

F/YR16/0253/F

Applicant: Ms E Wheeler

**Agent : Mr C Walford
Peter Humphrey Associates Ltd**

Land North Of Hollingworth House Hockland Road Fronting, Cats Lane, Tydd St Giles, Cambridgeshire

Erection of 2 x 2-storey 4-bed dwellings and detached double garages with stores

Reason for Committee: As the previous application was determined by the Planning Committee.

1 EXECUTIVE SUMMARY

This is a full application for the erection of 2 dwellings on land north of Hollingworth House fronting Cats Lane in Tydd St Giles. The application follows a recent approval for 1 dwelling on the site. The key considerations for this application are as follows:

- Principle of Development;
- Village Thresholds;
- Layout, Design and Residential Amenity;
- Highway Safety;
- Trees and Wildlife;
- Impact on Nearby Listed Building.

The proposal has been considered against the relevant local and national planning policies. It is considered that the principle of residential development in this location is acceptable and the development complies with the relevant policies in terms of the design of the dwellings, impacts on residential amenity, highway safety and biodiversity considerations. However the introduction of an additional dwelling over and above the dwelling that already has permission on the site would result in the over development of the site and would erode the rural character of this part of Tydd St Giles. As such the proposal is contrary to the provisions of Policies LP12 (d) and LP16 (d) and is therefore recommended for refusal.

2 SITE DESCRIPTION

2.1 The site is located to the eastern side of Cats Lane in Tydd St Giles. The site adjoins the main settlement of Tydd St Giles and was formerly garden land. The site is bounded by heavy landscaping. To the north of the site is a relatively large bungalow, the site of which houses a number of TPOs. To the south of the site are a row of dwellings which front onto Hockland Road. Paget Hall, which is located to the west, is a Grade II Listed Building on a substantial plot and its boundary with Cats Lane comprises of 2m approximately close boarded fencing and trees and landscaping. The site has an extant planning permission for 1 dwelling.

3 PROPOSAL

- 3.1 This is a full application for the erection of 2 x 2-storey 4-bed dwellings with detached double garages and stores. The dwellings are to be located centrally within the site, with a staggered arrangement. Plot 1 will be approximately 20m back from the road and plot 2 approximately 21m. Both dwellings are to have the same design which has a feature gable element to the front elevation and has a single-storey lean-to to the side. Each dwelling will provide a lounge, snug/office, lobby, kitchen/dining area, sun room and utility/WC at ground floor and 4 bedrooms (one with balcony), 2 en-suites and a bathroom at first floor. The maximum height of the dwellings will be approximately 9m to the ridge. The footprints of the dwellings are approximately 15.5m x 15m at their maximum. The proposal also includes a detached double garage with store for each property with the garage store for Plot 1 being located to the south east of the dwelling and Plot 2 being forward of the dwelling to the north west. The maximum ridge height of the garage will be 6.2m approximately. The proposal also includes a shared access point from the south western corner of the site, which leads to individual parking and turning areas. Each dwelling will have an area of private rear amenity space.
- 3.2 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O55KHPHE08000>

4 SITE PLANNING HISTORY

F/YR15/0792/F	Erection of a 2-storey 4-bed dwelling and detached double garage with store Land North Of Hollingworth House Hockland Road Fronting Ca	Granted	15/01/2016
F/1303/88/O	Erection of a bungalow on garden Land adj Hollingworth House Cats Lane Tydd St Giles Land Adj Hollingworth House Cats Lane Tydd St Giles	Refused	15/12/1988
F/0763/88/O	Erection of a bungalow Land at Hollingworth House Tydd St Giles Land At Hollingworth House Tydd St Giles	Refused	09/08/1988
F/0532/87/O	Erection of a bungalow on garden Land adj. Hollingworth House Tydd St Giles Land Adj. Hollingworth House Tydd St Giles	Refused	16/07/1987

5 CONSULTATIONS

5.1 Parish Council:

Councillors unanimous in their opposition to the development on the grounds of highway and pedestrian safety.

5.2 CCC Highways

The access will need to be improved and widened to 5 metres and the plan should define what areas are for shared use.

Amended plans submitted following these comments with further comments from the LHA as follows:

The details provided are acceptable. Please attach all highways conditions as per the previous approval.

5.3 PCC Wildlife Officer

Note that no ecological survey has been submitted however aware that a report was submitted for the previous application. Based on the previous report and taking into consideration the additional dwelling the following comments are made: Conditions should be applied to secure additional bat roosting features are incorporated into the development, no site clearance between 1st March and 31st August, a range of bird boxes should be provided, site clearance should be carried out in accordance with the Ecological Report to protect amphibians and reptiles and provision of adequate gaps under barriers and means of escape for Hedgehogs are provided. Subject to adherence of the conditions the development will result in no net loss to biodiversity.

5.4 FDC Environmental Health

No objections in terms of local air quality, the noise climate or contaminated land.

5.5 North Level IDB

No comments to make regarding this application.

5.6 Environment Agency

The site is within Flood Zone 1 (Low Risk) therefore no comments to make.

5.7 FDC Arboricultural Officer

Recommend refusal. The proposal involves the removal of additional trees, most of which are of fair to good condition. This would impact on the overall wooded character of the plot and local area and result in further erosion in the character of the area.

Following this an amended plan was submitted revising the number of trees to be felled. This has been assessed by the Arboricultural Officer who comments as follows:

The amended plan shows an acceptable compromise. Due to the proximity of the works to the RPAs of the retained trees and the proposed root pruning it should be conditioned that an Arboricultural Consultant is present during those works.

5.8 Local Residents/Interested Parties

Objectors

10 letters of objection received from 8 properties (High Broadgate, Hockland Road, Church Lane) concerning (in summary):

- Damage has already been done to the environment through the loss of the trees on site;
- Habitats and biodiversity will be lost;
- There is poor visibility at the access;
- There will be overlooking to existing properties;
- This will take the village over threshold;
- Concern that further trees will be felled and the plans further changed to allow 2 separate accesses;

- Loss of privacy;
- The development does not add to the fabric, amenities or character of the village;
- There should be a new highways survey carried out;
- The dates on the plans are the same suggesting that the intention was to build 2 dwellings from the outset;
- Concern that no biodiversity check occurred;
- There should have been a community consultation;
- The speed limit here is 60mph and concerns with the information in the D&A Statement and traffic survey;
- Not all information is included in the Ecological Survey;
- The site will be overdeveloped;
- Concern over the trees and stumps that are proposed to be removed;
- Request that the application is suspended until village threshold issues are resolved;
- Cats Lane is narrow with no lighting or pavements and carries a high volume of traffic;
- The land suffers with bad drainage;

Supporters

2 letters of support received from 2 separate addresses (Hockland Road and Church Lane), concerning (in summary):

- The natural canopy can be cut back somewhat as often the road is blocked by falling trees in high winds;
- Even though there is no pathway many dog walkers use this route;
- The Council could suggest a path is constructed;
- The development will transform an untidy patch of land and will improve the area;
- The development will provide required housing of a standard which improves and benefits the village;

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

Section 11: Conserving and enhancing the natural environment;

Section 12: Conserving and enhancing the historic environment.

6.2 National Planning Policy Guidance (NPPG)

Design;

Health and wellbeing;

Rural housing.

6.3 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;
LP4 – Housing;
LP12 – Rural area development policy;
LP15 – Facilitating the creation of a more sustainable transport network in Fenland;
LP16 – Delivering and protecting high quality environments across the District;
LP18 – The historic environment;
LP19 – The natural environment.

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Layout, Design and Residential Amenity**
- **Highway Safety**
- **Trees and Wildlife**
- **Impact on Nearby Listed Building**
- **Health and wellbeing**
- **Economic Growth**

8 BACKGROUND

- 8.1 This site was subject to a previous planning application for 1 dwelling under planning reference FYR15/0792/F which was approved. This permission remains extant.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 of the Fenland Local Plan identifies Tydd St Giles as a small village where development will be considered on its merits but will normally be limited in scale to residential infilling. This application proposes 2 dwellings on a site located between Hollingworth House to the south and Shallon to the North. The site is therefore considered to represent an infill location and also adjoins the main settlement of Tydd St Giles and as such complies with LP3 in this instance.
- 9.2 Policy LP12 is also relevant as it relates to new development in rural areas. Part A (a) to (e) considers the requirement for development in villages and states that sites should be in or adjacent to the main settlement, should be of a scale and in a location in keeping with the core shape and not adversely harm the character and appearance of the surrounding countryside amongst other criteria. The proposal is located within the main settlement of Tydd St Giles and will not extend the linear features. However, part (d) of LP12 states that development in villages should be of a scale and in a location that is in keeping with the core shape and form of the settlement and will not harm its character and appearance. Whilst it is noted that the proposed development is in keeping with the core shape and form, it is considered that 2 dwellings would result in the overdevelopment of the site and would not respect the character and appearance of this part of Cats Lane which is one of single dwellings on large plots with heavy tree cover and landscaping. The proposal therefore fails to comply with LP12 part (d).

Village Thresholds

- 9.3 The most recent calculated figures for the village thresholds (dated: 27 May 2016) identify that Tydd St Giles has scope for 27 more dwellings before the threshold is breached and since April 2011 there have been 7 dwellings committed or built. As such there is scope for a further 20 dwellings before the threshold is breached.
- 9.4 It is noted that the previous application detailed that there was only scope for 1 dwelling however since then the calculations have been revisited and the current figures show capacity for 20 dwellings before the village threshold is met. As such there is no requirement for a pre-application community consultation to be carried out for this application.

Layout, Design and Residential Amenity

- 9.5 The dwellings have been designed as a comprehensive pair, with both dwellings having a relatively traditional style. There are a variety of dwelling designs present in the surrounding area and it is considered that the proposed design would not have any adverse impacts on the surrounding area and complies with Policy LP16 in this regard.
- 9.6 The proposed layout will introduce an additional dwelling over and above the previous approval on the site, resulting in 2 dwellings on this site. The previous permission saw one dwelling sited centrally within the site with ample parking and turning and private amenity space. This application would see the amenity areas reduced through the introduction of the additional dwelling and whilst the amenity space provided for each dwelling would comply with LP16 part (h) the additional dwelling would not comply with part (d) of LP16. Part (d) requires development to make a positive contribution to the local distinctiveness and character of the area, respond to and improve the character of the built environment, reinforce local identity and not adversely impact on the street scene. It is considered that the proposal would result in the erosion of the existing rural character of this part of Cat's Lane which is characterised by single dwellings on large plots and the removal of additional trees would be detrimental to the street scene in this instance. The proposed site layout would therefore not comply with LP12 (d) or LP16 (d).
- 9.7 In terms of the residential amenity of future occupants, it is considered unlikely that this would be unacceptable. Each dwelling has private amenity space and adequate parking and turning facilities. For the existing adjoining residents this development will result in the dwellings being located closer to the adjoining dwellings than previously approved. However the dwelling on Plot 1 is located approximately 46m from the rear of Hollingworth House to the south and the dwelling on Plot 2 is located approximately 22 metres from the dwelling to the north (Shallon). These distances are considered acceptable and it is considered that the introduction of the dwellings into the site would not result in any adverse impacts on adjoining residential amenities in this instance. The proposal therefore complies with LP16 part (e) in this regard.

Highway Safety

- 9.8 The proposal involves the formation of a shared access point leading to individual parking and turning areas for each property. Initially the LHA requested further information/amendments to the access width and parking areas and a revised

plan was provided. Following this the LHA raised no objections subject to conditions as per the previous approval. The proposed development is therefore considered to be acceptable in highway safety terms and complies with Policy LP15 of the Fenland Local Plan.

Trees and Wildlife

- 9.9 The site is currently heavily landscaped with a number of trees present on and around the site. Some of the trees are currently subject to an ongoing TPO application and in addition there are TPO trees present to the north of the site. Some trees within the site have been cleared and the previous approval allowed for some site clearance.
- 9.10 The revised proposal has been considered by the Arboricultural Officer who raises concerns in relation to the removal of further trees within the site. Following these comments a revised scheme was submitted which relocated the garage for Plot 1 to allow an 8.05m gap approximately to enable the retention of the Copper Beech Tree and the relocation of Plot 1 by approximately 1m north, and relocated the dwelling on plot 2 forward by approximately 4m to enable the retention of the Cherry Tree and also relocated the garage for Plot 2 to allow for the retention of an Ash Tree and another Cherry Tree. The Arboricultural Officer has considered the amendments and considers them to be acceptable subject to conditions. As such, the proposal is now acceptable in terms of the impact on the trees on and around the site.
- 9.11 In wildlife terms the proposal has been assessed by the Wildlife Officer. Whilst it was noted that no new biodiversity survey had been undertaken the WO considers the previous survey remains relevant and therefore states that the development would not result in any net loss to biodiversity subject to the imposition of a number of biodiversity conditions. The proposal is therefore considered to comply with Policy LP19 in this regard.

Impact on Nearby Listed Building

- 9.12 The site is located to the east of an existing Grade II Listed Building (Padget Hall). Padget Hall is located across Cats Lane, opposite the application site, and is set within extensive grounds. The eastern site boundary for Padget Hall comprises of close boarded fencing and trees. Due to the distance between the sites and the existing boundary treatments the proposal would be unlikely to result in an adverse impact upon the setting of this Listed Building. The proposal therefore complies with Policy LP18.

Health and wellbeing

- 9.13 Policy LP2 seeks to ensure that development proposals contribute to creating a healthy, safe and equitable living environment. This proposal will introduce 2 new homes into a sustainable location which would be easy to warm and which will promote good levels of residential amenity. As such the proposal complies with LP2 in this instance.

Economic Growth

- 9.14 The proposal will introduce 2 new dwellings into Fenland's Housing Stock which will contribute to the local economy in the long term. The proposal therefore complies with LP6 in this regard.

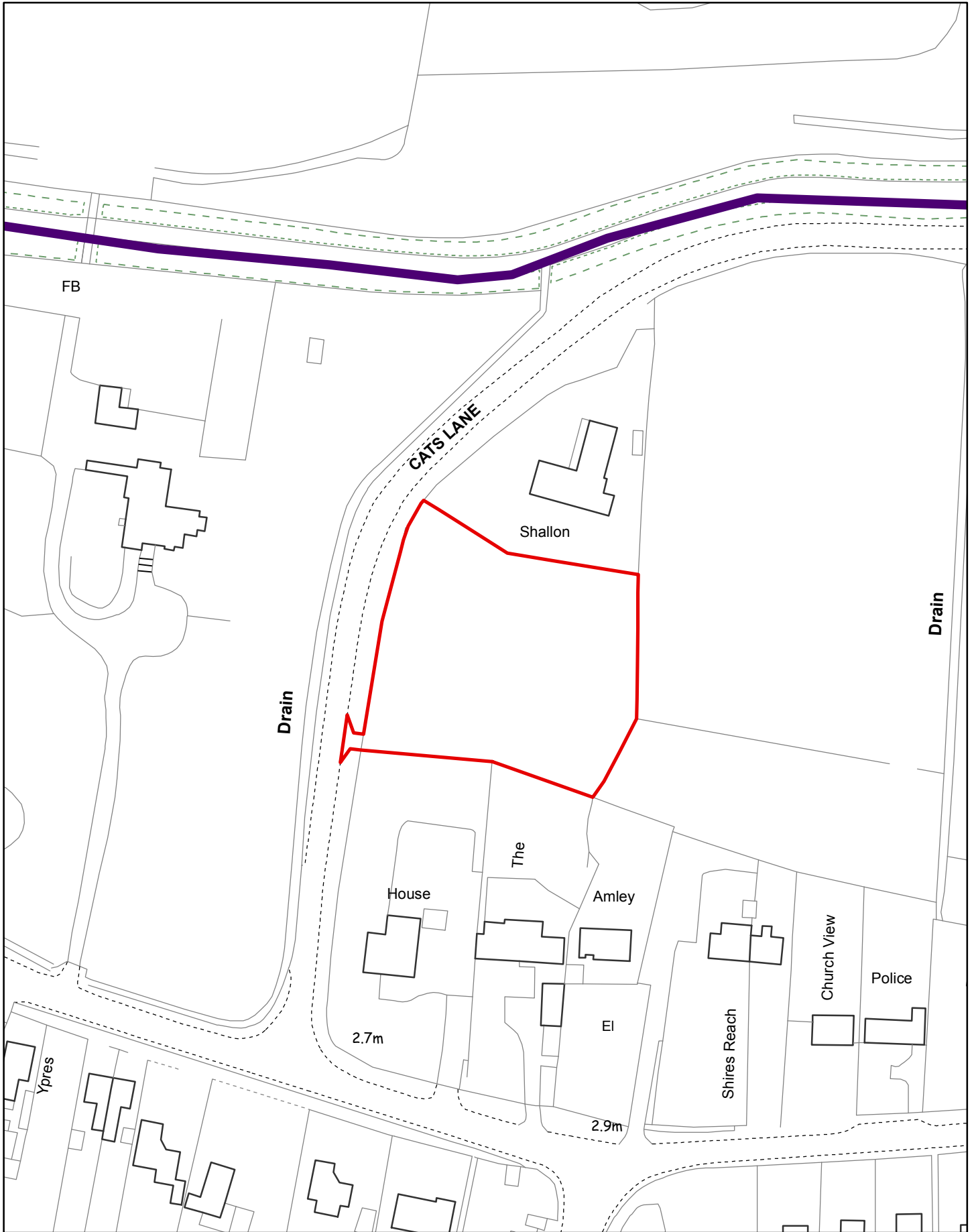
10 CONCLUSIONS

- 10.1 The proposal is considered to comply with the provisions of LP3 in terms of the principle of development, as well as being acceptable in terms of biodiversity, the design of the dwellings, impacts on residential amenity, highway safety and impact on the neighbouring Listed Building.
- 10.2 However the development of the site is considered to result in the overdevelopment of the site which would be detrimental to the rural character of the surrounding area and would be at odds with the form and character of this part of Cat's Lane. The proposal therefore fails to comply with Policies LP12 (d) and LP16 (d). The application is therefore unable to be supported for these reasons.

11 RECOMMENDATION

Refuse

- 1 Policies LP12(d) and LP16(d) of the Fenland Local Plan seeks to ensure that new developments will make a positive contribution to the local distinctiveness and character of the area, enhance their local setting, respond to and improve the character of the local built environment, reinforce local identity, provide resilience to climate change, reinforces local identity and do not adversely impact, either in design, character and appearance or scale terms, on the street scene or settlement pattern. The proposed development would introduce 2 dwellings to the site, which would result in the erosion of the existing rural character by reason of the over development of the site. The surrounding area is characterised by large dwellings on ample plots and this development would not respect this established character. The proposal would therefore be contrary to Policy LP12 (d) and Policy LP16 (d).



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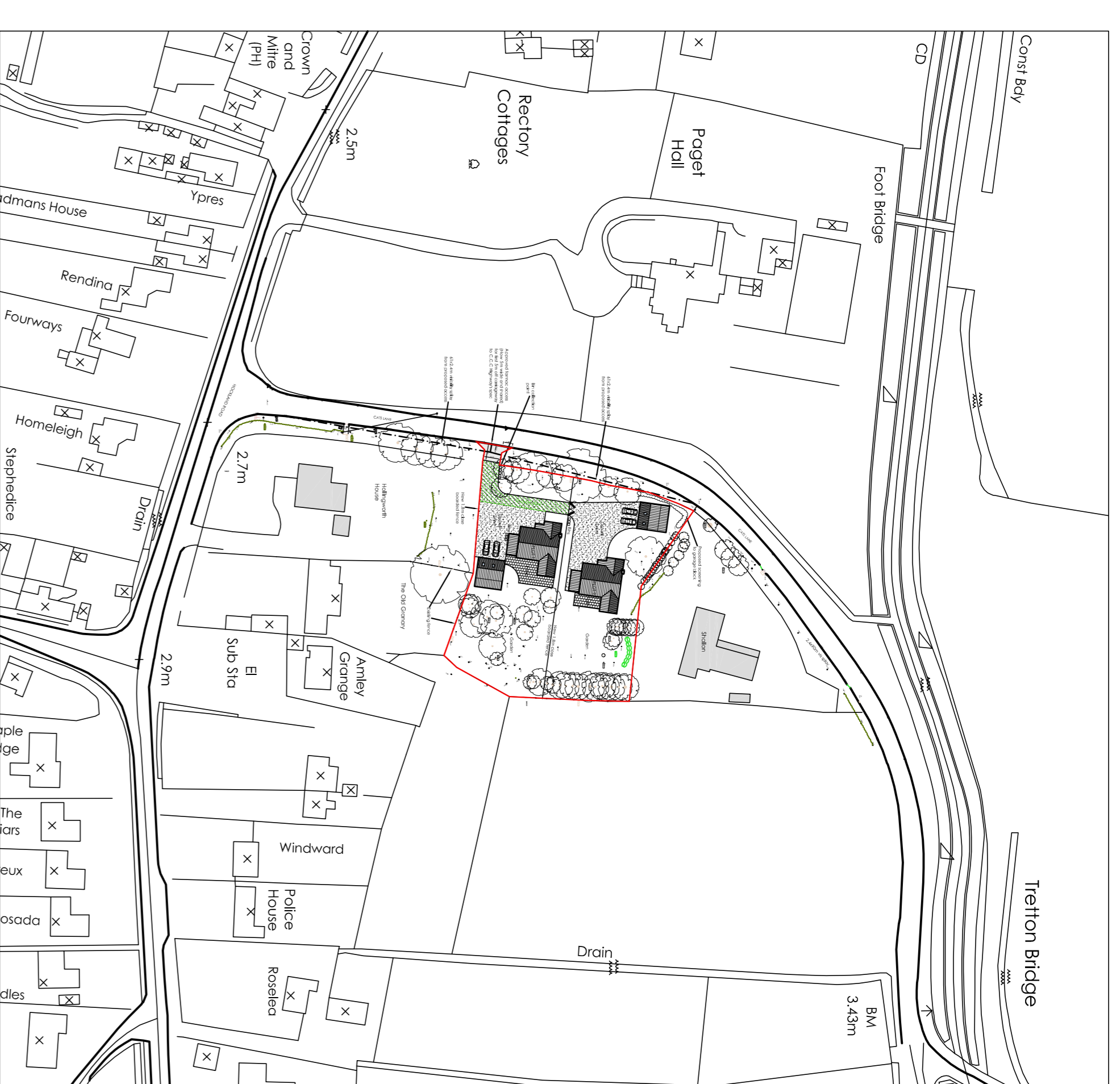




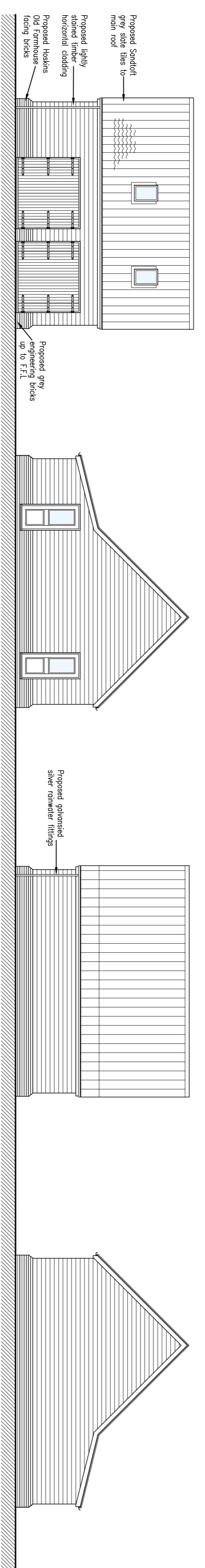
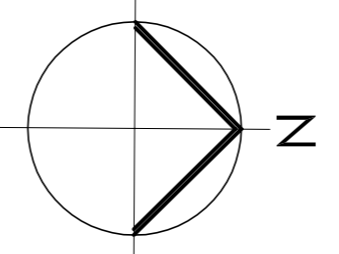
Existing Site Plan 1:500



Proposed Site Plan 1:500



Location Plan 1:1250

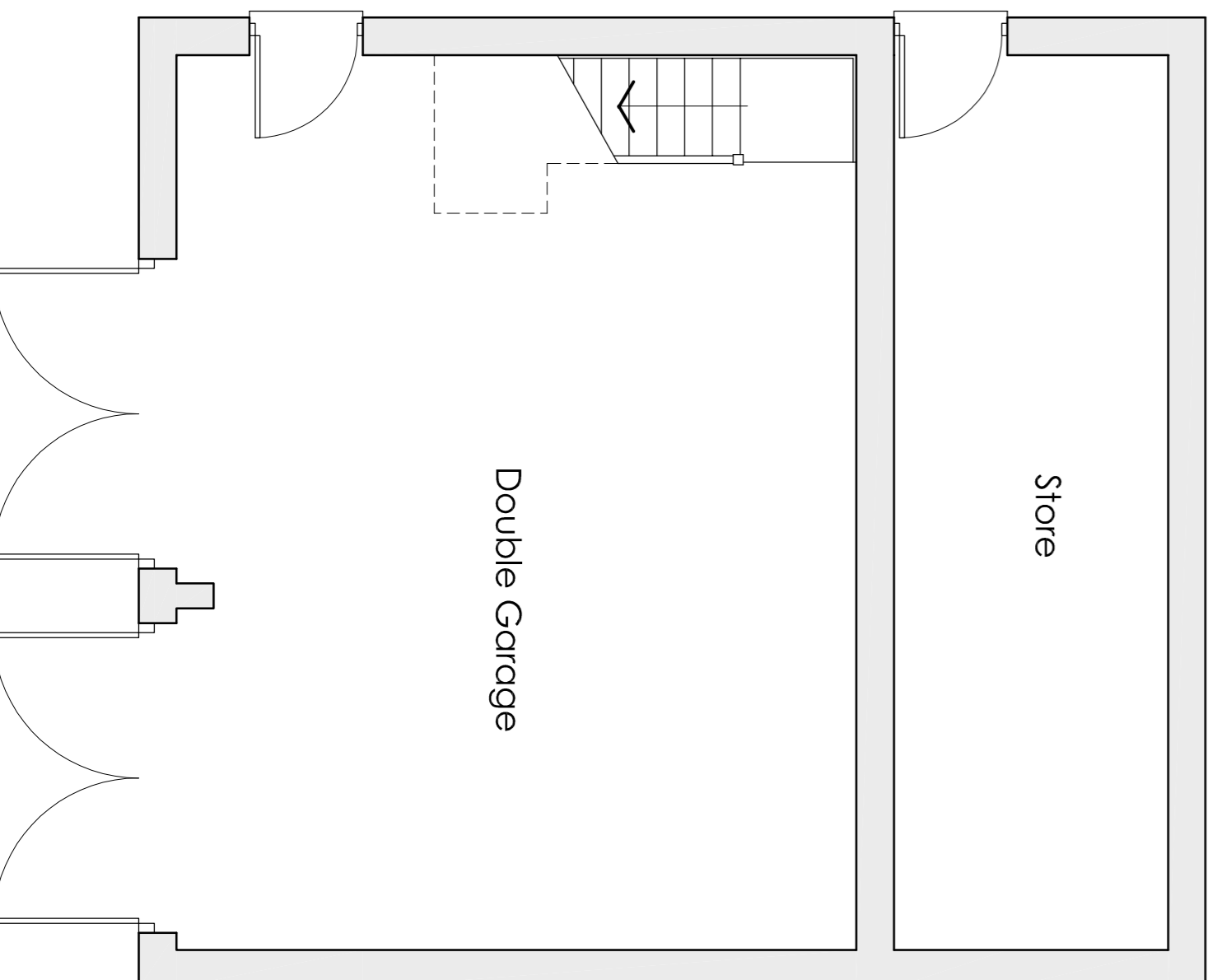


Proposed Front Elevation 1:100

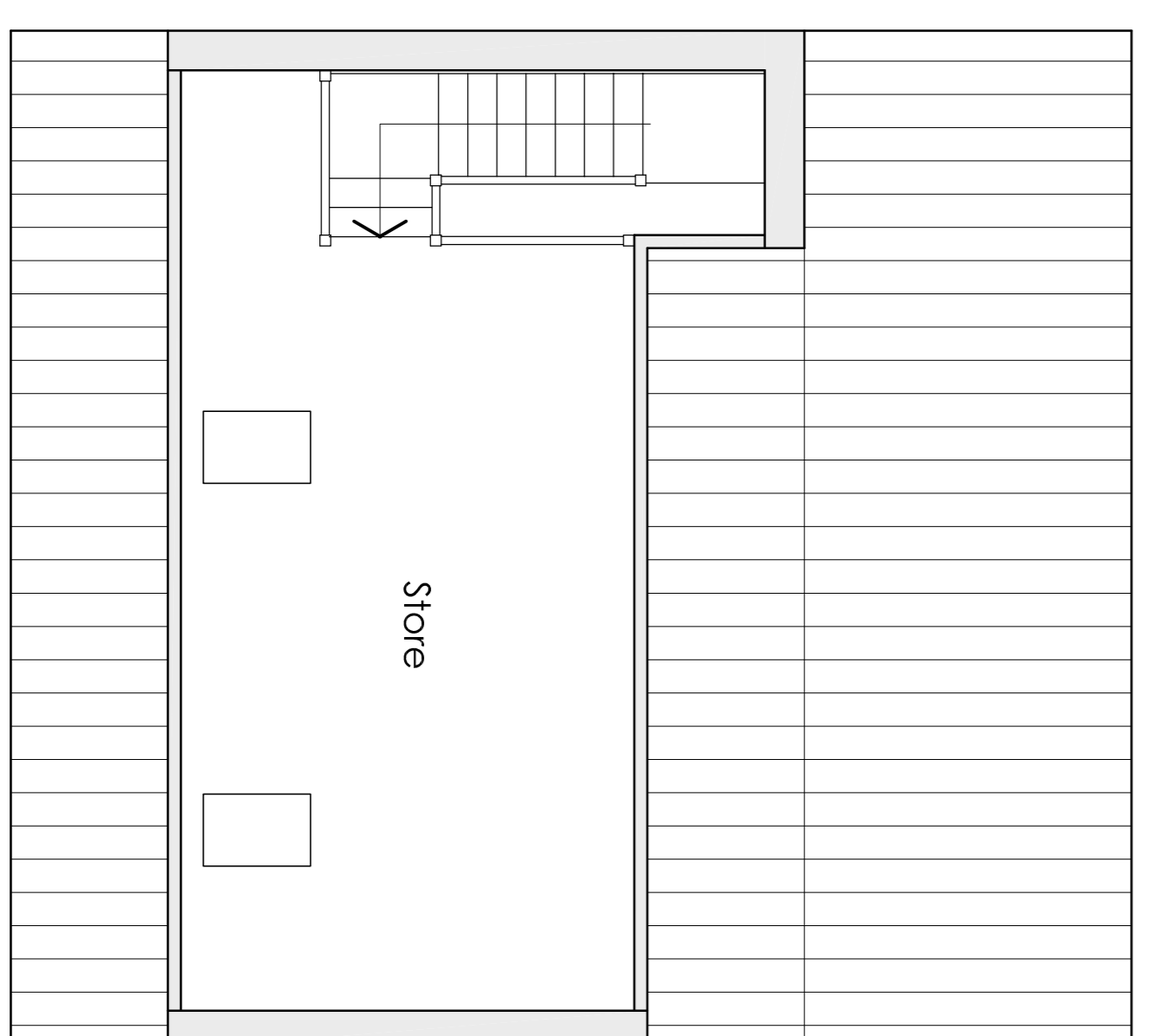
Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

18/05/2016 - Amended for CCC Highways. REV.B.

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
New Dwellings
Cat's Lane
Tydd St Giles
Cambridgeshire

CLIENT
ELLEN WHEELER

DRAWING TITLE
PROPOSED 2

DATE August 2015 SCALE AS SHOWN JOB NO. 5231/02/02B

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