
F/YR23/0430/F

Applicant: Mr Brian Hinson

**Agent : Mr Ian Gowler
Gowler Architectural**

Land South Of 66, Wimblington Road, March, Cambridgeshire

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

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a single storey dwelling on land south of 66 Wimblington Road, March. The site currently hosts a detached outbuilding associated with No. 66.
- 1.2 The proposed 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 clearance 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 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 dormer. 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 single-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.
- 3.2 The dwelling would have a depth of 14.5 metres and a greatest width of 6.6 metres which narrows to 5.9 metres in the lounge/kitchen/diner area to the rear. The roof proposed would be dual pitched with an eaves height of 2.3 metres and a ridge height of 4.1 metres. The off-shoot to the rear would have a ridge height of 4 metres.
- 3.3 The fenestration at ground floor includes 1 north facing obscure glazed window, east facing window/door, 1 obscure window and 1 window and 1 door facing south and 2 windows facing west.
- 3.4 The materials proposed include Vandersanden Corum bricks and Cedral Cladding in Beige (to front dormer only) and Sandtoft Calderdale Dark Grey roof tiles. The windows and doors would be Dark Grey uPVC.
- 3.5 A detached store building is proposed within the rear garden, adjacent to the east boundary of the site. The outbuilding would have a depth of 5.5 metres and a width of 5 metres. The roof to the store would 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 would 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/YR23/0430/F | Erect a dwelling \(single storey, 3-bed\) and detached store building including the demolition of existing outbuilding and the widening of existing vehicular access, and the formation of a new vehicular access to 66 Wimblington Road | Land South Of 66 Wimblington Road March Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0430/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision
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	Refused 10/02/2023
F/0692/78/O	Erection of a detached bungalow	Refused 14/11/1978

5 CONSULTATIONS

5.1 March Town Council

Recommendation; Approval subject to concerns that the new design is detrimental to the street scene compared to the previous design (CP16).

5.2 FDC Environmental Health

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.

Due to the demolition of an existing structure and close proximity of noise sensitive receptors, it is recommended that the following conditions are imposed in the event that planning permission is granted:

UNSUSPECTED CONTAMINATION

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 Local Planning Authority (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.

WORKING TIMES

No demolition or 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 Cambridgeshire County Council Highways Authority

I do not object to the proposed development. In highway terms, it is materially consistent with that submitted for the application F/YR22/0843/F and while the application was refused, there was no highway reason for refusal.

In any case, appropriate measures have been incorporated into the proposals to safeguard the public highway. In the event that the LPA permit the application, please append the following Conditions and Informatives:

Conditions

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

Gates: Prior to the commencement of the use hereby approved any gate or gates to the vehicular access shall be set back 5 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter.

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Visibility Splays: Prior to first occupation of the development hereby approved, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2 metres x 2 metres measured along respectively the back of the footway.

5.4 Local Residents/Interested Parties

8 letters of support were received with regard to the above application. 6 (2 from Wimblington Road and 1 each from Millfield Close, Elwyn Road, Burrowmoor Road and Oxbow Crescent) were received from within the ward area/adjacent ward area.

One of the letters received was from Brewery Close, Parson Drove and one from an address in Lakenheath, outside the district.

The reasons for support are as follows:

- Proposed reductions offer a positive response to the prior reasons for refusal
- Direct keeping with adjacent properties
- Significant improvement on the existing concrete garage
- Well proportioned and considerate design
- Obscure glazing to side elevations
- March Town is an identified area of growth
- Bespoke design preferable to generic new housing
- Bungalow fits perfectly with current mixed style housing along Wimblington Road
- Visibly benefit the area and neighbours nearby
- Attractive new property
- Access to the site is improved
- Single-storey design typical of nearby homes
- Much needed new housing
- Materials blend in with existing properties

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

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 BACKGROUND

- 9.1 A previous application on site, planning reference F/YR22/0843/F, was heard at Planning Committee on 08th February 2023. Members resolved to refuse the application as per officer recommendation. The reasons for refusal were as follows:

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, 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. Policy LP16 part (d) of the Fenland Local Plan 2014 and Paragraph 127 of the National Planning Policy Framework 2019 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 clearance 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 policy.

10 ASSESSMENT

Principle of Development

- 10.1 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

- 10.2 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.

- 10.3 Given the location of the site, the dwelling will be highly visible from Wimblington Road. The principal elevation of the dwelling will be situated approximately 10.9 metres from the footway and therefore will sit in line with the neighbouring property to the south. There will be a clearance of approximately 2 metres between the proposed dwelling and the property to the north and approximately 2.4 metres between the proposed dwelling and property to the south. The subdivision of the plot will result in a development that is out of keeping with the rear 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.
- 10.4 It is noted that the dwellings along Wimblington Road vary in terms of design and character. Notwithstanding this however, given the size constraint of the site, the dwelling has been designed in a way that appears contrived, with the proposed dwelling having a ridge height of 4.1 metres, which is significantly lower than the neighbouring properties to the north and south of the application 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 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

- 10.6 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.
- 10.7 Neighbouring properties are situated to the north and south of the application site. Given the proximity of the proposed dwelling to both neighbouring properties, the dwelling will be somewhat visible to both properties, with the northern property being situated 2 metres from the proposed dwelling and the southern property being situated 2.4 metres from the proposed dwelling.
- 10.8 The ridge height of the proposed dwelling has been reduced by 2.4 metres in comparison to the previously refused application on site. As such, it is unlikely that the scheme will introduce any adverse overlooking, overshadowing or overbearing impacts upon either north or south neighbouring property.
- 10.9 The proposed dwelling will also be visible to the neighbouring property to the south, however given the direction of sun travel from east to west, it is unlikely that the scheme will introduce any overshadowing impacts upon the neighbouring property to the south.

Access and Parking

- 10.10 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.

- 10.11 Upon consultation with CCC Highways, no objections were raised with regard to the access arrangements. As such, it is considered that the scheme is compliant with Policy LP15.

Flood Risk, Site Constraints and Servicing

- 10.12 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.
- 10.13 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.

11 CONCLUSIONS

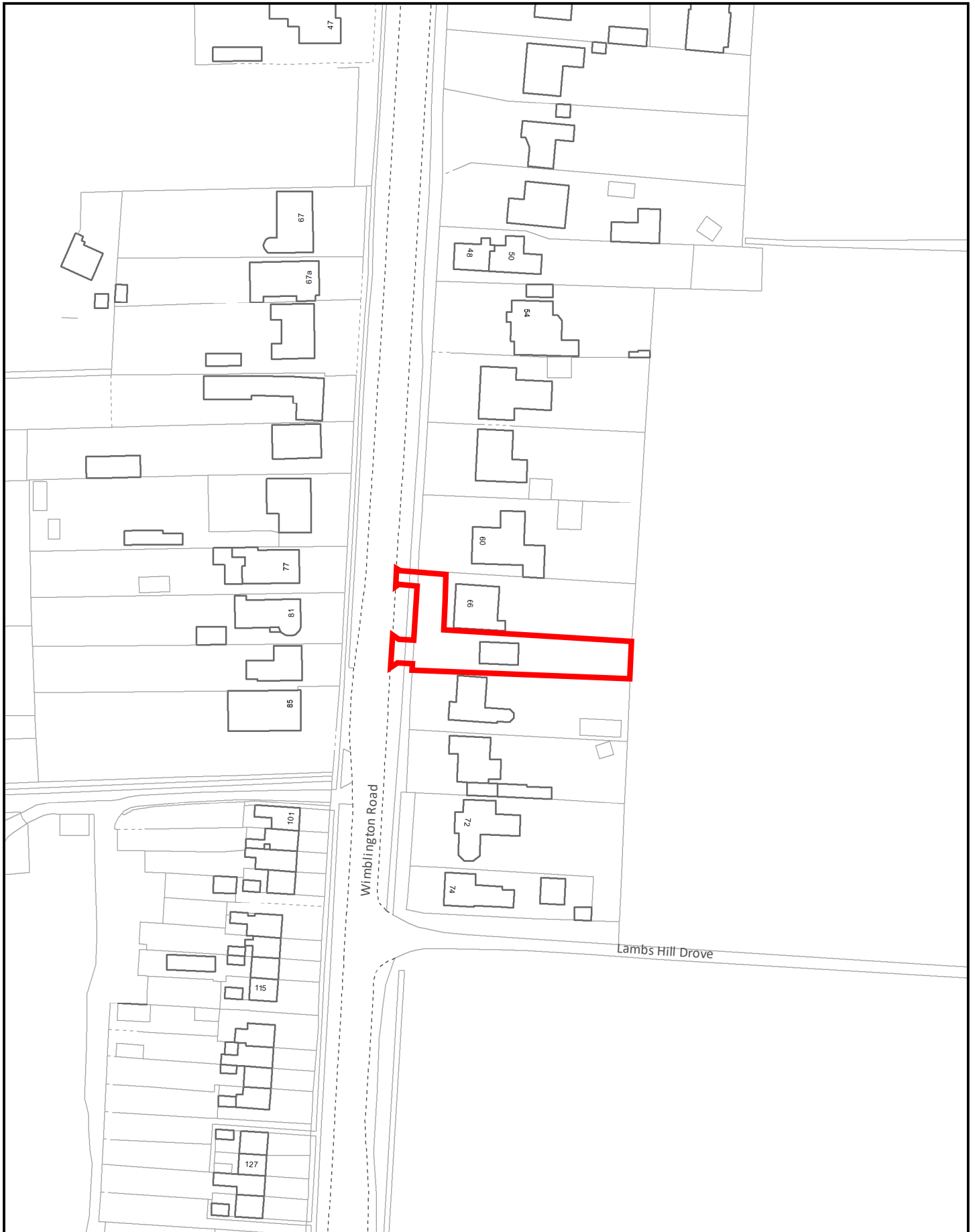
- 11.1 The proposed single-storey dwelling would be situated in close proximity to the neighbouring properties to the north and south of the application site, creating a cramped form of development with limited clearance between the host dwelling and neighbouring properties.
- 11.2 Also, given the size constraint of the site, the dwelling has been designed in a way that appears contrived, with the proposed dwelling having a ridge height of 4.1 metres, which is significantly lower than the neighbouring properties to the north and south of the application site. The dwelling proposed will therefore create an unsympathetic addition to the street scene.
- 11.3 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.

12 RECOMMENDATION

Refuse; for the following reason:

1	Policy LP16 part (d) of the Fenland Local Plan 2014 and Paragraph 127 of the National Planning Policy Framework 2019 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 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 clearance between the host dwelling and neighbouring properties. Also, given the size constraint of the site, the dwelling has been designed in a way that appears contrived being significantly lower than either of the
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	<p>neighbouring dwellings. 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 policy.</p>
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Created on: 24/05/2023

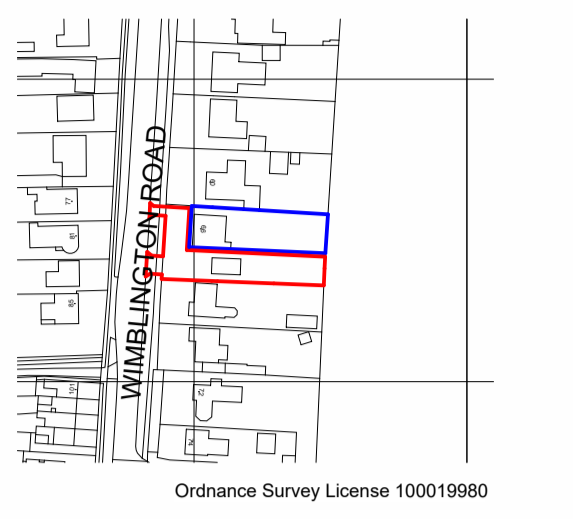
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F/YR23/0430/F

Scale = 1:1,250



Notes
 Any discrepancies to be brought to attention of Author as soon as possible.
 All dimensions shown in "mm" unless otherwise shown.
 Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.



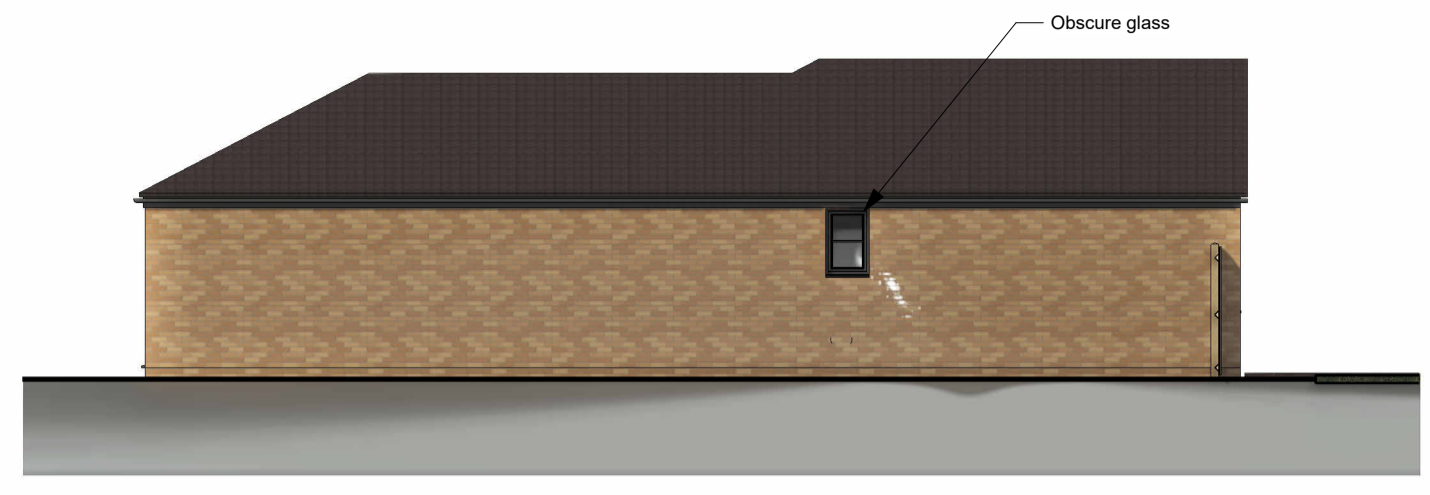
Location Plan
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Planning Proposed Front
1 : 100



Planning Proposed Rear
1 : 100



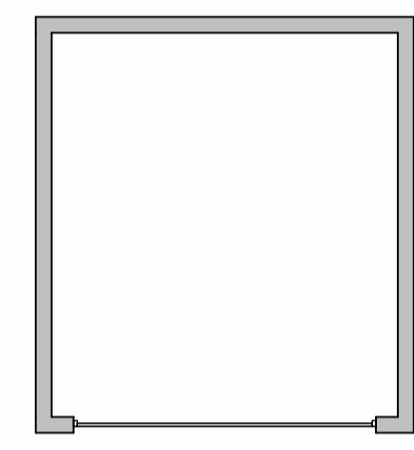
Planning Proposed Side (north)
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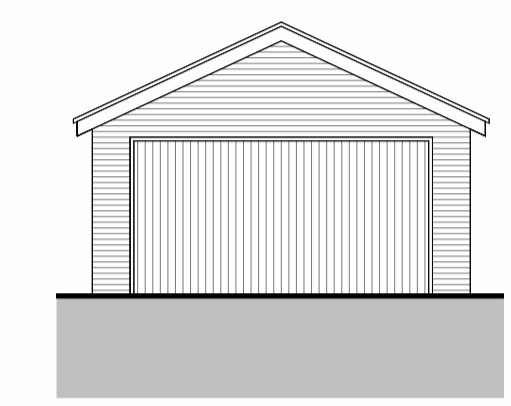
Planning Proposed Side (south)
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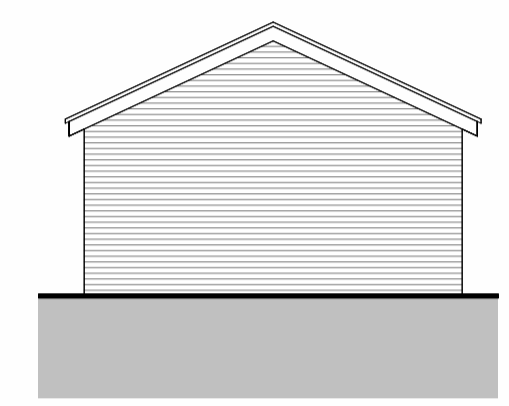
Proposed Street Scene
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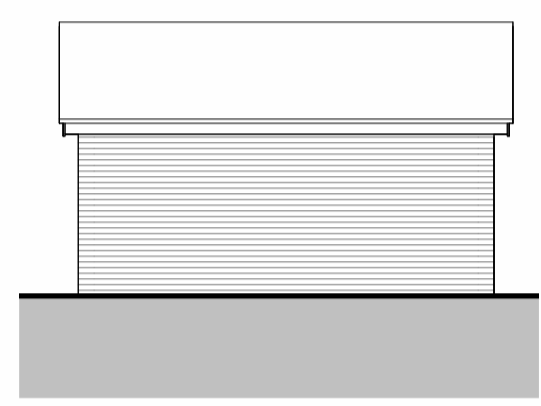
Plan
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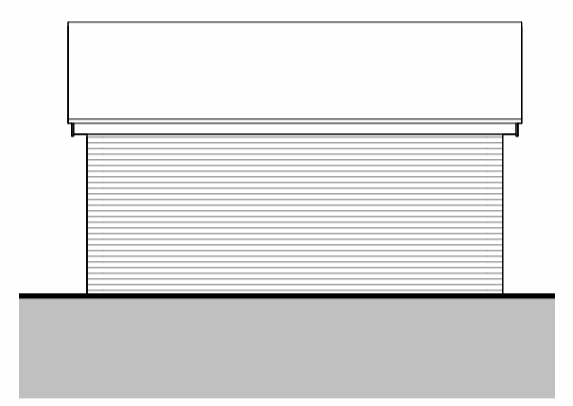
Store Front
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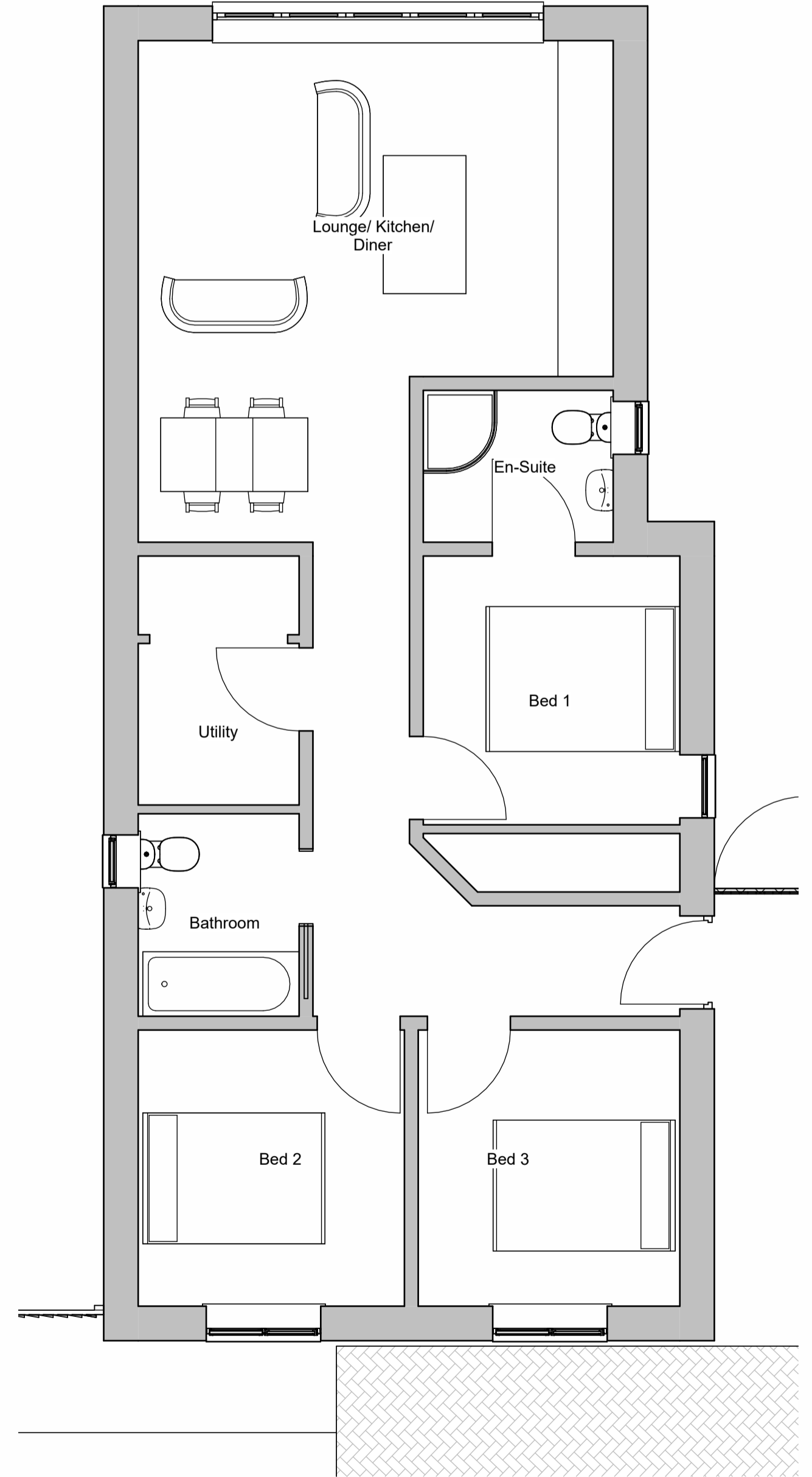
Store Rear
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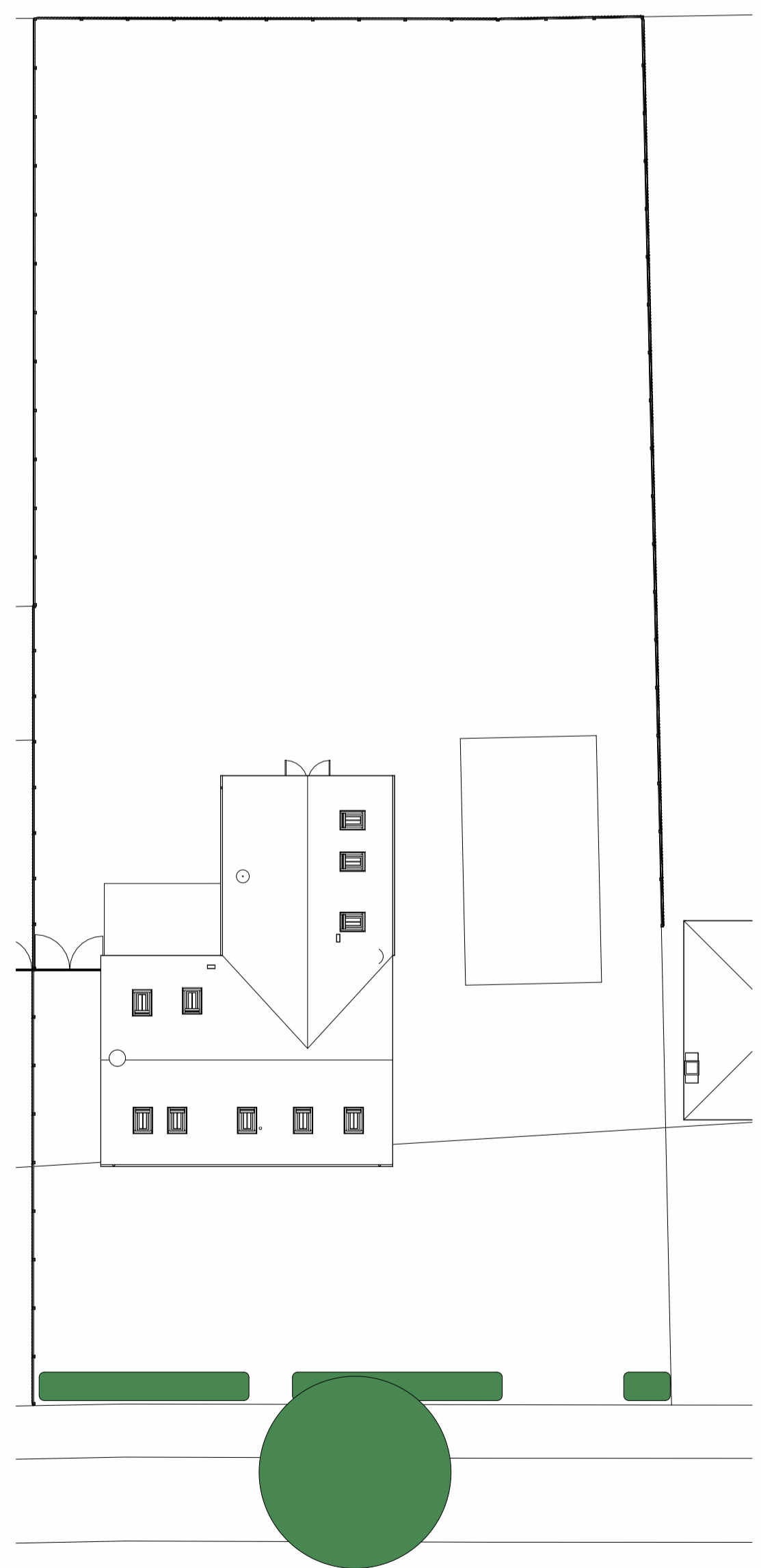
Store Side (north)
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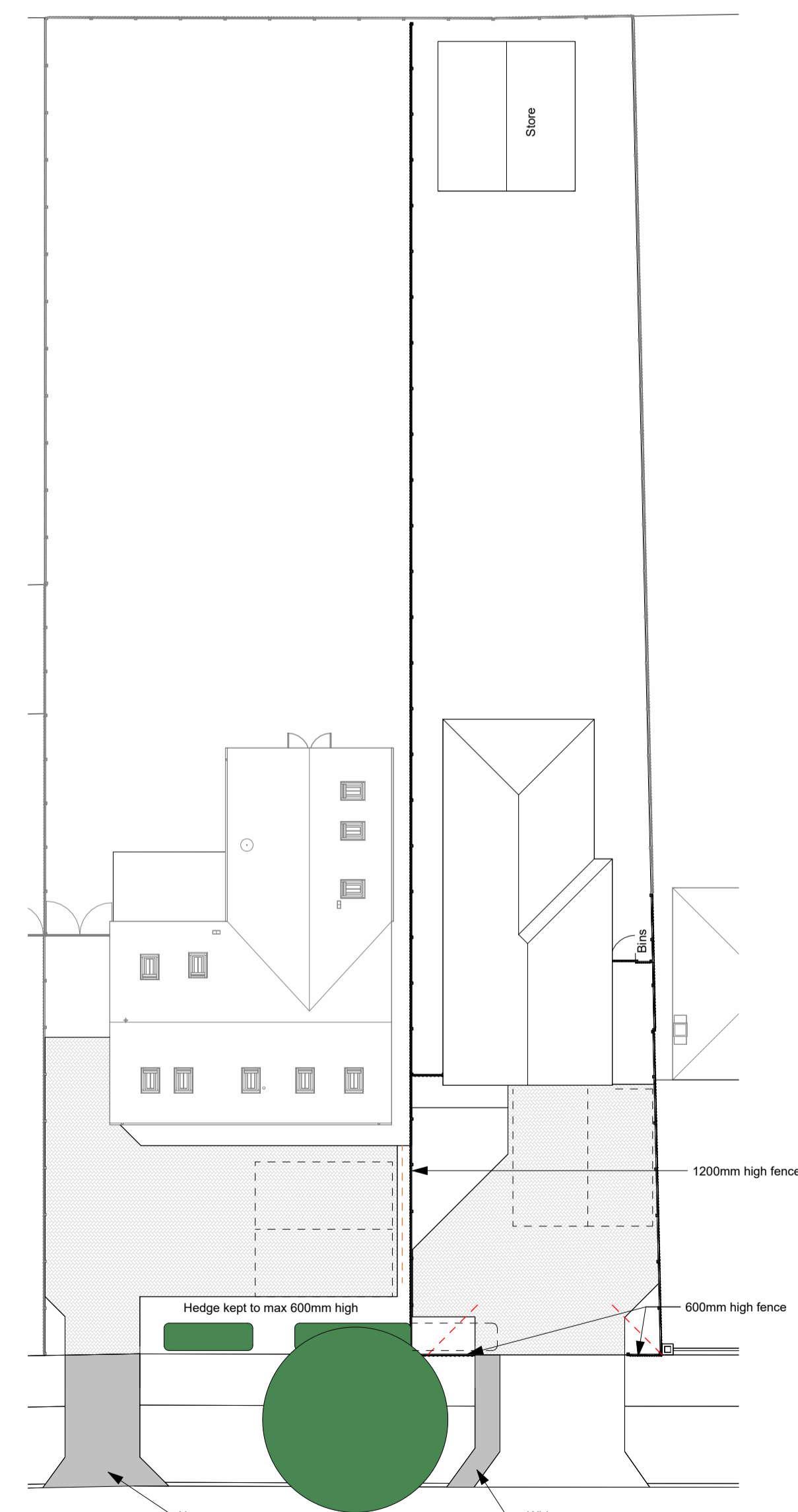
Store Side (south)
1 : 100



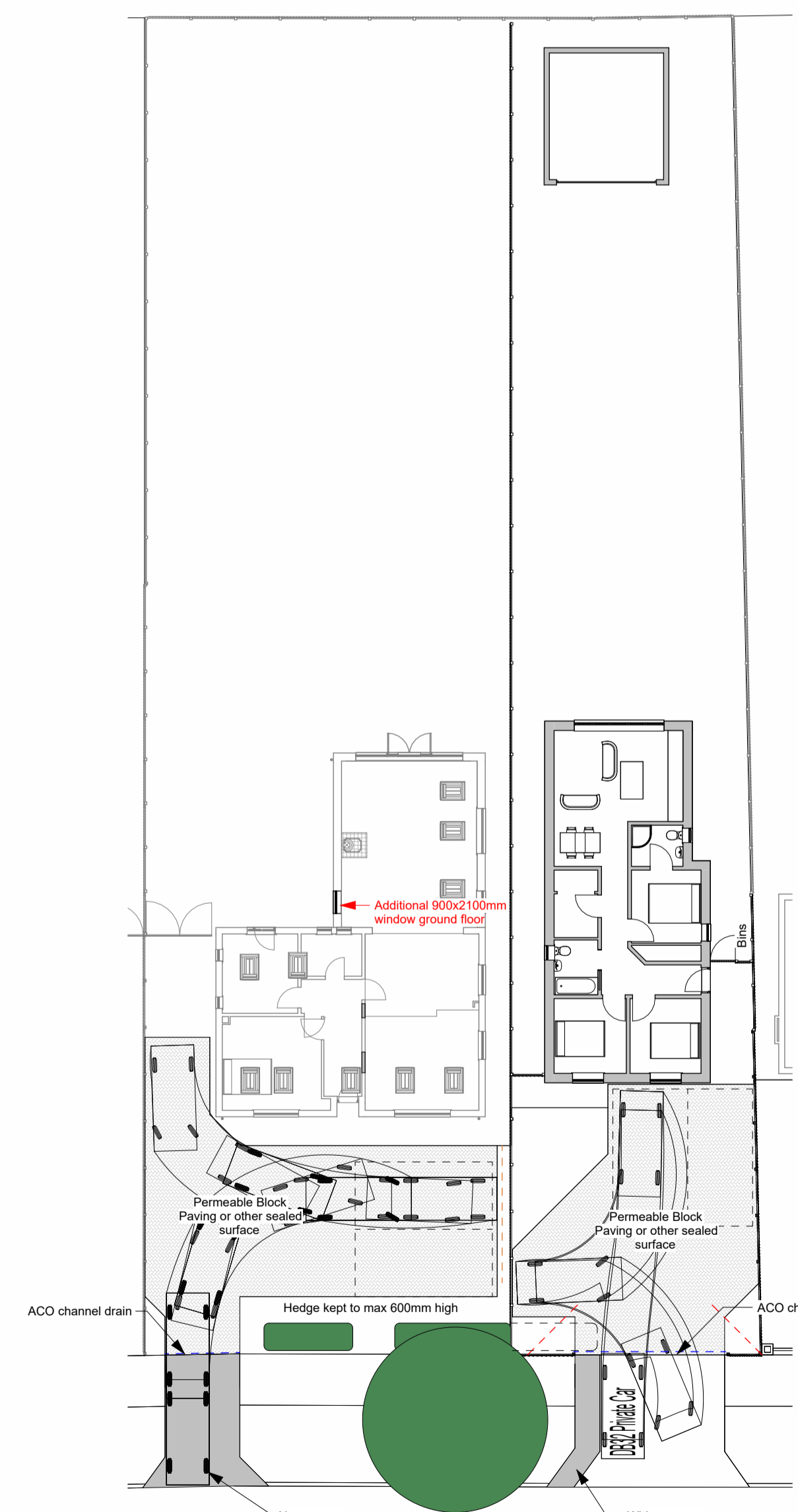
Proposed Ground Floor
1 : 50



Existing Site Plan
1 : 200



Proposed Site Plan
1 : 200



Proposed Block Plan
1 : 200

- MATERIALS**
- Walls -
 - Gable Wall 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 - Dark uPVC

A Note added for additional window to existing bungalow 16-05-23

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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 - P03	rev A
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