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**F/YR22/1389/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: Number of representations contrary to Officer recommendation**

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## **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 Due to the constrained nature of the site, the proposal results in a development which is unsympathetic and out of character with the existing street scene. The proposal would consequently create an incongruous and unattractive feature which fails to demonstrate that it makes a positive contribution to the local distinctiveness and character of the area and is therefore considered to be contrary to Policy LP16(d).
- 1.3 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).
- 1.4 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).
- 1.5 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

- 3.3 This application seeks to erect a 2-storey, 3-bed dwelling. The proposed roof will be dual-pitched with an eaves height of 4.9 metres approx and a ridge height of 7.4 metres approx.
- 3.4 The fenestration proposed at ground floor includes 2 windows to the rear of the dwelling facing north and 2 windows and a door to the front elevation of the dwelling.
- 3.5 The fenestration proposed at first-floor includes 2 windows to serve bedroom 3 and the en-suite to the rear elevation and 2 windows to serve bedroom 1 and 2 to the front elevations.
- 3.6 The materials proposed include TBS Aldwick Blend bricks and Grey Pantile roof tiles.
- 3.7 A new access is proposed off Wimblington Road to serve the proposed dwelling which will be approximately 5.6 metres wide. 2 parking spaces will be situated to the front of the dwelling.
- 3.8 Private amenity space will be situated to the rear of the dwelling, with a new 1.8m close boarded fence proposed to enclose the rear of the site.
- 3.9 Full plans and associated documents for this application can be found at: [F/YR22/1389/F | Erect a dwelling \(2-storey, 3-bed\) | Land South West Of 27A Wimblington Road Doddington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1389/F)

### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR22/0828/F	Erect a dwelling (2-storey, 3-bed)	Withdrawn

### 5 CONSULTATIONS

#### 5.1 Doddington Parish Council

*Doddington Parish Council considered the above planning application at its meeting last night and raised objections on the basis that the application represented an inappropriate and overdevelopment of garden land thereby spoiling the street scene.*

## 5.2 FDC Environment & Health Services

*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 be affected by ground contamination.*

*This service would however welcome a condition on construction working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable:*

*No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

## 5.3 Local Residents/Interested Parties

10 letters of support were received with regard to the above application (5 from High Street, Doddington; 1 from Wimblington Road, Doddington; 1 from Walden Close, Doddington; 1 from Hospital Road, Doddington and 1 from High Street, March. 1 letter received did not provide an address). The reasons for support are as follows:

- Good location for school & shops
- On bus routes
- Design looks good, a nice family home
- Affordable family home
- Help with supporting the environment and energy efficiencies
- Would fit with local surroundings
- Needed house in the village for local people
- Building will not impact on doctors or schools
- Access to the site is good
- Modest family home that would suit its location
- Single building far better than big developments
- Well designed property in the central location of the village
- Doddington has grown in size but has not substantially increased the offer of affordable homes
- Many new builds include executive homes which are out of reach financially for younger couples & families
- Larger houses have attracted wealthy commuters who don't have family & historical/emotional links to the village
- Younger couples now purchasing bungalows within the village – impacts on older less able residents

## 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 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 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 As detailed within the planning history section above, a previous application for a 2-storey, 3-bed dwelling was submitted and subsequently withdrawn.

9.2 The previous application was recommended for refusal for the following reasons.

- 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).*

9.3 This application has amended the design of the proposed 2-storey dwelling, with the bulk of the dwelling proposed adjacent to the south-west boundary of the application site. A 2-storey element is still proposed within close proximity to the neighbouring property to the north-east, albeit the clearance between these properties is now approximately 2.6 metres. The depth of the 2-storey element closest to this neighbouring property is approximately 6.3 metres.

## 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 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.

10.4 Notwithstanding this however, given the size constraint of the site, the dwelling has been designed in a way that appears contrived, with the 2-storey front projection set at an angle to run parallel with the south-west boundary of the site. The dwelling proposed will therefore create an unsympathetic addition to the street scene and the resulting visual impact of the proposed dwelling is considered to introduce adverse impacts upon the street scene given that it will appear out of character with the surrounding dwellings.

10.5 As such, the scheme is considered to be contrary to Policy LP16 in this regard.

### **Residential Amenity**

10.6 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 2.6 metres from the neighbouring property to the north-east and approximately 10 metres from the neighbouring property to the south-west.

10.7 Given the location of the neighbouring property to the south-west approximately 10 metres from the proposed dwelling, it is unlikely that the scheme will introduce any significant overbearing impacts due to the clearance between the 2 dwellings. 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.

10.8 As aforementioned, the proposed dwelling will be situated approximately 2.6 metres from the neighbouring property to the north-east. As the dwelling proposed is 2-storey, it will be highly visible from the windows on the south-west elevation of No. 27A. The west facing elevation of the main dwelling (27A) 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 forwardmost west facing windows at No. 27A.

10.9 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.

10.10 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.

10.11 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.

- 10.12 From the site plan submitted, the private amenity space to the rear of the proposed dwelling covers an area of approximately 81.5m<sup>2</sup>. The application form submitted states that the site area measures 300m<sup>2</sup>. The proposed private amenity space therefore falls short of the required 33%. 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**

- 10.13 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.
- 10.14 No consultation comments have been received from CCC Highways at the time of writing this report. Notwithstanding this, CCC Highways raised no objection to the previous application subject to conditions. The access proposed under this application is not significantly different to that previously proposed, albeit moved slightly further east and therefore it is not considered that this access would introduce any additional highway safety issues to the previous consideration. However, should comments be received these will be reported to committee by way of an update.
- 10.15 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**

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

### **Other Matters**

- 10.17 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**

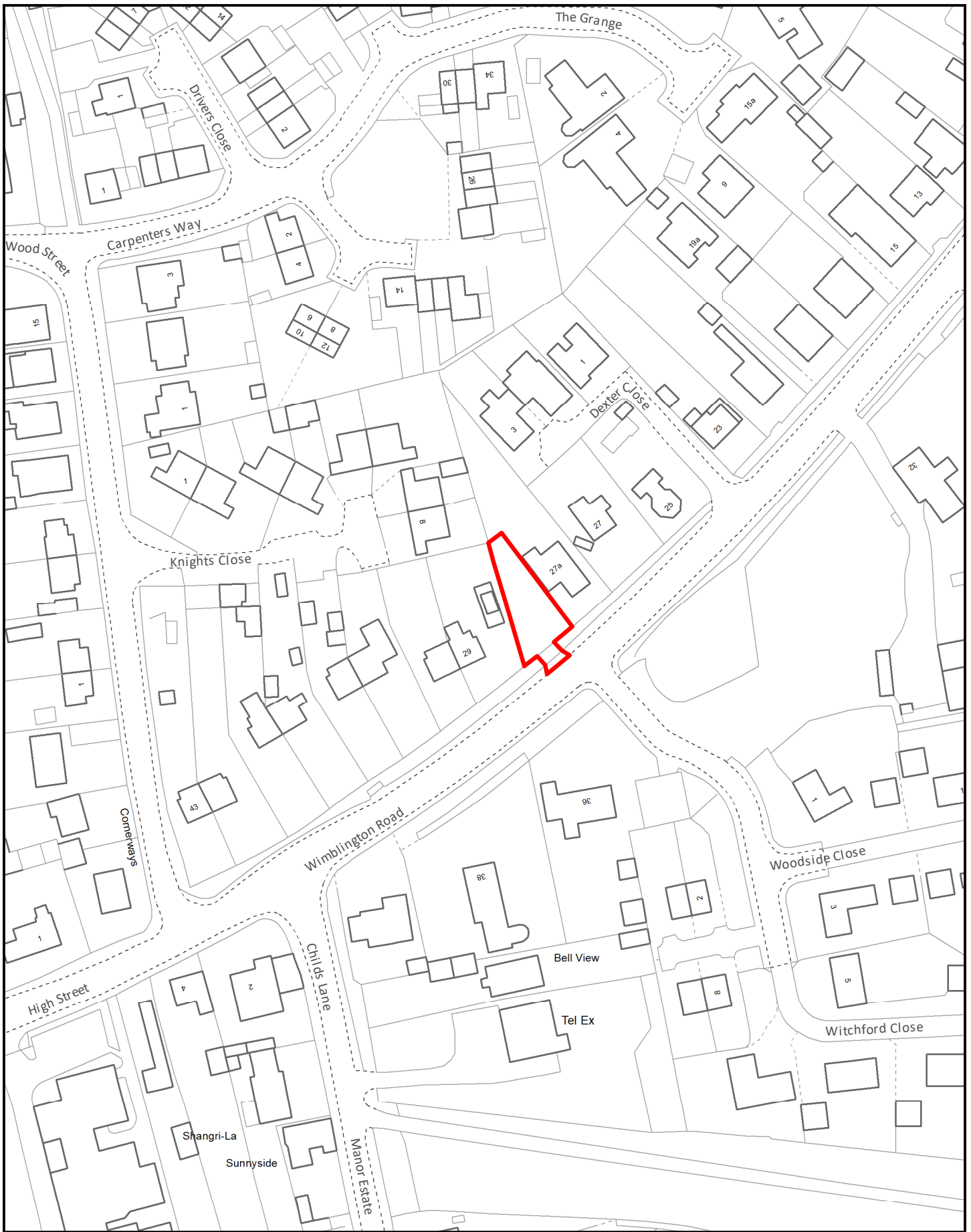
- 11.1 The proposed 2-storey dwelling will introduce an incongruous feature within the street scene and will introduce adverse overbearing and overshadowing impacts to the dwelling to the north-east given the proximity of the proposed dwelling to the neighbouring dwelling. The creation of such an unappealing 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 reasons:

1	<p>Policy LP16 (d) of the Fenland Local Plan (2014) requires that development demonstrates that it makes a positive contribution to the local distinctiveness and character of the area, enhancing its local setting, responding to and improving the character of the local built environment and does not adversely impact on the street scene or landscape character of the surrounding area. The proposal is for the construction of a 2-storey, 3-bed dwelling within existing garden land associated with No. 27A.</p> <p>Due to the constrained nature of the site, the proposal results in a development which is contrived in its design and layout and consequently is unsympathetic and out of character with the existing street scene. The proposal would consequently create an incongruous and unattractive feature which fails to demonstrate that it makes a positive contribution to the local distinctiveness and character of the area and is therefore contrary to the requirements of policy LP16 of the Fenland Local Plan (2014).</p>
2	<p>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.</p>
3	<p>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).</p>





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**F/YR22/1389/F**

Scale = 1:1,250

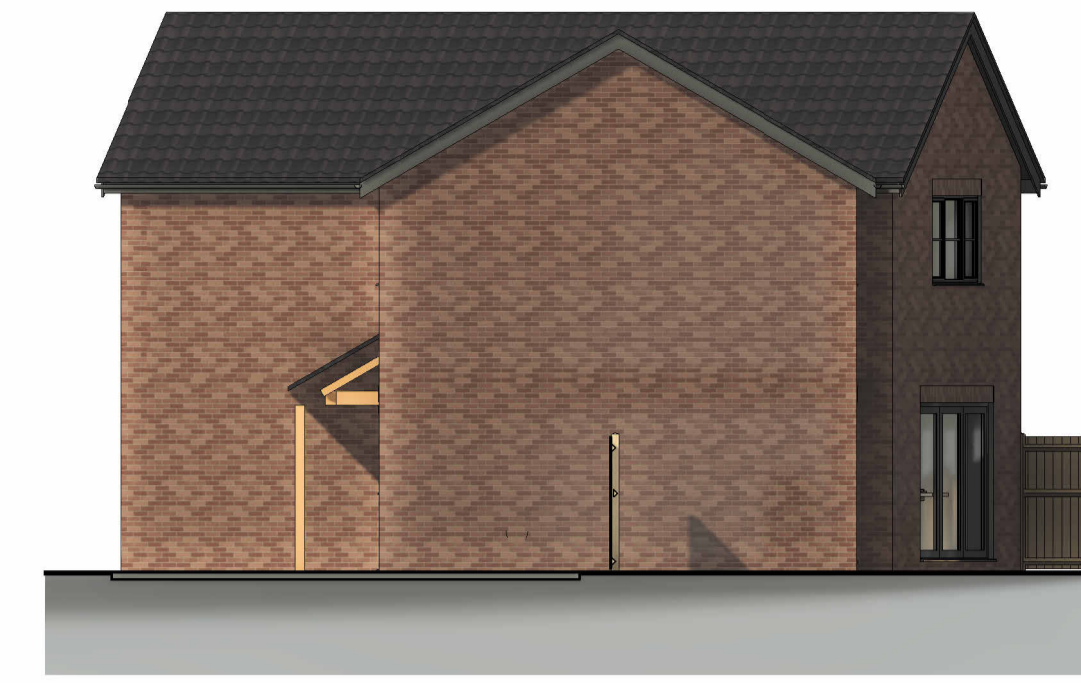




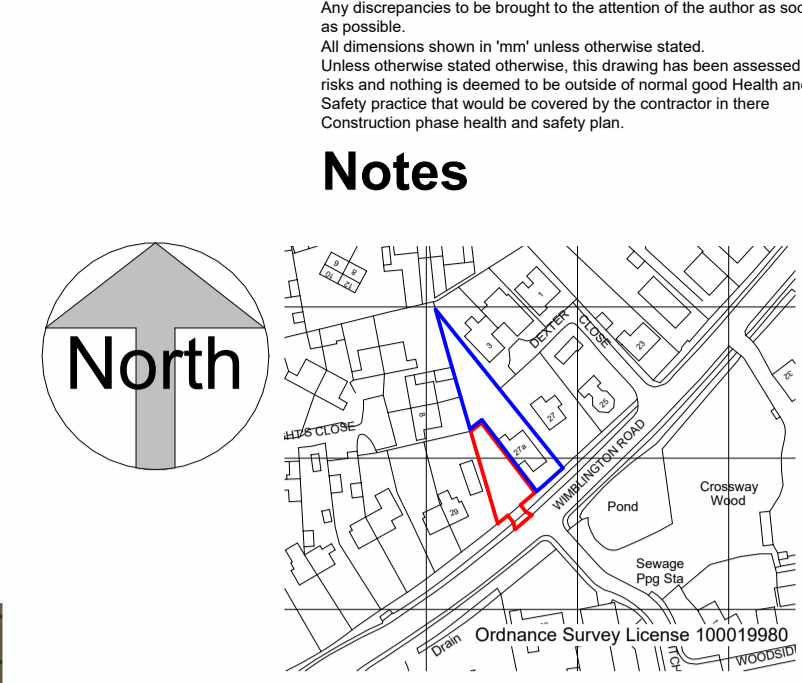
**Proposed Front/ Street Scene**  
Scale 1 : 100



**Planning Proposed Rear (north west)**  
Scale 1 : 100

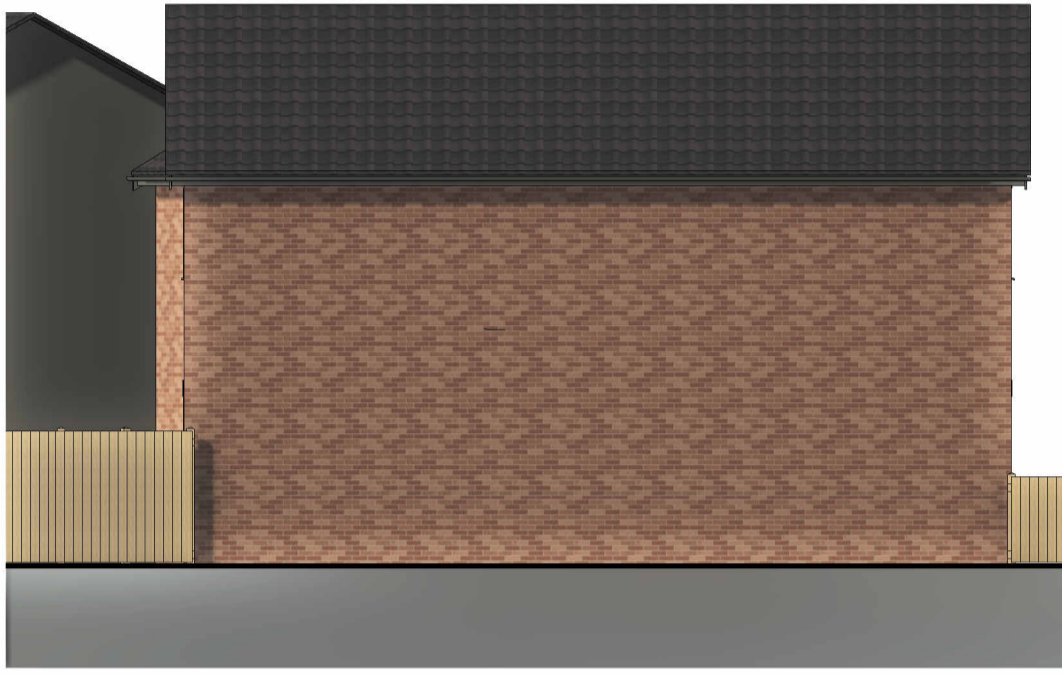


**Planning Proposed Side (north east)**  
Scale 1 : 100



**Location Plan**  
Scale 1 : 2500

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



**Planning Proposed Side (west)**  
Scale 1 : 100



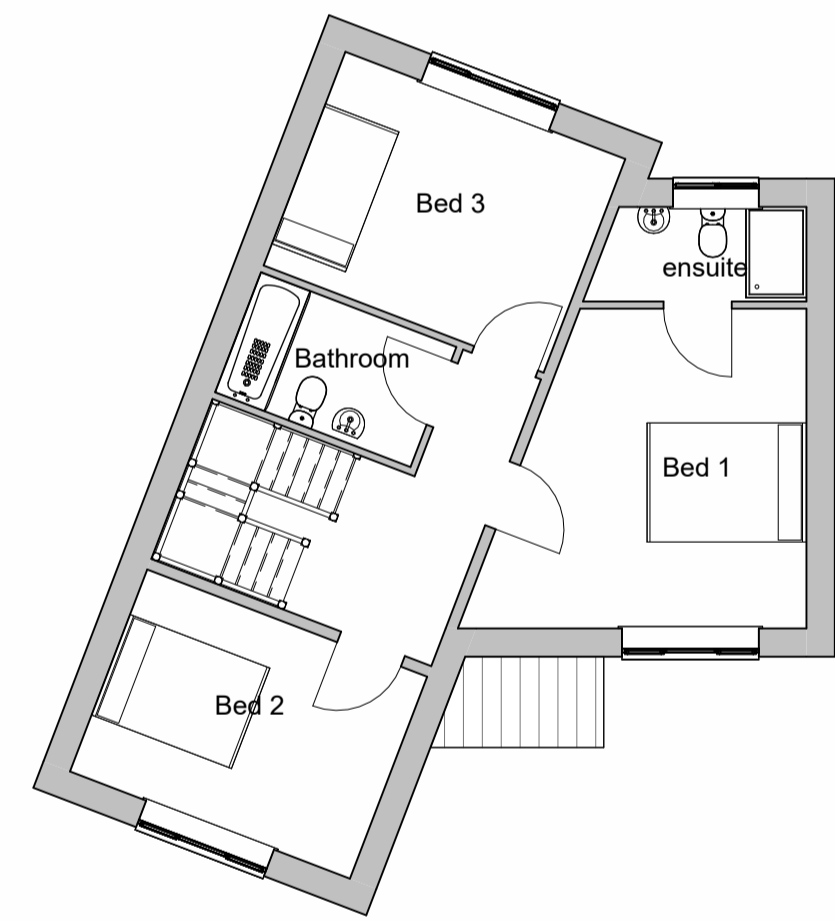
**Planning Proposed Front**  
Scale 1 : 100



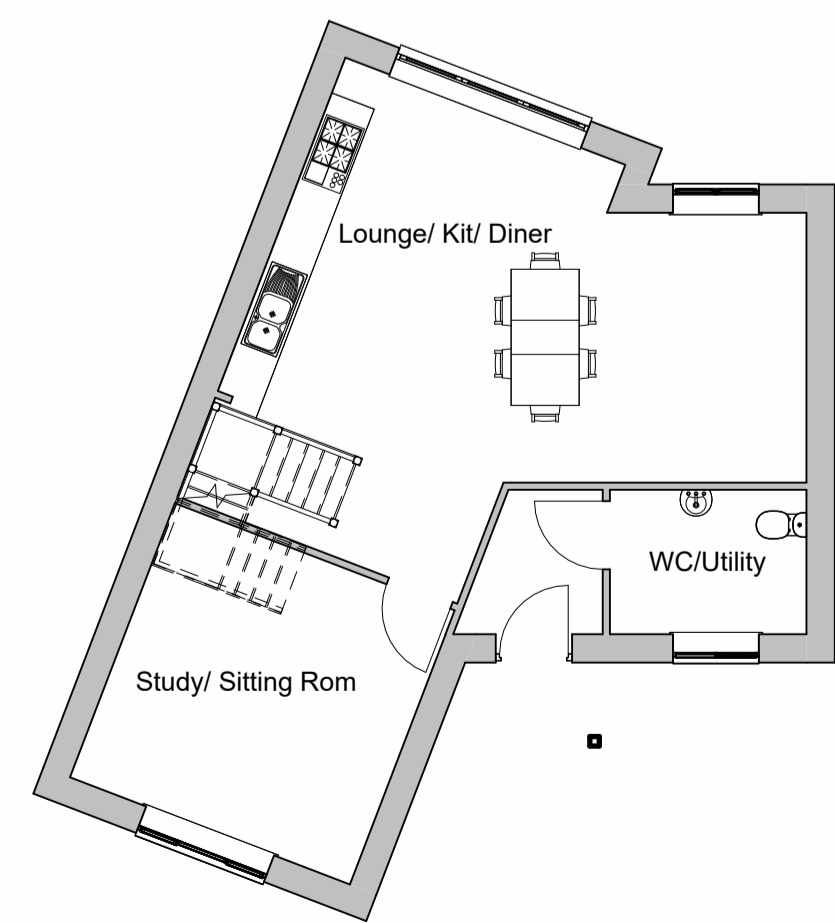
**Planning Proposed Rear (north)**  
Scale 1 : 100



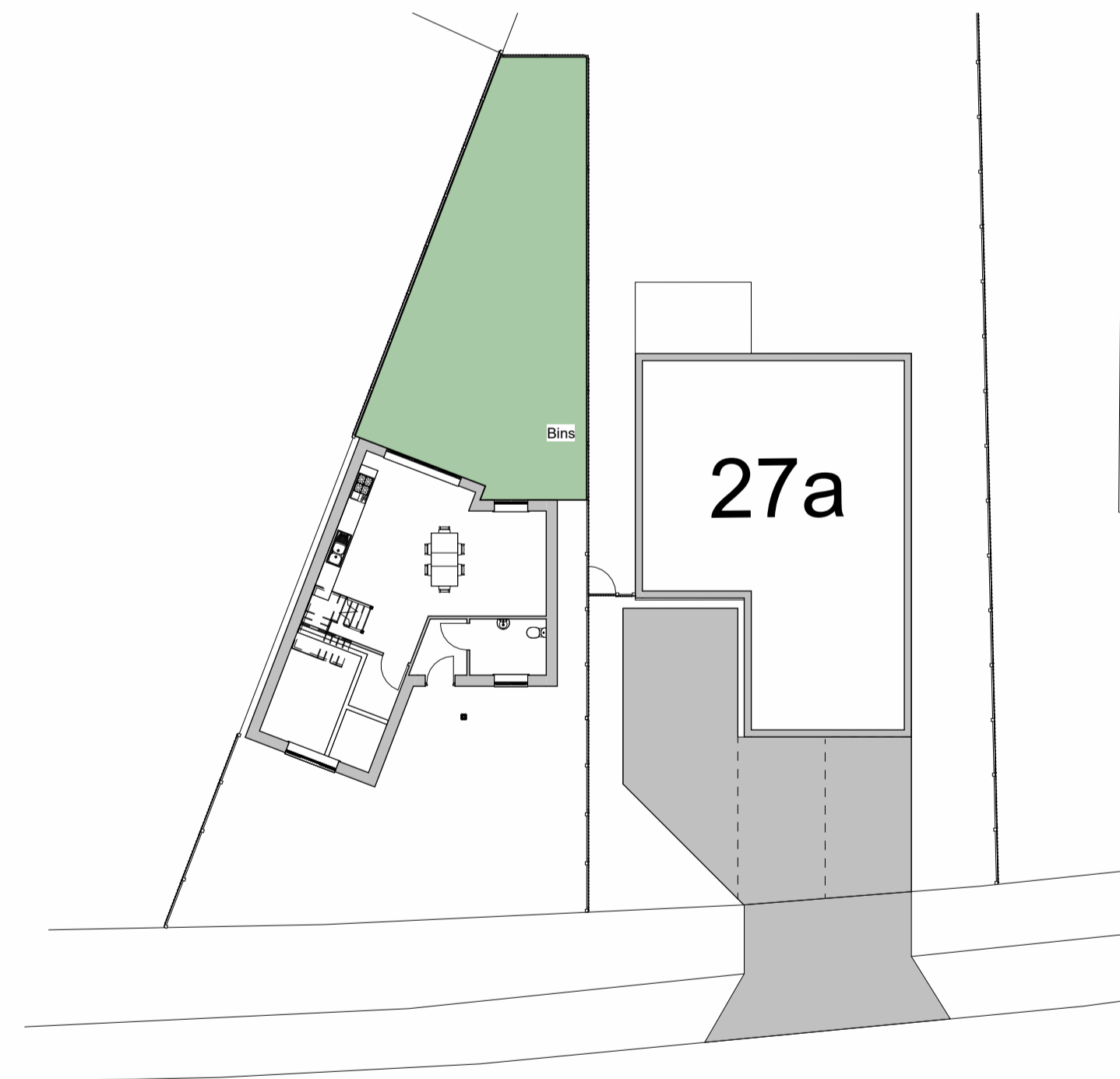
**Sparrow Nest Box**



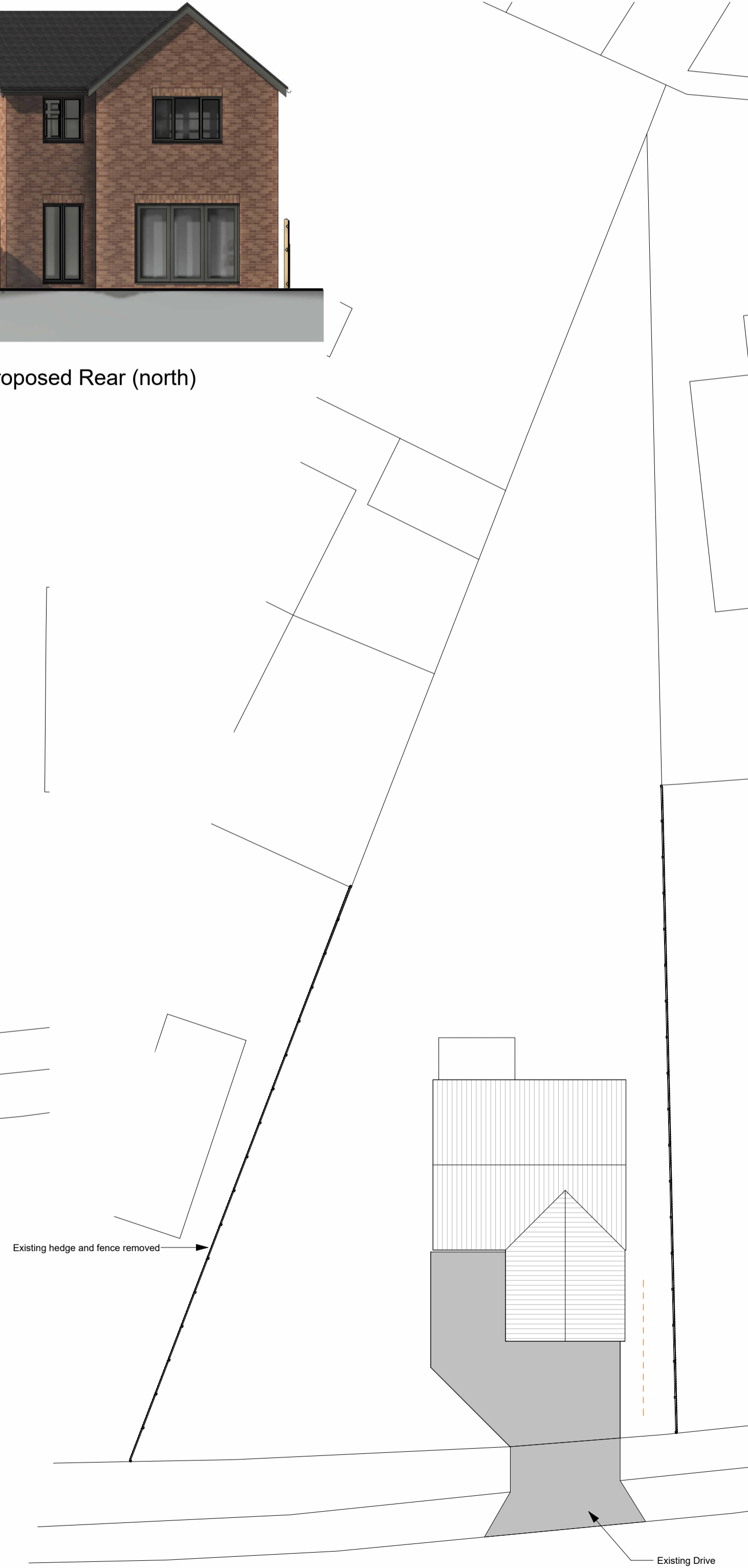
**Proposed First Floor**  
Scale 1 : 100



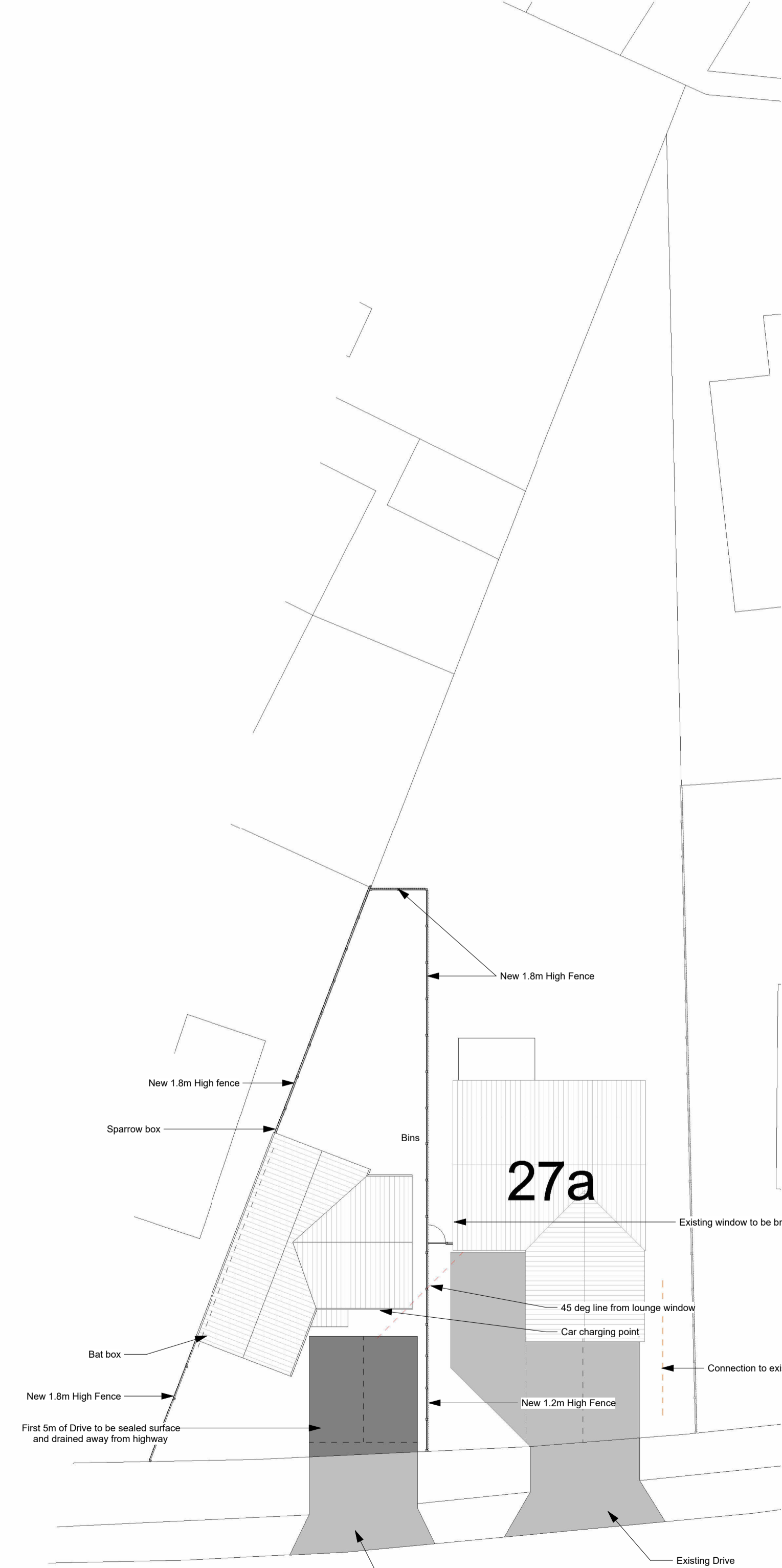
**Proposed Ground Floor**  
Scale 1 : 100



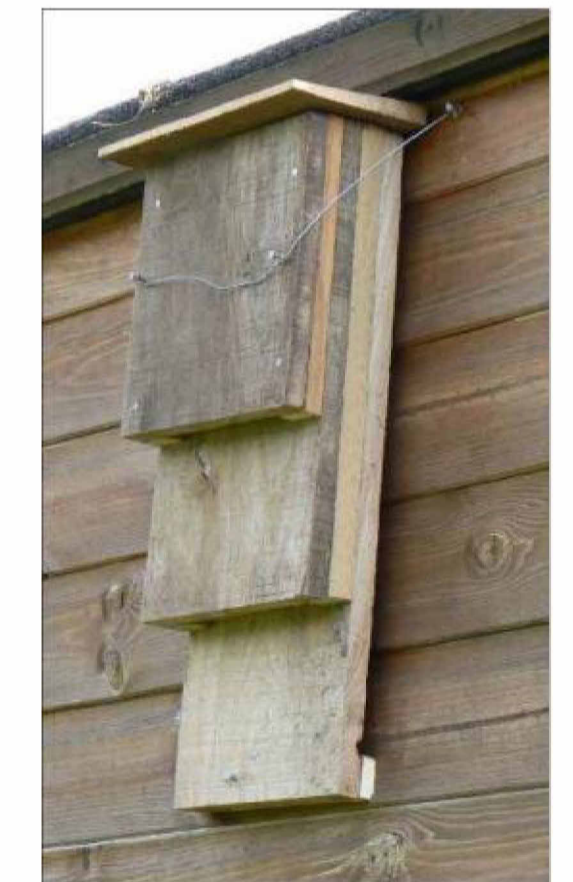
**Proposed Block Plan**  
Scale 1 : 200



**Existing Site Plan**  
Scale 1 : 200



**Proposed Site Plan**  
Scale 1 : 200



**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, Duddington  
Cambs PE15 0SU  
tel: 07733 266198 email: ian@peastd.co.uk

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

Drawing Title  
Planning

date	scale	drawing no.	rev
23/05/22	As indicated	PEAS024 - P02	A