

AGENDA ITEM NO: 8/3(g)

Parish:	Upwell	
Proposal:	Reserved Matters Application: Construction of one dwelling	
Location:	Land South 22 Green Road Upwell Wisbech	
Applicant:	Client of Holt Architectural	
Case No:	17/01584/RM (Reserved Matters Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 20 October 2017 Extension of Time Expiry Date: 8 December 2017

Reasons for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

This application seeks reserved matters approval for the construction of a 3 bedroomed house on a plot of land with the benefit of extant outline planning permission (granted under application ref: 15/01727/O).

The site lies on the western side of Green Lane in an area classed as 'countryside' in the recently adopted SADMPP, but was allowed as a 'windfall site' when the Council could not demonstrate a 5 year supply of housing land.

Key Issues

Principle of development
Impact upon character and appearance of locality
Other material considerations

Recommendation

APPROVE

THE APPLICATION

This application seeks reserved matters approval for the construction of a 3 bedroomed house on a plot of land with the benefit of extant outline planning permission granted under application ref: 15/01727/O). The reserved matters of scale, appearance, layout and landscaping are submitted for consideration – access was agreed at the outline stage.

The site lies on the western side of Green Lane in an area classed as 'countryside' in the recently adopted SADMPP, but was allowed as a 'windfall site' when the Council could not demonstrate a 5 year supply of housing land.

SUPPORTING CASE

Following the permission for the rear of the site (17/00392/F | Proposed change of use of rear agricultural land to paddock & construction of stables) the applicant has submitted 2 previous proposals for the site.

The two previous refused applications were refused on appearance, scale and mass issues and this was backed up by the parish council comments. This application for a greatly reduced footprint has been found acceptable in footprint terms by the parish council, although they object to the height of the proposal being out of scale with adjacent properties despite the fact that the site sits next to a large 2 storey dwelling with a substantial footprint.

The parish council comments relate to the opposite side of the road to the application site where a row of pre-fab single storey bungalows exist. The scale and form of the proposals sits well against its neighbouring two storey property and the amendments made from the two previous applications now gives a balanced scaled front elevation with the footprint located well on the site following the building line of the associated side of the road.

The proposal sits well with the previously approved rear element of the site and ties in with the approved residential curtilage as defined with the outline planning permission for the site

The highways access achieves the required visibility splays and the proposed landscaping to the front of the site compliments the existing to the neighbouring house and will improve the street scene

PLANNING HISTORY

17/00391/RM: Application Refused: 26/04/17 - Reserved Matters Application: Construction of one dwelling

17/00392/F: Application Permitted: 12/05/17 - Proposed change of use of rear agricultural land to paddock & construction of stables

16/01752/F: Application Refused: 09/12/16 - Proposed change of use of rear agricultural land to paddock for keeping of horses and construction of stables, garage and extension to residential curtilage

16/01749/RM: Application Refused: 09/12/16 - Reserved Matters Application: Construction of one dwelling

15/01727/O: Application Permitted: 23/12/15 - Outline application: construction of one dwelling

RESPONSE TO CONSULTATION

Parish Council: REFUSE – The reduced footprint is acceptable but there are concerns that the height makes the proposed development out of scale with adjacent properties.

Highways Authority: NO OBJECTION subject to condition to implement access, parking and turning areas as per the approved plans

REPRESENTATIONS ONE item of **SUPPORT** received on the following grounds:

- I feel that having a new dwelling would be a great asset to the road. As it would be one less derelict piece of land/property, which can only be an improvement for the area.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

PLANNING CONSIDERATIONS

The key considerations in assessing this proposal are as follows:

- Principle of development
- Impact upon character and appearance of locality
- Other material considerations

Principle of development

As stated above, the principle of developing this site was established by the granting of outline planning permission under application ref: 15/01727/O. The development was allowed as a 'windfall site' when the Council could not demonstrate a 5 year supply of housing land.

All matters with the exception of the means of access were reserved for further consideration and that outline permission remains extant until 22 December 2018.

Impact upon character and appearance of locality

The site lies on the western side of Green Road and formerly contained a collection of dilapidated agricultural buildings and a static caravan, but is now cleared and temporarily fenced off.

To the immediate north lies a 1950s style house (No.22 Green Road) enclosed by mature leylandii hedging and to the east/opposite side of the road a collection of pre-fabricated Council bungalows.

It will be noted from the planning history section above that this is the third attempt at securing reserved matters approval on this site. The current proposed house has been reduced significantly in size from earlier refusals.

The proportions of the main part of the house in terms of eave and ridge height, length and girth/depth are comparable to the adjacent house to the north of the site (No.22). There is a two storey wing to the rear and a single storey addition to the south-facing gable. The footprint of the overall house (considered to be acceptable by the Parish Council) is proportionally acceptable in relation to the overall site area for residential use, and indeed as inferred above, the main part of the house is directly comparable to No.22 to the north. The remaining concerns expressed by the Parish Council with regards to the scale (height) are not therefore shared by your officers.

It is considered that the proposed dwelling has the appearance of an extended farmhouse which would be compatible to this rural setting.

Given the concerns expressed by the Parish Council, further extensions could be restricted by the removal of permitted development rights by condition, which would be reasonable in this instance.

Other material considerations

Off-site highway improvement, in the form of a passing place to the north along Stonehouse Road, has been secured via condition attached to the outline permission (ref: 15/01527/O). The Local Highway Authority raise no objections to the proposed development subject to the access, on-site parking and turning areas being provided.

Hard and soft landscaping details are considered to be acceptable with hedging creating a 'soft' edge to the development site with close boarded fencing set inside creates a private garden area to the south and rear of the dwelling. Its implementation may be secured via condition.

The inter-relationships with adjoining properties is considered to be acceptable given the separation distances, orientation of primary windows and both existing and proposed boundary treatments. In addition no objections have been received from neighbours.

Potential contamination issues were to be controlled via conditions on the outline permission.

There are no significant crime and disorder issues raised by this proposal.

CONCLUSION

This application seeks reserved matters approval for a house following outline permission granted for a windfall site when the Council could not demonstrate a 5 year supply of housing land.

It is considered that the proposed dwelling has the appearance of an extended farmhouse which would be compatible to this rural setting. However given the Parish Council's concerns regarding the scale of the proposed house, further extensions could be restricted by the removal of permitted development rights by condition, which would be reasonable in this instance.

The proposal accords with the provisions of the NPPF, Core Strategy Policies CS06, CS08 & CS11 of the LDF, and Policies DM1, DM15 & DM17 of the SADMPP. It is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 17-JN-04 Revision B, 17-JN-06 Revision D, 17-JN-07 Revision B, 17-JN-22 Revision C & 17-JN-27.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 2 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 3 Condition Prior to the first occupation of the development hereby permitted, the proposed access, on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house shall not be allowed without the granting of specific planning permission.

- 4 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 5 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.