
F/YR22/0828/F

Applicant: Mr & Mrs Clinton

**Agent : Mr Ian Gowler
Gowler Architectural**

Land South West Of 27A, Wimblington Road, Doddington, Cambridgeshire

Erect a dwelling (2-storey, 3-bed)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a dwelling (2-storey, 3-bed) to Land South West of 27A Wimblington Road. The site currently forms garden land associated with 27A Wimblington Road.
- 1.2 The proximity and the 2-storey nature of the proposed dwelling will introduce adverse overbearing and overshadowing impacts to the dwelling to the north-east to the detriment of residential amenity. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policies LP2 and LP16(e) of the Fenland Local Plan 2014.
- 1.3 The constrained nature of the application site results in the scheme failing to provide a third of the curtilage for private amenity space. The scheme is therefore considered to result in an unacceptable level of private amenity space for the proposed dwelling to the detriment of future occupiers and is therefore considered to be contrary to Policy LP2 and LP16(h).
- 1.4 Subsequently, the recommendation is to refuse this application.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the north-western side of Wimblington Road within the settlement of Doddington.
- 2.2 The site is currently used as garden land in association with the dwelling at 27A Wimblington Road. A range of trees are currently situated within the site, with the site being bounded in a 1 metre (approx.) closed boarded fence.
- 2.3 The dwelling to the east of the application site is a 2-storey detached dwelling with a front projecting 2-storey gable constructed in a red brick. The dwelling to the west of the site is a 2-storey detached dwelling finished in a grey render.
- 2.4 The application site is situated within Flood Zone 1 and an Amber Great Crested Newts Protection Zone.

3 PROPOSAL

- 3.1 This application seeks to erect a 2-storey, 3-bed dwelling. The proposed dwelling will cover a floor area of approximately 69.6m². The proposed roof will be dual-pitched with an eaves height of 5 metres approx. and a ridge height of 7.5 metres approx.
- 3.2 The fenestration proposed at ground-floor level includes a window and patio door facing north-west, 2 windows and a front door facing south-east and 1 window facing south-west. The fenestration proposed at first-floor includes 2 windows facing north-west, 1 window facing north-east and 2 windows facing south-east.
- 3.3 The materials proposed include TBS Aldwick Blend bricks and Grey Concrete Pantile roof tiles.
- 3.4 A new access is proposed off of Wimblington Road to serve the proposed dwelling which will be approximately 5.5 metres wide. 2 parking spaces will be situated to the front of the dwelling.
- 3.5 Private amenity space will be situated to the rear of the dwelling, with the existing hedge and fence retained on the western boundary of the site, with a new 1.8m close boarded fence proposed to enclose the rear of the site.
- 3.6 Full plans and associated documents for this application can be found at:

[F/YR22/0828/F | Erect a dwelling \(2-storey, 3-bed\) | Land South West Of 27A Wimblington Road Doddington Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

No pertinent planning history on site.

5 CONSULTATIONS

5.1 Doddington Parish council

Members supported this application.

5.2 FDC Environmental Health

I refer to the above planning application and make the following observations.

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination.

5.3 CCC Highways

Comments:

Highways have no objections to this application.

Conditions

1. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

2. The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m (or longer if in connection with a commercial development) into the site as measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

3. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety.

5.4 Local Residents/Interested Parties

2 letters of support were received from residents of High Street, Doddington. The reasons for support are as follows:

- Nice sized family home
- Close to school and local amenities
- Good family application to get villagers back to their roots

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)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 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
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

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy
LP5 – Health and Wellbeing
LP7 – Design
LP8 – Amenity Provision
LP20 – Accessibility and Transport
LP22 – Parking Provision
LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Design and Visual Amenity of the Area**
- **Residential Amenity**
- **Highways and Parking**
- **Flood Risk**
- **Other Matters**

9 BACKGROUND

- 9.1 The scheme as originally submitted proposed the new dwelling to be situated approximately 1.19 metres from the neighbouring property at 27A. It was considered that given the 2-storey nature of the scheme proposed, that the scheme would create significant overbearing and overshadowing impacts given the presence of south-west facing ground floor windows at 27A. The overbearing and overshadowing impacts would be contrary to Policy LP16 given the adverse impacts introduced on neighbouring residential amenity.
- 9.2 These issues were put forward to the agent, with the suggestion that the design of the dwelling needs to be amended, with the possibility of the inclusion of single-storey elements closest to the neighbouring dwelling to the east suggested.
- 9.3 An amended plan has been provided with a reduction in the size of the property to increase the distance between the neighbouring and the proposed dwelling, with the amended plans detailing a distance of 1.8 metres between the 2 properties. The front right gable wall has been moved back 0.5 metres to reduce any impacts on the lounge and bedroom windows at 27A.

10 ASSESSMENT

Principle of Development

10.1 Policy LP3 of the Fenland Local Plan 2014 designates Doddington as a Growth Village within the settlement hierarchy. Development within the existing urban area or as small village extensions will be appropriate in Growth Villages albeit of a considerably more limited scale than that appropriate to Market Towns. The principle of development is therefore acceptable subject to further policy considerations set out below.

Design and Visual Amenity of the Area

10.2 Policy LP16 expects to deliver and protect high quality environments throughout the district, and only allows development which makes a positive contribution to the local distinctiveness and character of the area, and enhances its local setting, responding to and improving the character of the local built environment.

10.3 The dwelling proposed is a 2-storey detached dwelling which will be situated within existing garden land associated with 27A Wimblington Road. The dwellings along Wimblington Road are varied in terms of design and character. The dwelling proposed under this scheme will feature a dual-pitched roof and will be finished in a red brick and as such will reflect the character of the neighbouring dwelling at 27A. As such, it is not considered that the development will introduce any adverse impacts upon the visual amenity of the surrounding area.

Residential Amenity

10.4 Policy LP2 and Policy LP16 seek to ensure that development does not introduce any adverse impacts upon surrounding residential amenity. Neighbouring properties are situated to the north-east and south-east of the application site. The dwelling proposed will be situated approximately 1.8 metres from the neighbouring property to the north-east and approximately 12 metres from the neighbouring property to the south-west.

10.5 Given the location of the neighbouring property to the south-west approximately 12 metres from the proposed dwelling, it is unlikely that the scheme will introduce any significant overbearing impacts, especially as the boundary hedging between the neighbouring property and proposed dwelling is to be retained. In addition to this, no first-floor windows are proposed facing south-west and therefore the scheme will not introduce any adverse overlooking impacts upon this neighbouring property.

10.6 As aforementioned, the proposed dwelling will be situated approximately 1.8 metres from the neighbouring property to the north-east. As the dwelling proposed is 2-storey, the dwelling will be highly visible from the windows on the south-west elevation of No. 27A. The west facing elevation of the main dwelling features both ground floor and first floor windows, and the right front gable also features windows at both ground and first floor level. The submitted drawing notes that a window to the neighbouring property is to be bricked in, however the proposed dwelling will still introduce significant overbearing impacts to the remaining west facing windows at No. 27A.

10.7 In addition to the above, given the direction of sun travel from east to west, the introduction of a 2-storey dwelling in this location will introduce overshadowing impacts to the west facing windows at 27A which will result in adverse loss of light.

10.8 There is potential for both significant overbearing and overshadowing impacts upon the neighbouring property to the north-east which will have detrimental impacts

upon neighbouring amenity. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16.

- 10.9 Policy LP16(h) states that new developments should provide sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space.
- 10.10 From the site plan submitted, the private amenity space to the rear of the proposed dwelling falls short of the required 33%, providing approximately 28% of the plot. This is exacerbated by the fragmented nature of the private amenity space with 'pockets' provided to the side of the dwelling. The scheme is therefore considered to result in an unacceptable level and quality of private amenity space for the proposed dwelling and therefore cannot be supported.

Highways and Parking

- 10.11 The existing access to No. 27A is to be retained, with a new access proposed to facilitate the proposed dwelling. 2 parking spaces will be situated to the front of the dwelling.
- 10.12 Upon consultation with CCC Highways, no objections were raised to the proposed access subject to conditions.
- 10.13 Appendix A of the Fenland Local Plan 2014 states that 2 on-site parking spaces should be provided for dwellings with up to 3 bedrooms. The site plan submitted details 2 parking spaces forward of the proposed dwelling. It is therefore considered that the scheme is compliant with Policy LP15 in this regard.

Flood Risk

- 10.14 The proposal is located within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations.

Other Matters

- 10.15 The application site is situated within a Amber Great Crested Newts Protection Zone. Amber zones contain main population centres for Great Crested Newts and comprise important connecting habitat that aids natural dispersal. The site is an existing established garden associated with 27A and therefore it is unlikely that there is a habitat within this location.

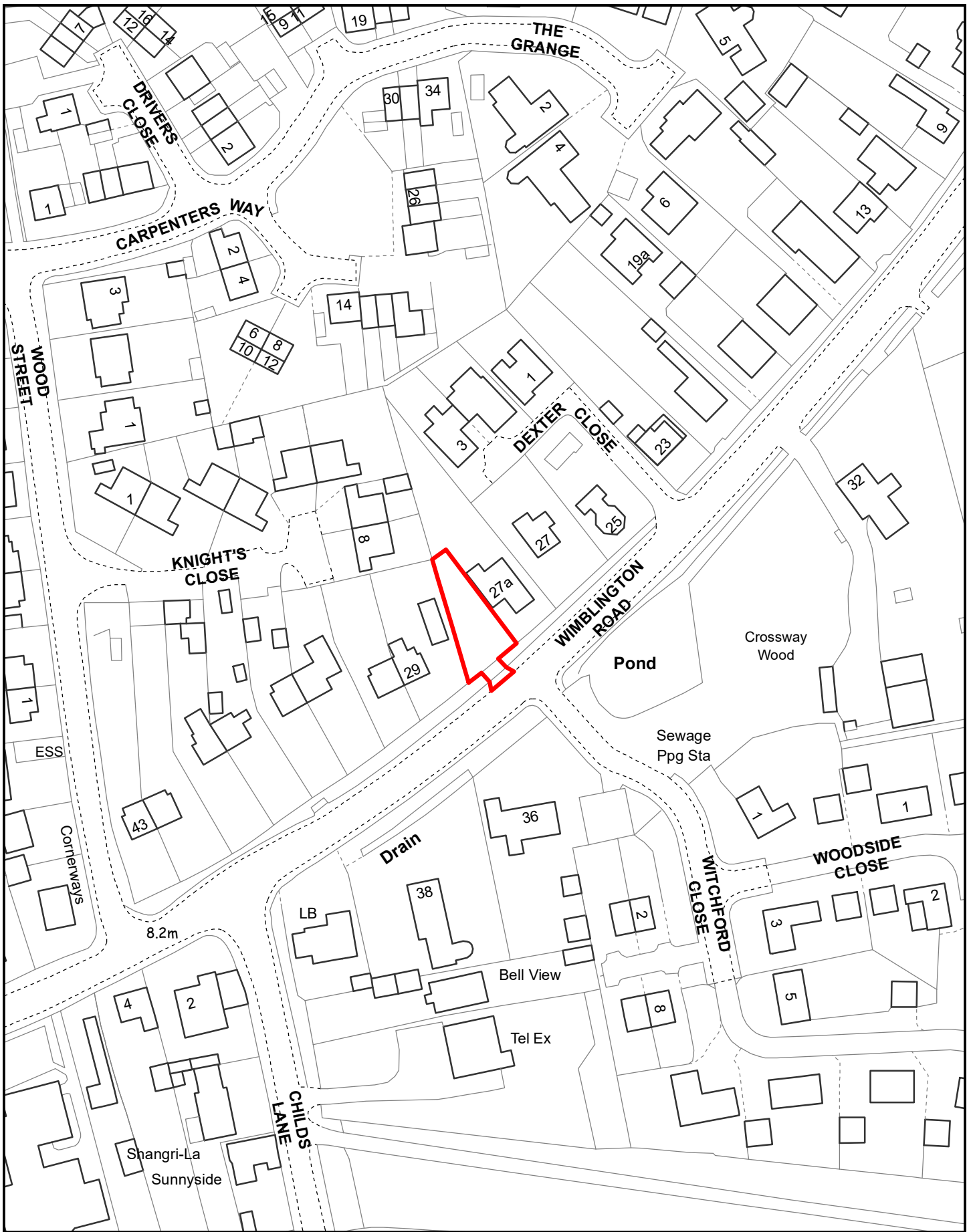
11 CONCLUSIONS

- 11.1 The proposed 2-storey dwelling will introduce adverse overbearing and overshadowing impacts to the dwelling to the north-east given the proximity of the proposed dwelling to the neighbouring dwelling. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policies LP2 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

Refuse; for the following reason:

1	Policies LP2 and LP16(e) of the Fenland Local Plan seek to ensure that the development does not adversely affect the amenity of neighbouring users. Due to the proximity of the proposed dwelling to the neighbouring property to the north-east, there is potential for overbearing and overshadowing to the neighbouring property to the detriment of residential amenity. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to the above policies.
2	Policies LP2 and LP16(h) of the Fenland Local Plan seeks to ensure that the development provides sufficient amenity space for future occupiers. The scale and positioning of the proposed development will result in the proposed dwelling retaining insufficient levels of private amenity space owing to the constraints of the site, which will result in harm to future occupiers is therefore contrary to Policy LP16(h).



Created on: 20/07/2022

© Crown Copyright and database rights 2022 Ordnance Survey 10023778

F/YR22/0828/F

Scale = 1:1,250

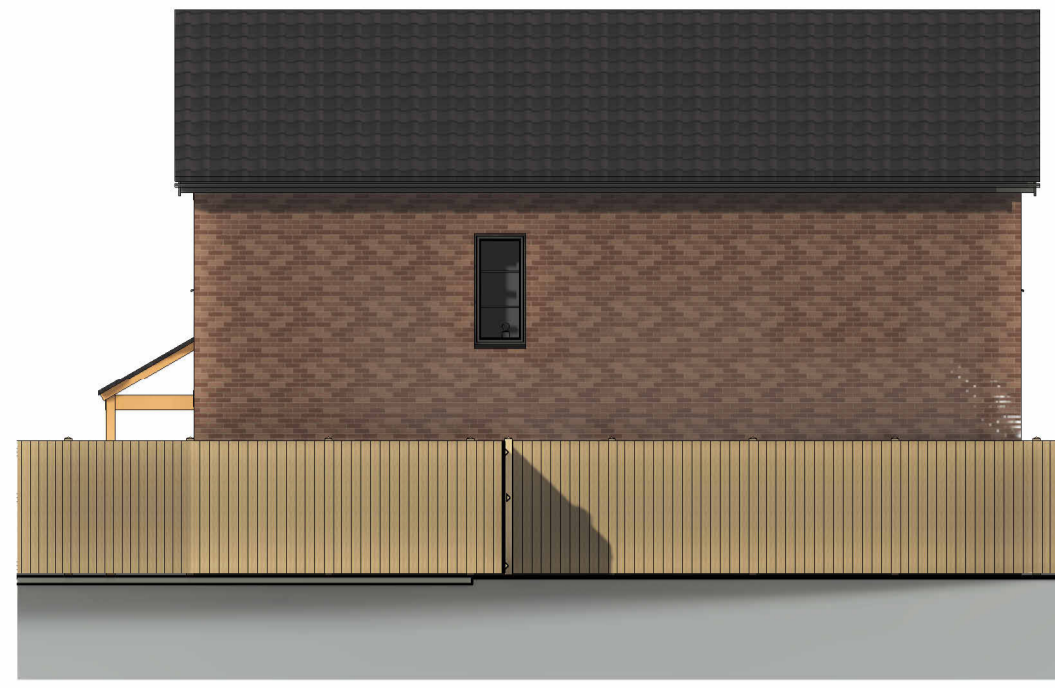




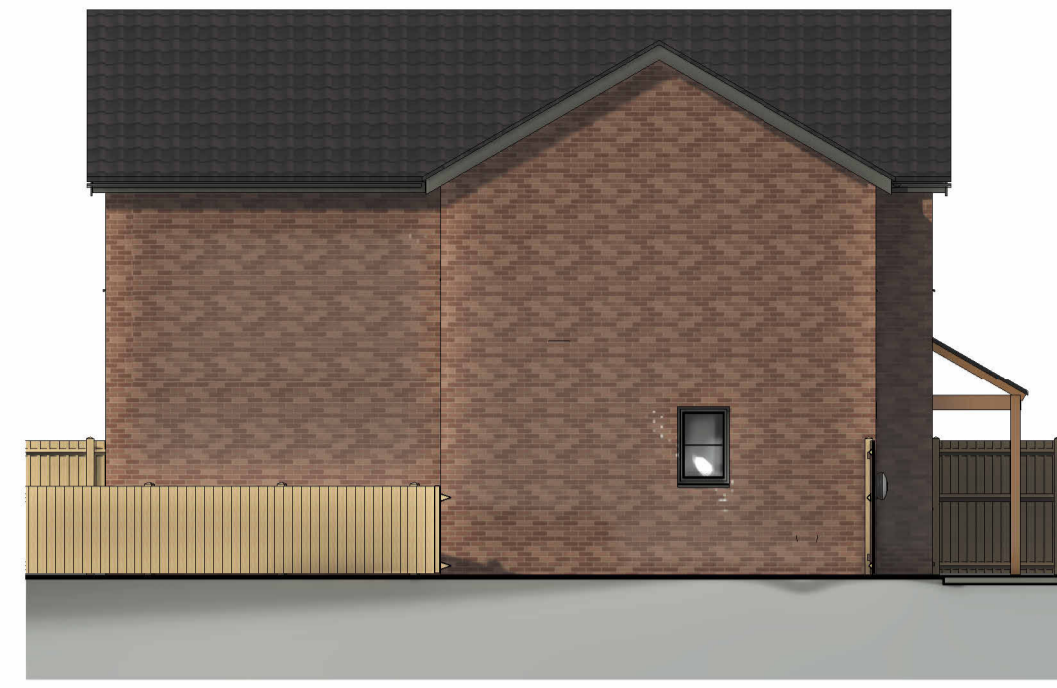
Planning Proposed Front
Scale 1:100



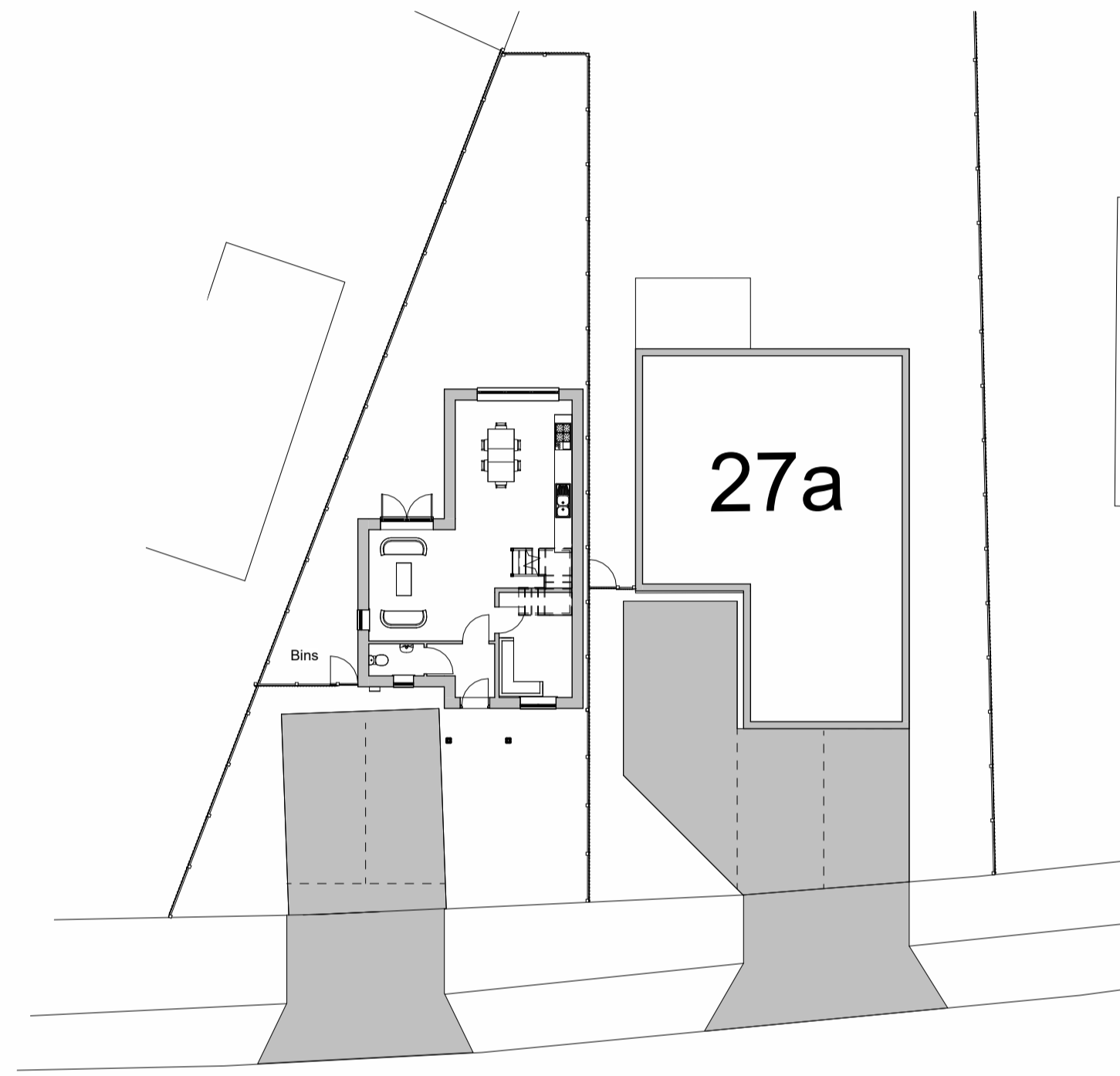
Planning Proposed Rear
Scale 1:100



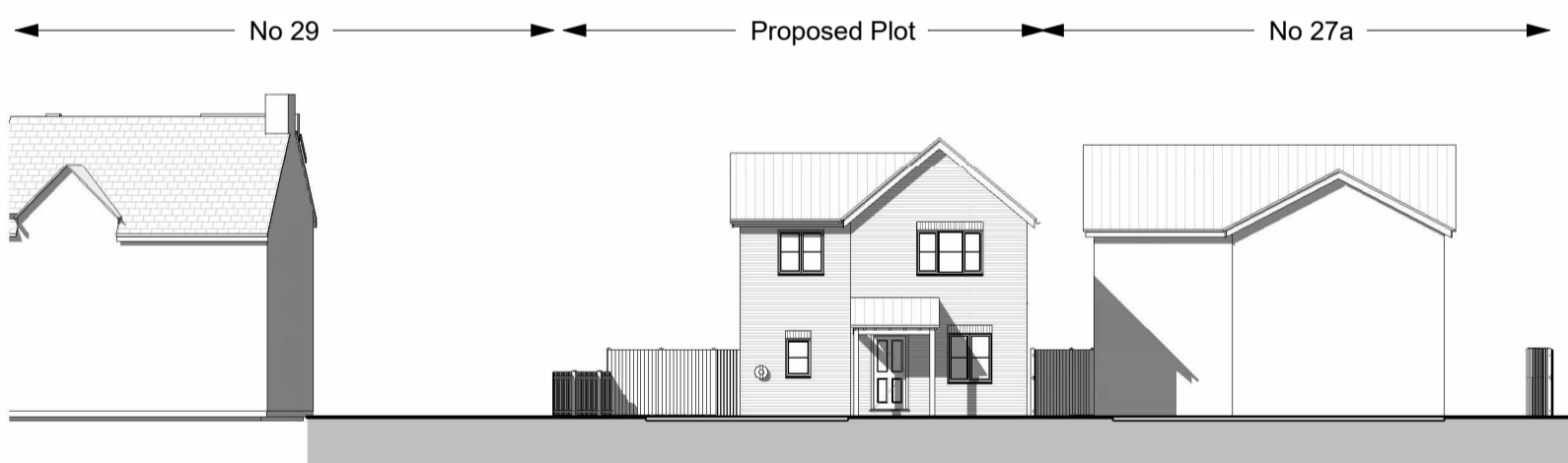
Planning Proposed Side (north east)
Scale 1:100



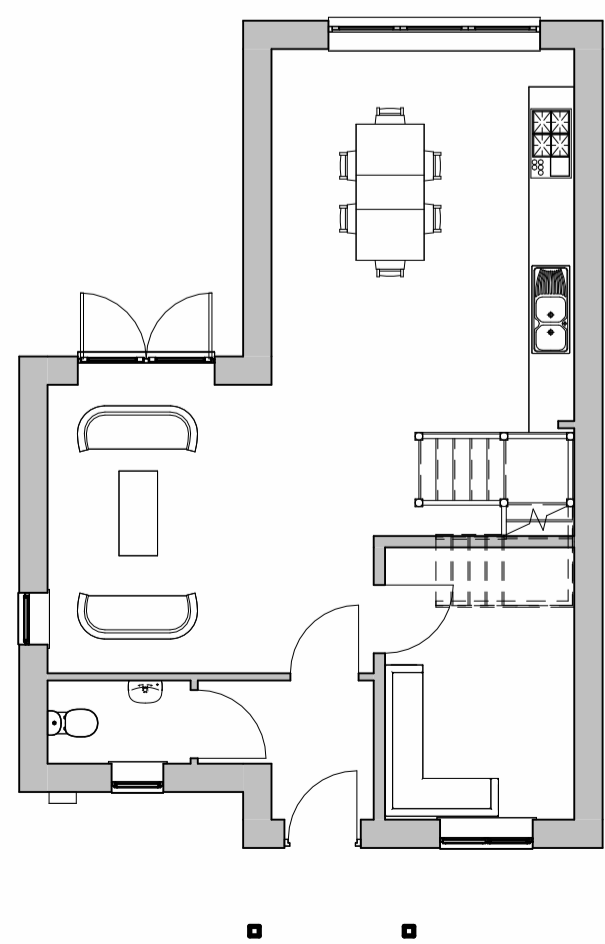
Planning Proposed Side (south west)
Scale 1:100



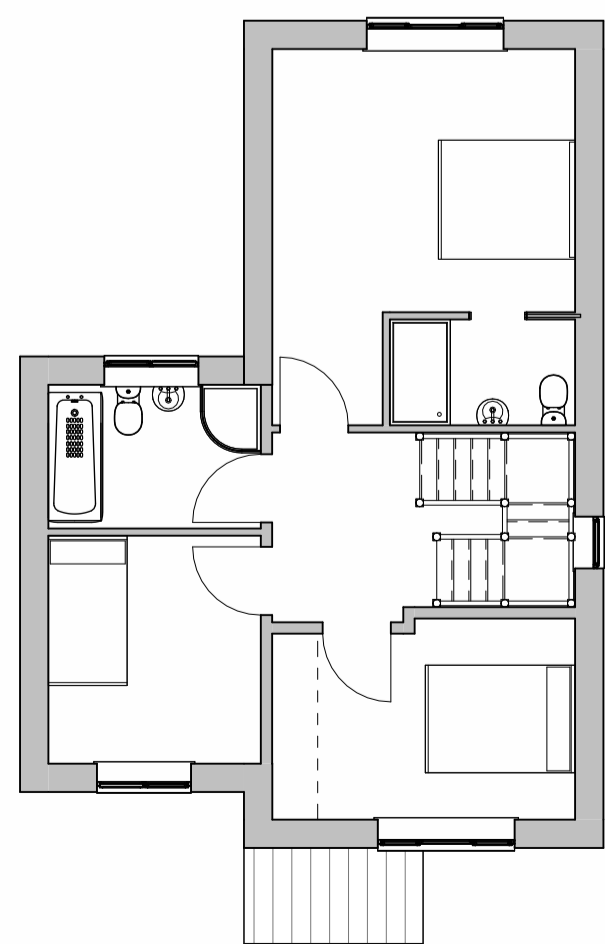
Proposed Block Plan
Scale 1:200



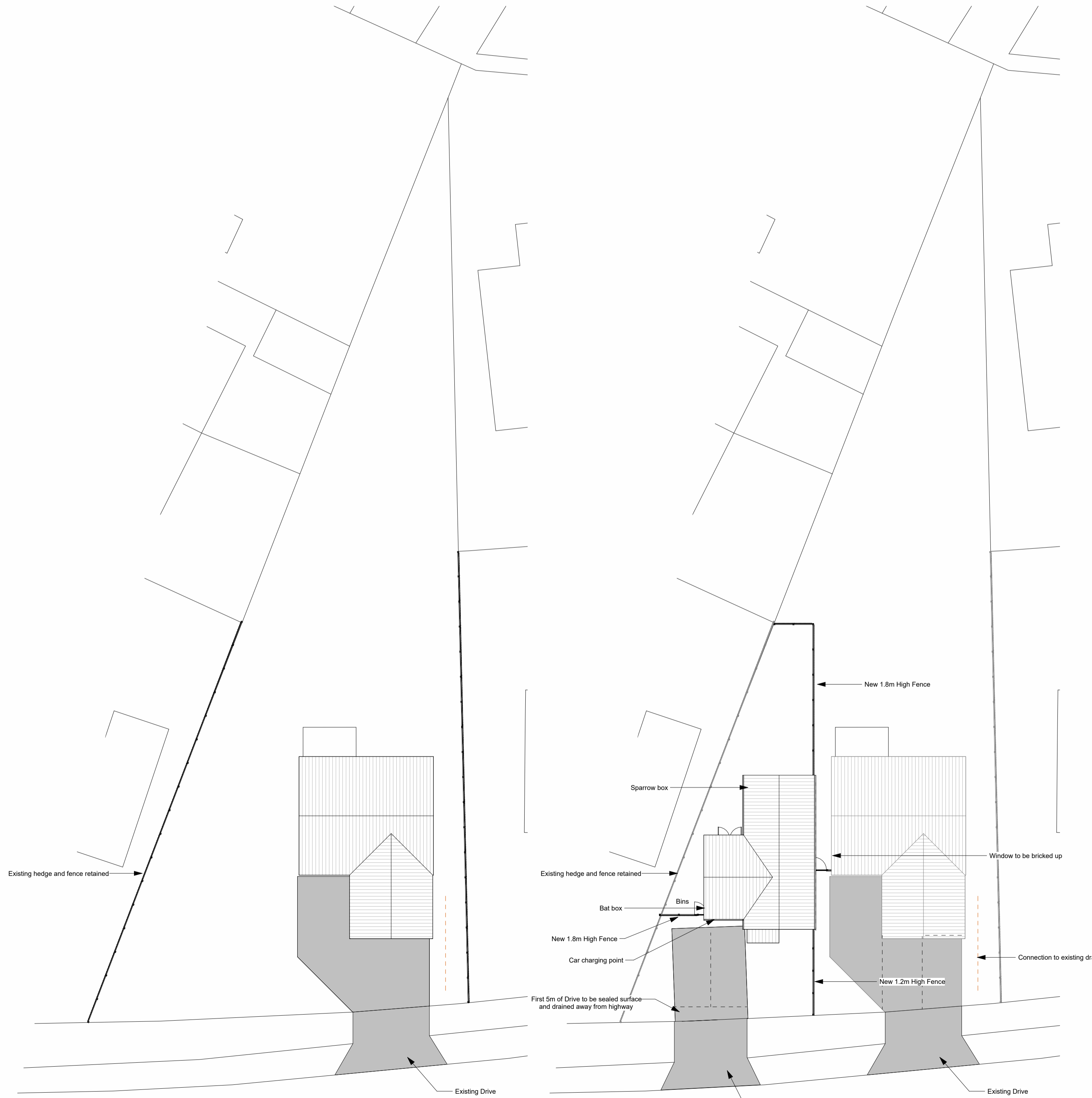
Proposed Street Scene
Scale 1:200



Proposed Ground Floor
Scale 1:100



Proposed First Floor
Scale 1:100

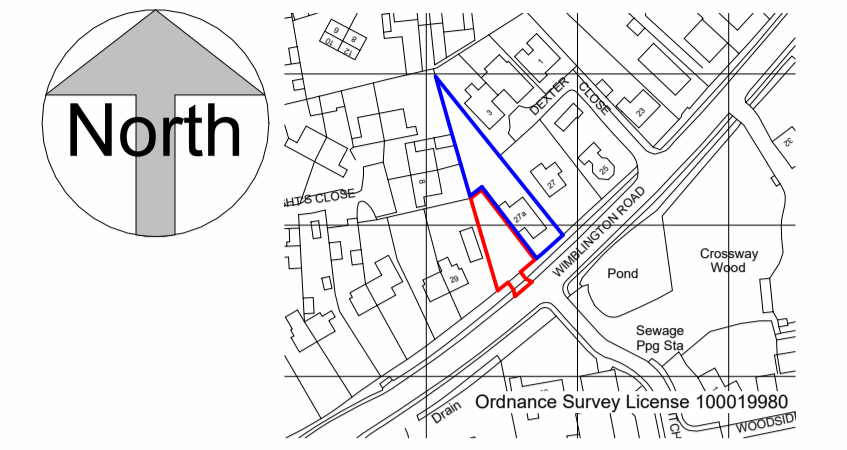


Existing Site Plan
Scale 1:200

Proposed Site Plan
Scale 1:200

Any discrepancies to be brought to the attention of the author as soon as possible.
All dimensions shown in 'mm' unless otherwise stated.
Unless otherwise stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good Health and Safety practice that would be covered by the contractor in their Construction phase health and safety plan.

Notes

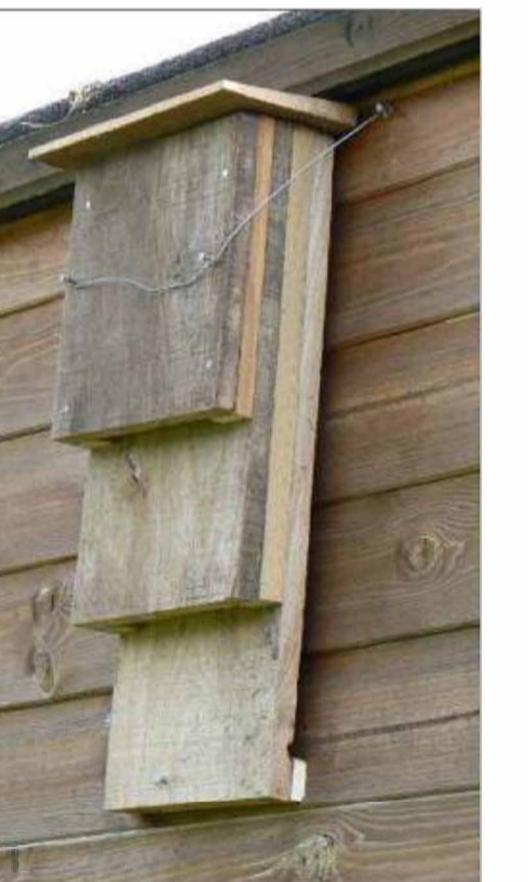


Location Plan
Scale 1:2500

- MATERIALS
Bricks - TBS Aldwick Blend
Roof - Grey Pantile
Windows, Doors and Fascia - Grey uPVC



Sparrow Nest Box



Bat Box

Rev	Description	Date
A	Dwelling size and position amended	02-09-22

Primrose Energy and Architectural Services Ltd
Grove House, 22 Primrose Hill, Dodington Cambs PE15 0SU
tel: 07733 266198 email: ian@peastd.co.uk

Job Description
Proposed Dwelling South West of 27a
Wimlington Road, Dodington for Mr and Mrs Clinton

Drawing Title
Planning

date	scale	drawing no.	rev
23/05/22	As indicated	PEAS024 - P01	A