of the area would be adverse contrary to Policy LP16 (d).

Secondly, the proposed development would be detrimental to the living conditions of present and future occupiers as a result of potential overlooking and loss of amenity contrary to Local Plan Policy LP16 (e).

Thirdly, the travel distance from the centre of each plot to the waste collection point on Wimblington Road would be in excess of the guidance set out in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which recommends that waste should not have to be moved more than 30m, and storage location should not be more than 25m from the collection point. The proposal is therefore also contrary to Local Plan Policy LP16 (f).

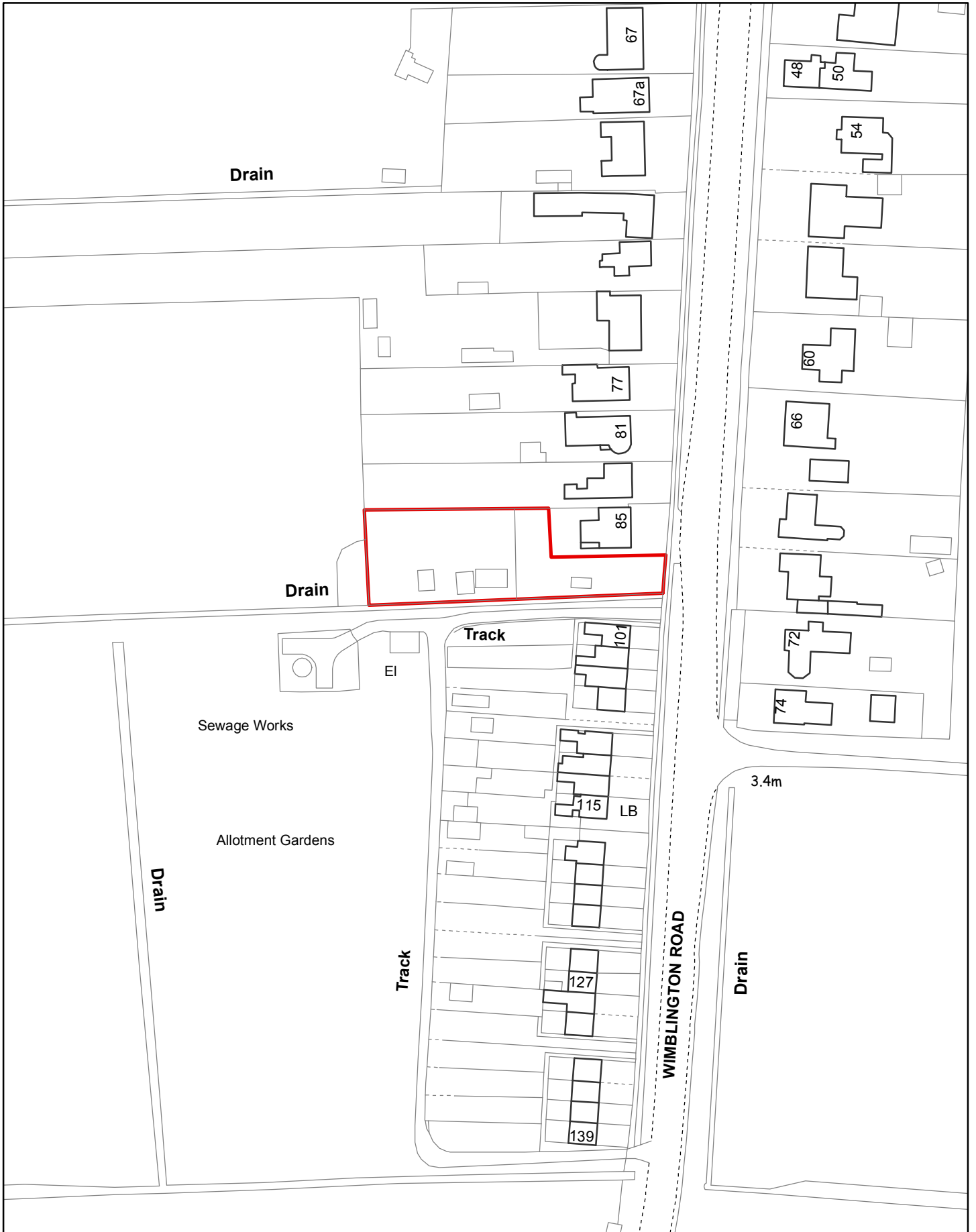
Accordingly the principle of residential development in this location would be unacceptable and clearly contrary to Policy LP16 of the Local Plan. The application is therefore recommended for refusal.

### **Reasons for Refusal**

1. The proposed development by reason of its location would result in a development unrelated to the existing road frontage development along Wimblington Road which would appear incongruous when viewed in the context of the existing built form. As such the proposed development would be harmful to the character and appearance of the area contrary to criteria (d) of Policy LP16 of the Fenland Local Plan 2014 which states that development will only be permitted which would make a positive contribution to the local distinctiveness and character of the area, responds to and improves the character of the built environment and is in a location that is in keeping with the core shape and form of the settlement.
2. Policy LP16 of the Fenland Local Plan (2014) seeks to ensure development does not have an adverse impact on the amenity of neighbouring users. The proposed development would be detrimental to the living conditions of present and future occupiers of No.81, 83, 85, 101 and 103 Station Road as a result of overlooking of the main garden amenity area from the position of Plot 3. The outlook from the rear of No 85 would also be detrimentally impacted upon. As such the proposal would be contrary to criteria (e) of Policy LP16 of the Fenland Local Plan 2014.

3. Policy LP16 of the Fenland Local Plan (2014) seeks to deliver a high quality environment, including the provision of adequate, well designed facilities for the storage and collection of waste. In view of the site location and relationship with the adopted highway, it is likely that the travel distance from the development to the waste collection point is greater than that recommended in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which provide clarification on the implementation of the policy. As such the proposal would be contrary to criteria (f) of Policy LP16 of the Fenland Local Plan 2014.

Case Officer	Team Leader
Date:	Date:



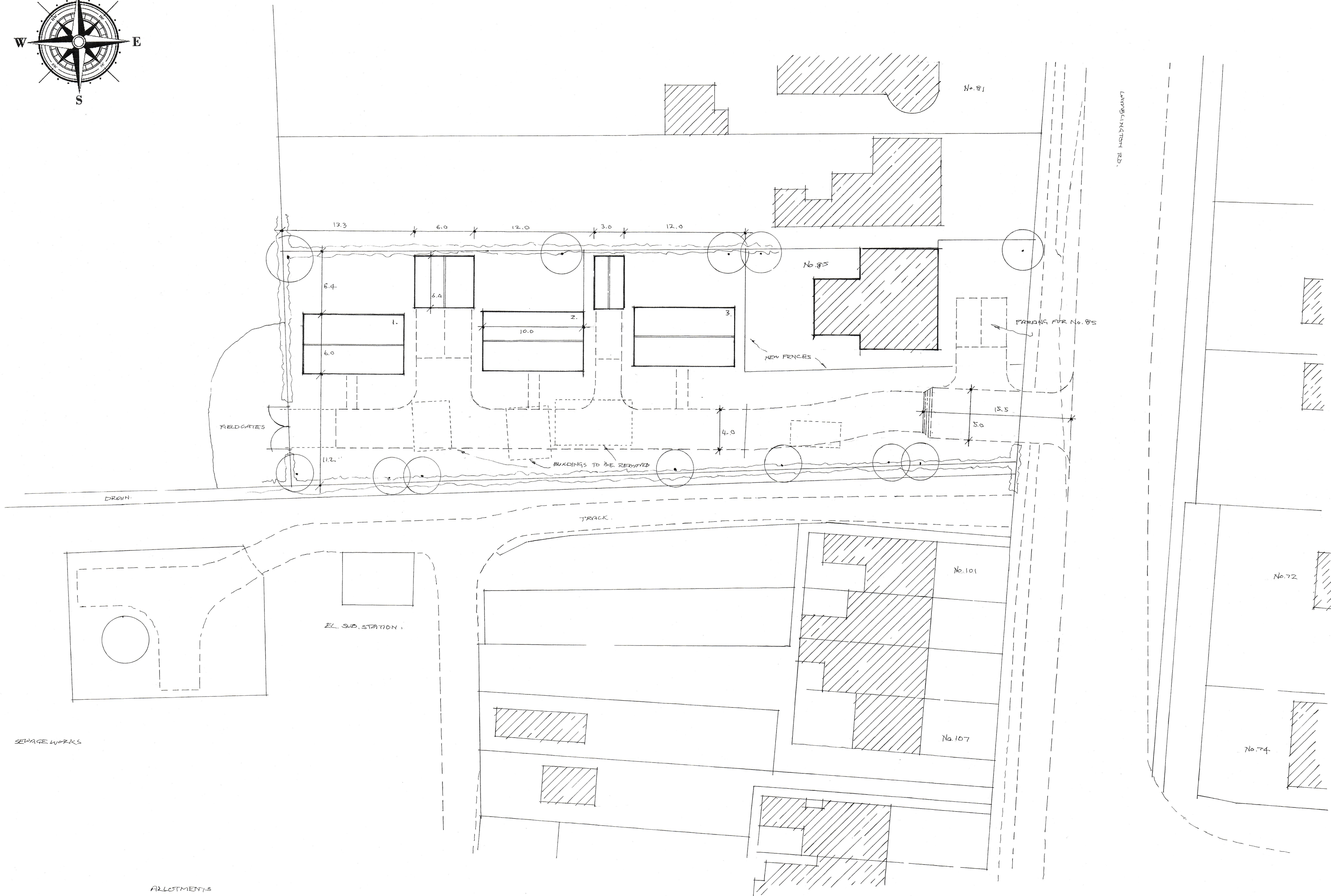
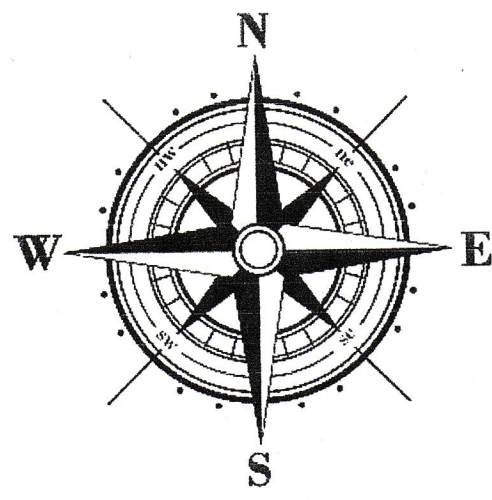
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Scale = 1:1,250





NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Job Title  
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 LAND AT 25 WIMBORNTON RD.  
 MARCH, CAMBS

Drawing Title  
 SITE LAYOUT PLAN

Scale  
 1:200

Date  
 DEC 2015

Drawn by  
 C.M.

Dwg No.  
 ASC/CM/14/08/5

Rev.