
F/YR18/0579/F

**Applicant: Mr & Ms J & R Blunt &
Newling**

**Agent : Mr G Edwards
Swann Edwards Architecture Limited**

Northview, Decoy Road, Gorefield, Cambridgeshire

Erection of a 2-storey 4-bed dwelling involving the demolition of existing property, extension to the residential curtilage, installation of gravel driveway and temporary siting of a static caravan and two storage containers during the construction of the new dwelling

Reason for Committee: Level of support contrary to officer recommendation

1 EXECUTIVE SUMMARY

Policy LP12 Part C sets out the criteria for a replacement dwelling in the countryside, all of which must be met if the principle of development is to be deemed acceptable. This replacement dwelling scheme also falls to be considered its overall impact on the character of the area and its appropriateness in terms of response to its setting. In addition it is necessary to evaluate whether there are any impacts in terms of residential amenity, flood risk and highway safety.

Whilst the principle of a replacement dwelling on this site has been accepted previously by virtue of the earlier grant of consent the current proposal does not comply with the specific criteria relating to the size and scale of the replacement unit.

Although the agent has indicated that a similar scale dwelling could be achieved through utilising permitted development (PD) this is a misdirection given that the scope of additions outstrip PD tolerances and in any event PD rights were removed as part of the earlier grant of consent.

It is considered that the current proposal does not accord with policy in terms of the size and scale of the dwelling, being as it is almost double the size of the original home on the site. This is at odds with Policy LP12 and undermines the policy framework; furthermore it will result in a dwelling that by virtue of its prominent and isolated position will appear more strident in the streetscene. This is considered to have a significant adverse impact on the character of the location and will result in the rural characteristics, that were preserved through the original scheme proposals, being eroded.

Accordingly the scheme is considered at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.

2 SITE DESCRIPTION

- 2.1 The site is a modest, traditional, double fronted, Fenland farmhouse located within the open countryside near Gorefield. The front garden and surrounding residential curtilage has been cleared of vegetation.
- 2.2 The site is exposed and highly visible from the adjacent highway and surrounding countryside. Access is from Decoy Road across a dyke. The site is within Flood Zone 3.
- 2.3 At the time of site inspection it was noted that scaffolding was in place around the existing dwelling and that the roof had been removed from the dwelling, along with the associated attached outbuildings. The mobile home and storage containers are on site.

3 PROPOSAL

- 3.1 This application seeks planning permission to demolish the existing dwelling and outbuildings and replace them with a two storey three bed dwelling with a ridge height of approximately 8.4m, depth of 15.7m (max) and width of 11.7m.
- 3.2 Existing dimensions are width 10m, depth 8.2m (max) and height 7.4m. An outbuilding measures 5.2m x 3m.
- 3.3 The residential curtilage is to be extended at the south western corner of the site along with a new gravel driveway.
- 3.4 A temporary static caravan and two temporary storage containers are to be sited in the south western corner of the garden during construction of the new dwelling.
- 3.5 A Flood Risk Assessment accompanied the application
- 3.6 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR18/0041/F	Erection of a 2-storey 3-bed dwelling involving the demolition of existing property, extension to the residential curtilage, installation of gravel driveway and temporary siting of a static caravan and two storage containers during the construction of the new dwelling	Granted 27.04.2018
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5 CONSULTATIONS

- 5.1 **Parish Council:** Not yet received
- 5.2 **National Grid Plant Protection (Cadent):** *There is no record of apparatus in the immediate vicinity and Cadent and National Grid therefore have no objection to these proposed activities*
- 5.3 **HSE's Web Based Planning Advice:** Do Not Advise Against

- 5.4 **North Level Internal Drainage Board:** *North Level District IDB have no comment to make with regard to this application*
- 5.5 **Cambridgeshire County Council Highways Authority:** *The application is for the demolition of the existing dwelling and the erection of a new 4 bedroom dwelling. This is a replacement dwelling application that is utilising the existing access I therefore have no highways objections.*
- 5.6 **Environment Agency:** *No objection to the proposed development but make comments regarding the sequential test noting that they assume that FDC has applied and deemed the site to have passed the NPPF Sequential Test. Our response to the submitted detail should not be taken to mean that we consider the proposal to have passed the Sequential Test.*

Review of Flood Risk Assessment (FRA): We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) Geoff Beel Consultancy dated August 2017 GCB/SWANN EDWARDS are adhered to. The FRA states:

- Finished floor levels are set no lower than 300mm above surrounding ground level*
- Flood resilient construction a minimum of 300mm above finished floor level.*

The application references the temporary siting of a static caravan. We have no objection as this is temporary usage. If the caravan was permanent it would be contrary to NPPF as a highly vulnerable use located in Flood Zone 3, and we would wish to raise an objection. Your Authority may wish to append a condition to any planning permission to ensure the caravan is removed once the permanent property is completed.

Also give guidance to applicant re flood resilience, flood warning and foul drainage and note that the LPA may wish to append a flood plan condition

- 5.7 **FDC Scientific Officer (Land Contamination):** 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. There are no records of previous contaminative use, however, it is recommended that an unsuspected contamination condition be applied as a precaution against potential contaminative material which may arise from demolition works.
- 5.8 **Local Residents/Interested Parties:** 9 letters of support have been received; which may be summarised as follows:
- Scheme sympathetic to original house using old bricks and slate and recreating the original design in line with today's requirements by increasing the size slightly and ensuring it is far more energy efficient
 - House visually and environmentally sympathetic to the area
 - Strongly support this local couple who are hardworking, conscientious, resourceful
 - Rooms within the existing house are not ideal for present day living and they support their plans for increasing the size of the dwelling and creating a home better suited to modern energy saving living

- Some significant houses, larger than the ones they replace have been erected in the locality so it would appear that planning officers are receptive to requests for increases in the size of the dwelling
- As local residents and business owners they know the site and family well, they think it is great that they wish to stay in the village
- As they both work for a family business which is growing rapidly they need to live in close proximity to the business premises, for out of hours and deliveries
- Farm employs local people and uses local businesses
- Well located to the farm in which the intended occupants work
- The applicants are community minded and help with village events
- It will be a very positive outlook to see Northview rebuilt, lived in and loved

6 STATUTORY DUTY

- 6.1 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

7.1 National Planning Policy Framework (NPPF)

Paragraph 2 – Planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 127 - Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Chapter 12: Paragraphs 124 to 132 - Requiring good design

7.2 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 Areas

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

LP16 – Delivering and Protecting High Quality Environments across the District

8 KEY ISSUES

- **Principle of Development**
- **Policy LP12 Part C**
- **Impact on Rural Character**
- **Agent's justification with regard to Permitted development tolerances**
- **Neighbour Amenity**
- **Flood Risk**
- **Local Support**
- **Other Matters**

9 BACKGROUND

- 9.1 Consent was granted for a replacement dwelling in April 2018

- 9.2 The design and access statement accompanying the current submission notes that 'this application is being resubmitted as a revised application due to the changes desired by the client would be allowed as permitted development once the original dwelling was completed. For simplicity of construction, this application seeks to approve all of the client's requirements to allow the dwelling to be completed as they wish.
- 9.3 It is noted that the current scheme reverts back to the original proposal in terms of size, scale and accommodation proposed. This earlier scheme having being scaled back to accord with Part C of Policy LP12; see detailed comments below.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP12 Part C sets out the criteria for a replacement dwelling in the countryside, all of which must be met if the principle of development is to be deemed acceptable. This replacement dwelling scheme also falls to be considered its overall impact on the character of the area and its appropriateness in terms of response to its setting. In addition it is necessary to evaluate whether there are any impacts in terms of residential amenity, flood risk and highway safety.

LP12 Part C compliance

- 10.2 Each requirement of Part C is outlined below with a response on whether or not the proposal meets the requirement:

Requirement	Response
(a) The residential use of the original dwelling has not been abandoned.	The dwelling has not been abandoned, whilst it is noted that some demolition has been commenced on site it is clear that this is in order to implement the consent as granted.
(b) The original dwelling is not important to retain due to its character and/or contribution to the landscape.	The dwelling is not deemed to be important as it is in a state of disrepair including subsidence.
(c) The original dwelling is not a temporary or mobile structure, such as a caravan.	The dwelling is not a temporary or mobile structure.
(d) It is of a design appropriate to its rural setting.	This is assessed below.
(e) It is of a similar size and scale to the original dwelling.	This is assessed below.
(f) It is located on the footprint of the original dwelling unless an alternative position within the curtilage would enhance the setting of the building on the plot and have no adverse impact on the wider setting.	The proposed dwelling would extend the existing footprint. Further assessment below.

- 10.3 In respect of (e) Part C it is noted that the original dwelling, including attached stores and WC, had an overall floor space of 149 square metres and that the replacement dwelling agreed under F/YR18/0041/F proposed a floor space of

202 square metres. The current proposal, which is identical to that previously submitted, and subsequently amended during consideration of that scheme, as part of the April 2018 approval, would provide for a floor space of 282 square metres. This amended floor space provides just short of an additional 90% increase in floor space; as opposed to the 28% increase allowed for in the April 2018 consent. It is clear therefore that the scheme does not comply with LP12, Part C (e) in terms of size and scale.

- 10.4 The amendments to the size and scale of the dwelling have implications in respect of (d) and (f) above; however these translate largely to the impact on the rural character of the area and as such are assessed below.

Impact on Rural Character

- 10.5 An increase over that permitted under Policy LP12 has been accepted by virtue of the earlier grant of consent; this allowing for a 28% increase approximately. In this respect it was the Officer's opinion that the design was appropriate to its rural setting and could be favourably recommended. Furthermore it was deemed that the small increase in curtilage would "round off" the garden with little impact on the rural character. The proposal is deemed to meet Policy LP12 Part C (d) and (e).
- 10.6 This resubmitted scheme introduces a dwelling which whilst maintaining the earlier width of dwelling substantially increases the depth and therefore the 'bulk' of the resultant dwelling. Whilst it is accepted that the plot is substantial it is clear that the dwelling which sits in a prominent and isolated position will appear more strident in the streetscene and will lose the rural characteristics that were preserved through the original scheme proposals.
- 10.7 The larger dwelling is deemed to have a significant adverse impact on the character of the location which is clearly at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.

Agent's justification with regard to Permitted development tolerances

- 10.8 It is noted that the consent issued in respect of F/YR18/0041/F restricted permitted development in respect of extensions and outbuildings and alterations to the roof of the resultant dwelling and or the installation of additional windows and doors etc
- 10.9 Notwithstanding this it should also be noted that within the submitted design and access statement the agent asserts that the house proposed '*is of a size similar to the existing dwelling with the addition of a single storey extension which would be allowed under permitted development.*' This assertion is not however a correct interpretation of the permitted development criteria in that the increased floor space is attributed to both two storey and single storey accommodation; the two storey outshoot to the property is shown to increase from 4.25 metres to 9.4 metres, at a ridge height of 8.4 metres (maintaining the ridge line of the front section of the house and previously approved shorter outshoot). With the single storey element being being delivered at 90 degrees to the two storey section.
- 10.10 Neither of these elements would be viewed as permitted development under Class A of the TCP (GPDO), as it would exceed the 3 metres allowed as a two-

storey rear extension. It is also questionable from the site plan as to whether the 2 metre separation between any extension and the site boundary is achievable at 3 metres depth, and it is noted that this would render a 3 metre rear extension outside of permitted development as within two metres of the boundary the eaves height should not exceed 3 metres. In respect of the single storey element it is further noted that this would also not be compliant with Class A as the depth measurement would be taken from the rear wall of the main house .i.e. 9.4 metres, and the overall height would exceed PD allowances, being 4.5 metres, not 4 metres as allowed. Accordingly there are no material considerations that would justify a different stance to the earlier evaluation and negotiation to secure a policy compliant scheme in respect of the original approval for a replacement dwelling under F/YR18/0041/F.

Neighbour Amenity

- 10.11 There would be no impact on neighbour amenity given the significant distances to neighbouring dwellings.

Flood Risk

- 10.12 The site is located within Flood Zone 3. However, the Environment Agency has deemed that the proposal will only meet the requirements of the NPPF if the measures, as detailed in the submitted Flood Risk Assessment, are implemented. This is acceptable and will be conditioned for in any given permission. The comments regarding the sequential test are noted however as this scheme represents a replacement dwelling it is considered that the sequential test is met.

Local Support

- 10.13 A number of letters of support have been submitted in respect of the proposal and it is clear that there is substantial goodwill towards the intended occupants of the dwelling in terms of both their business and community endeavours. However this support does not outweigh the policy considerations expressed in the FLP.

Other matters

- 10.14 The static caravan and storage containers are proposed for temporary use for the duration of the build; these aspects may be accepted on this basis in terms of their visual impacts and flood risk considerations

11 CONCLUSIONS

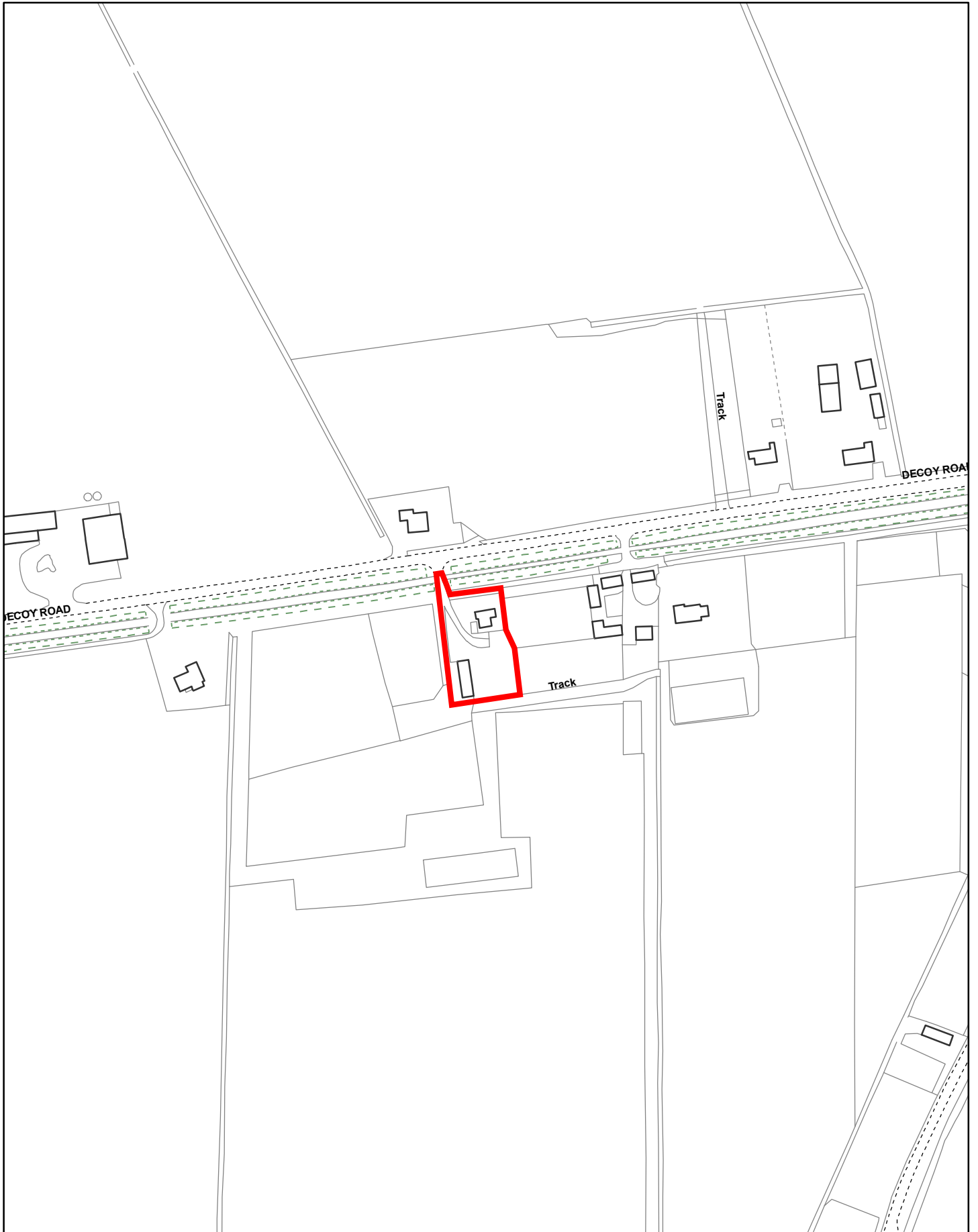
- 11.1 This proposal is at odds with Policy LP12 part C in respect of size and scale; the resultant dwelling would be at odds with the rural character of the location and as such contrary to LP12 and LP16. Accordingly the scheme must attract a refusal recommendation.

12 RECOMMENDATION: Refuse

- 1 Policy LP12 Part C sets out the criteria for a replacement dwelling in the countryside, all of which must be met if the principle of development is to be deemed acceptable. This replacement dwelling scheme also falls to be considered

its overall impact on the character of the area and its appropriateness in terms of response to its setting in accordance with the wider aims of LP12 and LP16.

The proposed dwelling does not comply with the specific criteria relating to the size and scale of the replacement unit being as it is circa 90% larger than the original dwelling. This is at odds with Policy LP12 and undermines the policy framework; furthermore it will result in a dwelling that by virtue of its prominent and isolated position will appear more strident in the street scene. This is considered to have a significant adverse impact on the character of the location and will result in the rural characteristics of the area being eroded. Accordingly the scheme is considered at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.



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Scale = 1:2,500



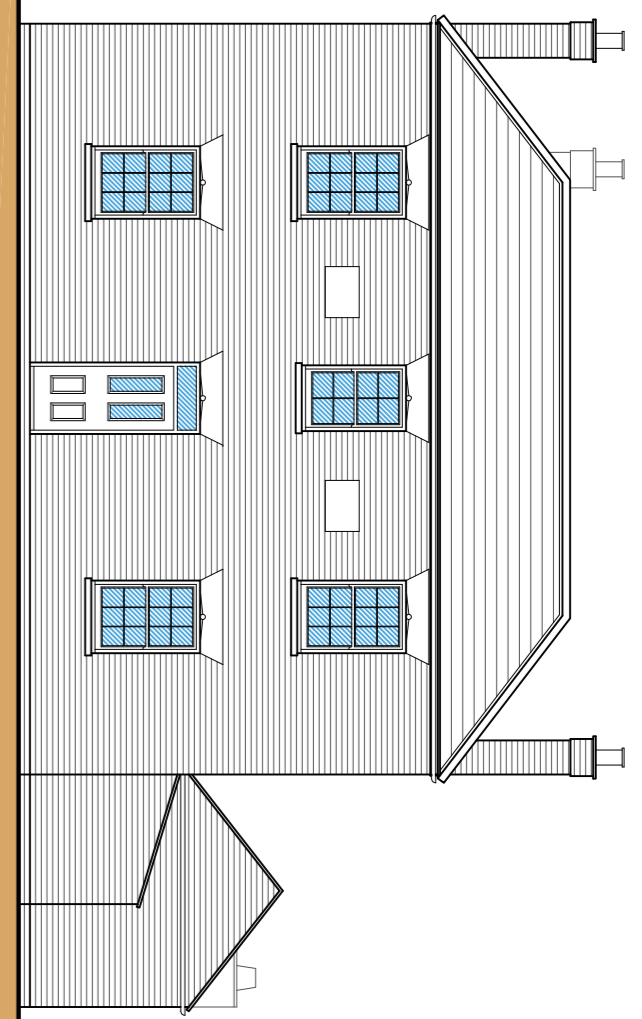
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1. This drawing shall not be scaled. Stippled dimensions only to be used.
 2. The contractor shall confirm all dimensions and levels with the surveyor.
 3. The contractor shall confirm all dimensions and levels with the surveyor.
 4. The drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designer's attention.

ELEVATION KEY

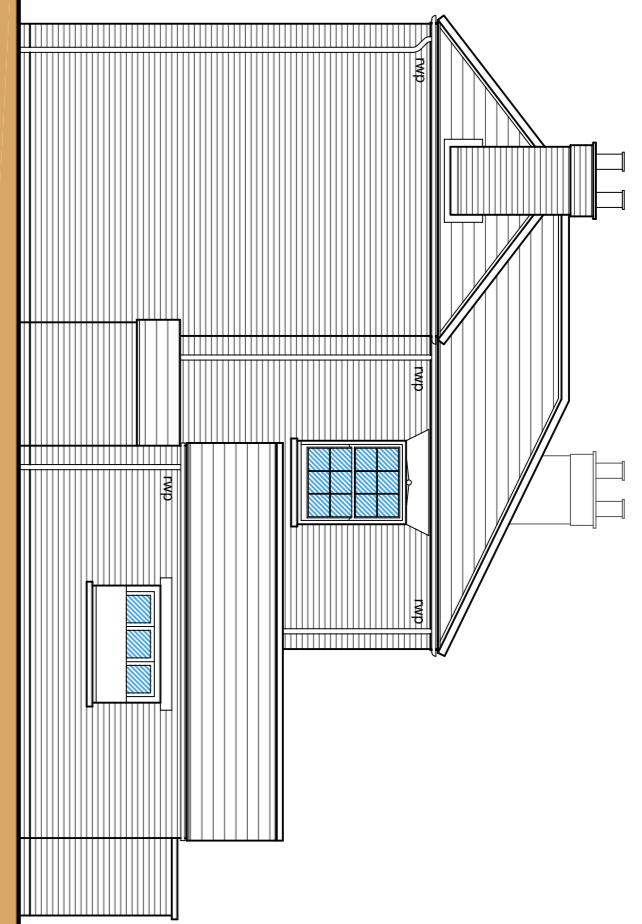
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- Indicates roof lines
- Indicates glazing

SITE PLAN KEY

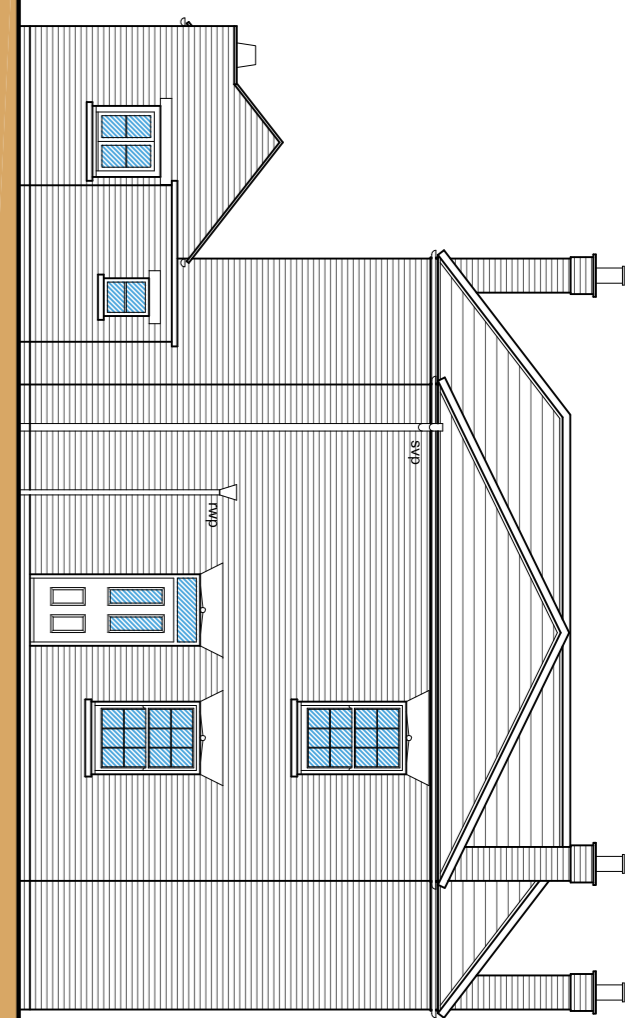
- Indicates existing buildings surveyed
- Indicates existing drain
- Indicates site access
- Indicates site levels to ordnance datum



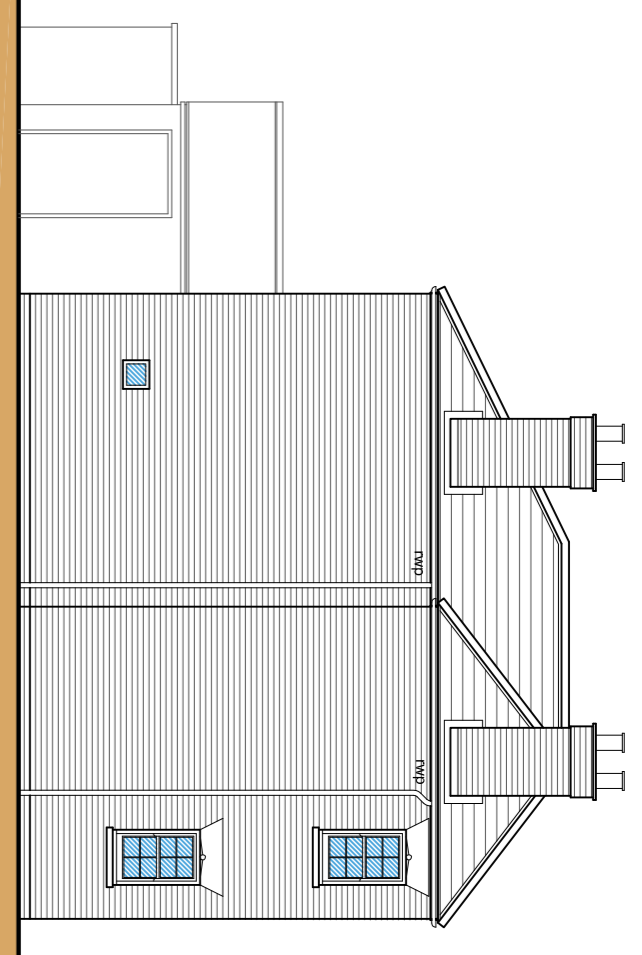
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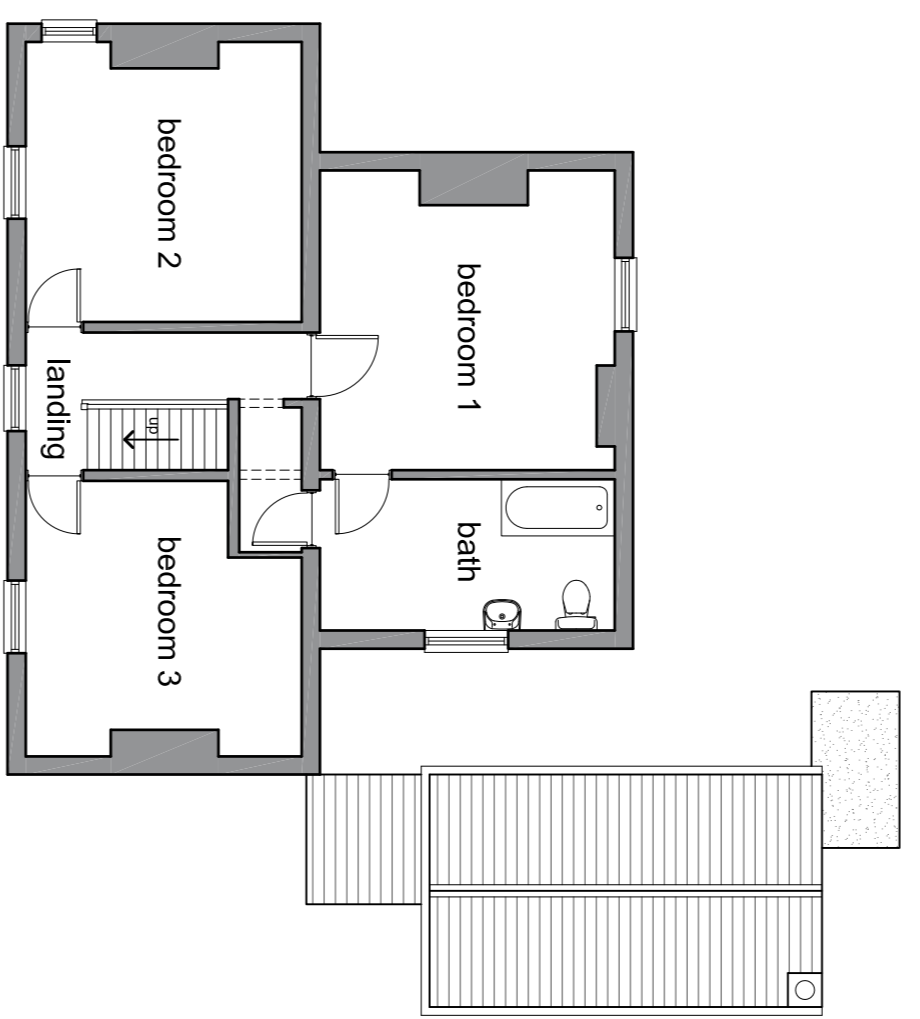
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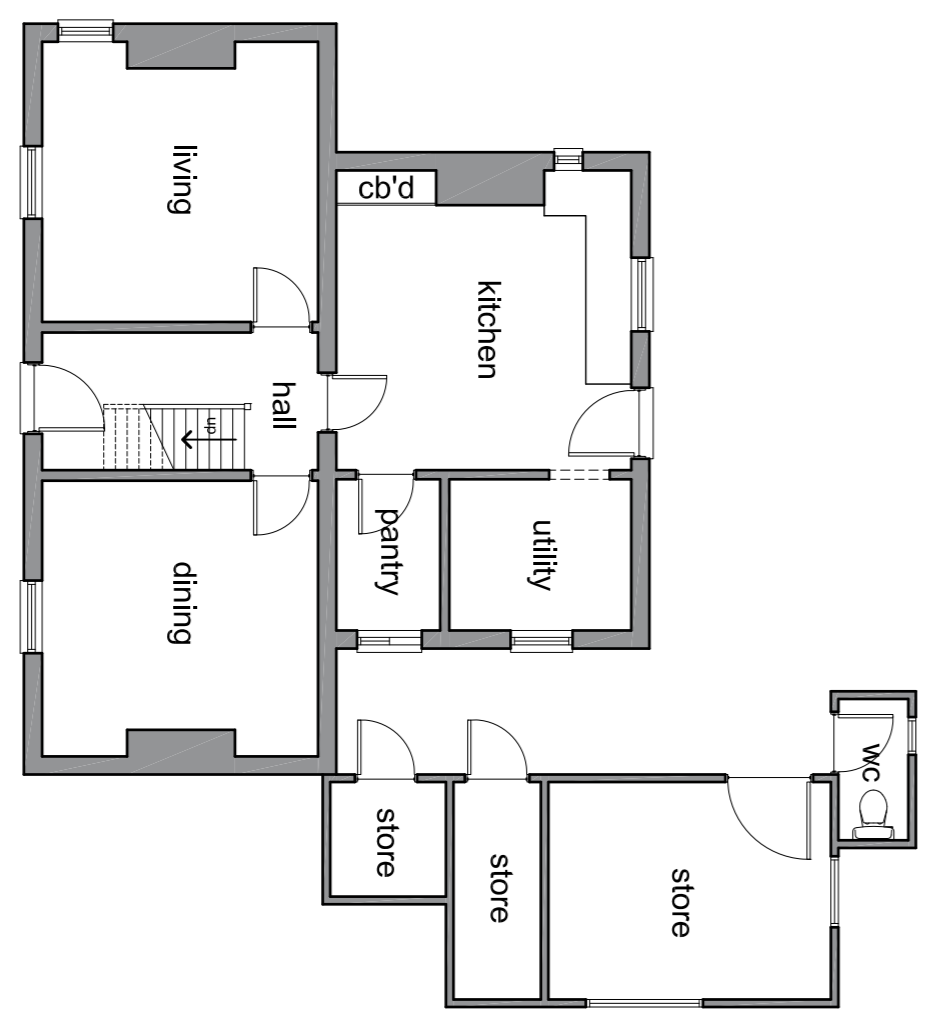
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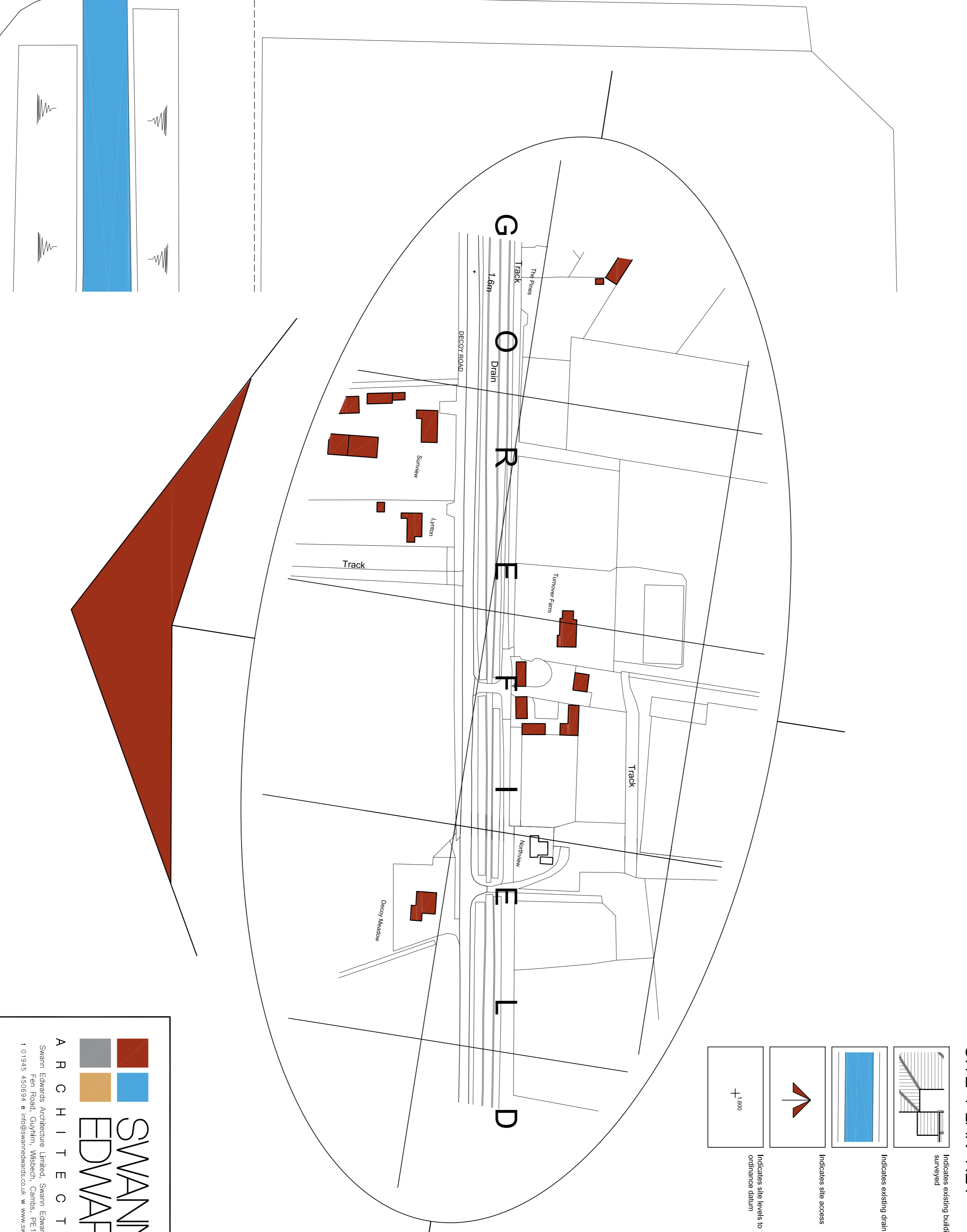
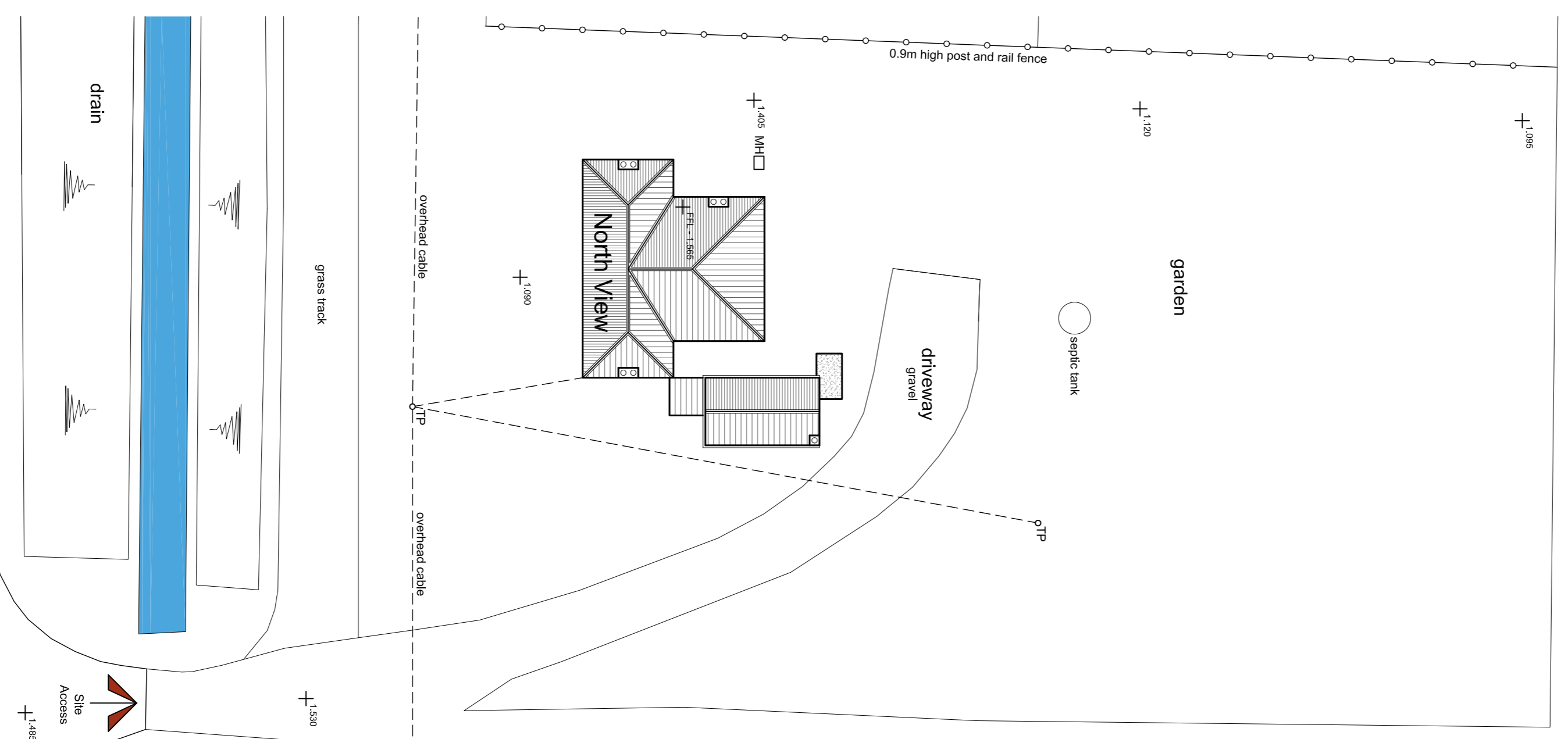
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First Floor Plan
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Ground Floor Plan
Scale: 1:100



Location Plan
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Site Plan
Scale: 1:200

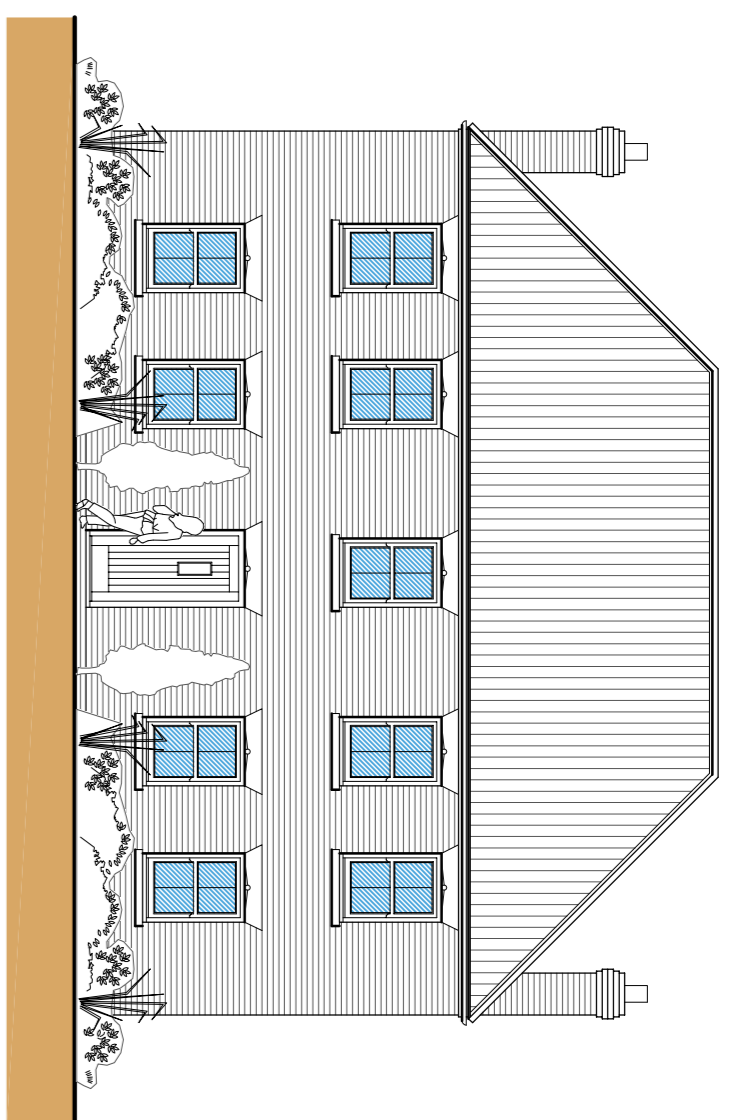
SWANN EDWARDS ARCHITECTURE

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t 01954 450594 e info@swannedwards.co.uk w www.swannedwards.co.uk

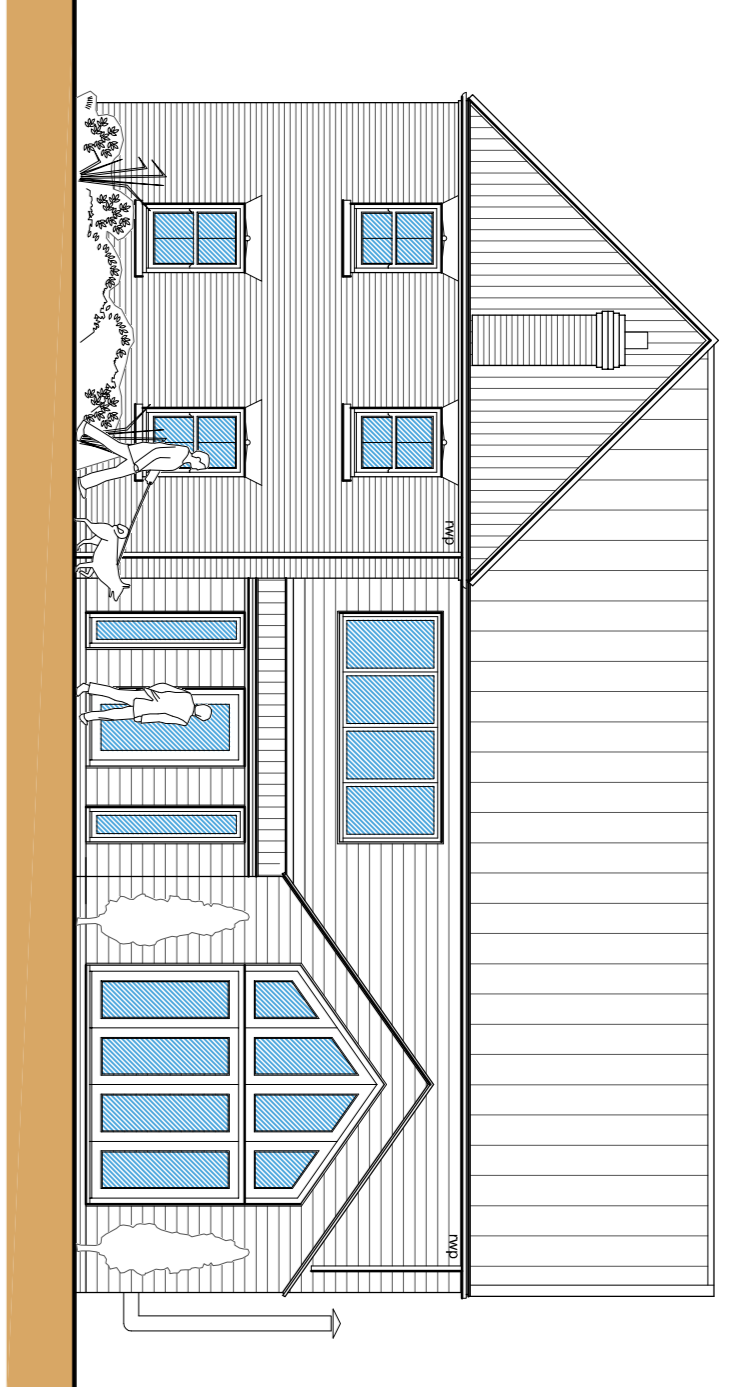
Proposed Replacement Dwelling
North View, Decoy Road
Gorfield, Wisbech
for: Blunt and Newling

Job Title: Survey Drawing
Date: June 2017
Scale: As Shown
Sheet Size: A1

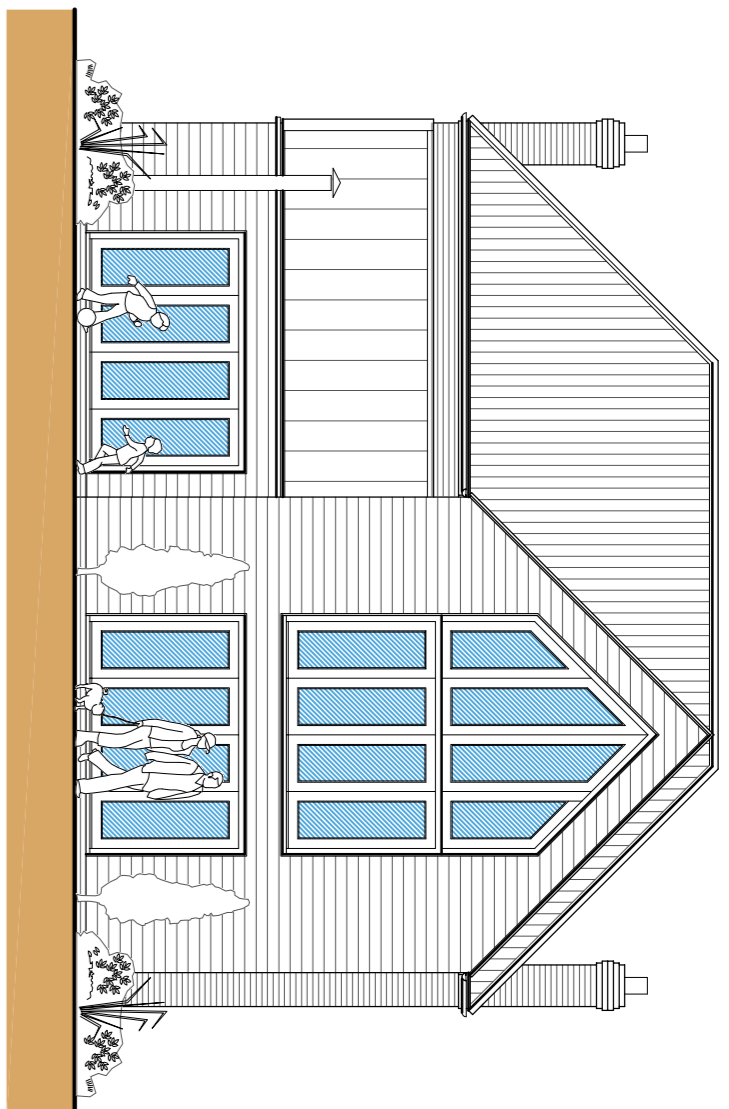
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Checked by: SHL
Revision: 01



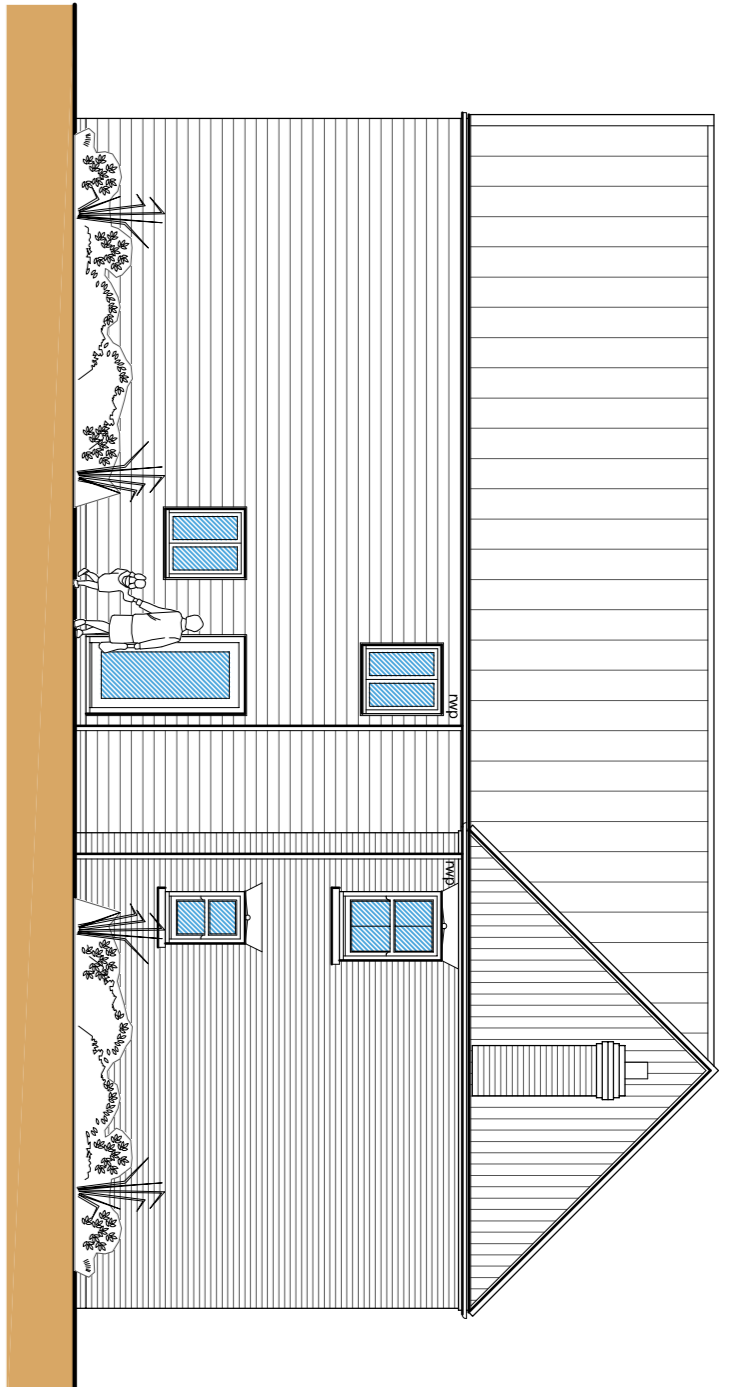
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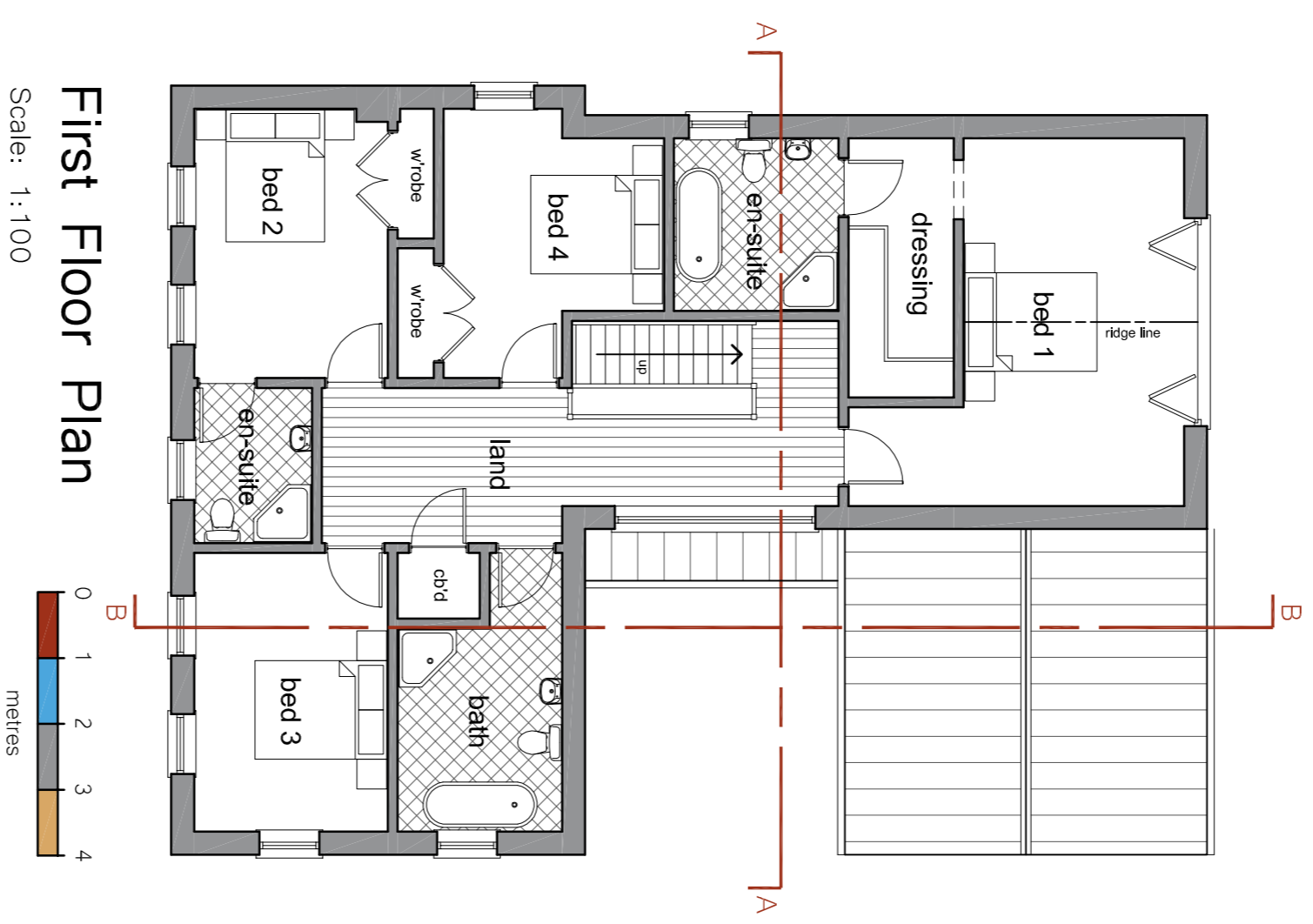
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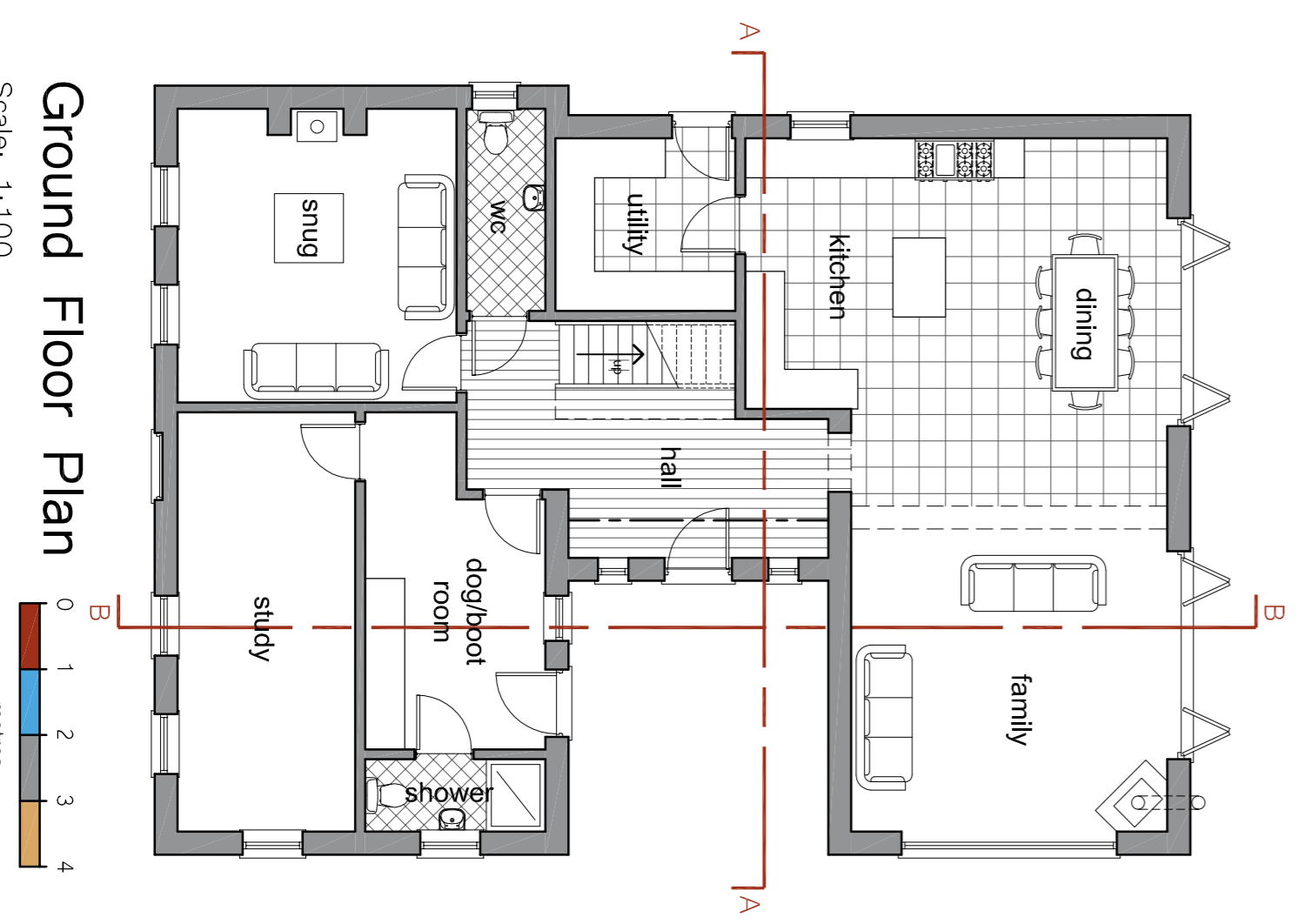
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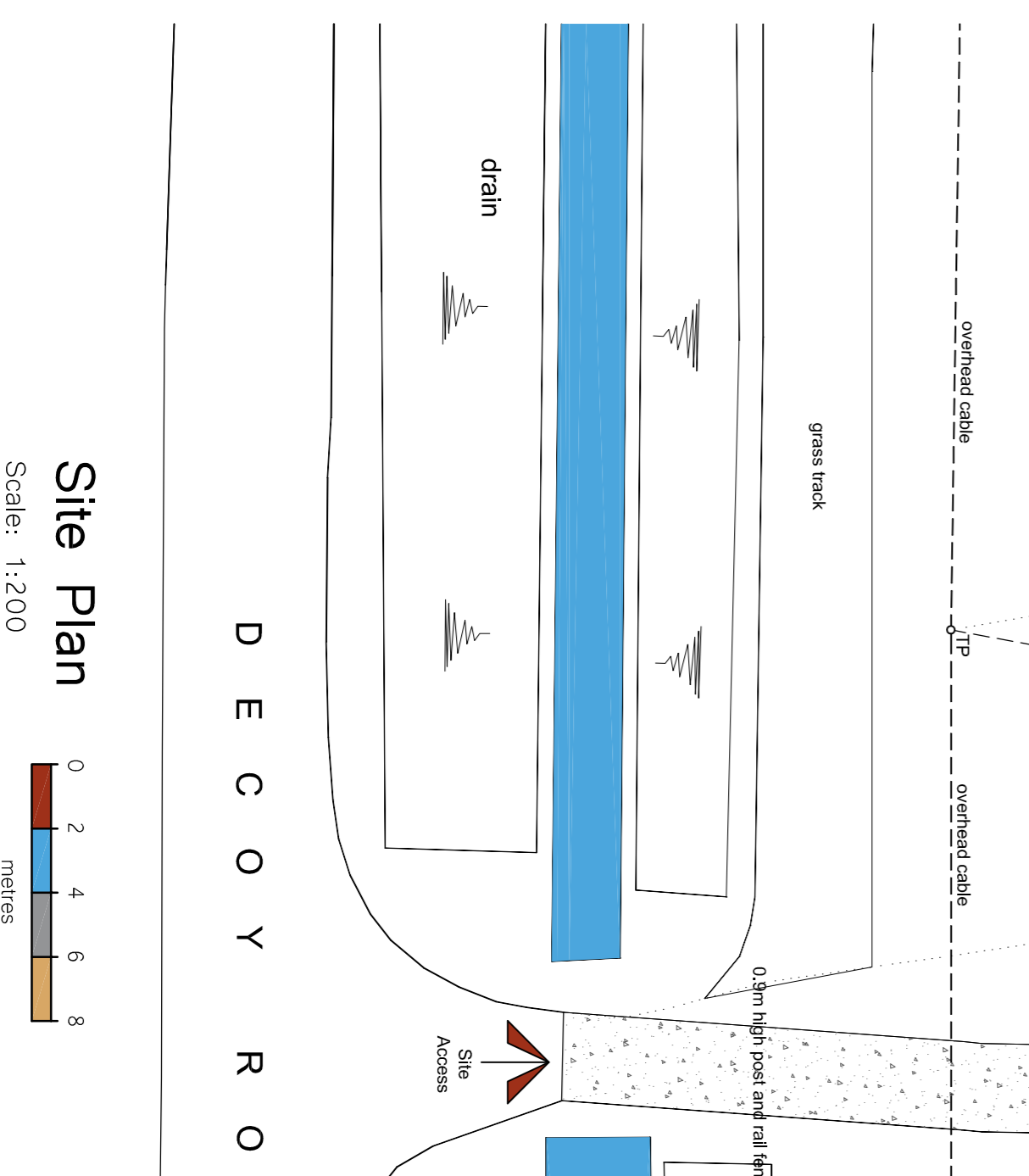
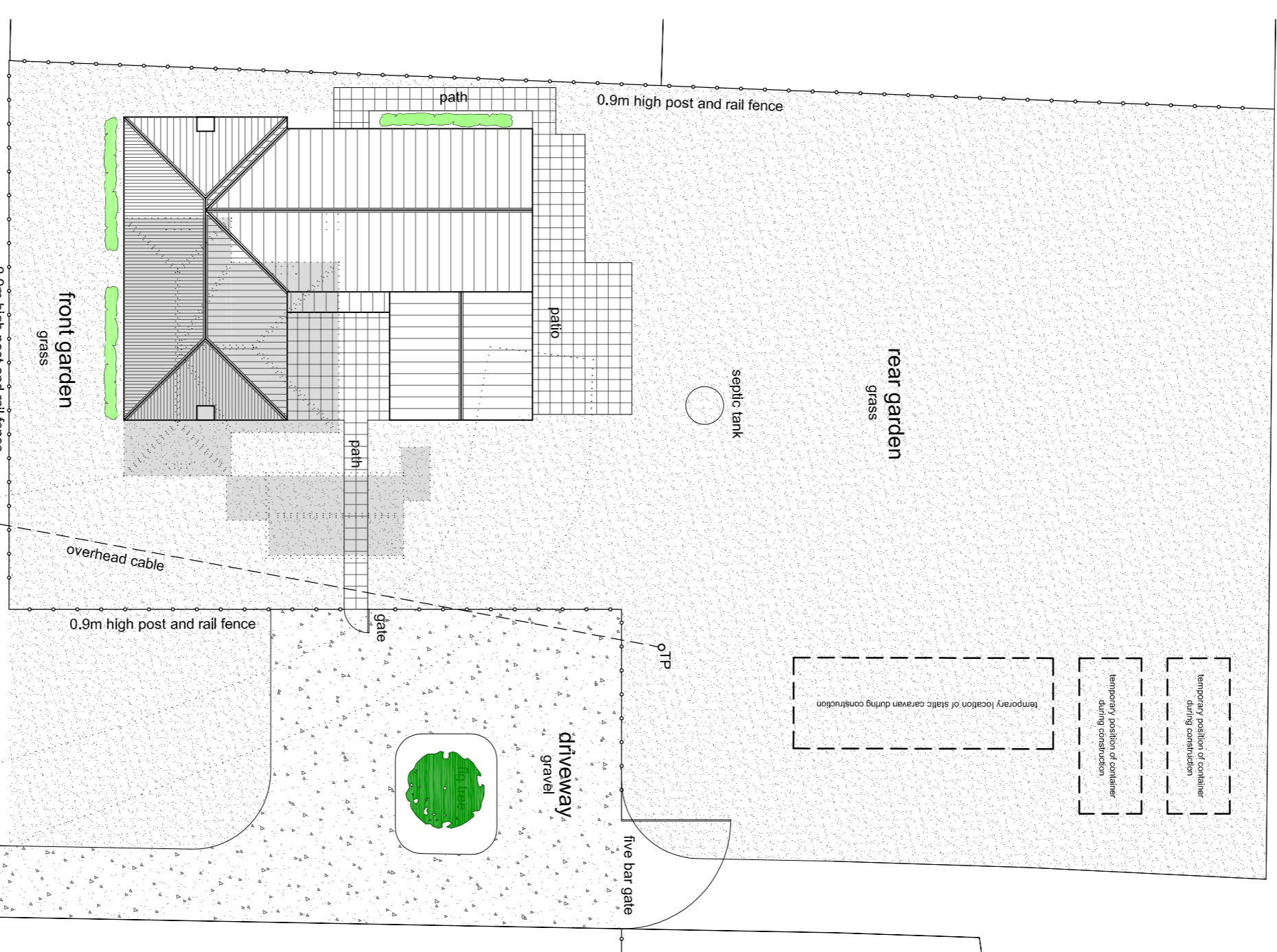
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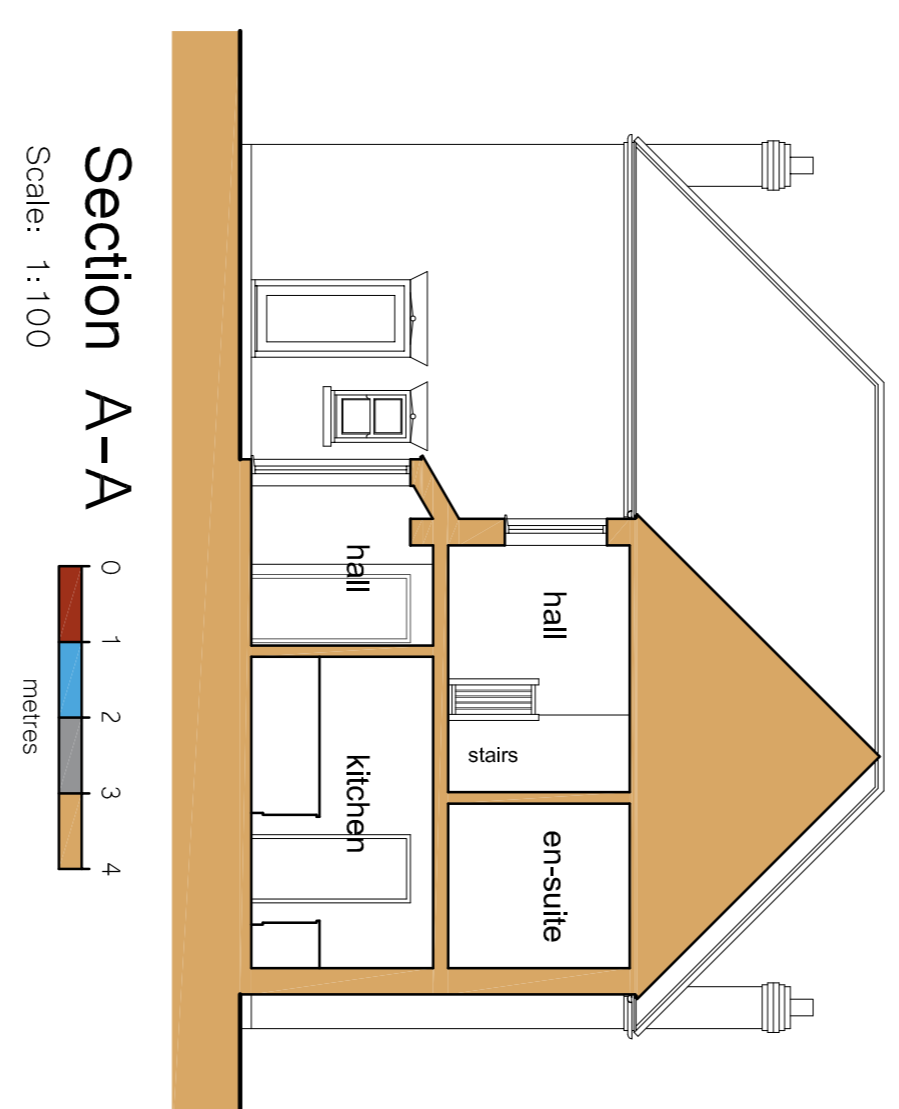
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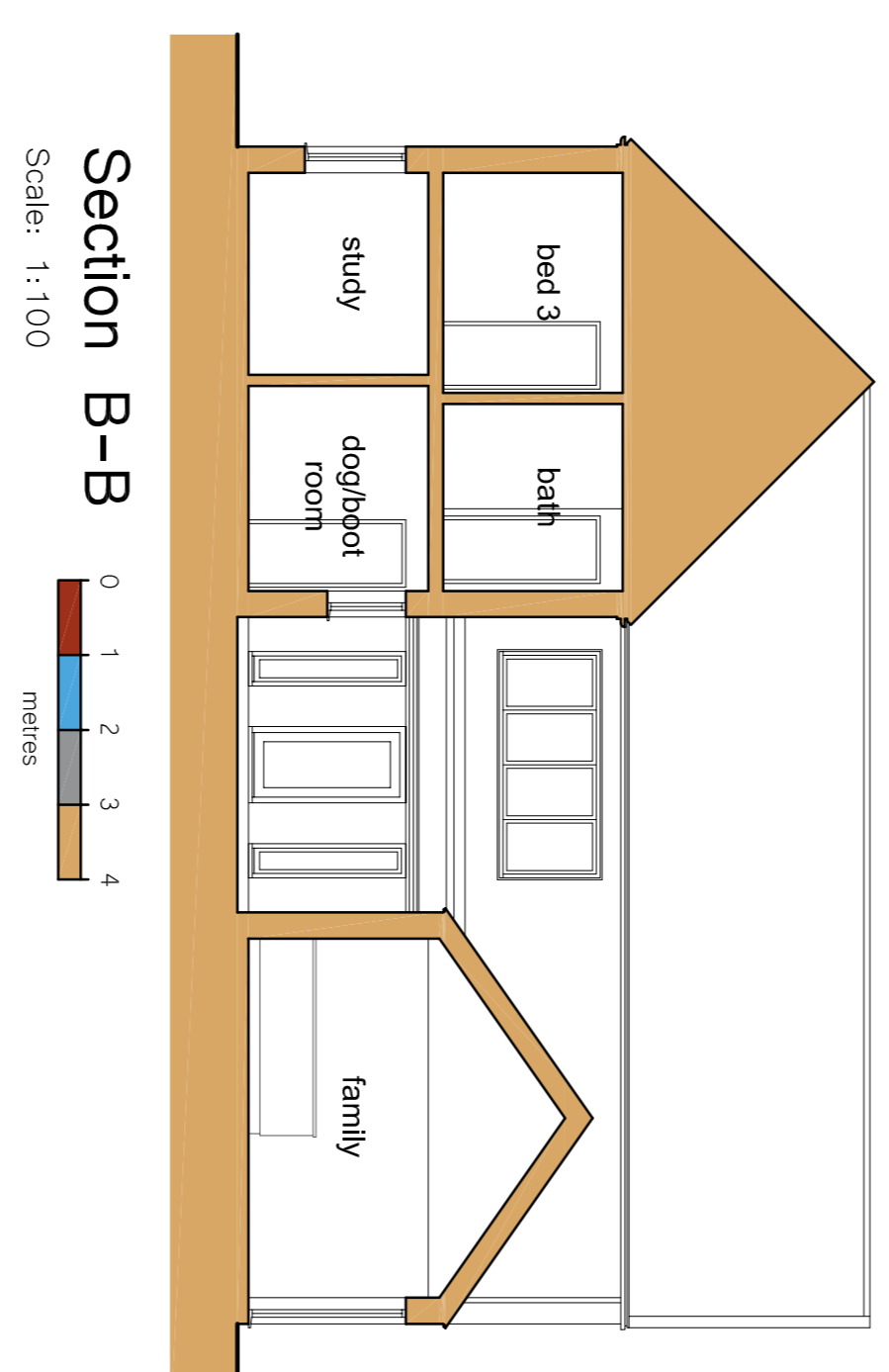
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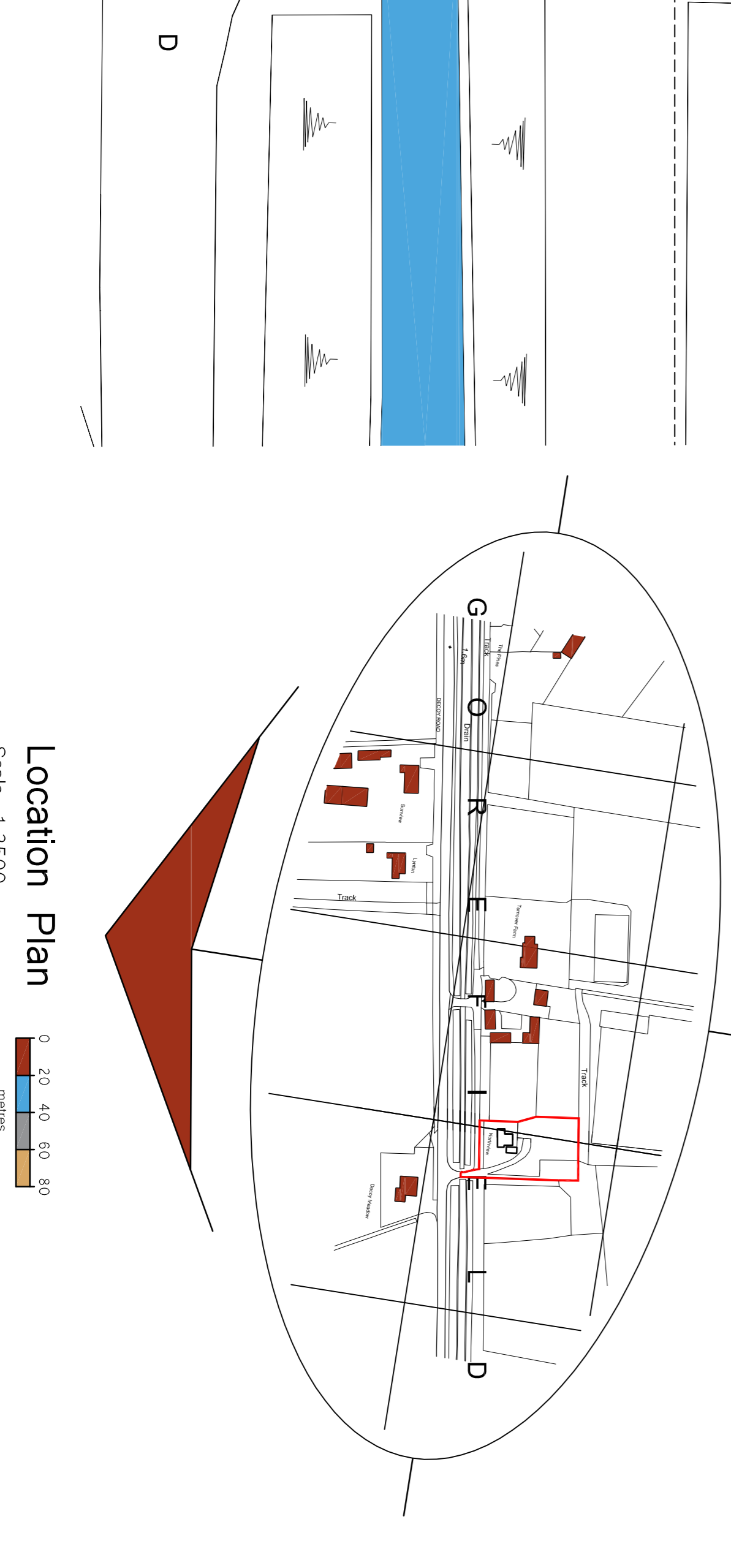
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Section A-A
Scale: 1:100



Section B-B
Scale: 1:100



Location Plan
Scale: 1:2500

- General Notes**
1. This drawing shall not be scaled; figured dimensions only to be used.
 2. The dimensions are shown in mm unless otherwise stated.
 3. The drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
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 5. The drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.

SITE PLAN KEY

- Indicates proposed dwelling
- Indicates existing features on site to be demolished
- Indicates existing drain
- Indicates existing planting unsurveyed
- Indicates proposed planting
- Indicates lawned garden
- Indicates washed gravel driveway
- Indicates site access
- Indicates proposed path

ELEVATION KEY

- Indicates outlook to be agreed
- Indicates timber boarding to be agreed
- Indicates render to be agreed
- Indicates slates to be re-used from existing building
- Indicates roof covering to be agreed

Revisions

Revision	Date	Description
A	Oct 2017	Amendments to Plans and Elevations
B	Oct 2017	Clients Amendments
C	Nov 2017	Clients Amendments
D	Nov 2017	Clients Amendments
E	Jan 2018	Location Plan Amended

SWANN EDWARDS ARCHITECTURE

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Job Title: Proposed Replacement Dwelling
Scale: As Shown

Drawn By: SHE
Revision: E

Job No.: SE-802
Aug 2017

Client: Blunt and Newling

Project: Planning Drawing