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**F/YR22/0843/F**

**Applicant: Mr Brian Hinson**

**Agent : Mr Ian Gowler  
Gowler Architectural**

**Land South Of 66, Wimblington Road, March, Cambridgeshire**

**Erect a dwelling (2-storey 3-bed) and detached store building including the formation of a new vehicular access to 66 Wimblington Road and the widening of existing vehicular access**

**Officer recommendation: Refuse**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks to erect a dwelling (2-storey 3-bed) on land south of 66 Wimblington Road, March. The site currently hosts a detached outbuilding associated with No. 66.
- 1.2 The proposed 2-storey dwelling would be situated in close proximity to the neighbouring properties to the north and south of the application site, creating a cramped form of development with limited visual separation between the host dwelling and neighbouring properties. The development would therefore result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and therefore would be contrary to Policy LP16(d) of the Local Plan.
- 1.3 The close proximity of the proposed dwelling to the neighbouring property to the north and south will introduce significant adverse loss of light, outlook and visual dominance and overbearing to these neighbouring dwellings. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16 (e) of the Local Plan.
- 1.4 Subsequently, the recommendation is to refuse this application.

## **2 SITE DESCRIPTION**

- 2.1 The application site is situated on the eastern side of Wimblington Road within the market town of March. A detached outbuilding and parking space is currently situated on site which is associated with No 66 Wimblington Road. A hedgerow runs along the frontage of 66 Wimblington Road.
- 2.2 66 Wimblington Road sits immediately north of the application site, and is a 2-storey dwelling with accommodation situated within the roof space. There is a single-storey detached dwelling situated immediately south of the site also. To the east of the site is agricultural land.

- 2.3 The application site is situated within Flood Zone 1 and a Green Great Crested Newts zone.

### 3 PROPOSAL

- 3.1 This application proposes to erect a 2-storey, 3-bed dwelling with detached store building which will include the formation of a new vehicular access to 66 Wimblington Road and the widening of the existing access to serve the development. The first floor accommodation will be within the roof space.
- 3.2 The dwelling will have a depth of 14.2 metres approx and a greatest width of 6.9 metres, which narrows to 6.2 metres in the lounge/kitchen/diner area to the rear. The roof proposed will be dual-pitched, with a gable front to the principle elevation. The roof will have an eaves height of 2.6 metres and a ridge height of 6.5 metres approx. The off-shoot to the rear of the dwelling will have a ridge height of 6.2 metres approx.
- 3.3 The fenestration at ground floor includes 2 north facing windows, 2 east facing patio doors, 1 window and 1 door facing south and 1 window and 1 door facing west. The fenestration at first-floor to the dormer accommodation includes 2 north facing roof lights, 1 east facing window, 1 south facing roof light and 1 west facing window.
- 3.4 The materials proposed include Vandersanden Corum bricks, Concrete Interlocking Tiles in Sandtoft Calderdale Dark Grey and Beige Cedral Cladding to the gable walls. The windows and doors will be Dark uPVC and the rainwater goods will be White uPVC.
- 3.5 A detached store building is proposed within the rear garden, adjacent to the eastern boundary of the site. The store building will have a depth of 5.5 metres and a width of 5 metres approx. The roof to the store will be dual-pitched with an eaves height of 2.1 metres and a ridge height of 3.6 metres.
- 3.6 2 parking spaces and turning space will be situated to the front of the dwelling, with private amenity space situated to the rear. A 1.2 metre high fence is proposed on the northern boundary of the site with a 0.6 metre high fence proposed on the western boundary adjacent to the footpath.
- 3.7 Bin storage is proposed to the south of the dwelling within the rear garden.
- 3.8 Full plans and associated documents for this application can be found at:

[F/YR22/0843/F | Erect a dwelling \(2-storey 3-bed\) and detached store building including the formation of a new vehicular access to 66 Wimblington Road and the widening of existing vehicular access | Land South Of 66 Wimblington Road March Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0843/F)

### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/0692/78/O	Erection of a detached bungalow	Refused 14/11/1978

### 5 CONSULTATIONS

## 5.1 March Town Council

*Recommendation; Approval*

## 5.2 CCC Highways (06/09/2022)

*The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.*

*Please demonstrate the development has sufficient space to enable vehicles to enter, turn and leave the site in forward gear.*

*Should the applicant be able to amend the access in light of the minor comment above, then please append the following conditions and informative to any permission granted:*

### *Conditions*

*1. Prior to the first occupation of the development the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.*

*Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.*

*2. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:*  
*a) enter, turn and leave the site in forward gear*  
*b) park clear of the public highway The area shall be levelled, surfaced and drained and thereafter retained for that specific use.*

*Reason: In the interests of satisfactory development and highway safety.*

## 5.3 CCC Highways (08/11/2022)

*Thank you for the updated plan. However, there is no note of the construction of the access. See note below.*

*The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.*

*Should the applicant be able to amend the access in light of the minor comment*

*above, then please append the conditions and informative from previous comments still remains.*

#### **5.4 CCC Highways (30/11/2022)**

*Thank you for the updated plan. However, there is no note of the construction of the access. See note below.*

*The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.*

*Upon reviewing the additional tracking, it appears not to be accurate. One of the tracking increases in width as it moves forward into the parking bay. Also, the route as it reverses is also unnatural. Please amend with accurate tracking.*

*Should the applicant be able to amend the access in light of the minor comment above, then please append the conditions and informative from previous comments still remains.*

#### **5.5 CCC Highways (05/01/2023)**

*The attached tracking has given acceptable clarification for this application.*

*Therefore, Highways have no further comments and no further objections.*

#### **5.6 FDC Environmental Health**

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.*

*As the proposal involves demolition of an existing structure, we ask for the following condition to be imposed in the event planning consent is granted;*

##### **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.*

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

8 letters of support were received prior to the consultation period commencing on the application. Six of these were from residents within March (Millfield Close, Oxbow Crescent, Burrowmoor Road, Job's Lane, Wimblington Road, Elwyn Road)

and also from residents of Parson Drove and Lakenheath. These raised the following issues:

- Improves appearance of the site
- Acceptable design
- No amenity issues
- Access improvements
- Provision of housing

## **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 110 – Safe and suitable access

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 between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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 Provisions  
LP22 – Parking Provision  
LP32 – Flood and Water Management

## **7.6 March Neighbourhood Plan 2017**

H3 – Local Housing Need

## **8 KEY ISSUES**

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Access and Parking**
- **Flood Risk, Site Constraints and Servicing**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 The application site is located within the settlement of March, which is identified within the Settlement Hierarchy as a Primary Market Town. Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a presumption in favour of development within this location. This is however on the basis that the development is in keeping with, and reflects, the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways or flood risk.

### **Design Considerations and Visual Amenity of the Area**

- 9.2 Policy LP16 supports the principle of development subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users in its design and appearance and seeks for development proposals to respond to existing character and reinforce local identity.
- 9.3 Given the location of the site, the dwelling will be highly visible from Wimblington Road. The principle elevation of the dwelling will be situated approximately 10.6 metres from the footway and therefore will sit in line with the dwelling to the south of the site. There will be a clearance of approximately 1.7 metres between the proposed dwelling and the property to the north and approximately 2.3 metres between the proposed dwelling and property to the south. The sub-division of the plot will result in a development that is out of keeping with the rest of the site as it will create a cramped form of development with limited separation between the proposed dwelling and neighbouring properties. If permitted the development would result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and thus would be contrary to Policy LP16 of the Local Plan.
- 9.4 The proposed access arrangements will also result in the loss of soft landscaping to the front of the application site and the neighbouring site at No. 66. The loss of such landscaping will significantly change the appearance of the area and therefore would be contrary to Policy LP16 also.

- 9.5 The proposed outbuilding will not be visible from the street scene and therefore will not introduce any adverse visual impacts upon the character of the area.

### **Residential Amenity**

- 9.6 Policy LP2 seeks to ensure that the development does not result in harm to the amenity of the area or the environment in general. Policy LP16 (e) requires that development does not adversely impact on the amenity of neighbouring users due to matters such as noise, light pollution, loss of privacy or loss of light.
- 9.7 Neighbouring properties are situated to the north and south of the application site, with the northern property being situated 1.7 metres from the proposed dwelling and the southern property being situated 2.3 metres away.
- 9.8 The dwelling will extend beyond the rear elevation of the neighbouring property to the north by approximately 1 metre, which is not considered to be an unacceptable relationship. However, there are 4 windows on the south facing elevation of this. The proposed dwelling in such close proximity will result in loss of light and outlook to all 4 of these windows to the significant detriment of neighbouring residential amenity of the occupiers of 66 Wimblington Road.
- 9.9 In terms of the relationship with the property to the south, number 68, the proposed dwelling will extend beyond the rear elevation of this by approximately 6.5 m and set in from the boundary by approximately 1.5m. Given the orientation to the north it is unlikely that the scheme will introduce any overshadowing impacts upon the neighbouring property to the south.
- 9.10 However the projection beyond the rear of the neighbouring dwelling by 6.5m and at a total height of 6.5m with only a separation of 1.5m to the flank walls is considered to give rise to potential for visual dominance and overbearing to the rear of 68 to the detriment of the amenity of the residents of this property.
- 9.11 The creation of such an unappealing living environments for the neighbouring occupiers would be contrary to Policy LP2 and LP16.

### **Access and Parking**

- 9.12 The application includes the widening of the existing access which will serve the proposed dwelling, as well as the inclusion of a new access to serve No. 66. 2 parking spaces and associated turning space are detailed for the new dwelling and similar arrangements are also proposed for the existing dwelling. In order for vehicles to be able to turn on site and exit the site in a forward gear, the site frontage should have a width of 11 metres (roughly split approximately 5 metres for the two parking bays and 6 metres to allow for a car to reverse fully and pull forward). The site frontage for the new dwelling however measures only 9.7 metres. The clearance between the northern parking space and the north boundary of the site is 4.1 metres.
- 9.13 Upon consultation with CCC Highways, a tracking plan was requested to demonstrate that there is sufficient space on site to enable vehicles to enter, turn and leave the site in forward gear.
- 9.14 A tracking plan was provided by the agent, however CCC Highways noted that the tracking plan provided appeared to be inaccurate as the tracking area

increased in width towards the parking bay. The agent provided clarification that this widening was due to vehicle overhang.

- 9.15 Further consultation with CCC Highways confirmed that the tracking plan was acceptable and therefore Highways have no objections or further comments to make with regard to the scheme.

### **Flood Risk, Site Constraints and Servicing**

- 9.16 The site lies within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations; accordingly, there are no issues to address with regard to Policy LP14.
- 9.17 The scheme has no implications with regard to private amenity space associated with the dwelling as it remains in excess of a third of the overall plot.

## **10 CONCLUSIONS**

- 10.1 The proposed 2-storey dwelling would be situated in close proximity to the neighbouring properties to the north and south of the application site, creating a cramped form of development with limited visual separation between the host dwelling and neighbouring properties. The development would therefore result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and therefore would be contrary to Policy LP16(d) of the Local Plan.
- 10.2 The close proximity of the proposed dwelling to the neighbouring properties will introduce significant adverse loss of outlook and light to the property to the north and overbearing and visual dominance to the property to the south. The creation of such unappealing living environments for the neighbouring occupiers would be contrary to Policies LP2 and LP16 (e) of the Local Plan.

## **11 RECOMMENDATION**

**Refuse;** for the following reasons:

1	Policy LP16 part (d) of the Fenland Local Plan 2014 and Paragraph 127 of the National Planning Policy Framework 2021 seek to ensure that proposals make a positive contribution to the local distinctiveness and character of the area and that the character of the local built environment informs the layout and features of proposed development. The proposed 2-storey dwelling would be situated in close proximity to the neighbouring properties to the north and south of the application site, creating a cramped form of development with limited visual separation between the host dwelling and neighbouring properties. The development would therefore result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and therefore would be contrary to the aforementioned policies.
2	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 properties to both the north and south, there is

	<p>potential for loss of light and outlook to the side windows of number 66 and visual dominance and overbearing to the rear of number 68 to the detriment of the residential amenity of the residents of these properties. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to the above policies.</p>
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**F/YR22/0843/F**

Scale = 1:1,250





**Planning Proposed Front**  
1 : 100



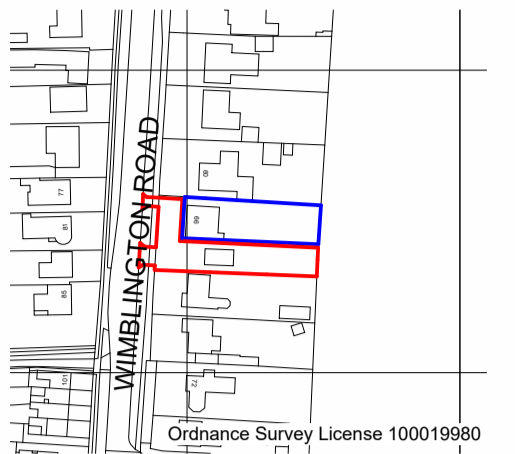
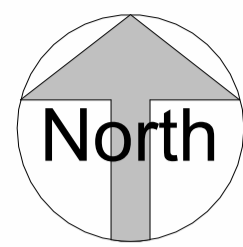
**Planning Proposed Rear**  
1 : 100



**Planning Proposed Side (north)**  
1 : 100



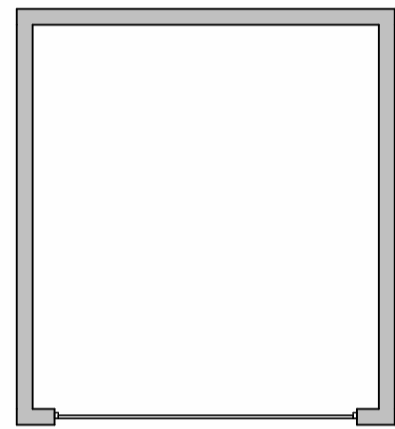
**Planning Proposed Side (south)**  
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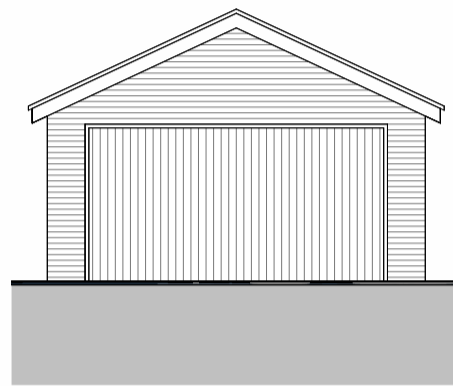
**Location Plan**  
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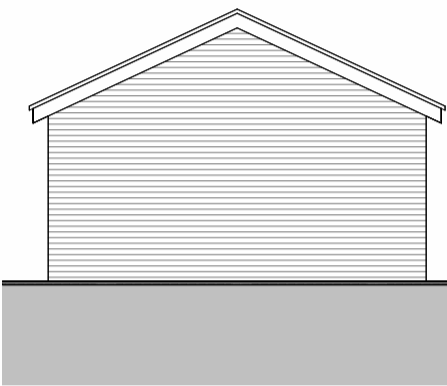
**Proposed Street Scene**  
1 : 200



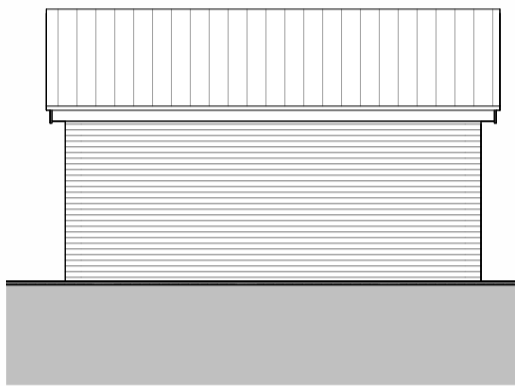
**Plan**  
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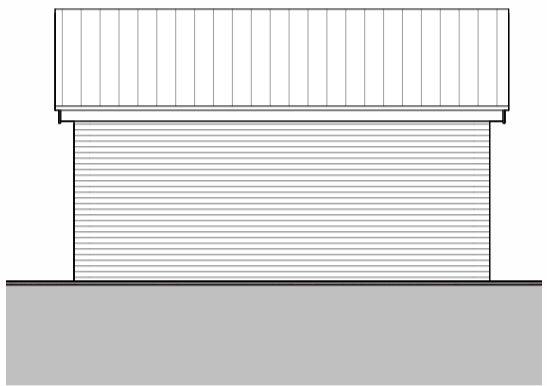
**Store Front**  
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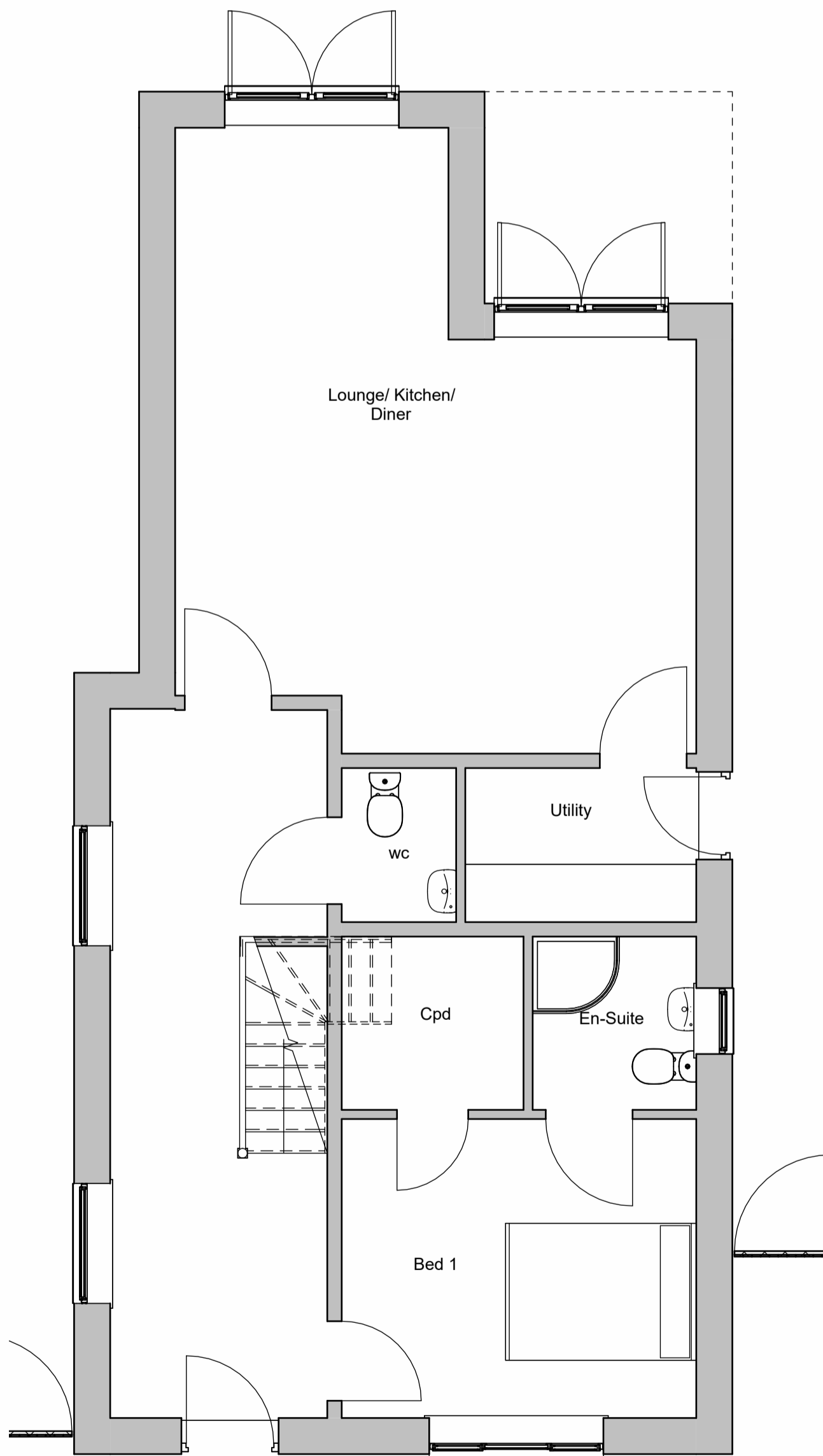
**Store Rear**  
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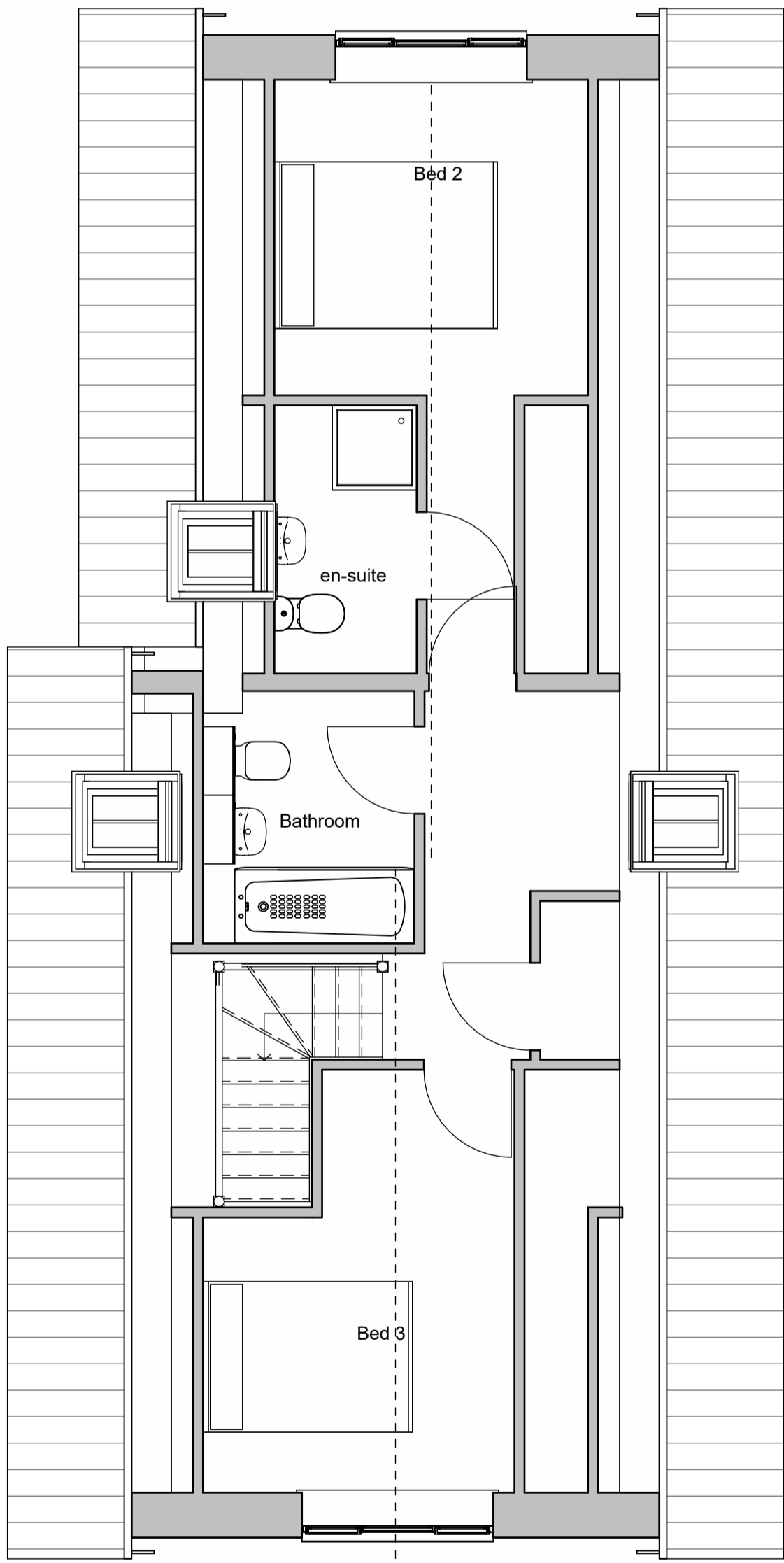
**Store Side (north)**  
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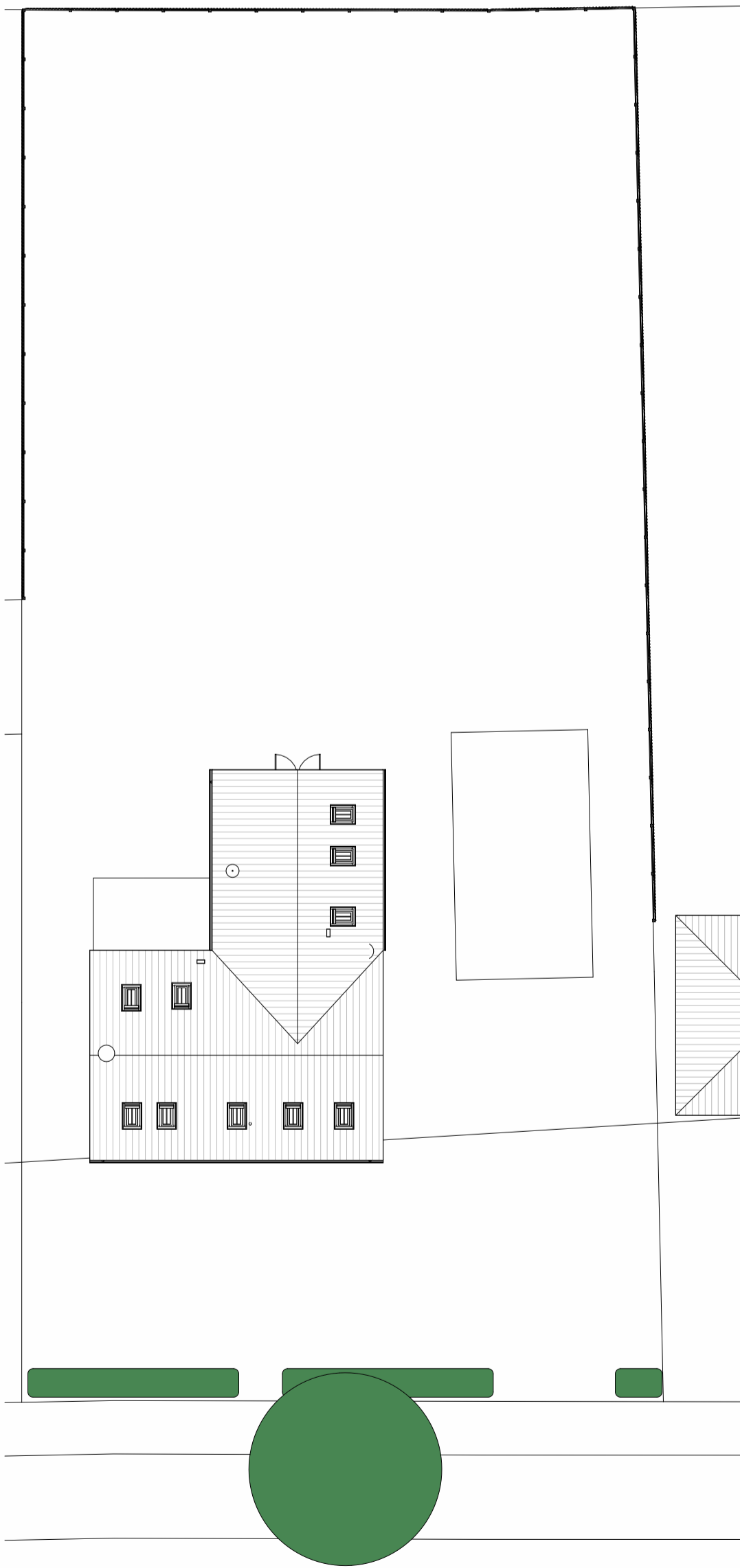
**Store Side (south)**  
1 : 100



**Proposed Ground Floor**  
1 : 50



**Proposed First Floor**  
1 : 50



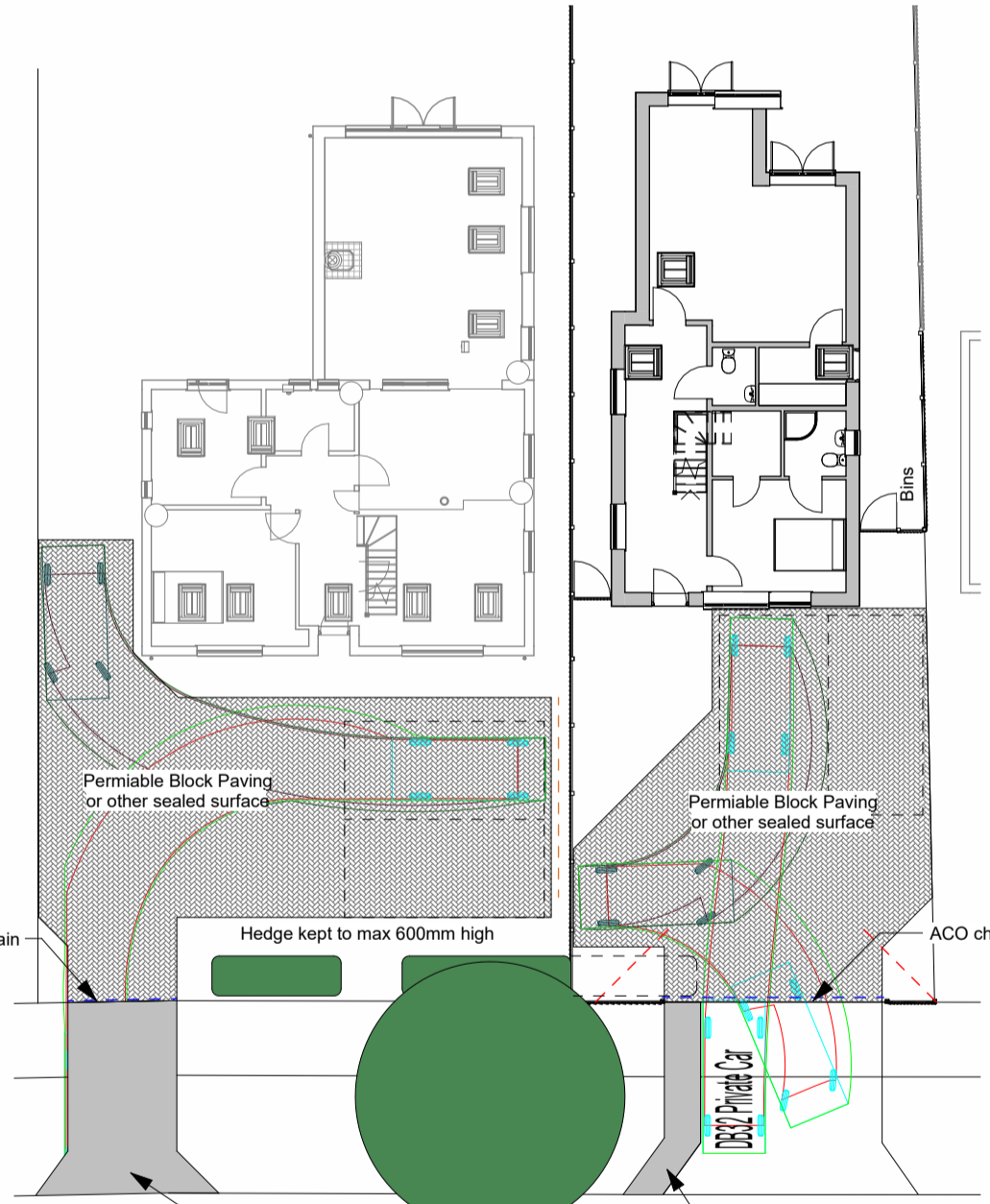
**Existing Site Plan**  
1 : 200



**Proposed Site Plan**  
1 : 200

**MATERIALS**

Walls -  
Gable Walls Finished with Cedral Cladding Colour Beige  
Cream brickwork - Vandersanden Corum  
Roof - Concrete Interlocking Tiles Sandtoft Calderdale Dark grey  
Windows and Doors - Dark uPVC  
Rainwater Goods - White uPVC



**Proposed Block Plan**  
1 : 200

C	Entrance and paving notes added	10-11-22
B	Turning added for existing bungalow, block plan added, location plan amended	07-10-22
A	Dwelling shortened, moved back and parking amended	03-10-22

<b>Ian Gowler Consulting Ltd</b> Architectural and Domestic Energy Consultant Grove House, 22 Primrose Hill, Duddington, Cambs, PE15 0SU tel. 01354 667005 email. ian@gowler-architectural.co.uk			
Proposed New Dwelling at Land South 66 Wimblington Road, March for Mr Hinson			
Planning			
date created 23/06/22	scale As indicated @ A1	drawing no. 530 - P01	rev. C