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**F/YR19/0240/F**

**Applicant: Mr & Mrs Goat**

**Agent : Mr C Rudd  
Swann Edwards Architecture Limited**

**The Broad, Willock Lane, Wisbech St Mary, Wisbech**

**Erection of a 2-storey 4-bed dwelling and a detached 2-storey 4-bay garage/storage involving the demolition of existing dwelling and outbuildings**

**Reason for Committee: 6 letters of support have been received in respect of this submission which at odds with the Officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 There is an extant consent for a replacement dwelling on this site which was found on balance compliant with Policy LP12 (c) which sets out the criteria for a replacement dwelling in the countryside, all of which must be met if the principle of development is to be deemed acceptable.
- 1.2 This revised scheme proposes a significantly larger dwelling which in terms of its design and scale, it being circa 382% larger than the original dwelling, is at odds with Policy LP12 thereby undermining the policy framework;
- 1.3 Furthermore it will result in a dwelling and associated garaging which by virtue of its prominent and isolated position will appear more strident in the street scene; thereby having a significant adverse impact on the character of the location which will result in the rural characteristics of the area being eroded.
- 1.4 Accordingly the scheme is considered at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.
- 1.5 Whilst the scheme has attracted some local support, and has enhanced sustainability credentials by way of resource use these factors are not so convincing as to override the lack of policy compliance and harm attributable to the character of the location that would arise should the proposal be favourably recommended.

## **2 SITE DESCRIPTION**

- 2.1 The Broad is approximately 1.5km south of Wisbech St. Mary on Willock Lane. The lane has an open rural character with a few isolated dwellings and agricultural buildings. The Broad is a small cottage with a lean-to shed to the side and an outbuilding and a couple of sheds to the rear. There is an existing access. The site is within Flood Zone 3
- 2.2 There is substantial landscaping around the building demarcating a tightly drawn curtilage surrounded by agricultural paddock in use for grazing and arable fields.

- 2.3 Two caravans are sited to the rear of the property and are served by an access drive which runs to the north-east of the property.

### 3 PROPOSAL

- 3.1 This application seeks full planning permission for a replacement dwelling and garage, including the demolition of the existing cottage and outbuildings.
- 3.2 The proposed development comprises a detached house with a footprint of 192 square metres an eaves height of 4.5 metres and a ridge height of 8.5 metres. Overall the property will have a floor space of circa 342 square metres.
- 3.3 To serve the dwelling it is proposed to construct a 4-bay garage, this will have a footprint of 104 metres, an eaves height of 2.9 metres and a ridge height of 6.2 metres. The garage will have a first floor which is annotated as being for 'storage', this element benefits from dormer windows and roof lights in both roof planes'.
- 3.4 A small plant room is also proposed immediately to the rear of the garage; this will have a footprint of 4 metres x .7 metres, an eaves height of 2 metres and a ridge height of 3.5 metres.
- 3.5 The scheme also proposes rainwater harvesting and a solar array to serve the property, with regard to the solar array an indicative position of the panels is shown together with numbers.
- 3.6 Two caravans are also on the site and the agent has advised that *these are to be used for living accommodation of the client and their adult children during the course of construction as they are self-building the dwelling*. It has also been indicated that the applicant is *'happy to accept a condition on any approval that removes the caravans within a period after construction is completed'*.
- 3.7 The site layout plans also show an extensive site curtilage, this having previously been accepted by virtue of the earlier consent. It is clear from the plans and aerial photographs held by the Council that indicate the site extending wider and deeper, encompassing agricultural land, than the original curtilage of 'The Broad'

Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### 4 SITE PLANNING HISTORY

F/YR18/0730/F	Erection of a 2-storey 4-bed dwelling and a detached 4-bay garage involving the demolition of existing dwelling and outbuildings	Withdrawn 28/09/2018
F/YR17/0820/F	Erection of a 2-storey 4-bed dwelling and a detached double garage involving demolition of existing dwelling and outbuilding	Granted 30/10/2017
F/YR17/0403/F	Erection of a 2-storey 4-bed dwelling and a detached double garage involving demolition of existing dwelling and outbuilding	Refused 30/06/2017

## 5 CONSULTATIONS

- 5.1 **Parish Council:** *'Recommend Approval'*
- 5.2 **North Level Internal Drainage Board:** *'Have no comment to make with regard to this application.'*
- 5.3 **Environment Agency:** **Not yet received**
- 5.4 **Cambridgeshire County Council Highways Authority:** *'This is an application for the erection of a 2-storey 4-bed dwelling and a detached 2-storey 4-bay garage/storage involving the demolition of existing dwelling and outbuildings. Geometric details of the highway access crossover should be detailed. The access crossover should be sealed and drained in accordance with details to be agreed by LHA. Similar notation to be applied to the plans.'*
- 5.5 **FDC Scientific Officer (Land Contamination):** *'Have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the development involves the demolition of an existing building, the unsuspected contamination condition should be imposed.'*
- 5.6 **Local Residents/Interested Parties:** 6 letters of support have been received from residents of Bunkers Hill, Willock Lane, Galls Drove and North Brink, Wisebch

It should be noted that 4 of the submitted letters are identical templates with address details appended in ink and make the following points:

*'Support proposal as the current dwelling is uninhabitable and the site overgrown and unruly. The planning application to demolish the property and erect a 2-storey, 4-bed dwelling will provide for a family home which is much better suited to modern, energy saving living required nowadays.'*  
2 further letters again highlight that

- *The current dwelling is uninhabitable and the site overgrown lending itself to vandalism*
- *This will provide a family home, with grown up siblings, which is better suited to modern living, particularly with regard to energy saving*
- *Proposal is consistent with other replacement dwellings that have been approved and the site can certainly take the dwelling and garage block*

- 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)**

Para. 2 - Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise  
Para. 10 - Presumption in favour of sustainable development  
Para. 12 - Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making  
Para. 39 - Preapplication  
Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise  
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

## **National Planning Practice Guidance (NPPG)**

### **Fenland Local Plan 2014**

LP1 - A Presumption in Favour of Residential Development  
LP3 - Spatial Strategy, the Settlement Hierarchy and the Countryside  
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

## **8 KEY ISSUES**

- **Principle of Development**
- **Policy LP12 Part C**
- **Impact on Rural Character**
- **Neighbour Amenity**
- **Highways**
- **Flood Risk**
- **Other matters**

## **9 BACKGROUND**

- 9.1 There is an extant consent for a replacement dwelling on this site; the dwelling as approved comprises a two storey four bed dwelling with a ridge height of approximately 7.6 m and a double garage to the rear with a ridge height of approximately 5.3 m. The maximum floor space within the dwelling as approved was 231 square metres; with the floor space of the original dwelling being 78 square metres.
- 9.2 This consent followed on from an earlier refusal for a replacement dwelling which was resisted as it was considered to be too large when viewed against planning policy. The dwelling which was refused had a ridge height of 8.175 metres (more than double the height of the original dwelling. In addition it proposed a footprint of 106 square metres, atop of which would be first floor accommodation, thereby over doubling the floor space of the original dwelling. In addition the proposed garage was also 30% larger in terms of footprint than an outbuilding on the site which was to be replaced, albeit it was commensurate with the total floor space of all the sheds and outbuildings on site).

In refusing this scheme the LPA noted that:

*The proposal does not meet the requirements of Policy LP12 Part C (d) and (e) of the Fenland Local Plan (2014), as the design would have an urbanising effect on the rural setting of the site and the surrounding area, and the proposed size and*

*scale of the new dwelling is not similar to the original dwelling and therefore would not be in keeping with the established rural character of the area.*

9.3 For ease of reference the following summary table has been produced to give an overview of the earlier consents relating to the site

	Dwelling Ridge height	Dwelling Eaves height	Dwelling Max width	Dwelling Max depth	Dwelling footprint	Dwelling Total floor space	Garaging/ outbuilding floor space
Existing dwelling	4m	2.6m	12.8m	8.65m	78 sq.m	78 sq.m.	45 sq.m.
F/YR17/0403/F (Refused)	8.175m	5.6 m	12.72m	10.4m	115 sq.m	209.62 sq. m	42.5 sq.m.
F/YR17/0820/F (Granted)	7.582m	4m	12.78m	10.2m	109 sq.m	231 sq.m.	49 sq.m
F/YR18/0730/F (Withdrawn)	8.5m	4.5m	14.2 m (excl. chimneys)	18.4m	190 sq.m	335 sq.m	169 sq.m
F/YR19/0240/F Current proposal	8.5 m	4.5m	14.2m (excl. chimneys)	12.3m	150 sq.m	298 sq.m	169 sq.m

## 10 ASSESSMENT

### Principle of Development

- 10.1 The principle of a replacement dwelling on site has been firmly established by virtue of the extant planning permission F/YR17/0820/F. There has been no change on site that would indicate the scheme no longer complies with Policy LP12 Part C in so far as required by (a) to (c) of this policy. However, it remains necessary to assess policy compliance in terms of (d) - (f).
- 10.2 Similarly matters of flood risk, the sequential test and highway considerations have also been previously considered and the principle of delivering a replacement dwelling on this site accepted.
- 10.3 Against the above backdrop it is necessary to consider the design and scale of the proposed dwelling and ascertain whether this revised proposal still achieves compliance with Policy LP12 and LP16.
- 10.4 An increase over that permitted under Policy LP12 has already been accepted by virtue of the earlier grant of consent; which allowed a resultant dwelling of over double the size of the original and incorporated the delivery of a first floor which could be justified as betterment in light of flood risk considerations, whilst not strictly in accordance with policy.
- 10.5 The scheme currently under consideration would see a dwelling, excluding garage, that would almost quadruple the floor space of the original home with a floor space of 382% of the original dwelling as opposed to the 296% increase already accepted. Furthermore the detached garage structure now proposed exceeds the footprint of the original dwelling by 22%. When the first floor of the garage is factored in this element alone represents a 260% increase of the original dwelling; and 375% of the floor space of the original outbuildings (including sheds) on the site.

- 10.6 It was the Officer's opinion that the earlier, supported, design was appropriate to its rural setting and could be favourably recommended, this being a more modest cottage style dwelling with an overall height of 7.582 metres. The current proposal sees a more substantial dwelling, albeit retaining the cottage features, with a much larger footprint and an increased height of 8.5 metres to the ridge. In addition the garage will further reinforce the built form being sited prominently to the front of the plot and having a ridge height of 6.3 metres.
- 10.7 Whilst it is accepted that the plot is substantial, by virtue of the earlier grant of consent - noting that the original curtilage historically appeared much more tightly drawn around 'The Broad', it is clear that the proposed dwelling which will sit in a prominent and isolated position will appear more strident in the street scene and will lose the rural characteristics that were preserved through the original scheme proposals. This view was conveyed to the agent immediately prior to the earlier scheme proposals, submitted under F/YR18/0720/F, having been withdrawn;
- 10.8 The resubmitted scheme comes forward without further discussion; with the only amendment being the deletion of the full height glazed family room from the rear of the dwelling. Again the design and access statement which accompanies this submission notes that:
- The site already benefits from an Approval under reference F/YR17/0820/F to provide the same level of accommodation that is being sought under this application.*
- The dwelling has a larger footprint than the original approved drawings to accommodate the increased level of insulation in the wall cavities as well as the need to provide a spacious living space for the occupants and visitors.*
- 10.9 It is also noted that the design and access statement continues to make reference to the family room detail which has been deleted from this scheme.

### **Impact on Rural Character**

- 10.10 The height of the existing dwelling is approximately 4m. The proposed dwelling would increase this to 8.5 m and will almost double the footprint, even excluding the first floor. A previous application for a two storey dwelling was refused on the grounds that it would have an urbanising effect on the area; and a similar view is held in respect of the current scheme proposals; as such the scheme does not accord with Policy LP12 Part C (d) and (e). The dwelling proposed is deemed to have a significant adverse impact on the character of the location which is clearly at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.

### **Neighbour Amenity**

- 10.11 There would be no impact on neighbour amenity given the significant distances to neighbouring dwellings.

### **Highways**

- 10.12 The Local Highway Authority have raised no objection to the scheme on highways safety grounds although they have requested that geometric details of the highway access crossover should be provided; this crossover should be

sealed and drained in accordance with details to be agreed and amended plans in this regard have been requested from the agent.

- 10.13 The proposal utilises an existing access and subject to the additional details being submitted there are no highways objections to the scheme; it is clear that the site can easily accommodate parking and turning commensurate with the scale of the dwelling.
- 10.14 Based on the above evaluation it is considered that the scheme complies with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

### **Flood risk**

- 10.15 No comments have been received from the Environment Agency with regard to the current scheme; albeit no objection was raised to the earlier withdrawn proposal subject to a condition being imposed relating to the adherence with the recommendations of the submitted FRA. Given that this scheme is almost identical to the earlier withdrawn proposal it is concluded that there are no flood risk implications relating to this proposal.
- 10.16 With regard to the temporary stationing of the caravans again this is considered acceptable in the context of the build.
- 10.17 There are no matters arising which would render this scheme unacceptable in flood risk terms and the scheme complies with Policy LP14 of the FLP (2014)

### **Other matters**

- 10.18 The design and access statement outlines that the scheme will incorporate a number of energy saving/renewable technologies with the dwelling being constructed utilising '*Passivhaus principles with U-values that will greatly exceed the Building Regulations*'. Whilst such features are welcomed and accord with Policy LP14 (Part A - resource use) they are not sufficient in themselves to overcome the more fundamental in principle issues with the scheme.
- 10.19 Similarly local support has been garnered for the scheme proposals whilst this has been considered it is not so convincing, especially when acknowledging that there is an existing approval for the site which enables redevelopment of the site, as to render this non-policy compliant scheme acceptable.

## **11 CONCLUSIONS**

- 11.1 This proposal does not comply with Policy LP12 part C in respect of size and scale; the resultant dwelling would be at odds with the rural character of the location and as such contrary to LP12 and LP16. Accordingly the scheme must attract a refusal recommendation.

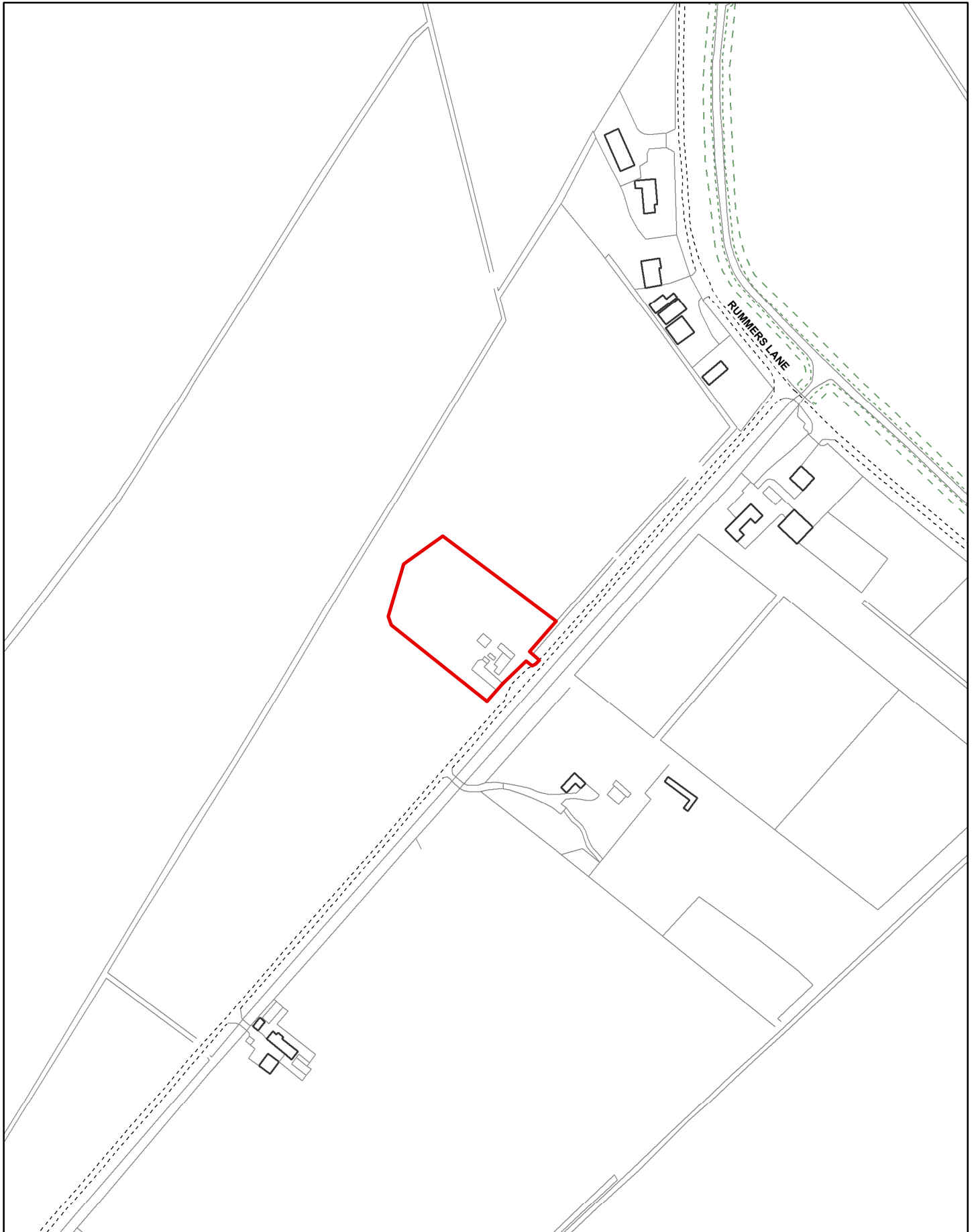
## **12. RECOMMENDATION: Refuse**

1	Policy LP12 Part C sets out the criteria for a replacement dwelling in the countryside, all of which must be met if the principle of development is to be deemed acceptable. This replacement dwelling scheme also falls to be considered its overall impact on the character of the area and its
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appropriateness in terms of response to its setting in accordance with the wider aims of LP12 and LP16.

The proposed dwelling does not comply with the specific criteria relating to the size and scale of the replacement unit being as it is circa 382% larger than the original dwelling. This is at odds with Policy LP12 and undermines the policy framework; furthermore it will result in a dwelling and associated garaging which by virtue of its prominent and isolated position will appear more strident in the street scene. This is considered to have a significant adverse impact on the character of the location and will result in the rural characteristics of the area being eroded. Accordingly the scheme is considered at odds with Policies LP12 and LP16 and undermines the aims of Policy LP12 Part C.





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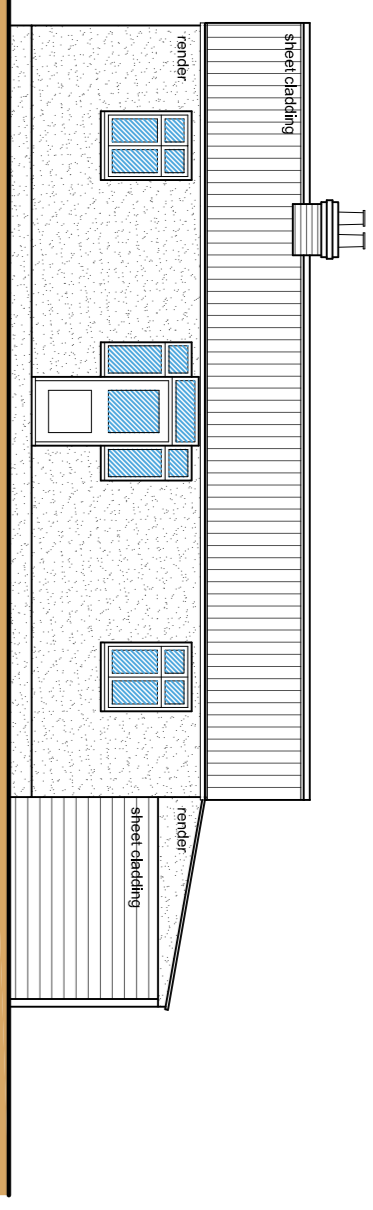
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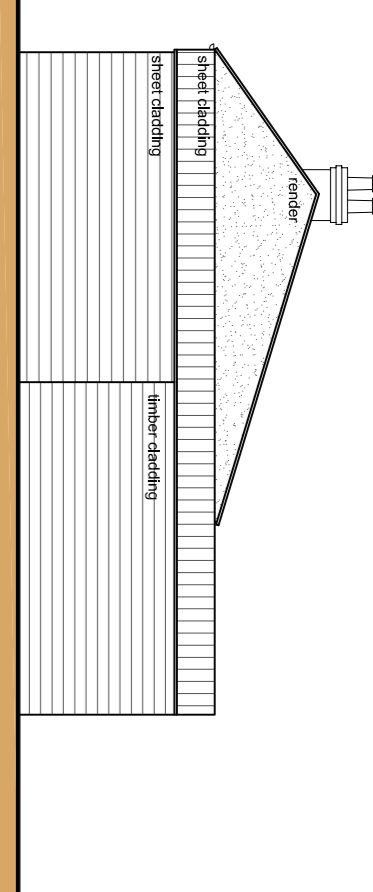


**General Notes**

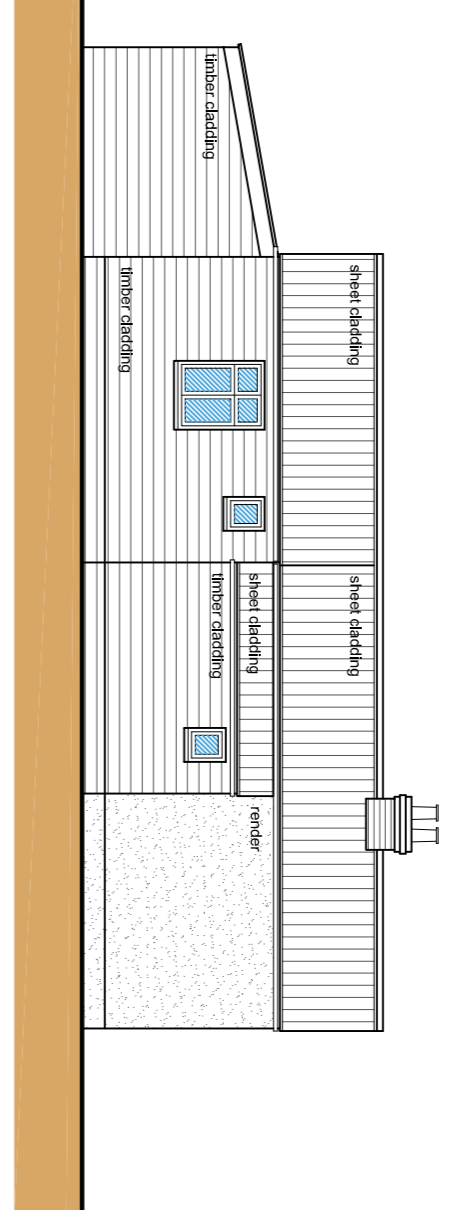
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3. The drawing is for information only and does not constitute a contract. All dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designer's attention.



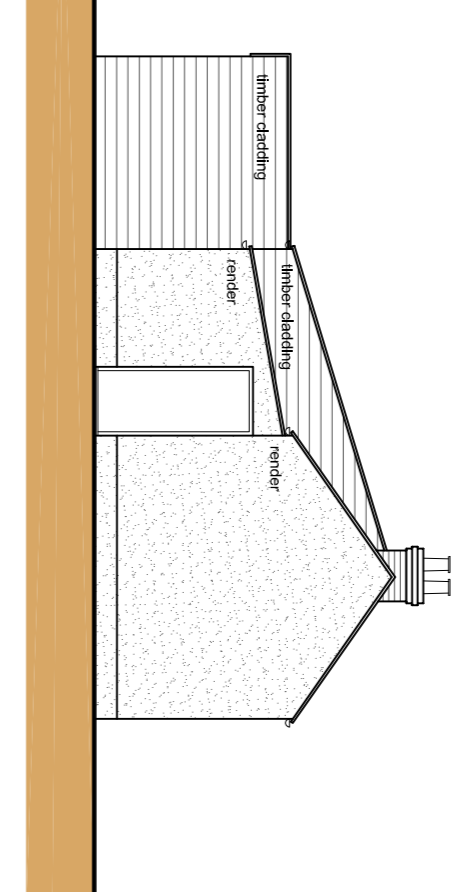
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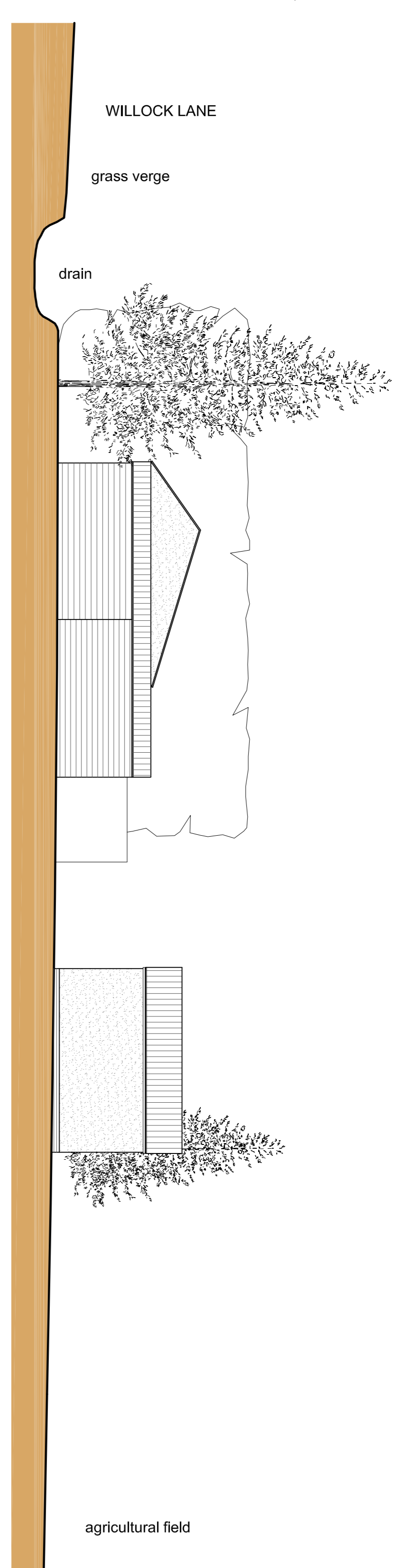
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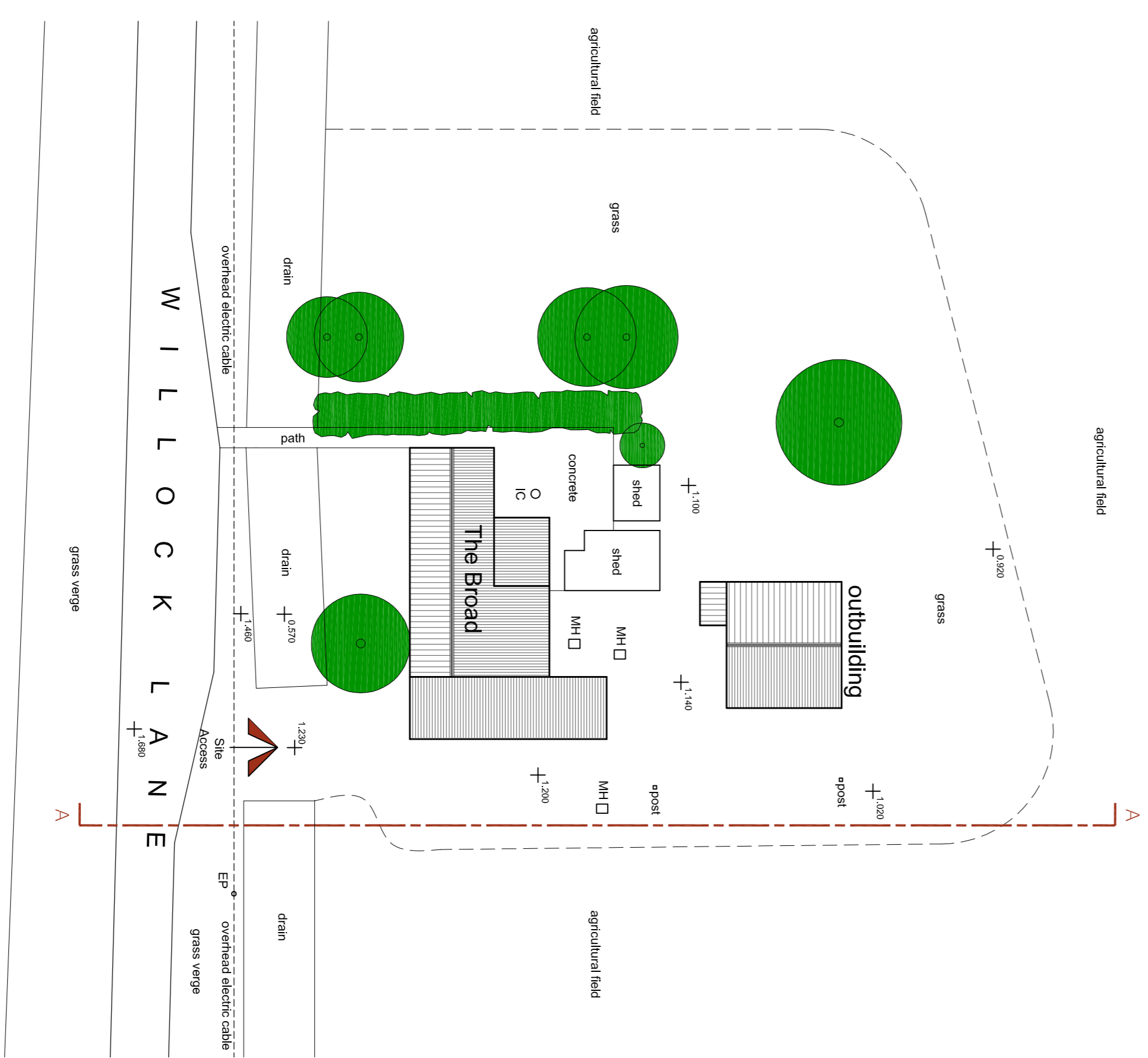
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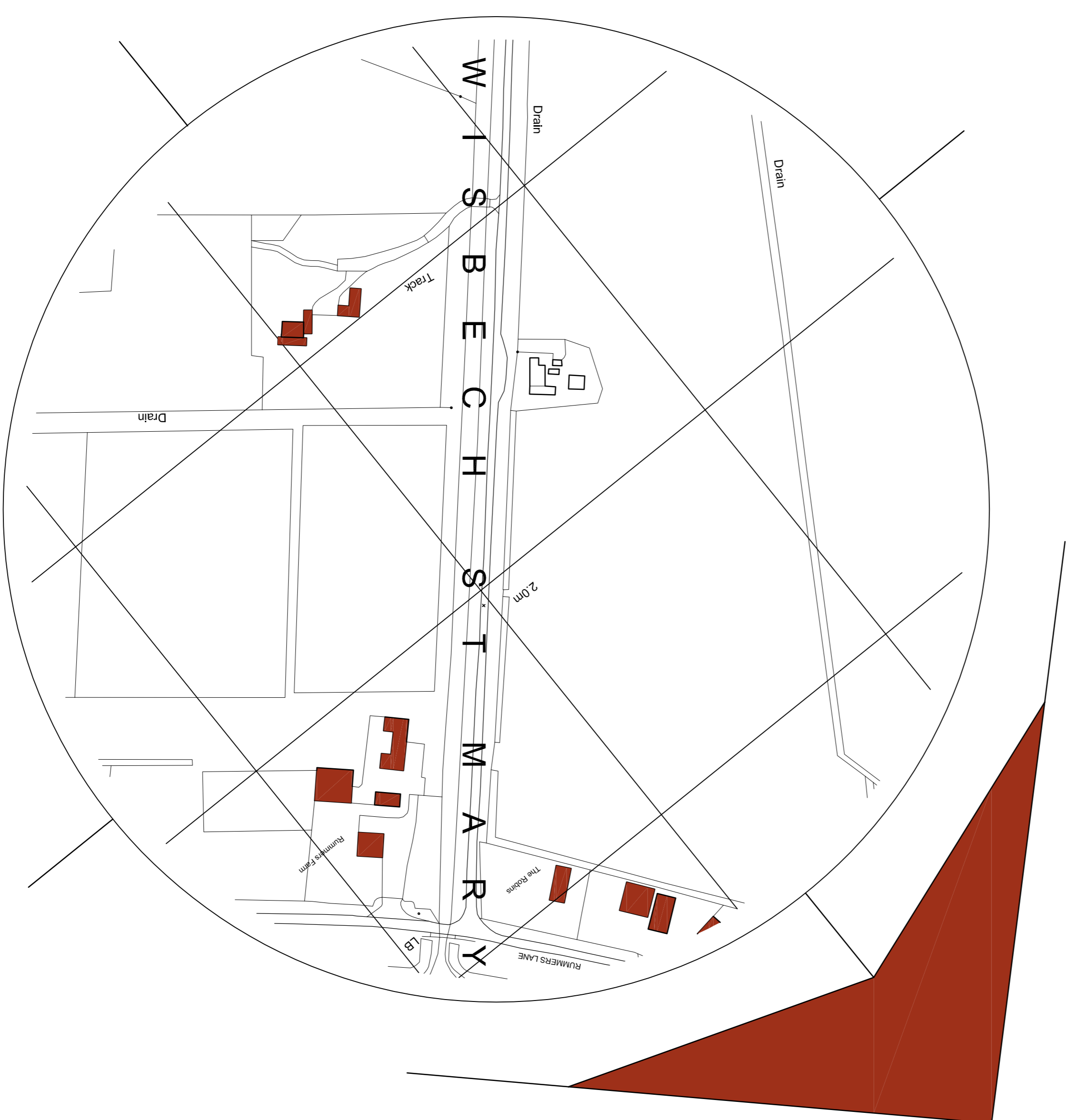
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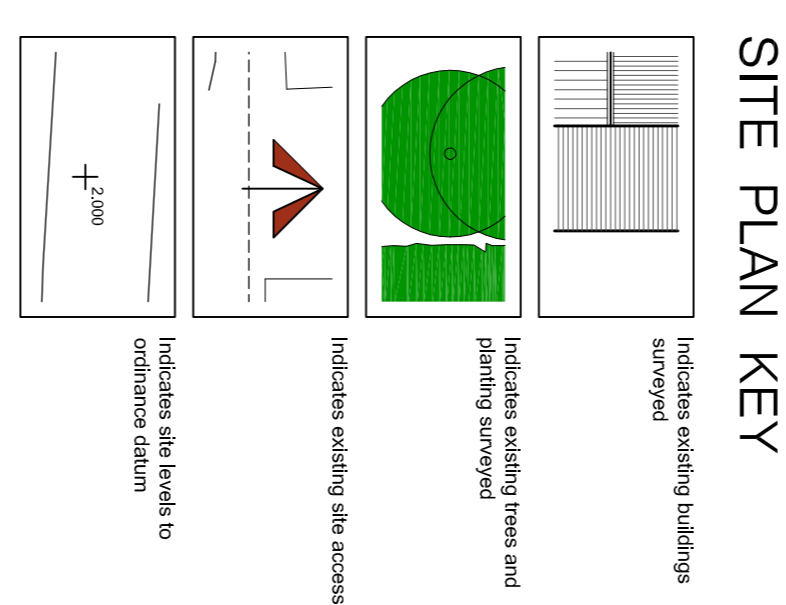
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**Site Plan**  
Scale: 1:200



**Location Plan**  
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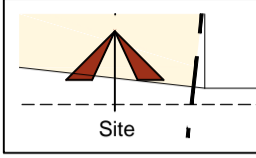
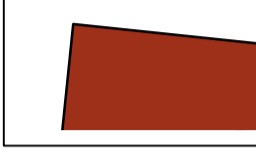
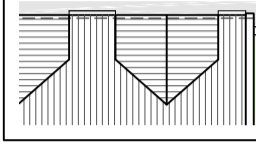


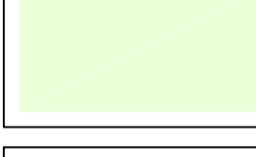
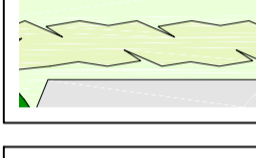
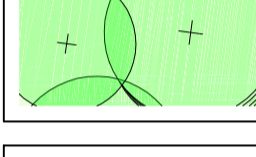
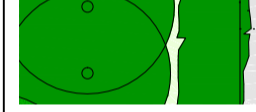
**SWANN EDWARDS ARCHITECTURE**

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t 01945 450594 e info@swannedwards.co.uk w www.swannedwards.co.uk

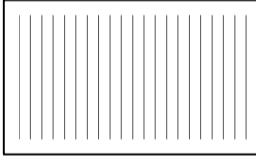
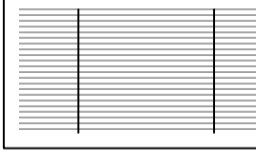

Job Title	Scale
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The Broad, Willock Lane,	March
Wisbech St Mary	2017
for: Farnes Hardy Charity	Sheet Size
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Drawn by	Revision
SH	
Checked by	Revision
SE-749	
Drawn by	Revision
SH	
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**General Notes**  
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 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.  
 5. Any discrepancies are to be brought to the designers attention.

**SITE PLAN KEY**

-  Proposed site access
-  Buildings un-surveyed (from ordinance survey location plan)
-  Proposed dwelling
-  Proposed patio area
-  Proposed block paved driveway
-  Proposed grass lawn
-  Proposed planting
-  Proposed trees
-  Existing trees and planting

**ELEVATION KEY**

-  Red double pantries
-  Buff multi brickwork
-  Cream timber joinery

Revisions

F	March 2019	Planner Comments Amendments
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Status  
**FOR APPROVAL**

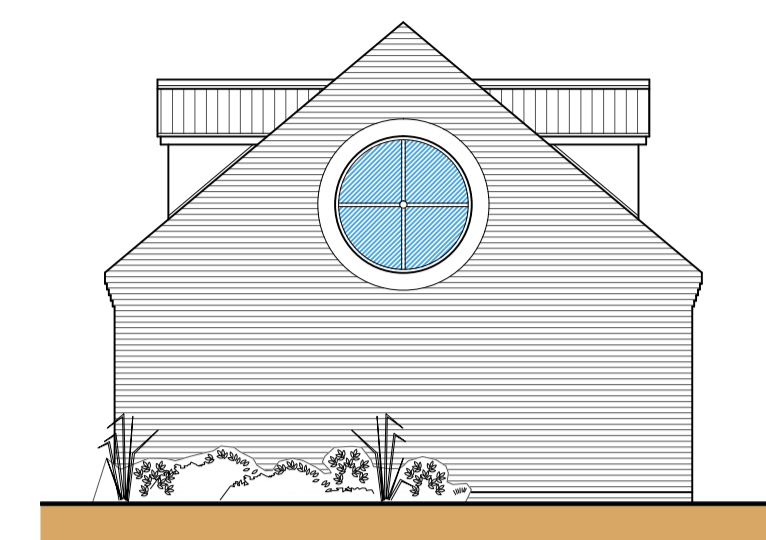
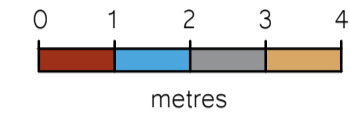
**SWANN EDWARDS**  
 ARCHITECTURE

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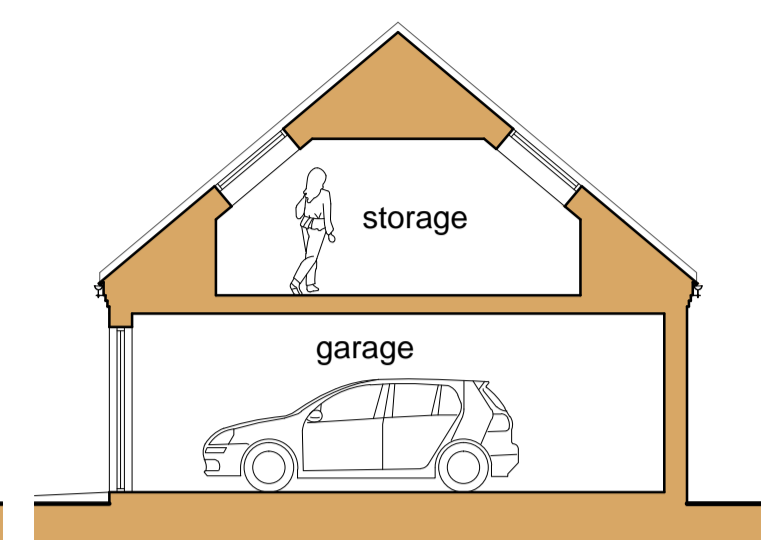
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Drawing Title Planning Drawing Site Plan, Location Plan Garage Plans and Elevations	Job No. SE-961	Drawn by CR Revision F



**Front Elevation (SW)**  
 Garage - Scale: 1:100



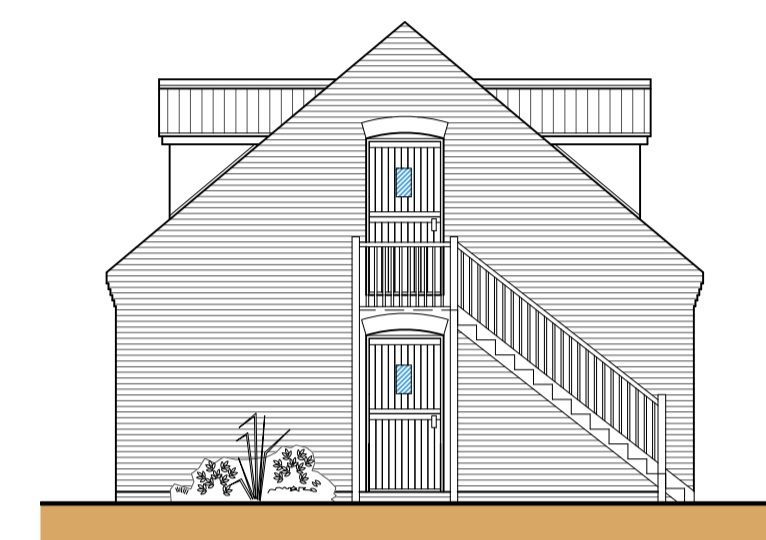
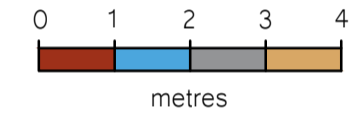
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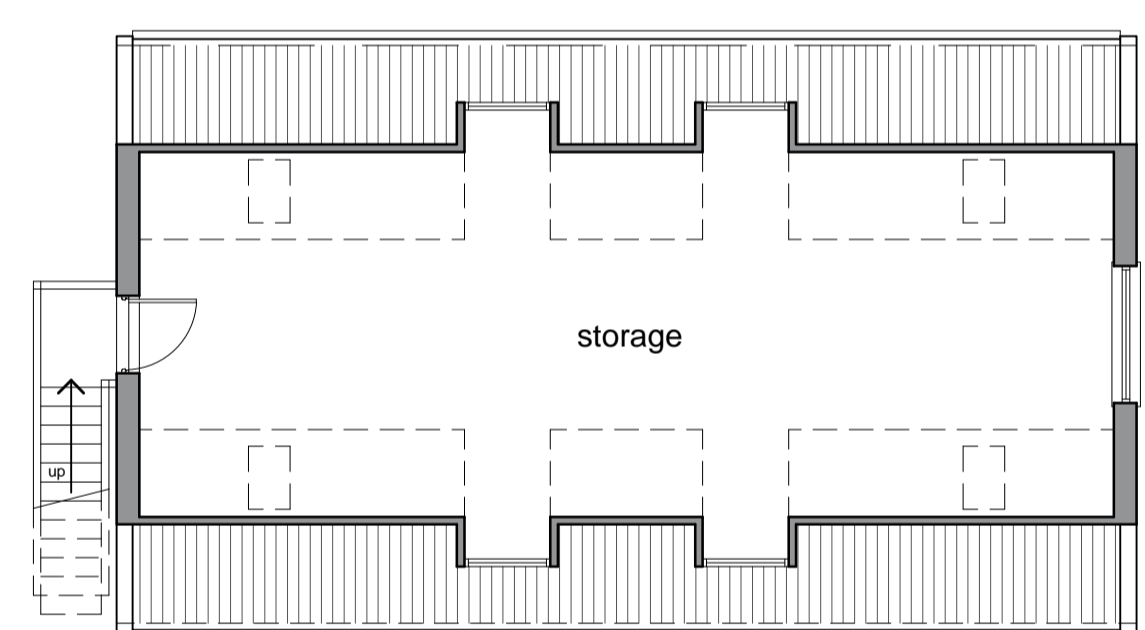
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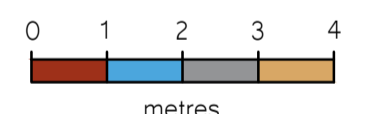
**Rear Elevation (NE)**  
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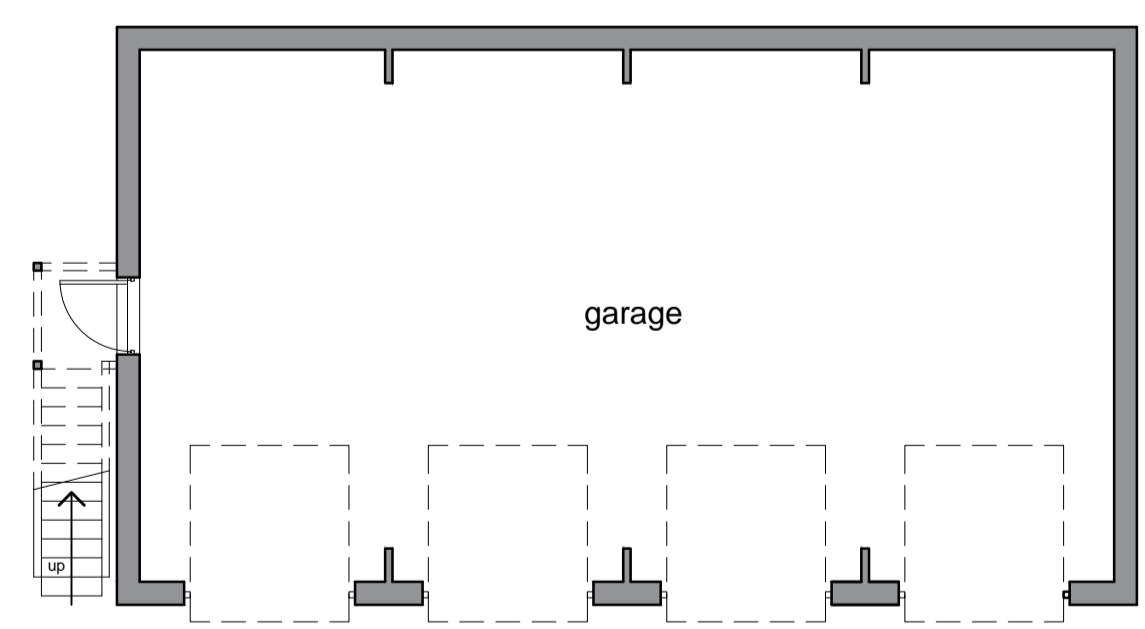
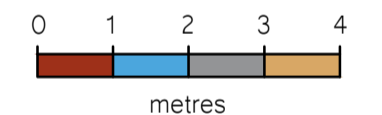
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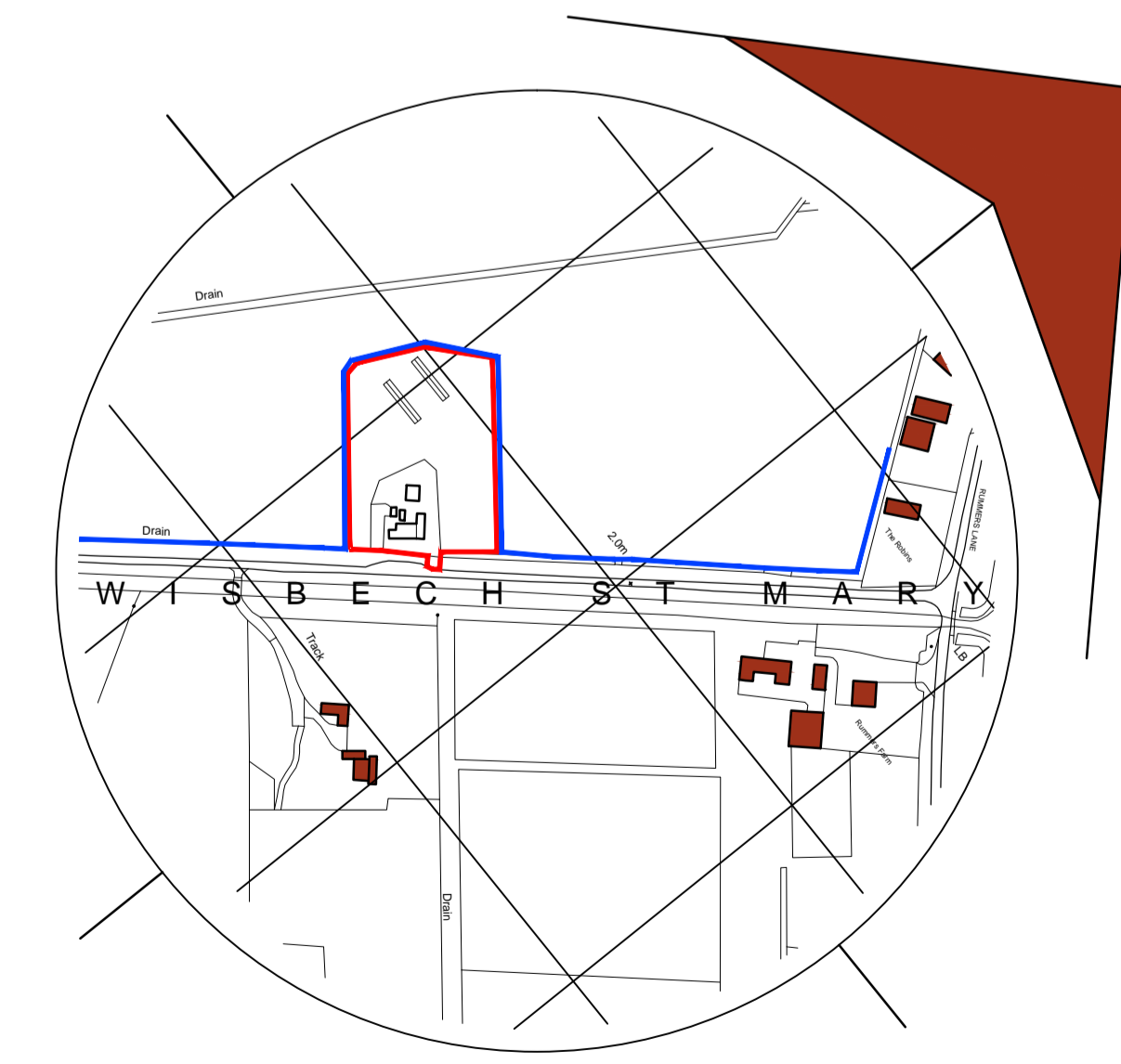
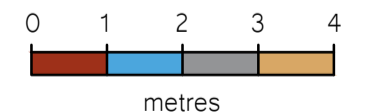
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 Garage - Scale: 1:100



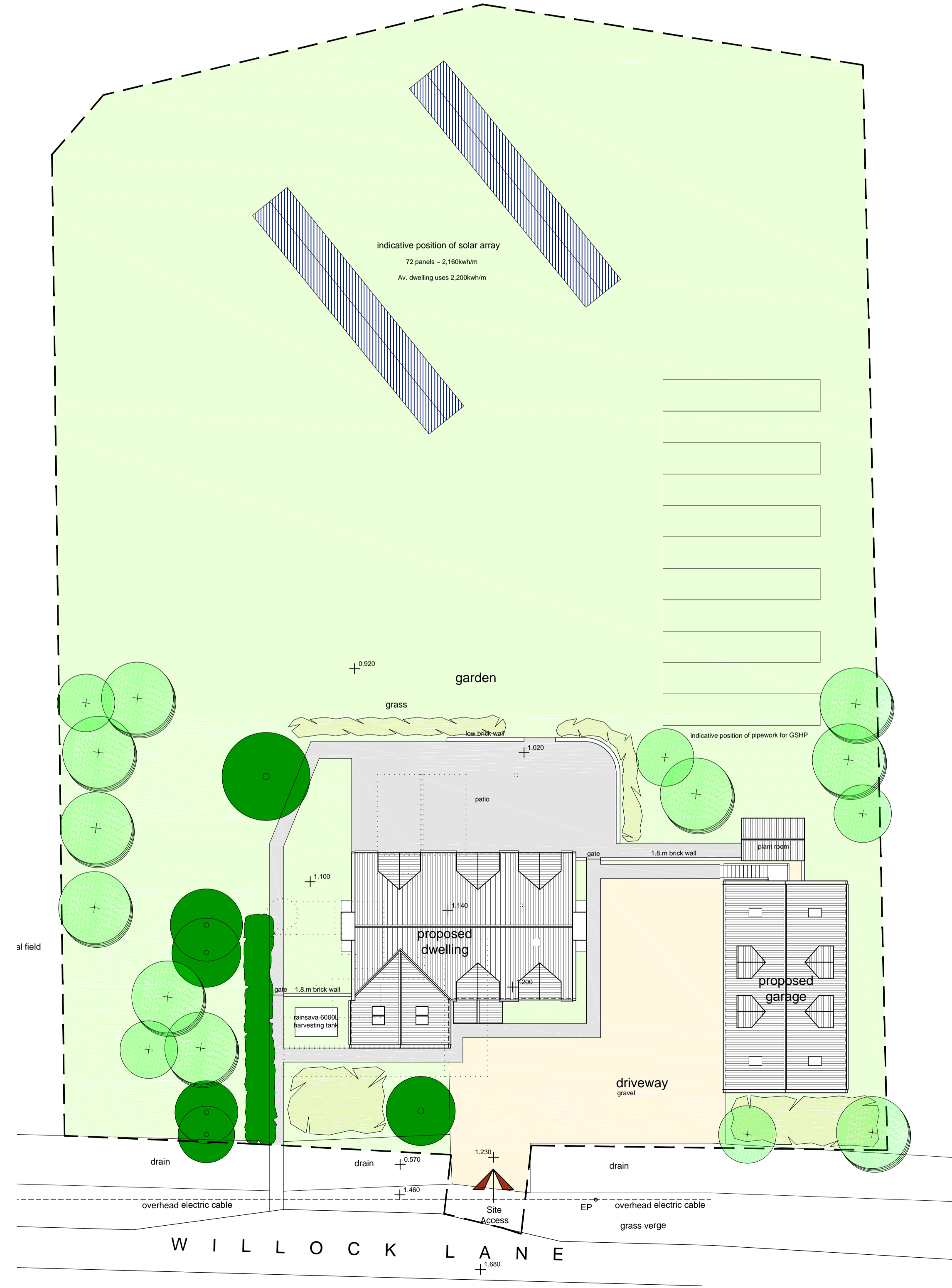
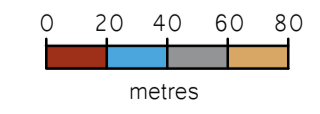
**Plant Room Elevations**  
 Scale: 1:100



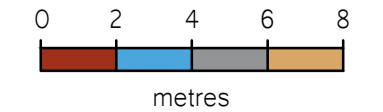
**Ground Floor Plan**  
 Garage - Scale: 1:100



**Location Plan**  
 Scale: 1:2500



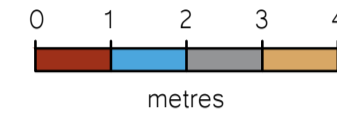
**Site Plan**  
 Scale: 1:200





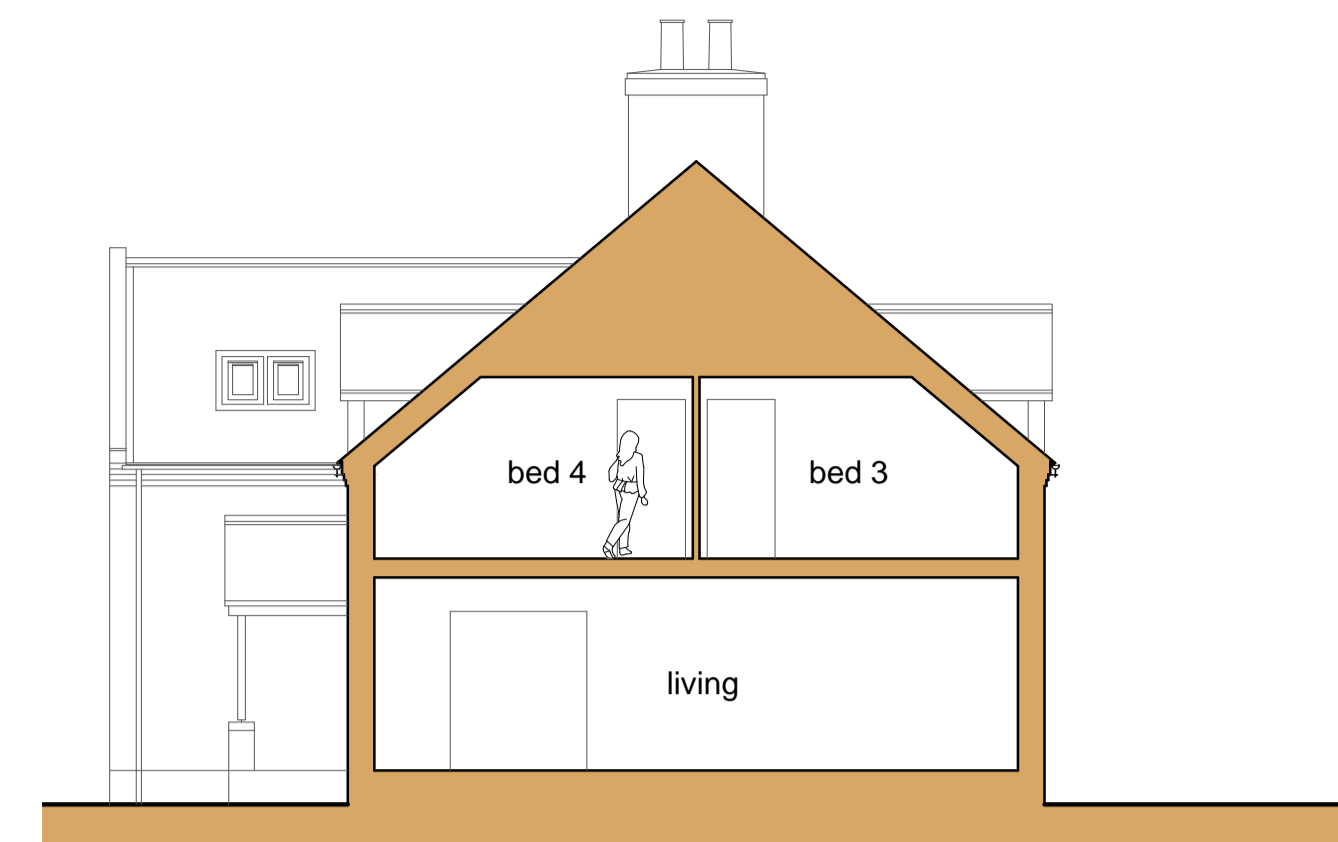
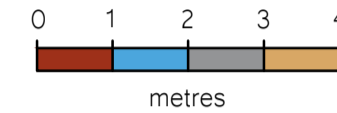
Front Elevation (SE)

Scale: 1:100



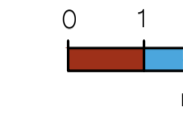
Side Elevation (NE)

Scale: 1:100



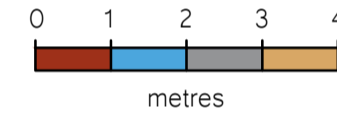
Section A-A

Scale: 1:100



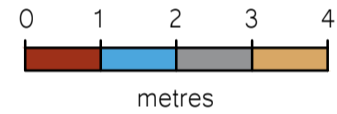
Rear Elevation (NW)

Scale: 1:100



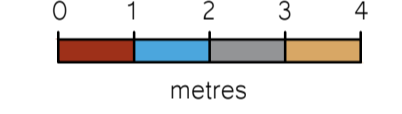
Side Elevation (SW)

Scale: 1:100



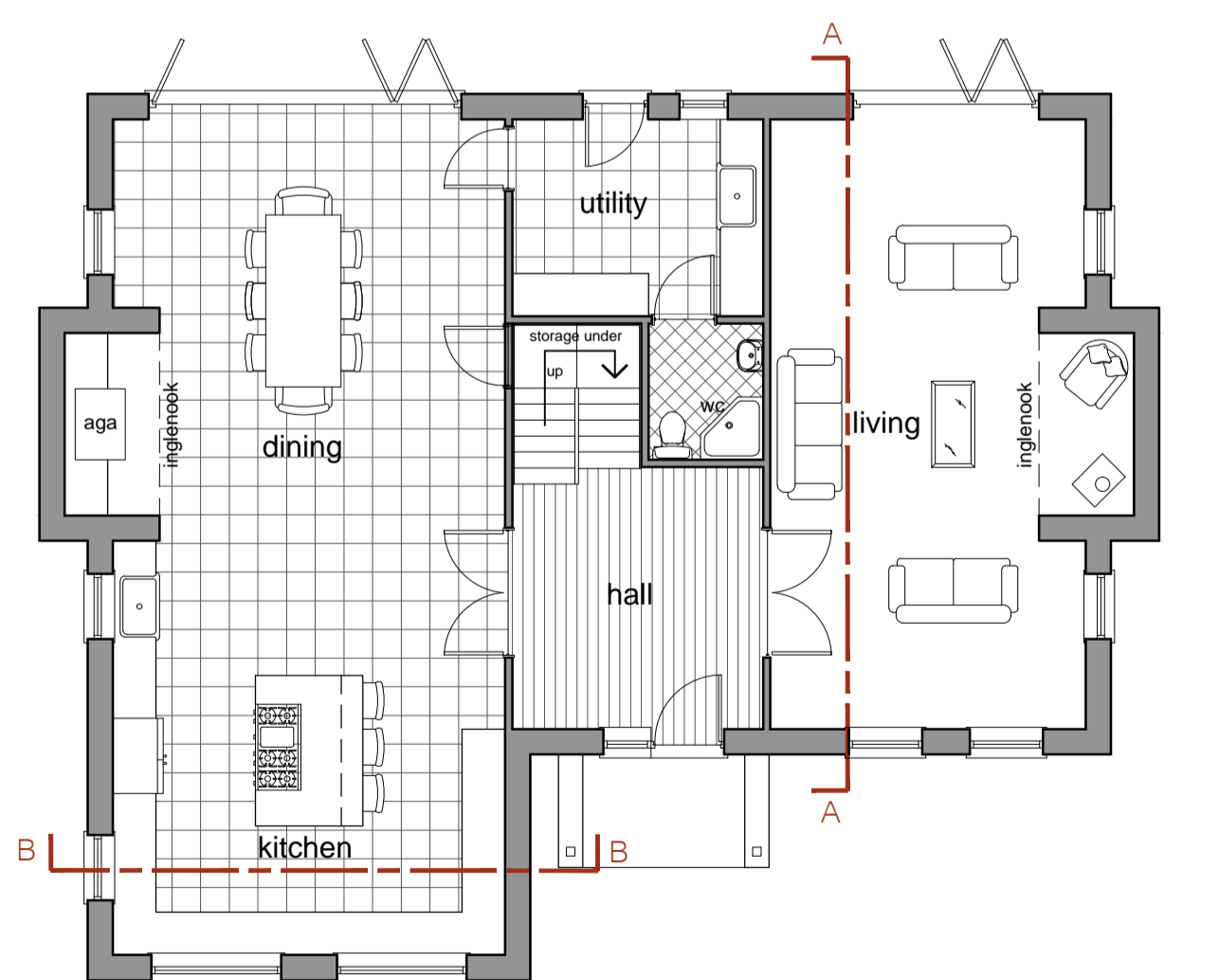
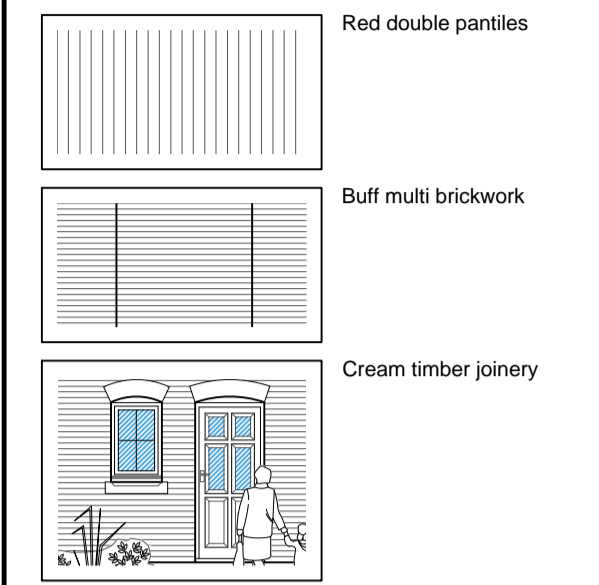
Section B-B

Scale: 1:100



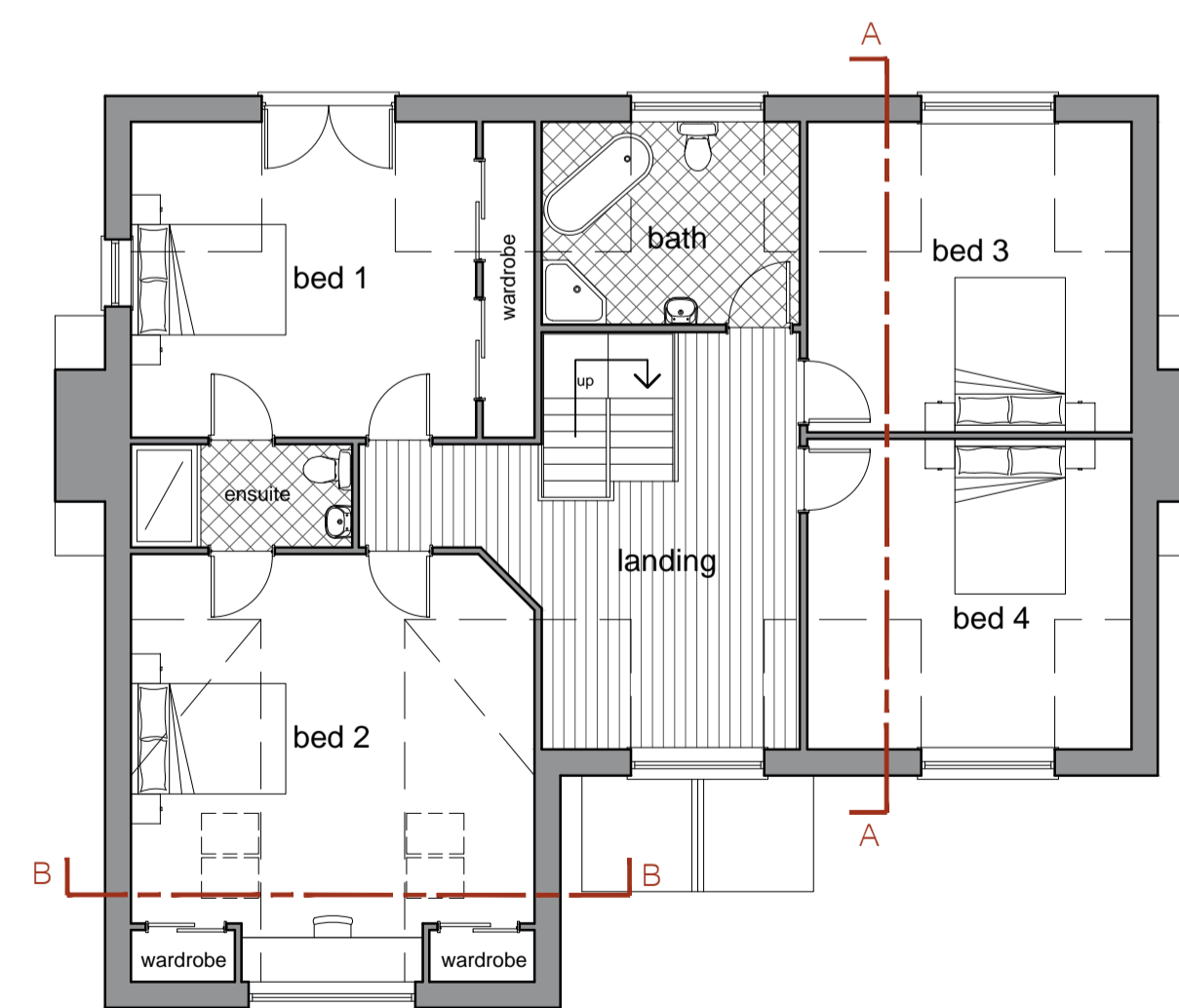
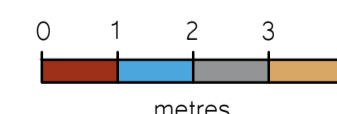
- General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
  2. All dimensions are shown in 'mm' unless otherwise stated.
  3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
  4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
  5. Any discrepancies are to be brought to the designers attention.

ELEVATION KEY



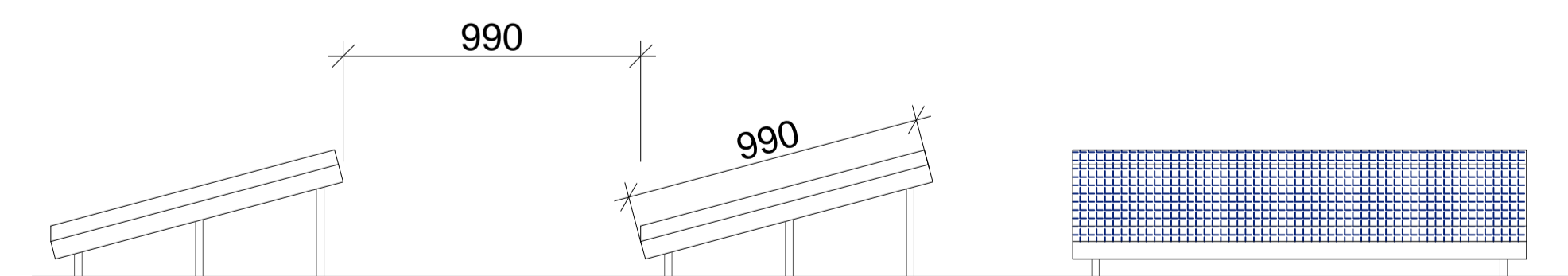
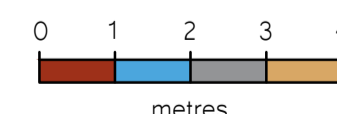
Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



Typical Solar Array Detail

Scale: 1:20

Revisions		
E	March 2019	Planner Comments Amendments

Status  
**FOR APPROVAL**

**SWANN EDWARDS**  
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Job Title	Date	Scale
Replacement Dwelling	May 2018	As Shown
The Broad, Willock Lane, Wisbech St Mary for: Mr & Mrs Goat		Sheet Size A1
Drawing Title	Job No.	Drawn by
Planning Drawing	SE-961	CR
Dwelling Plans and Elevations	Dwg No. 10	Revision D