

APPLICATION NO: F/YR23/0238/F

SITE LOCATION: 12 Wimblington Road, Doddington

UPDATE

Report Correction

Paragraph 10.18 of the report refers to the pool room element being a maximum height of 4-5m, however upon review it is confirmed that this is 6m in height.

Reason for refusal revised

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) and (e) of the Fenland Local Plan (2014) requires development to avoid adverse impacts and deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area.

The siting of the proposed dwelling, considerably set back within the site and behind the established building line is not considered to respect the character of the area.

Furthermore, the proposal, by virtue of its scale, would result in overdevelopment of the site, surround and enclose much of the garden of No14, impacting on its residential amenity, and be at odds with the surrounding pattern of development, adversely impacting the local character of Wimblington Road

As such, the proposal would conflict with Policies LP12 (d) and LP16 (d) and (e) of the Fenland Local Plan (2014).

Resolution: No change to the recommendation which is to refuse this application as per Section 11 of Agenda item 10.