
F/YR23/0238/F

Applicant: Mr Kestutis Slamas

**Agent: Mr Ian Gowler
Gowler Architectural**

12 Wimblington Road, Doddington, Cambridgeshire, PE15 0TL

Erect 1 x dwelling (single-storey, 5-bed), involving the demolition of existing dwelling and outbuildings.

Officer recommendation: REFUSE.

Reason for Committee: Chairman requested a committee decision.

1 EXECUTIVE SUMMARY

- 1.1 The site is within a run of ribbon development and between nos.10 and 14 Wimblington Road.
- 1.2 The application site has an area of 5420 sqm and comprises of 1 single storey dwelling and some outbuildings.
- 1.3 Although the proposed dwelling would be acceptable in principle, the front elevation setback and the scale of the scheme would fail to be in keeping with the character of the area and streetscene and would significantly enclose the garden of No 14 to the detriment of its amenity.
- 1.4 It is considered the proposal would result in overdevelopment of the site and would adversely impact the surrounding pattern of development. As such, the proposal would conflict with Policies LP12 and LP16 of the adopted Fenland Local Plan 2014.
- 1.5 Therefore, the proposal is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is flat land which comprises of 1 single storey dwelling and some outbuildings on the south side of Wimblington Road between the neighbouring plots of nos.10 and 14. This part of the road frontage consists of a parade of housing (approx. 17 dwellings).
- 2.2 The existing dwelling is one and a half storey in height, is setback from the road and benefits from a substantial rear amenity which widens to the rear and behind the neighbouring property no.14.
- 2.3 The side is defined by dense landscaping along the rear boundaries which abut a pond to the east, a paddock and poultry houses to the west and agricultural land to the south. Directly to the north are open fields used for agricultural rotation with further residential developments to the north-east.

- 2.4 With regards to the property on-site, the overall scale, roof pitch, fenestration arrangement and layout of interior spaces are characteristic of low-status vernacular housing dating from the late 18th-early 19th century, though obviously altered and extended in more recent times. The property is considered as a non-designed heritage asset (determined in the previous application ref: F/YR21/0777/F which was withdrawn).
- 2.5 The site is within Flood Zone 1 (low risk) and there is a Tree Preservation Order (TPO) along the south-east boundary.

3 PROPOSAL

- 3.1 This planning application seeks full planning approval for the demolition of the existing dwelling and associated outbuildings and the erection of a single storey dwelling and a detached garage/workshop.
- 3.2 The proposed dwelling would be sited 10m behind the building line of no.14 and further into the west site of the plot.
- 3.3 The proposed dwelling would be of a single storey bungalow design, finished with a mixture of pitched, hipped and crown roof features. Two dormer features are proposed along the north elevation and one along the east elevation. The dwelling will have a wide frontage to the north and extend into the site by way of a narrow central proportion which then widens to the rear and behind the rear boundary of no.14. Proposed materials include facing brickwork and concrete tiles however, these can be controlled via a planning condition.
- 3.4 The detached garage/workshop would be of a single storey traditional design, finished with a pitched roof and sited along the east boundary.
- 3.5 The site would be served by an access from Wimblinton Road located in the north-east corner of the site and a driveway which would run along the east side of the site and directly to the proposed garage/workshop. A turning area is also proposed to the front of the site.
- 3.6 Full plans and associated documents for this application can be found at: [F/YR23/0238/F | Erect 1 x dwelling \(single-storey, 5-bed\), involving the demolition of existing dwelling and outbuildings | 12 Wimblinton Road Doddington Cambridgeshire PE15 0TL \(fenland.gov.uk\)](https://fenland.gov.uk/planning/development/2023/FYR23/0238/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
18/0129/PREAPP	Erection of 5 dwellings following the demolition of existing dwelling	Not favourable	07/03.2019
20/0020/PREAPP	Residential development Land South Of 12 - 14C Wimblington Road, Doddington	Not favourable	31/03/2020
20/0076/PREAPP	Proposed demolition of existing dwelling and erection of x6 new dwellings	Not favourable	28/07/20220
20/0136/PREAPP	Proposed Development of 5 New Dwellings Land South Of 12 - 14C Wimblington Road, Doddington	Not favourable	16/11/2020
F/YR21/0777/F	Erect a dwelling (2-storey, 4-bed), detached triple garage/store and front boundary wall (approx height 2.0m) including demolition of existing dwelling and outbuildings	Withdrawn	215/08/2021
F/YR23/0017/O	Erect up to 6no dwellings (outline application with all matters reserved) Land South Of 12 - 14C Wimblington Road, Doddington (adjacent application site)	Refused	24/07/2023

5 CONSULTATIONS

5.1 Doddington Parish Council

Objected to the planning application on the grounds that the size and appearance of the proposed dwelling is out of character with the street scene and it will create a significant intrusion to the adjoining property.

Whilst the Parish Council has no objection to the principle of demolishing the existing property at 12 Wimblington Road and building a new dwelling, this must have regards to the effect on the street scene and neighbouring properties

5.2 FDC Environmental Health

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

I note from the previous application submitted for this site (reference F/YR21/0777/F) that due to observations of previous land use and the potential contaminants to exist, this service requested a Phase 1 contaminated land assessment to ensure the land is suitable for its intended sensitive end use. There does not appear to be a Phase 1 contaminated land assessment submitted with the current application, therefore it would be appropriate to request the full suite of contaminated land conditions on this decision in the event planning permission is granted.

5.3 CCC Highways

(Received 25.04.2023). *I have no objection to the principle of the proposed development, but the applicant will need to amend the proposals to include a turning area so that domestic vehicles need not reverse onto Wimblington Road. There appears to be sufficient space for such turning but the applicant will need to confirm the hard landscaping proposals. Provided that the applicant can make this change, the replacement dwelling will not impact upon the public highway beyond that of the current dwelling, and the continued use of the existing access remains acceptable.*

If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations, possibly of refusal.

(Received 28.07.2023). *Based on the revised proposals, which now include a turning head, I have no objection to the proposed development.*

5.4 CCC Archaeology

Our records indicate that the property proposed for demolition is illustrated on early edition Ordnance Survey mapping dating to 1885. The overall scale, roof pitch, fenestration arrangement and layout of interior spaces are characteristic of low-status vernacular housing dating from the late 18th-early 19th century onwards, which was once common but is now of considerable rarity in Fenland and across the county. Very few such properties now survive as they are subject to high attrition rates through development – without substantial alteration/extensions they do not offer the scale of accommodation that is preferable for modern living.

We have commented on this site previously in relation to prior (withdrawn) application F/YR21/0777/F. At that time we advised your colleague that a

photographic survey would be required to determine the extent of historic fabric surviving and whether the property should be considered as a non-designated heritage asset in the determination of the application, under the terms of the NPPF.

The current application is now accompanied by a photographic survey, as requested. The photographic survey of the interior confirms the antiquity of the dwelling but also arguably provides relevant evidence to support the present application for demolition, in terms of the condition of the existing structure. We therefore would not object to this new application for demolition, but consider that the site should be subject to a programme of archaeological historic building recording in mitigation of the loss of this traditional Fenland cottage. The record of the cottage that is provided by the existing plans, photographs and documentary research should be compiled and augmented to produce a single report documenting the property in its existing condition prior to demolition, to serve as a permanent, publicly accessible record per paragraph 205 of the National Planning Policy Framework. This should be secured through the inclusion of a condition such as the example condition approved by DLUHC:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological historic building recording that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;*
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c. The timetable for the field investigation as part of the development programme;*
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

5.5 CCC Definitive Map Team

Public Footpath 1, Doddington, runs across the south of the site. To view the location of the Footpath please view our interactive map online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>. Whilst the Definitive Map Team has no objection to this proposal, the Footpath must remain open and unobstructed at all times.

5.6 FDC Arboriculture Officer

The proposed development requires the removal two individual trees, one group of trees and a short length of hedge.

I agree with the submitted arboricultural impact assessment regarding the value of the trees and have no objections to the removals.

I would expect to see some replacement planting to mitigate the losses and they can be dealt with as part of conditions.

The applicant must ensure the method statement and tree protection guidelines within the submitted arboricultural report are adhered to for the retained trees.

5.7 **Local Residents/Interested Parties**

6 letters of support have been received which are summarised below:

- Sympathetic design
- Good garden development
- Family home
- Tidy up the plot
- Visually improve site
- Enhance the area

6 **STATUTORY DUTY**

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**

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2021

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

LP4 – Housing

LP12 – Rural Areas Development Policy

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

LP19 – The Natural Environment

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
LP2: Spatial Strategy for the location of residential development
LP7: Design
LP8: Amenity Provision
LP18: Development in the Countryside
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Background**
- **Principle of Development**
- **Archaeology (Non-Designated Heritage Asset)**
- **Visual Amenity and Character of the area**
- **Residential Amenity**
- **Flood Risk**
- **Highway Safety**
- **Ecology & Trees**

9 BACKGROUND

- 9.1 The applicant was informed of the original highway comments i.e., the need to include a turning area. The applicant provided a revised plan which was submitted 30.06.2023 and accepted.

10 ASSESSMENT

Principle of Development

- 10.1 The site lies along a linear form of residential development that fronts the southern side of Wimblington Road. This section of Wimblington Road appears as a ribbon development between Doddington and Wimblington. Further, the site already benefits from a residential dwelling therefore, the residential use of the site has already been established.
- 10.2 It should be noted that this point of general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections of this report.

Archaeology (Non-Designated Heritage Asset)

- 10.3 The host dwelling is considered to be a non-designated heritage asset. A low-status vernacular Fenland Cottage dating from the late 18TH early 19TH century.
- 10.4 There is a presumption that such Non-Designated Heritage Asset's (NDHA) are retained unless there are very good reasons not to.
- 10.5 Para 203. of the NPPF states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-*

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

- 10.6 The applicant has submitted a photographic survey with the application. The Archaeology Officer assessed the survey and concluded there was no objection to the proposed loss of the Non-Designated Heritage Asset, subject to a condition for a programme of archaeological historic building recording.

Visual Amenity and Character of the area

- 10.7 Policy LP16 refers to development making a positive impact to local distinctiveness and the character of the area and amongst other things should not have an adverse impact on landscape character. It is also a core planning principle in the NPPF that recognises the intrinsic value of the countryside; therefore, consideration needs to be given to any harm caused.
- 10.8 Part A of policy LP12, criteria (d) states that proposals need to be of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance.
- 10.9 Further to the above-mentioned policies, Policy DM3(d) of the 'Making a Positive Contribution to Local Distinctiveness and Character of the Area' SPD sets out that the character of the landscape, local built environment and settlement pattern should inform the layout, density, proportions, scale, orientation, materials and features of the proposed development, which should aim to improve and reinforce positive features of local identity.
- 10.10 The application site is located within ribbon development and is easily visible by users travelling along Wimblington Road (B1093) and the adjacent public footpaths therefore, any proposal would have to integrate well into the surrounding built environment. Many of the adjacent properties benefit from a consistent setback from the road frontage by approx. 3m – 6m which is a characteristic of the area.
- 10.11 The proposed dwelling would be located between no.10 to the east and no.14 to the west. Regarding no.14, the proposed dwelling would be located 8m – 10m behind their building line. However, this proposed setback would result in a substantial visual gap between the nos. 14 and 10 and would prejudice the character of the Wimblington Road streetscene. The visible and apparent location of the site would further exacerbate visual impacts and therefore is unacceptable.
- 10.12 The surrounding pattern of development along Wimblington Road consists of plots with modest built-to-land ratios. Whilst it is acknowledged there is no uniformity in terms of building footprints, many neighbouring properties do appear as modest forms of development with simple footprints which rest comfortably within their boundaries. The proposed dwelling would occupy a large footprint almost 3 to 4 times larger compared to surrounding properties. Whilst the proposed central elongated proportion which widens to the rear and 'hooks' behind the rear boundary of no.14 would be drastically at odds with the built form along Wimblington Road. Furthermore, the arrangement of the development along the south-west side of the site particularly the 'utility' and 'pool room' results in a disjointed and contrived appearance which poorly relates to the site and the surrounding built environment.

- 10.12 Regarding design, the locality consists of two storey and single storey properties with a mixture of designs and in this regard a bungalow would be acceptable within the area. The northern portion of the dwelling is the simplest portion which would be the most visible along the northern elevation and therefore is acceptable. The remainder of the dwelling would be isolated towards the rear of the site and benefits from a degree of obscurity which in turn, softens impacts. Although the arrangement of mixed roof forms, particularly the large, hipped roof with a crown feature serving the `pool room` and the mixture of ridge heights throughout the dwelling are not ideal they are on balance, acceptable due to the limited views into the site.
- 10.13 The proposed detached garage along the east boundary by way of its conventional design and scale is acceptable.
- 11.14 In light of the above, the proposed dwelling by virtue of its excessive front elevation setback would result in a substantial gap between no.14 and no.10. Furthermore, the proposal by virtue of its quantum of development would fail to be in keeping the surrounding scale of dwellings along this section of Wimblington Road.
- 10.15 As such, the proposal would conflict with Policies LP12 and LP16 of the Fenland Local Plan 2014.

Residential Amenity

- 10.16 Policy LP2 states that development proposals should contribute to the Council's goal of Fenland's residents, inter alia, promoting high levels of residential amenity whilst policy LP16 states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 10.17 The proposed dwelling would be a single storey bungalow. No first-floor windows are proposed therefore, there would be loss of privacy. It is acknowledged a 1.8m high fence is proposed along the west site boundary. Notwithstanding the fence there may be limited overlooking from the corridor windows, but given the frequency of use of the corridor and the limited dwell time it is considered that the relationship is acceptable. There is also on the west elevation a `bi-fold` style, full height door to bedroom 5. This looks largely toward the outbuilding at No 14 and so the level of overlooking will be limited.
- 10.18 The proposal is of a low-impact, single storey bungalow and so would not adversely impact neighbouring amenity in terms of loss of light. It is acknowledged the proposed `pool room` feature would be located 1m – 1.5 (approx.) from the rear boundary of no.14 and would have a maximum height of 4m - 5m (approx.); this would normally result in amenity impacts (i.e., loss of light/overbearing/enclose rear garden). However, it is acknowledged no.14 benefits from an existing detached garage of a moderate scale in their rear garden. This existing garage would lie adjacent the site and by way of its scale would obscure the bulk of the `pool room` and subsequently soften the impact. Considering the mass of this existing garage serving no.14 it would mitigate amenity impacts such as, loss of light. Notwithstanding this, the proposed development would `surround` and `enclose` the garden of No. 14 on two of its three sides in relative close proximity to an unacceptable degree.

- 10.19 The proposed parking arrangement to the front and side is generally consistent with neighbouring properties. Although there is a long driveway proposed along the east side of the site, it would be sited 5m – 6m from the side elevation of no.10 which would not result in noise impacts.
- 10.20 The proposed garage is located deep into the site along the east boundary and is generally isolated from neighbouring amenities, therefore, is acceptable.
- 10.21 The proposal would be in accordance with Policies LP2 and LP16 (e) of the adopted Fenland Local Plan 2014.

Flood Risk

- 10.22 The site is within a Flood Zone 1 which is low risk. No further measures are needed, and adequate drainage condition(s) will be recommended.
- 10.23 The site lies within the Middle Level Commissioners Drainage Board area and were subsequently consulted. However, no comment was made in regard to this application.
- 10.24 It is considered reasonable to determine that this part of the proposal is acceptable in terms of flood risk and there are no issues to address in respect of Policy LP14.

Highway Safety

- 10.25 Policy LP15 requires new development to provide well designed, safe and convenient access and provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards as set out in Appendix A.
- 10.26 The proposal seeks to maintain the existing access in the north-east corner of the site. The Highways consultee has reviewed the proposal and has no objection.
- 10.27 The scheme proposes the creation of one, 5-bed dwelling which require 3 parking spaces, as per the current parking standards. The private areas of driveway offer sufficient parking availability for the quantum of accommodation proposed.
- 10.28 The proposed parking and access are not objected to and would accord with Policy LP15 of the Fenland Local Plan 2014.

Ecology & Trees

- 10.29 The application site is occupied by an existing dwelling which is proposed to be removed. An Preliminary Ecological Assessment (PEA) has been submitted and the Ecology consultee was subsequently consulted. However, no comments were received. The planning officer has reviewed the PEA and it is accepted. As such, the proposal would accord with Policy LP19 of the Fenland Local Plan 2014.
- 10.30 An Arboricultural Impact Assessment (AIA) has been submitted and the Tree consultee has no objection to the proposal.

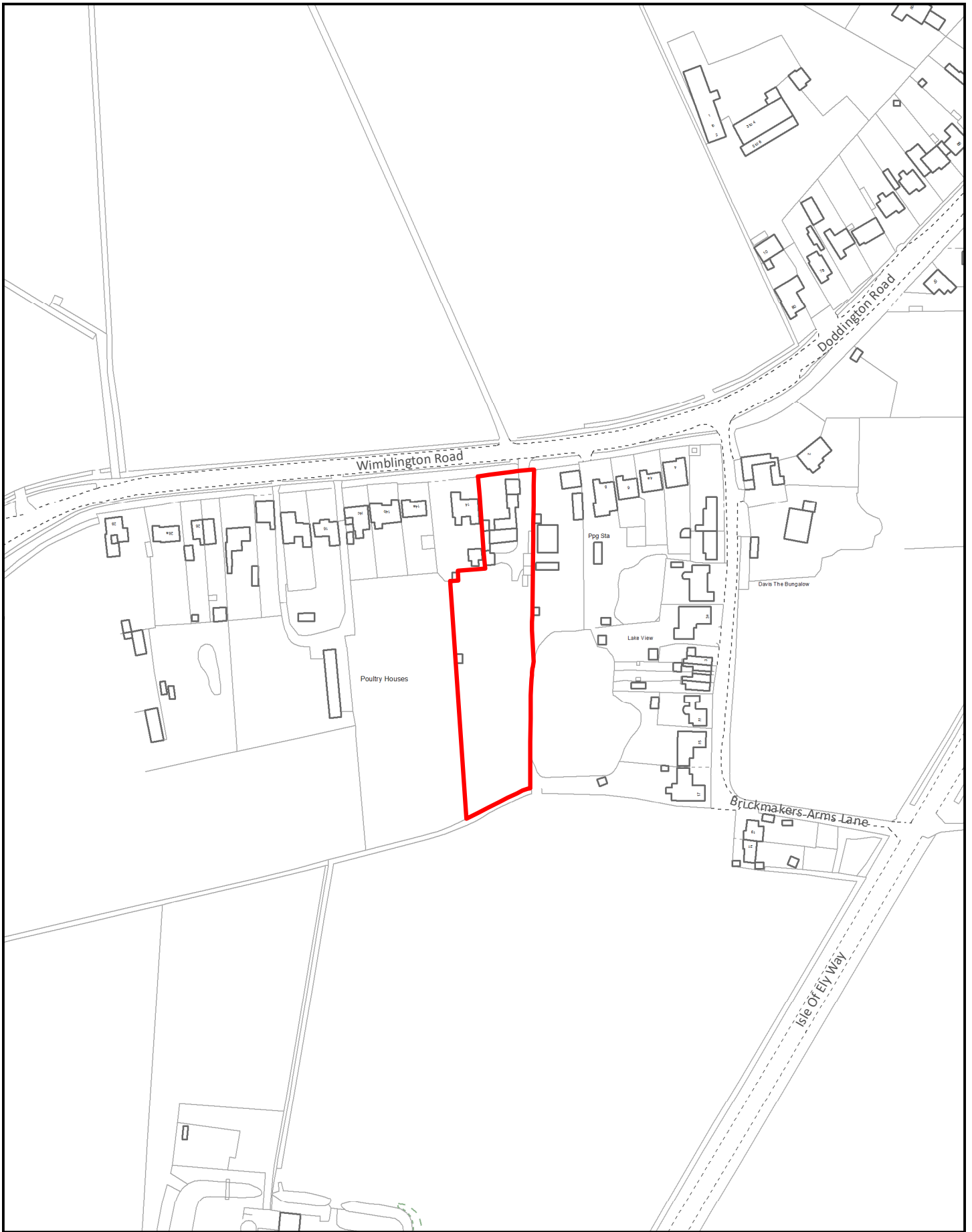
11 CONCLUSION

- 11.1 The proposal would not be in-keeping with form, layout and setting of the local area. The scheme would be in contravention of Policies LP12 and LP16 and is recommended for refusal.

11 RECOMMENDATION

REFUSE; for the following reasons:

1	<p>Policy LP12 (d) of the Fenland Local Plan (2014) states that proposals need to be of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance. Policy LP16 (d) of the Fenland Local Plan (2014) requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area.</p> <p>The proposed dwelling by virtue of its excessive front elevation setback would result in a substantial gap between nos.14 and no.10 Wimblington Road and so would be at odds with the surrounding pattern of development and adversely impacting the local character of Wimblington Road. Furthermore, the proposal, by virtue of its scale, would result in overdevelopment of the site and surround and enclose much of the garden of No14 impacting on its amenity and be at odds with the surrounding pattern of development and adversely impacting the local character of Wimblington Road.</p> <p>As such, the proposal would conflict with Policies LP12 (d) and LP16 (d) of the Fenland Local Plan (2014).</p>
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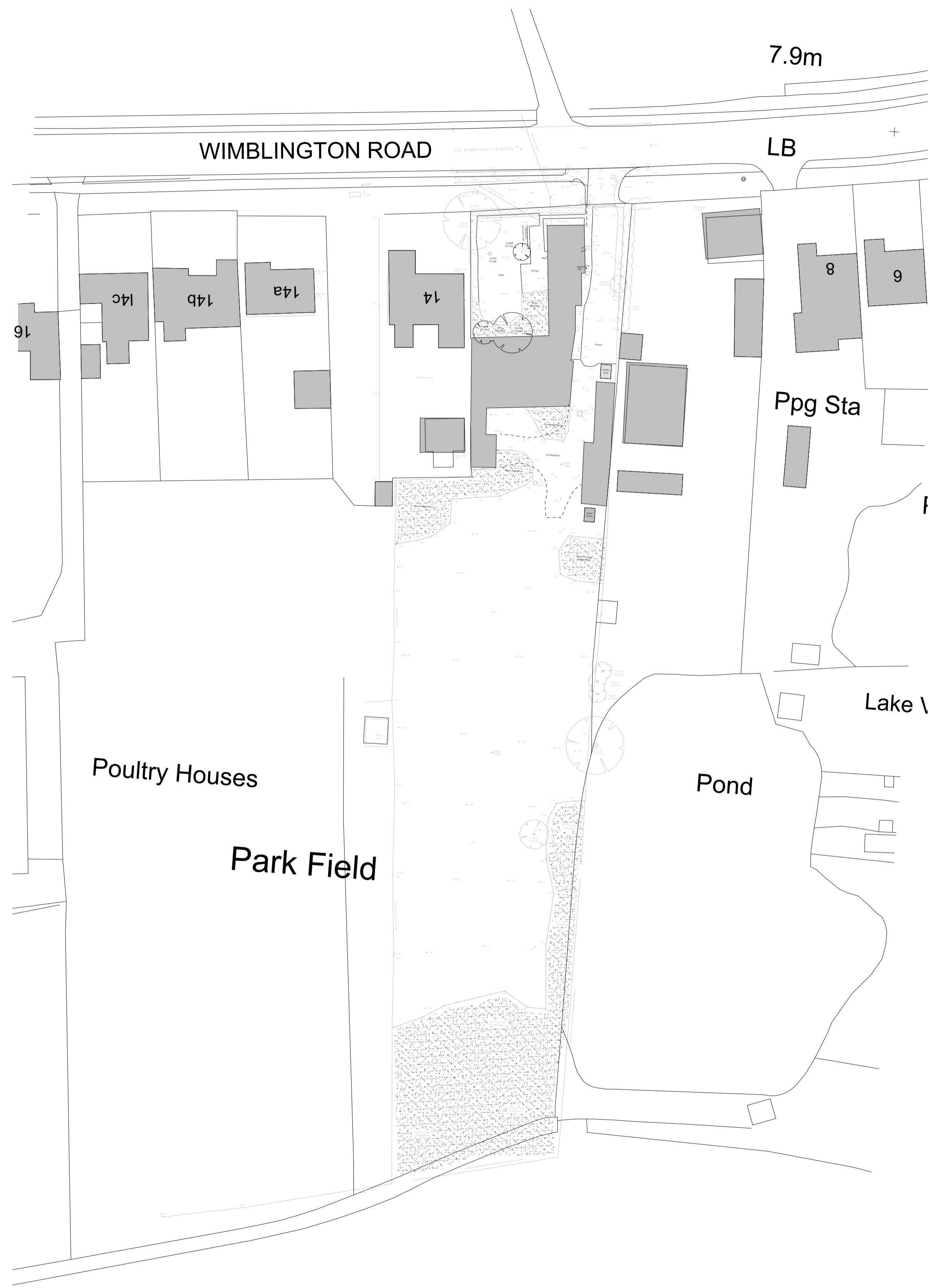
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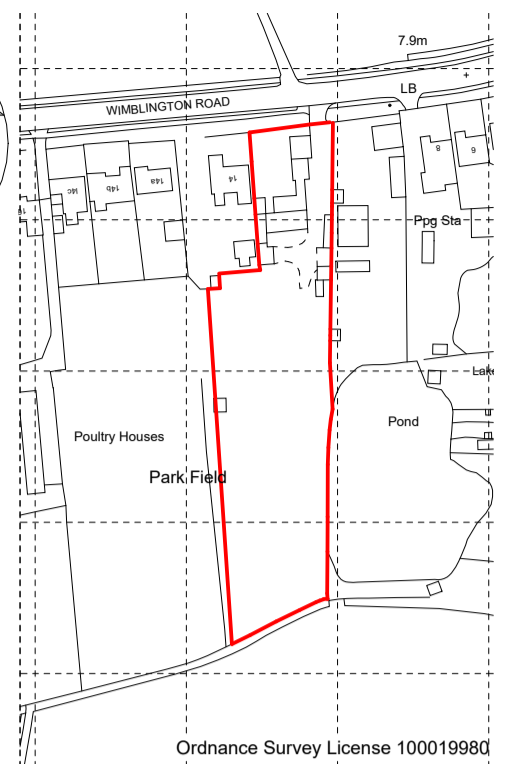
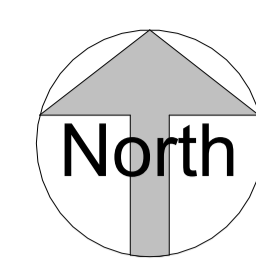
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 **Fenland**
CAMBRIDGESHIRE
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Existing Site Plan
Scale 1 : 500



Location Plan
Scale 1 : 2500

Any discrepancies to be brought to the attention of the author as soon as possible.
All dimensions shown in 'mm' unless otherwise stated.
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Notes

Rev	Description	Date

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

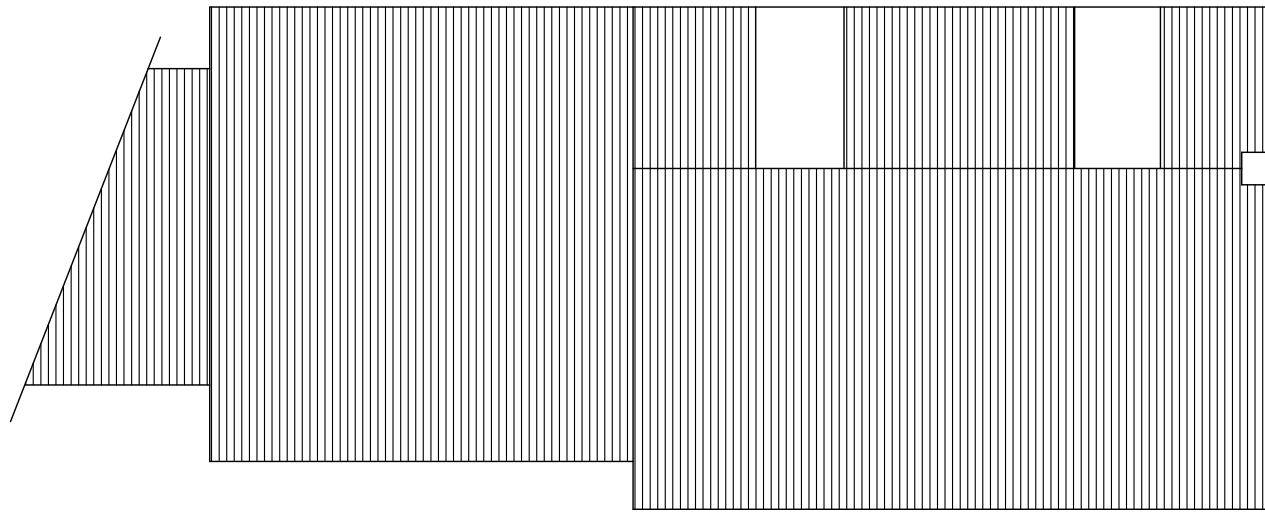
Job Description
Proposed Replacement Dwelling at 12
Wimblington Road, Doddington

Drawing Title
Planning Drawing 1 - Existing Site Plan

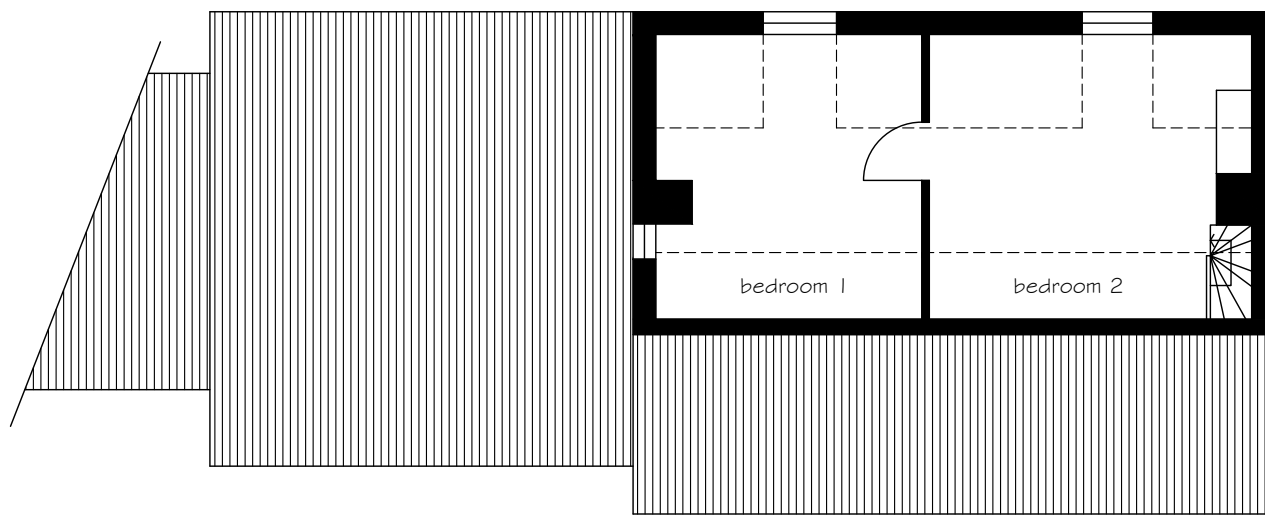
date	scale	drawing no.	rev
11/27/22	As indicated	PEAS025 - P01	1/01

General Notes

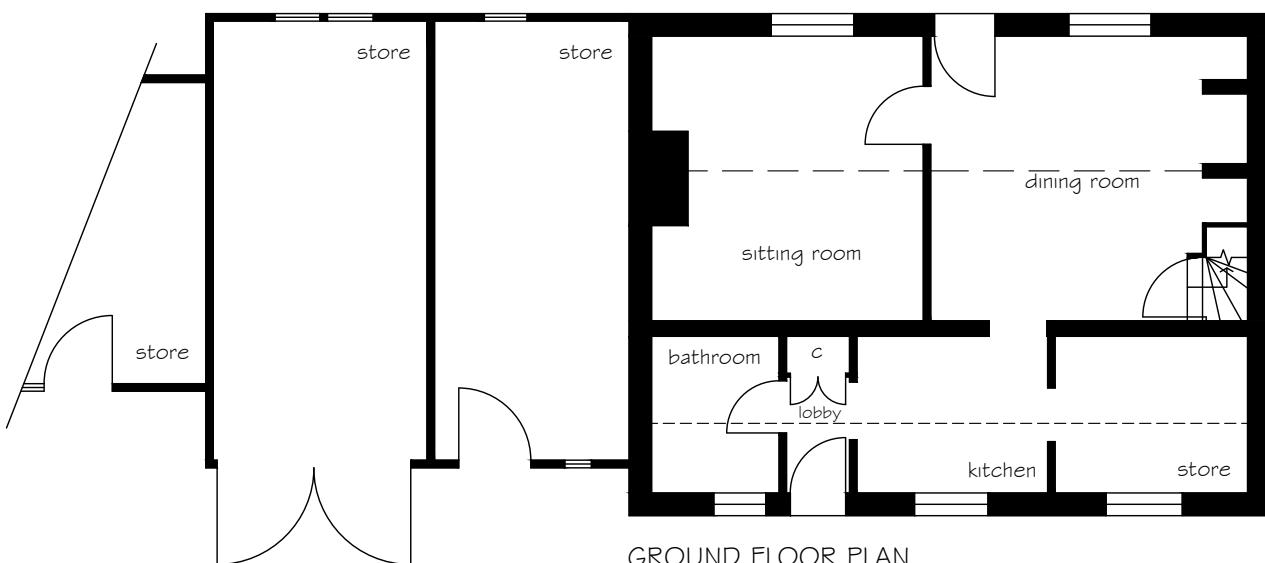
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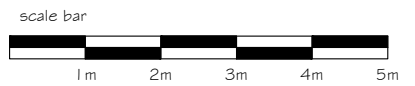
ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



date	rev.	revision/author/checker

purpose of issue PLANNING
project Doddington, 12 Wimlington Road
drawing Photographic Record floor plans

drawing no. DD.12WR.PO1	
drawn	checked
scale 1/100 @ A3	date December 2021

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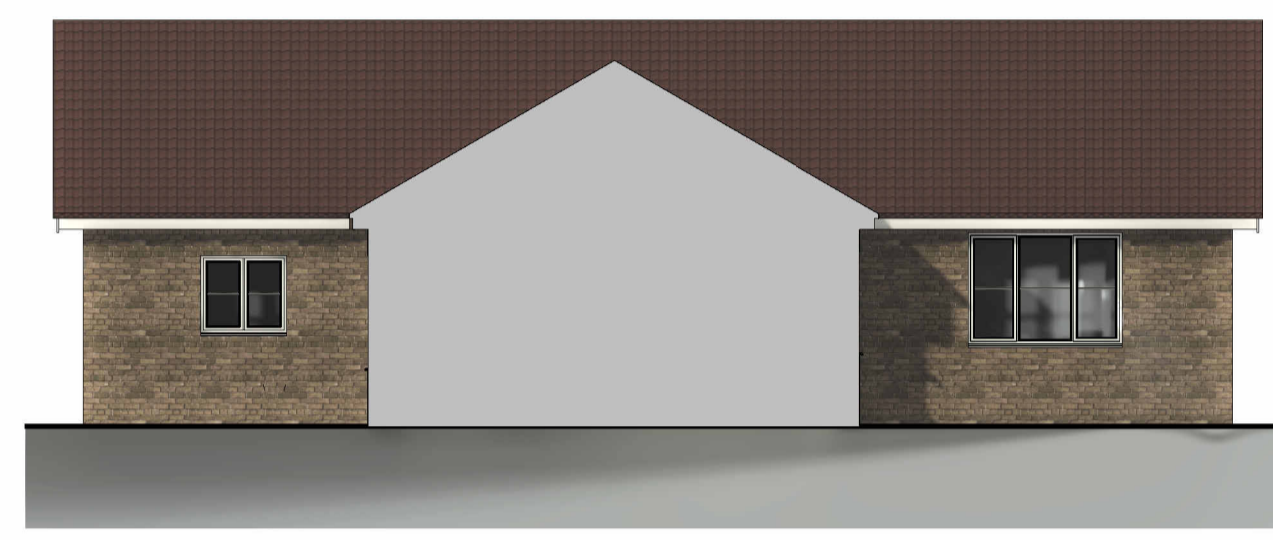
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 Scale 1 : 100



Planning Front
 Scale 1 : 100



Planning Part Elevation Rear
 Scale 1 : 100



Planning Rear
 Scale 1 : 100



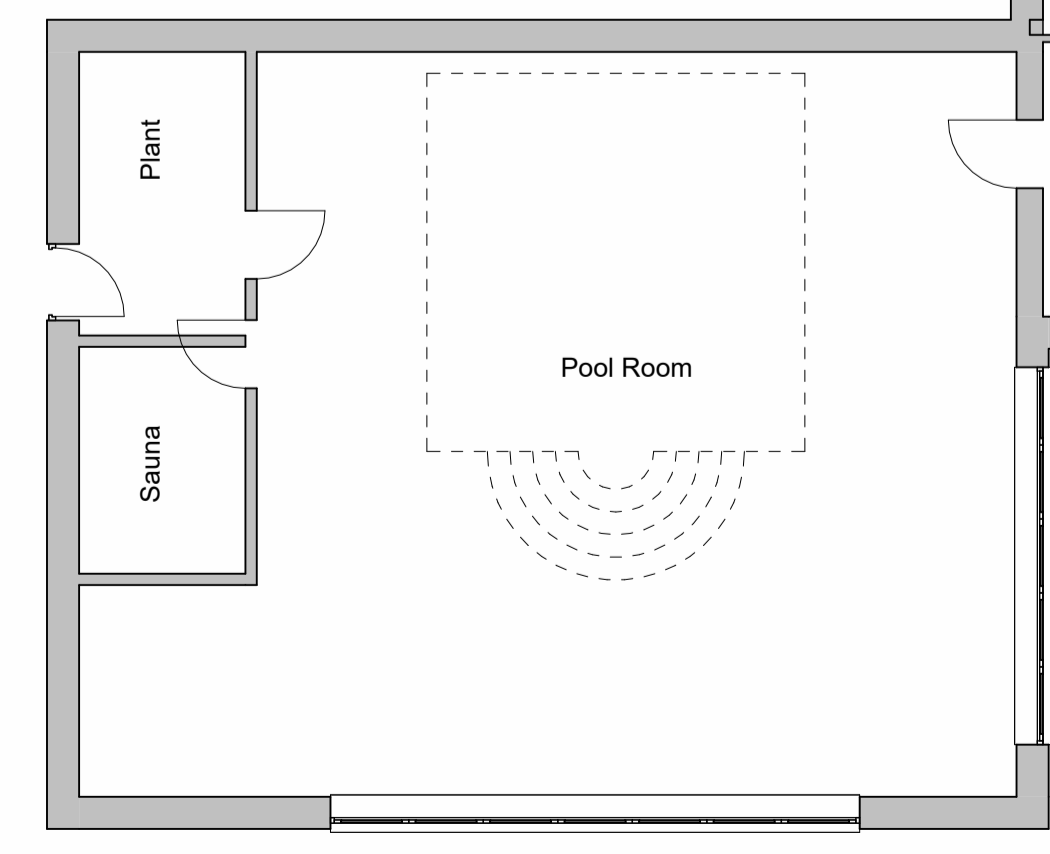
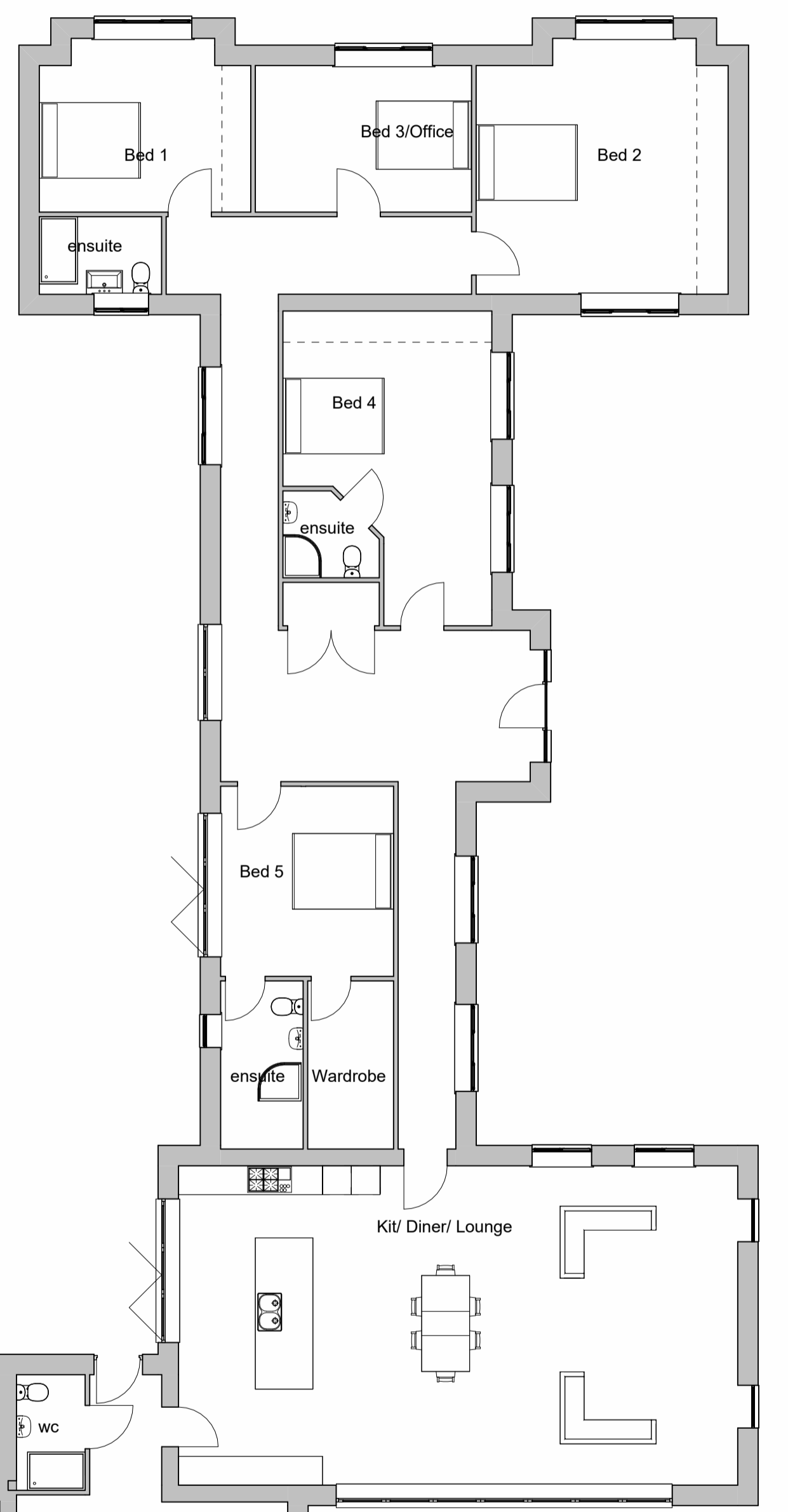
Planning Part Elevation Front
 Scale 1 : 100



Planning Side (east)
 Scale 1 : 100



Planning Side (west)
 Scale 1 : 100



Proposed Ground Floor
 Scale 1 : 100

Rev	Description	Date

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

Job Description
 Proposed Replacement Dwelling at 12
 Wimblington Road, Doddington

Drawing Title
 Planning Drawing 3 - Plans and Elevations

date	scale	drawing no.	rev
15/06/22	1 : 100	PEAS025 - P03	