
F/YR17/0117/F**Applicant: Estates Ltd****Agent : Architectural & Surveying
Services Ltd****Land East Of Field House, Hockland Road, Tydd St Giles, Cambridgeshire****Erection of a 2-storey 3-bed dwelling with detached garage/store****Reason for Committee: Number of letters of support**

1 EXECUTIVE SUMMARY

Members will recall they refused an application for a large two storey detached dwelling in 2013 (F/YR13/0043/F) on the site. Unfortunately, it is considered that this applicant/agent/landowner have not yet produced an amended proposal which satisfactorily addresses the constraints of the site, in the same way that the 2008 approval has (F/YR08/0168/RM).

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The scale, height and massing of the proposal would overshadow and therefore be detrimental to the setting of the adjacent building. Furthermore, the location of the dwelling raises concerns as it has been positioned perpendicular to the frontage element and appears as backland, tandem development. Due to the character of the area being that of linear form it is contended that the proposal would be inconsistent with its surroundings. The northern elevation represents the part of the dwelling most visible from the highway, in particular the gable projection to the front. Although no materials are committed at this stage, the appearance of this part of the proposal by way of the small asymmetrical windows and otherwise blank elevation is not of a high enough quality in design terms. With all these matters in mind therefore the proposal would be detrimental to the character and qualities of the area and Policy LP16 of the Fenland Local Plan 2016.

Policies LP2 and LP16 (e) of the Fenland Local Plan require new development to promote high levels of residential amenity. The proposed development would not provide acceptable living conditions for the occupiers of Randor and Lorston due to the detrimental visual impact of the proposal on the rear outlook of these properties. There would also be an unacceptable level of overlooking due to the number and location of the windows proposed to the northern elevation. This would be contrary to Policies LP2 and LP16 (e) of the Fenland Local Plan and paragraphs 53 and 58 of the NPPF.

2 SITE DESCRIPTION

The site is located on the southern side of Hockland Road with the majority of the land positioned behind the established building line. The site is currently laid to grass with a large metal shed positioned directly south of the access. The land is currently used as paddock land and has a history of agricultural use. The

surrounding area is characterised by residential development in linear form with agricultural land to the south.

Adjacent to the site to the west is Field House which is a building of character within the street scene. The occupants own the application site. To the immediate north is a pair of linked bungalows: Randor; and Lorston. Randor has been converted to include a first floor. These properties have very shallow rear gardens (between 4m and 6m) with an outlook out onto the open countryside to the rear. Views south from the bungalows were previously partly obscured by a dense hedgerow within the applicant's ownership. This hedge has been considerably reduced.

There is an existing access onto Hockland Road. The site is within Flood Zone 1 except for the bottom right hand corner which is Zone 2.

3 PROPOSAL

This is a full planning application for a large detached house with detached triple garage located immediately behind Randor and Lorston. The triple garage will be 8m from the rear elevation; and the 2 storey gable projection of the proposed dwelling will be 19m from the rear elevation of Randor. With Lorston the distance to the triple garage is similar and to the proposed dwelling the distance is approx 27m.

Dimensions of the proposed dwelling are: 22m wide x 15m deep (max); roof apex 9.5m high (hipped to the north and east), eaves height 5.1m. Garage dimensions are: 10m x 5m with a roof apex height of 4.9m. Materials are to be agreed later.

The design of the proposed dwelling includes first floor windows to the northern and western elevations which are adjacent to the neighbouring properties. Rooflights are also included, possibly to provide further accommodation in the roof space at a later stage.

More information with regard to the proposed access has been requested by the highways authority. At the time of writing this report no amended plans have been received.

Following the approval of the outline planning permission in 2016 (F/YR16/0258/O), the applicant submitted a few draft sketches for comment. However, he was then advised to submit a pre-application enquiry for a formal opinion. This was never received. Therefore there have not been any meaningful discussions prior to the submission of the application.

Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OKSJ7RHE01U00>

4 SITE PLANNING HISTORY

F/YR16/3087/COND Details reserved by condition 3 of planning permission F/YR13/0338/F (Erection of a 2- x 3- bed 2-storey dwellings involving removal of existing metal shed). Approved 24/10/2016

F/YR16/0258/O Erection of a dwelling (Outline with matters committed in respect of access only). Granted 22/07/2016

F/YR16/3032/COND Details reserved by condition 5 of planning permission F/YR13/0338/F (Erection of a 2- x 3-bed 2-storey dwellings involving removal of existing metal shed). Granted 10.06.2016

F/YR13/0043/F Erection of a 2-storey 4-bed dwelling. Refused April 2013

F/YR13/0338/F Erection of a 2- x 3-bed 2-storey dwellings involving removal of existing metal shed. Granted November 2013.

F/YR13/0380/EXT Erection of a dwelling (renewal of planning permission F/YR10/0388/EXTIME). Granted 22/07/2013

F/YR10/0325/F Erection of 2 x 2/3-bed detached bungalows with shared detached double garage. Refused 24/06/2010

F/YR10/0338/EXT Erection of a dwelling (renewal of planning permission F/Yr06/0358/O). Granted 11/06/2010

F/YR08/0168/RM Erection of a 5-bed detached house with integral garage. Approved 22/05/2008

F/YR07/0379/RM Erection of a 4-bed detached house with detached double garage with study over. Refused 24/05/2007

F/YR07/0012/RM Erection of 1 x 4-bed detached house with detached double garage with study over involving demolition of existing buildings. Refused 13/02/2007

F/YR06/0358/O Erection of a dwelling Granted 18/05/2006

F/YR03/0482/O Erection of a dwelling Approved 30/05/2003

F/94/0865/O Erection of a dwelling Approved 03/04/1995

F/91/0680/O Erection of a dwelling Approved 02/03/1992

F/90/0740/O Erection of a dwelling Refused 23/05/1991

5 CONSULTATIONS

Tydd St Giles Parish Council

Nothing received at time of writing this report.

North Level IDB

No objection- but seek clarification on surface water drainage.

CCC Highways

To avoid unnecessary pre-commencement conditions, please provide geometric details of the access and vehicular crossover.

The access should be sealed and drained away from the public highway for the first 5 metres from the edge of the carriageway.

Please detail visibility splays in accordance with your plan No HI0002 (application No F/YR16/0258/O).

FDC Scientific officer

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the land had a large outbuilding upon it the following condition should be imposed.

UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

Local Residents/Interested Parties

The residents of Lorston and Randor object to the proposal for the following reasons:

The proposed property would not only be directly overlooking my rear garden along with my neighbours at Lorston but straight into my living room and would completely remove any privacy. Despite some attempts to reduce this I would still be severely overlooked by both north and east elevations of the proposed building. The current site has outline planning permission and while I would not be opposed to a suitable property being built at this location if it was in the current building line and to the west of my property I am strongly opposed to having a property built to the south of mine outside the existing building line in an attempt to fit in a much larger footprint of building.

I don't believe an additional building should be granted with such a detrimental impact on existing properties and that will affect my current privacies and way of life as I am sure it will my neighbour's too.

The block plan submitted with this application is a very poor representation of the existing layout with my property not named and some of my neighbours properties locations not shown.

The application goes against the decision of the council not to allow backfill within this village location. It will add no value to the village or its surroundings and impacts on the residents already living here. An appeal was rejected recently for development on Cats Lane Tydd St Gles This is no different. (F/YR16/0253/F).

The plans are inaccurate omitting my property Lorston and that of Randor. I am opposing the house which will be directly behind my house on land and will cause: light pollution; noise; blocking of natural light; people having the ability to sit and look at us in or own living rooms; back to back housing, not infill, no added value to the village; violates privacy of residents.

The site owners have deliberately allowed the growth of the hedgerows to about thirty feet behind our property and only now have decided to cut down despite us asking them for five years to do so.

13 letters of support have been received. Reasons given:

- Enhancing the street scene/ removal of building
- Bringing families to the village/ viability of services
- Planning permission already exists on site
- It would look better if the land was tidied up and a dwelling was constructed
- The development is a good design. The windows to the front are non-standard at first floor which will protect the privacy of Randor and Lorston. The location of the proposed garage will also add to privacy
- If this is allowed the pair of semis cannot be built. One dwelling will have less detrimental impact on services.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

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

Fenland Local Plan 2014

Policy LP1 – A Presumption in Favour of Sustainable Development

Policy LP2 – Health and Well Being

Policy LP3 – Spatial strategy, the settlement hierarchy and the countryside

Policy LP15 (c)- Designing safe development schemes

Policy LP16 - Delivering and Protecting High Quality Environments

8 KEY ISSUES

- **Principle**
- **Design, layout and residential amenities**
- **Access**
- **Other matters**

9 BACKGROUND

There is an extensive history of planning approvals and refusals on the site. Permission exists for a pair of semis which would follow the frontage development similar to the two bungalows Randor and Lorston (F/YR13/0338/F). Outline

planning permission also exists for a detached dwelling set back from the highway (F/YR16/0258/O), with only access was committed at that time. It was made clear to the applicant (same as with this application) that the indicative drawings submitted were not acceptable with regard to scale, appearance and siting.

Two other applications are also relevant. In 2008, a reserved matters application was approved for a detached 5 bed dwelling located where the existing metal barn is sited. This was a well thought out scheme as it satisfied the key considerations with any development on this site. Firstly, the siting of the dwelling must not represent an intrusion into the open countryside by being set back too far into the application site boundary. Secondly, because the siting of the proposed dwelling should be close to the existing built form, any proposed dwelling must not cause unacceptable impacts on the amenity of the occupiers of the two bungalows Randor and Lorston. The 2008 permission achieved this, whilst still delivering a 5 bed property.

The other relevant application is one which was refused by Planning Committee in April 2013 (F/YR13/0043/F). That proposal was for a large 2 storey, 4 bed dwelling which wrapped around the curtilage of Randor to the north east. Members supported the Officer's reasons for refusal, namely that: the proposal would result in tandem development in an area characterised by frontage development; overbearing impact on and loss of amenity to neighbouring occupiers; highway safety; and poor design.

It is considered that this current proposal also fails to satisfactorily address siting, neighbouring amenity, design and highway safety.

10 ASSESSMENT

Principle

Policy LP3 defines Tydd St Giles as a small village where development will be considered on its merits but will normally be of a very limited in scale to residential infilling. The front of the site lies within the built form of Tydd St Giles. The rear of the site extends to the boundary line of the other properties along Hockland Road, which in the majority of cases are characterised by their long rear gardens. Therefore the siting of development within the site is key to the acceptability of any proposal for this site because backland or tandem development would not be in keeping with the linear shape of the settlement in this location and has the potential to cause amenity issues.

Extant planning permission exists for a pair of semi-detached dwellings towards the front of the site, adjacent to the highway. Conditions have recently been discharged in relation to this application (F/YR13/0338/F), F/YR16/3087/COND and F/YR16/3032/COND). If this permission is built out, then this proposal could not be progressed, and vice versa. The number of commitments set out in the Village Threshold would be reduced by one if this proposal is implemented rather than the pair of semis.

A detached property was approved in 2006. This outline permission was renewed in 2010 and 2013. A reserved matters application for the design of a 5 bed dwelling was approved in 2008 (F/YR08/0168/RM).

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. Whilst the principle of (the right kind of) development continues to be supported here, the size of the site included within the red line with this application is larger than the 2006 approval. However, the

depth of the curtilage would not be out of keeping with Field House next door and other properties to the west. With an appropriate design and siting, a high standard of executive dwelling sitting within this large curtilage could be achieved. This is in accordance with the 2016 outline approval.

Design, layout and residential amenities

The access to the site is positioned between two residential properties and forms a link between, what appears to be, two building line trends: the properties to the west of the site have long frontages whereas the properties to the east are positioned very close to the highway boundary.

The 2008 reserved matters approval was located so that the two storey element was at the bottom of the narrow access close to where the metal outbuilding is currently sited. This is a modest two-storey section in the middle with tumbled-down single storey elements. The design creates a dwelling where the scale and massing does not detract from the setting of Field House which is an attractive building. It also protects the amenity of the occupiers of the two neighbouring bungalows.

This application under consideration proposes a dwelling with a much greater bulk and massing. Due to the narrowness of the site at the front the dwelling must be located further back into the site directly behind Randor and highly visible from Lorston.

With this unusual site, the design and scale of the dwelling must respond to the site's constraints, in particular, the adjacent building, be of an appearance which is appropriate to the location, protect the amenity of and respect the outlook from the adjacent properties, and respect the existing building line.

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The scale, height and massing of the proposal would overshadow and therefore be detrimental to the setting of the adjacent building. Furthermore, the location of the dwelling raises concerns as it has been positioned perpendicular to the frontage element and appears as backland, tandem development. Due to the character of the area being that of linear form it is contended that the proposal would be inconsistent with its surroundings. The northern elevation represents the part of the dwelling most visible from the highway, in particular the gable projection to the front. Although no materials are committed at this stage, the appearance of this part of the proposal by way of the small asymmetrical windows and otherwise blank elevation is not of a high enough quality in design terms. With all these matters in mind therefore the proposal would be detrimental to the character and qualities of the area and Policy LP16 of the Fenland Local Plan 2016.

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of the neighbours. With regard to overlooking, the applicant proposes a row of small windows at high and low level to light the landing and Bedroom 2, and a small dressing room window. All these windows have the potential to overlook the rear elevations and rear gardens of the two bungalows to the front of the proposal. The distance to the rear gardens of these properties is between 15m and 18m. To the rear elevations the distance is between 18m and 27m. The applicant has positioned the triple garage against the rear boundary of the bungalows. The garage will shield some of the views from the proposed bedroom and landing windows and it is possible that the dressing room window could be

obscurely glazed. However, notwithstanding this there would be an unacceptable level of overlooking onto the rear garden and rear elevations of Randor and Lorston which would be detrimental to amenity.

In addition, presently, the occupants of the two bungalows benefit from an open landscape to the rear. The conifer hedging has mostly been removed. It is considered that the overall bulk and massing of the proposal created from the width, depth and height of the dwelling and garage would have an unacceptable impact on the outlook from the properties to the north of the proposal site, namely Randor and Lorston.

The proposed development therefore would not provide acceptable living conditions for existing or future occupiers of these properties. Therefore the proposal would be contrary to Policy LP2 which states that development should promote high levels of residential amenity and LP16(e) which requires proposals not to impact on the amenity of neighbours.

Access

Access was included for consideration as part of the outline approval in 2016. The highways officer has requested amended plans to reflect that approval. It is considered that a satisfactory access can be delivered on the site, once amended plans are agreed.

Other matters

The 13 letters of support received in respect of the proposal are noted. It is accepted that there is the potential for the right type of development on the site. Other matters have been dealt with in the report.

11 CONCLUSIONS

Members will recall they refused an application for a large two storey detached dwelling in 2013 (F/YR13/0043/F) on the site. Unfortunately, it is considered that the applicant/agent/landowner has not yet produced a proposal which satisfactorily addresses the constraints of the site.

Despite the location of the site, part within the defined settlement of Tydd St Giles, the proposal cannot be supported in principle due to the resulting tandem form of development which is inconsistent with the defining characteristics of the area.

The appearance and siting of the proposal is such that there are conflicting elements within the design thereby resulting in a building which would appear at odds with the street scene. Concerns are also raised with regard to the relationship with the neighbouring properties to the north east and the harmful impact on their residential amenities. The proposal is therefore contrary to Policies LP2 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

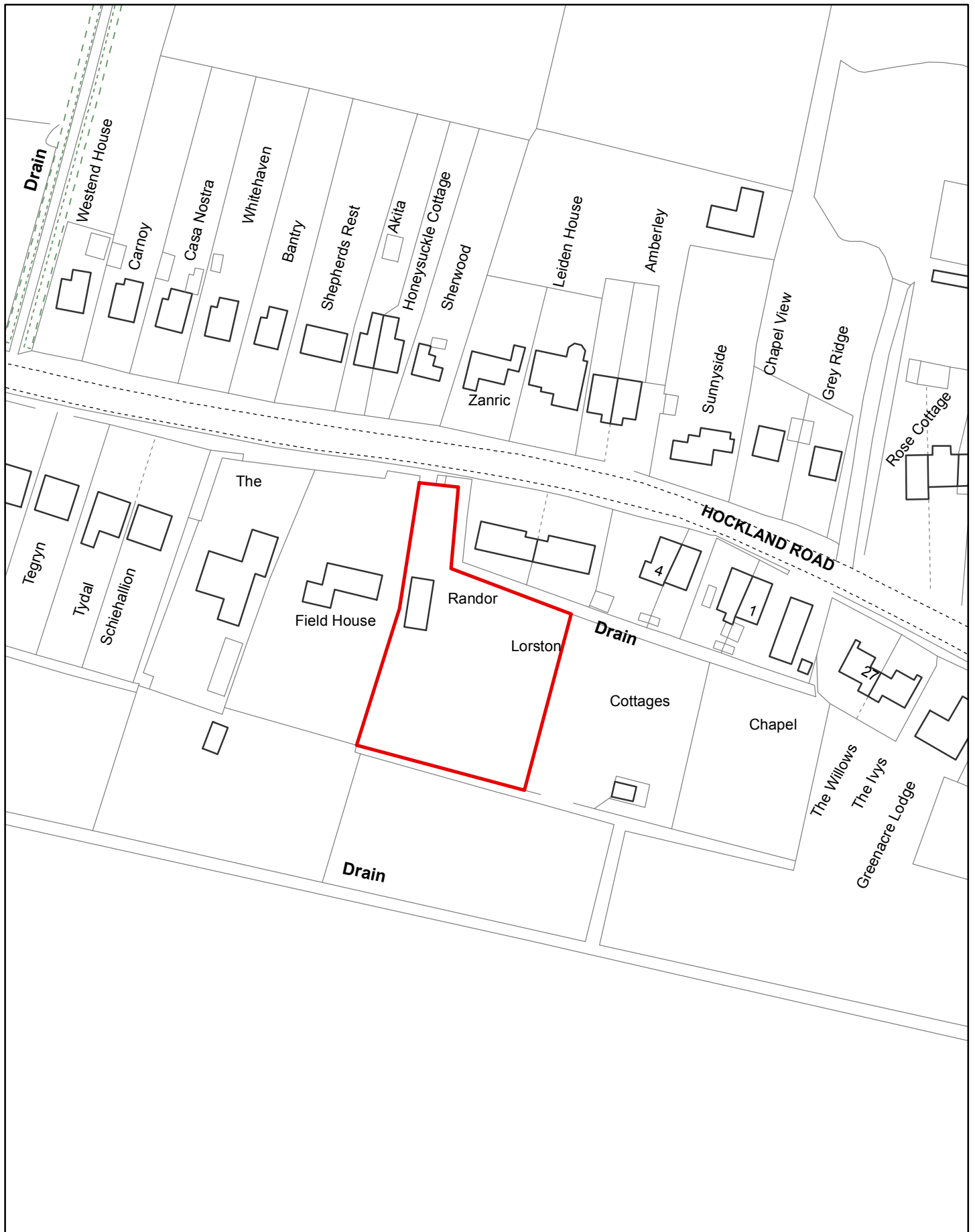
Refuse

1. The proposal would result in a tandem form of development in an area which is characterised by road frontage development. The scheme would therefore be at odds with the character of the area and could result in backland development to the detriment of the defining characteristics of the locality. The application is therefore contrary to Policy LP16 of the Fenland Local Plan 2014

2. Policies LP2 and LP16 (e) of the Fenland Local Plan require new development to promote high levels of residential amenity. The proposed development would not provide acceptable living conditions for the occupiers of Randor and Lorston due to the detrimental visual impact of the proposal on the rear outlook of these properties. There would also be an unacceptable level of overlooking due to the number and location of the windows proposed to the northern elevation. This would be contrary to Policies LP2 and LP16 (e) of the Fenland Local Plan and paragraphs 53 and 58 of the NPPF.

3. Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The scale, height and massing of the proposal would overshadow and therefore be detrimental to the setting of the adjacent building. The northern elevation represents the part of the dwelling most visible from the highway, in particular the gable projection to the front. Although no materials are committed at this stage, the appearance of this part of the proposal by way of the small asymmetrical windows and otherwise blank elevation is not of a high enough quality in design terms. The proposal would therefore be detrimental to the character and qualities of the area and Policy LP16 of the Fenland Local Plan 2016.

Case Officer Date:	Team Leader Date:
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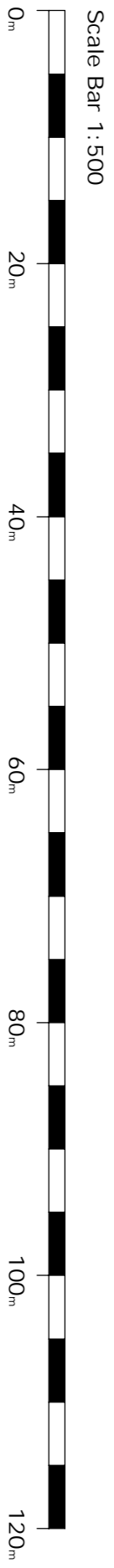
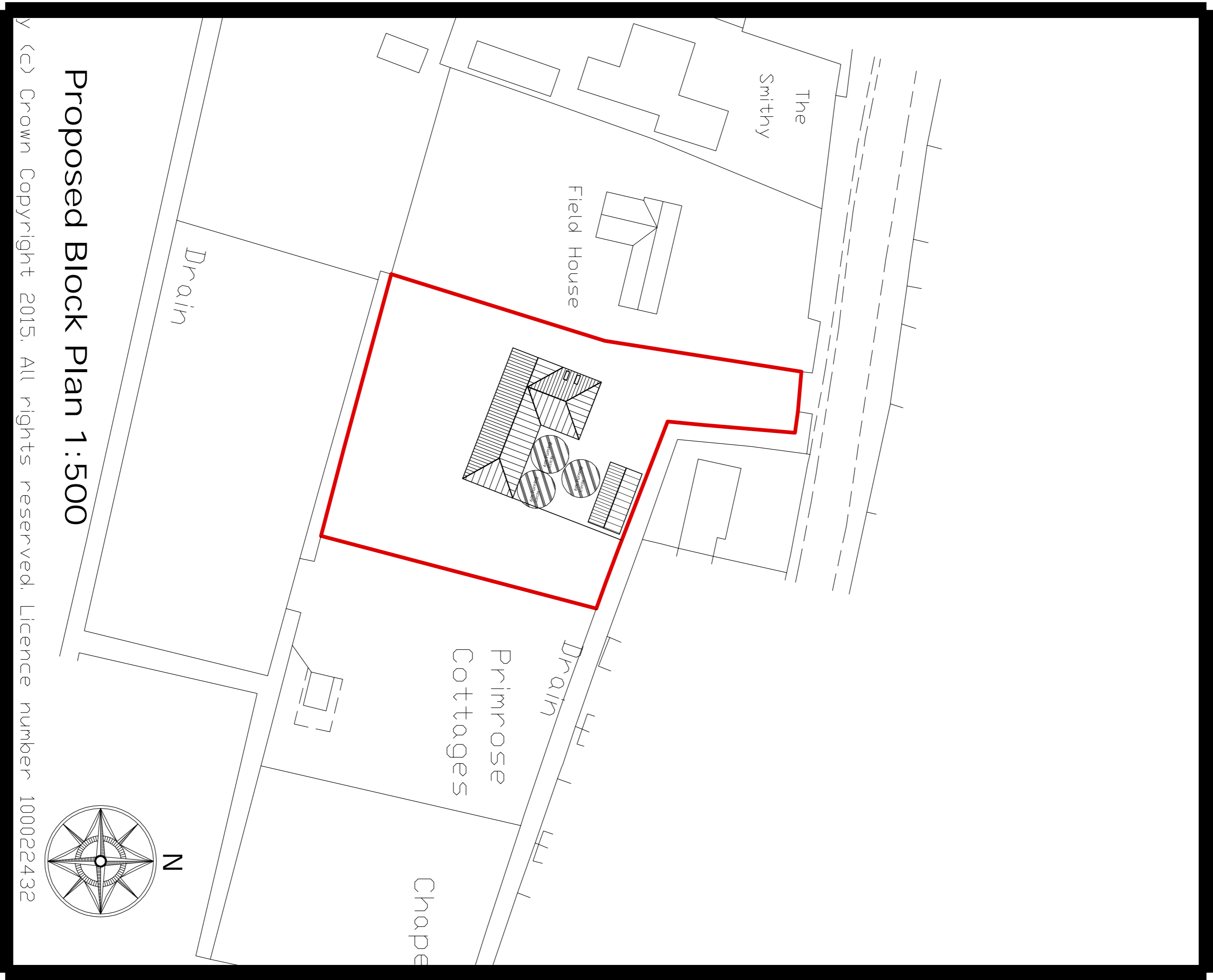
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PLANNING ISSUE 09/06/14



Rev No.	Detail	Date	Checked

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Project
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TYDD ST GILES

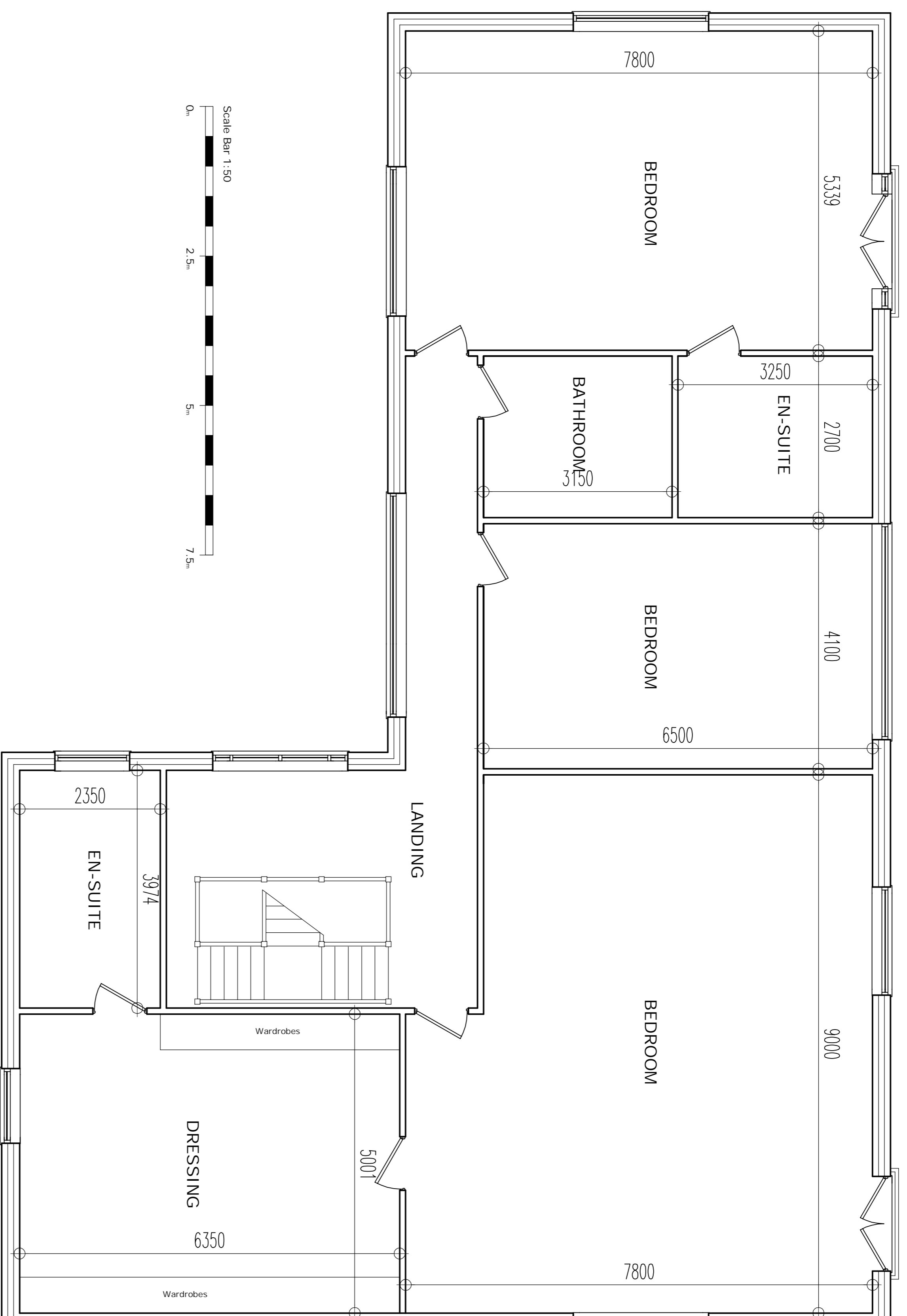
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PLANNING ISSUE



FIRST FLOOR PLAN

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A	Window Amendments	FEB 2017	BN

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FIRST FLOOR 1:50

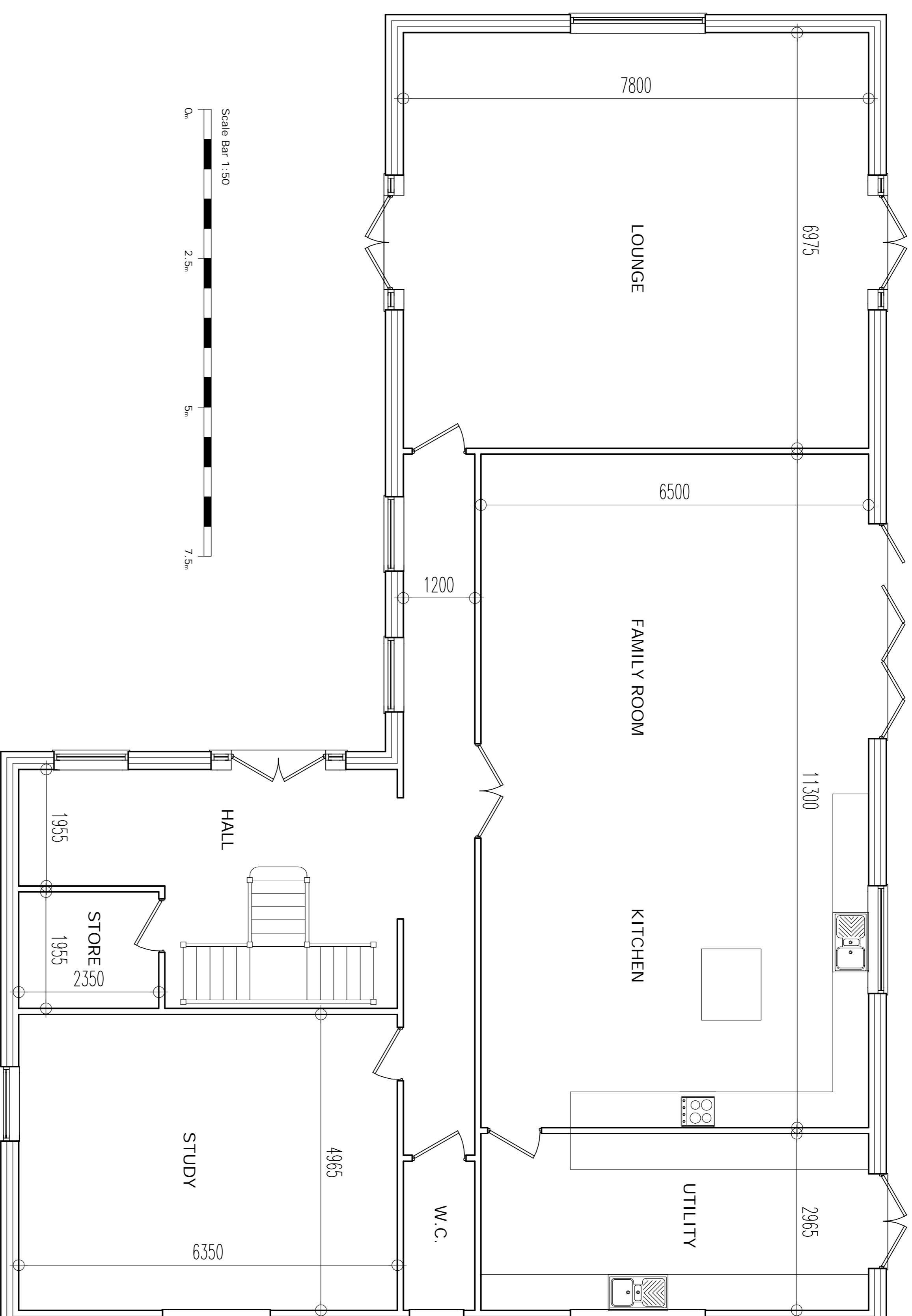
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Revisions

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PLANNING ISSUE



GROUND FLOOR PLAN

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**BLUE BELL HOUSE,
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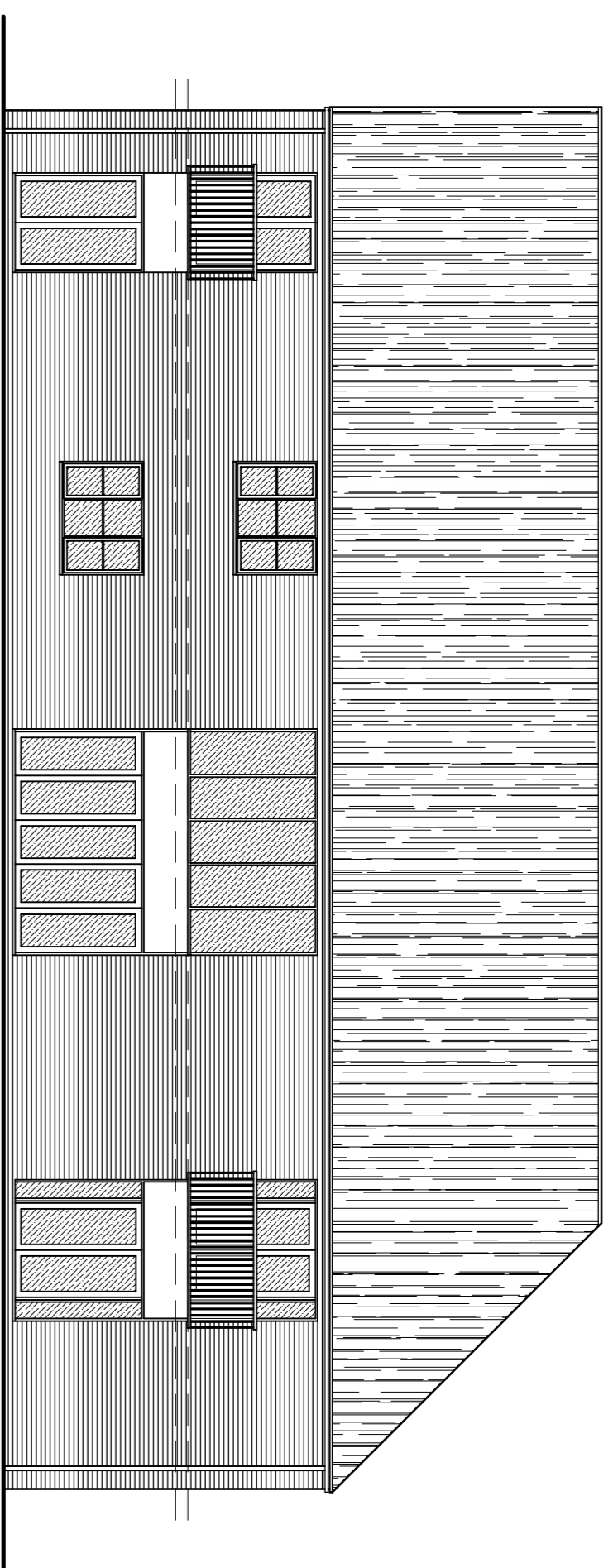
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Revisions

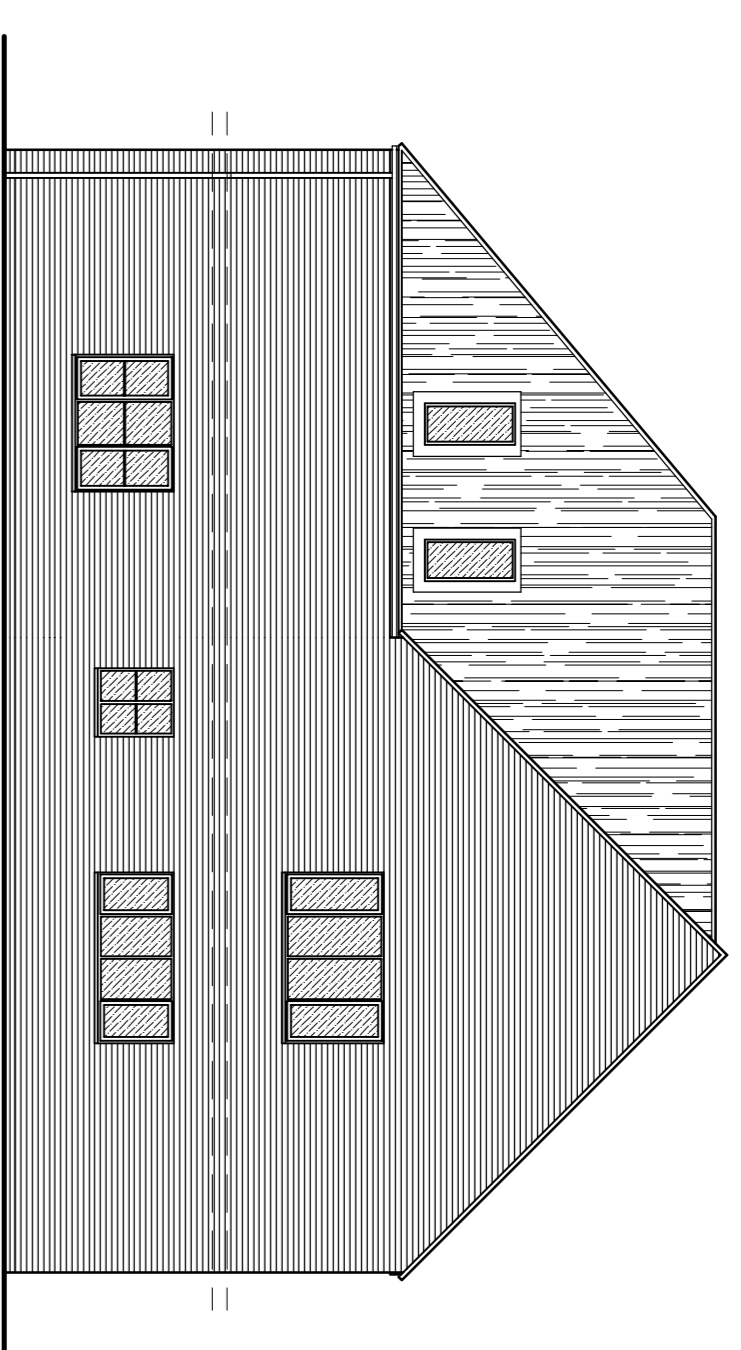
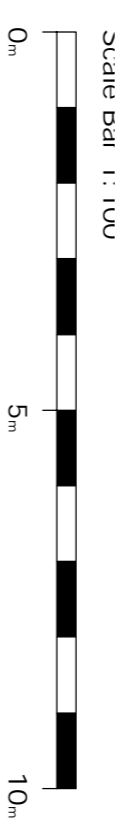
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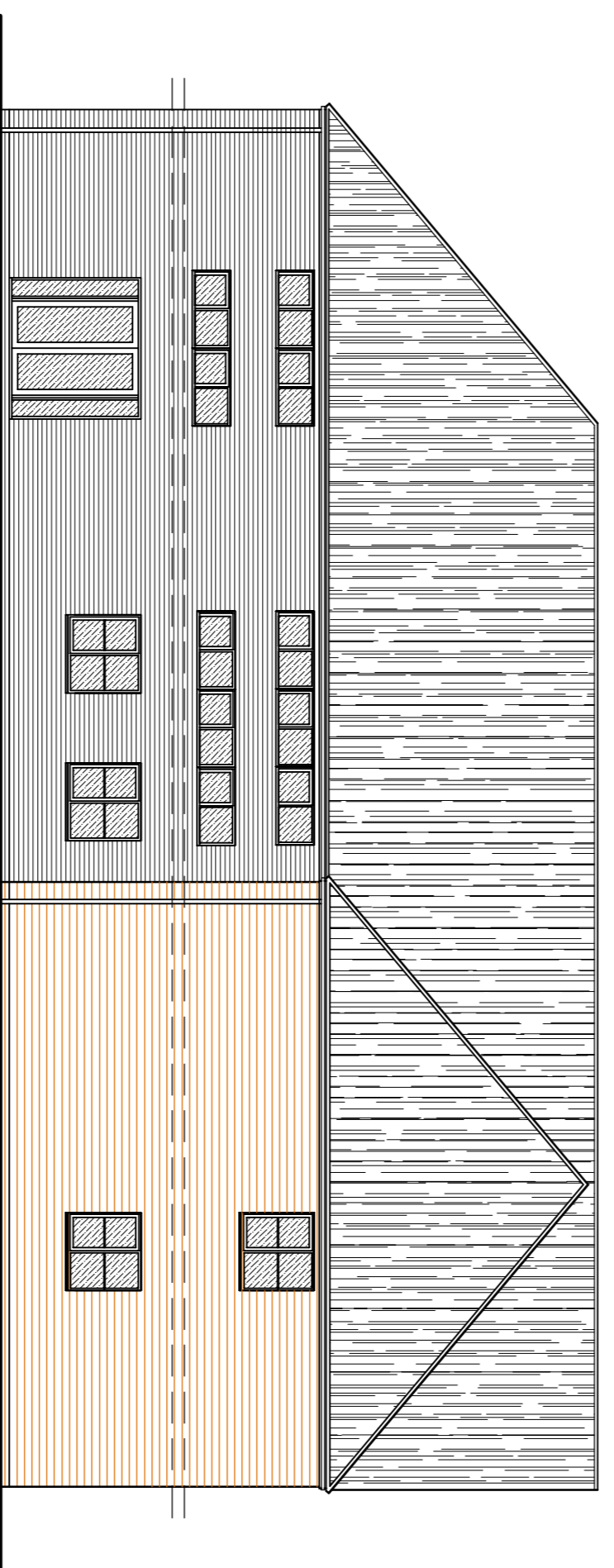
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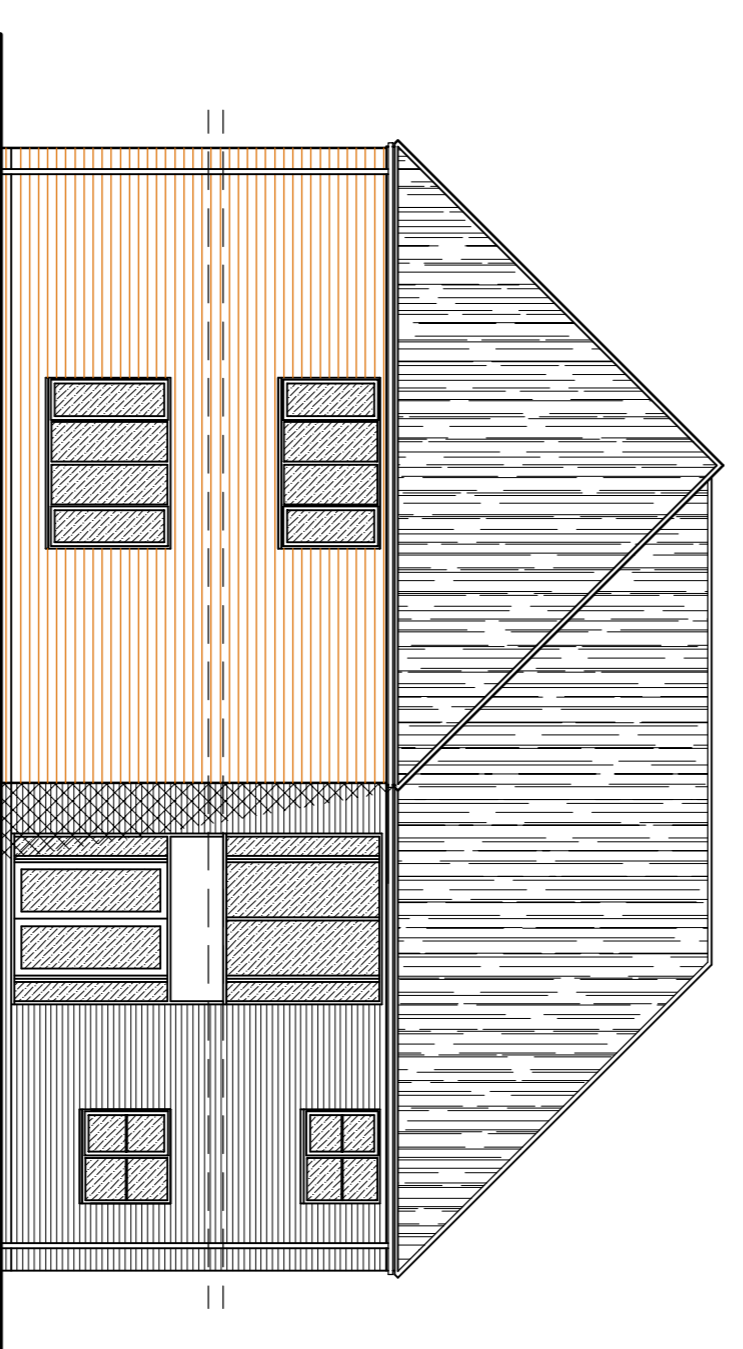
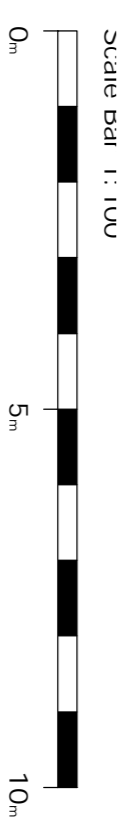
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Drawing
ELEVATIONS 1:100

Rev No	Detail	Date	Checked
A	Window Amendments	FEB 2017	BN

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